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Office of the City Clerk

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Ontario Heritage Trust

February 13, 2024

Via mail

Lovell Holdings Ltd
52 Simcoe St N
Oshawa ON L1G 4S1

Dear Sir/Madam:

Re: Kingston City Council Meeting, February 6, 2024 – Clause 2 of Report Number 21: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act

At the regular meeting on February 6, 2024, Council approved Clause 2 of Report Number 21: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act. The section of the resolution pertaining to your property is noted in bold:

That Council direct staff to serve a Notice of Intention to Designate the property located at 1070 Old Mill Road, known as the Riley House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1070 Old Mill Road, attached as Exhibit B to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 156 Princess Street, known as the Tolbert Building, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 156 Princess Street, attached as Exhibit C to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 197-205 Wellington Street as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 197-205 Wellington Street, attached as Exhibit D to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 2432 4th Concession Road, known as the Hysop House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2432 4th Concession Road, attached as Exhibit E to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 2555 Highway 38, known as the Davidson House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2555 Highway 38, attached as Exhibit F to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 490 Bagot Street, known as the Millers Lane House, as a property of

cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 490 Bagot Street, attached as Exhibit G to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 711 King Street West, known as the Schroeder House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 711 King Street West, attached as Exhibit H to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 991 Sydenham Road, known as the McGarvey House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 991 Sydenham Road, attached as Exhibit I to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

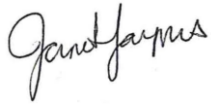
That Council direct staff to serve a Notice of Intention to Designate the property located at 995 Sydenham Road, known as the Harrigan House, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 995 Sydenham Road, attached as Exhibit J to Report Number HP-24-007, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 512 Frontenac Street, known as La Paroisse St. Francis d'Assise, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-007; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 512 Frontenac Street, attached as Exhibit K to Report Number HP-24-007 be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

Yours sincerely,



Janet Jaynes
City Clerk
/nb

Encl. Notice of Intention to Designate

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Intention to Pass By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston intends to pass By-Laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

1070 Old Mill Road (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853 ; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-Law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By By-Law FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R-20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115, Subject to an Easement in Gross Over Part 2, Plan 13R-20745 as in FC94827, Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R-20745 as in FC111457, Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R-20745 as in FC94826, Subject to an Easement in Gross Over Part 6, Plan 13R-20745 as in FR784498, Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R-20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

The Riley House is currently located on a large track of land at the terminus of Old Mill Road that is subject to a future residential subdivision and includes a representative example of an Ontario Gothic Revival Cottage from the mid-19th century. Its simple one-and-a-half-storey massing, symmetrical façade and large front gable are indicative of this style. The house was built for/by Edward Riley, who owned and operated a successful brick yard on the property. The building's limestone construction and prominent hill-top location, makes the Riley House a landmark amongst the modern apartment buildings and residences in the area. It is visually and historically tied to the former historic rural/Purdy's Mill area, and one of only a few remaining historic buildings of the former Waterloo/Catararqui Village not located on Sydenham Road. The heritage attributes include the limestone building, original openings, and large central gable with fish-scale bargeboard.

156 Princess Street (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Building:

Situated on a 230 square metre commercial property on the southwest corner of Princess and Bagot Streets, in downtown Kingston. The property contains a representative example of an early-19th century Georgian commercial building. Its simple three-storey massing, restrained architectural detailing and the overall

impression of balance and rhythm is typical of 19th century Georgian style for commercial buildings on downtown main streets in Ontario. The later brick addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the stone corner building and provides a rare juxtaposition. The Tolbert Building was built in 1842 for property owner Eleanor Tolbert to plans by part-time architect Andrew Drummond and may be one his only known works in Kingston. The property supports the historic character of Princess Street and is linked visually and historically with this commercial block. Heritage attributes include the limestone building and brick addition, original window openings, and various stone, brick and wooden architectural detailing.

197-205 Wellington Street (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac):

Located on the east side of the street, just north of Princess Street, the subject property contains two attached three-storey historic buildings. Built circa 1855, 197-201 Wellington Street is a representative example of a mid-19th century Georgian commercial building. With little ornamentation, this limestone building with gable roof complete with parapets and stone corbels, and symmetrical fenestration pattern, exemplifies the simple Georgian proportions that define the Georgian architectural style of the 19th-century. The adjacent brick building at 203-205 Wellington was built circa 1865 and is an early example of a Victorian commercial building in downtown Kingston. The Victorian style is exemplified by the tall and narrow window openings, the segmental arches, including the former carriageway, stone sills with corbelled brick brackets and decorative painted metal cornice. The property is associated with the prominent Cartwright family who commissioned the building of 203-205 Wellington Street and with the Crothers brothers, who ran a successful biscuit and confectionary business from this property for almost a century. Both buildings form part of an historical commercial row, which maintains and supports the character of Wellington Street. 203-205 Wellington Street's architectural style, including painted metal cornice, which matches the adjacent building to the north, links it visually and historically to its surroundings. Heritage attributes include the two three-storey buildings, their original openings and various stone, brick and metal architectural detailing.

2432 4th Concession Road (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House:

Located on 3.2-hectare rural lot at the northeast corner of 4th Concession and Joyceville Roads, the property contains a one-and-a-half storey, mid-19th Century, Ontario vernacular limestone farmhouse. The Hysop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath. The western elevation (facing Joyceville Road) includes the typical Georgian features such as

the gable roof with central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway however is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window. The Hysop House displays a high degree of craftsmanship through its exceptional quality of masonry and attention to detail, such as the squared and dressed stone on the walls and its slightly projecting uncoursed foundation. The house was built for John and Sarah Hysop who were a successful farming family in the area and who owned and worked the lands for more than 60 years. The Hysop House has contextual value as its architectural design and integrity supports and maintains the scenic and historic rural character of the road. Its heritage attributes include its massing and limestone construction, cross-gable roof, symmetrical fenestration pattern and attached limestone carriage house.

2555 Highway 38 (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R-8537 and Part 1, Plan 13R-19108; Except Parts 1 and 2, Plan 13R-22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House:

Situated on a 57-hectare rural lot on the southwest side of road, just south of Unity Road, in the former Kingston Township. The dwelling, known as the Davidson House (after Joseph and Mary Ann Davidson who built the house in 1860), is a rare example of a one-and-a-half storey, mid-19th Century, Ontario vernacular brick farmhouse with various architectural embellishments that display a high level of craftsmanship. Typically found for this style is the symmetrical façade, gabled roof with twin chimneys, a central medium-pitched gable with a window and entranceway underneath that are flanked by large rectangular window. The Davidson House is unusual for a vernacular building, however, as the bricks are laid in a Flemish bond pattern (i.e. header, stretcher, header). Further, the main entrance is wide with side lights and includes an elliptical brick arch with original fanlight. The central window opening above is also arched with brick voussoirs. The high degree of craftsmanship is also evident by the elaborate cornice with wide frieze board, deep soffits, decorative dentils and eave returns. The Davidson House has contextual value as it supports and maintains the scenic and rural character of the road. Heritage attributes include the brick dwelling, its symmetrical fenestration pattern with arched and rectangular openings, and its elaborate cornice.

490 Bagot Street (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House:

Located on a 580 square metre residential lot on the west side of the street, south of Raglan Road and adjacent to the former Millers Lane, the Millers Lane House has design value as a rare example of eclecticism in residential architecture in the Inner Harbour neighbourhood of Kingston. Eclecticism is the eclectic use of

architectural styles, combining different architectural elements from several periods and regions in a single composition. The Millers Lane House demonstrates this design approach through its' Italianate, Gothic Revival, and Second Empire elements. Its two-storey, asymmetrical massing with cross-gable roof and square tower is clad in a red brick veneer and sits on an evenly coursed limestone foundation. The square tower has a bell-curved mansard roof with steeply pitched gable dormers with pointed sash windows. The variety of architectural detailing displays its eclecticism from its three different styles of paired wooden brackets to the pre-cast arches over the windows. The Millers Lane House also displays a high degree of craftsmanship as demonstrated through the decorative wood vergeboard with drop pendant, highly detailed wood brackets, frieze boards, brick quoining, and recessed brick panels. The Millers Lane House supports the historic and eclectic residential character of this portion of Bagot Street, which includes a variety of late 19th and early 20th century brick and frame houses. Its heritage attributes include its asymmetrical two-storey massing, square tower with bell-curved mansard roof and steeply pitched dormers, brick cladding, original openings and decorative wood detailing.

711 King Street West (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House:

Situated on a 950 square metre residential lot on the north side of the street, in Portsmouth Village, the property includes a representative example of an early-19th century one-and-a-half storey wood frame Georgian cottage. Typical of the Georgian style is the side gable roof with twin brick chimneys and a central neo-classical entranceway with side lights, flanked by symmetrically placed windows. The Schroeder House is named for James and Ann Schroeder who built the house in 1844. The former Village of Portsmouth has a distinct heritage character, consisting of a historic village atmosphere, and a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, the Schroeder House helps define and maintain the historic village character of Portsmouth. Its heritage attributes include its massing and wood frame construction, side gable roof with twin brick chimneys, and symmetrical fenestration pattern.

991 Sydenham Road (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R-5093; City of Kingston, County of Frontenac), known as the McGarvey House:

Located on a 1700 square metre residential lot on the west side of the road, in the former Cataraqui Village, the property includes a two-and-a-half storey red brick dwelling, built in the 1870s for Susan and Francis McGarvey. The style and design of the McGarvey House reflects a popular form found in pattern books and catalogs from the 1870s and '80s. The L-shaped plan, verandah, polychromatic brick, and numerous rectangular windows in a symmetrically organized pattern is typical of this style. The design is somewhat restrained in its appearance, however, as the elevations are not punctuated by ornamental design elements

such as dormers, bay windows or trim. The only note of whimsy is the yellow brick accents in the voussoirs. With its shallow setback, colour, style and location on Sydenham Road, the McGarvey House shares a visual and historical relationship with its surroundings and is important in defining and maintaining the historical context of the neighbourhood. Together with the stone building at 995 Sydenham Road, the stucco covered frame building at 983 Sydenham Road, as well as the Cataraqi Cemetery National Historic Site, the McGarvey House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the red brick dwelling with cross-gable roof and regular fenestration pattern.

995 Sydenham Road (Part Lot 15 Concession 3 Kingston as in FR613532; City of Kingston, County of Frontenac), known as the Harrigan House:

Located on a 1900 square metre residential lot on the west side of the road, in the former Cataraqi Village, the property includes a one-and-a-half storey limestone dwelling with a single-storey tail, built in the 1860s for Ann and George Harrigan. Built in limestone, the Harrigan House is one of the earliest surviving stone dwellings in or near the former Cataraqi Village. This makes the Harrigan House a rare example of a small vernacular stone dwelling from the mid-19th century in this area of Kingston. It was designed with a simple form with no overt detailing and in the Georgian tradition of placing the main entrance in the centre flanked symmetrically by large windows. With its shallow setback, limestone construction, age and location on Sydenham Road, the Harrigan House shares a visual and historical relationship with its surroundings and is an important part of the historical context of the neighbourhood and helps to maintain the character of the former village. Together with the stone building at 998 Sydenham Road, the brick house at 991 Sydenham Road and the Cataraqi Cemetery National Historic Site, the Harrigan House helps to define the historic village's rural character as it extends south to Princess Street. Its heritage attributes include the limestone dwelling with rear tail, gable roof, and regular fenestration pattern.

512 Frontenac Street (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise:

The 0.13-hectare irregularly shaped property is located on the west side of the street, just north of Princess Street, and comprises a church complex known as La Paroisse St. Francios d'Assise. It is a unique example of a church in the Modern architectural style with influences from medieval religious buildings. Modern design elements include its concrete construction, simple detailing, and emphasis on function over decoration. Medieval elements include the arrangement of the building around a central courtyard, with arched openings and a campanile (slender tower). La Paroisse St. Francios d'Assise has historical value and associative value because it has a direct association with the francophone community in Kingston, Club Champlain and architect Wilfred

Sorensen. The property was designed in 1959 to serve as a place of worship, a centre for the francophone community of Kingston, an administrative centre, and a rectory. It is the only francophone parish in the Archdiocese of Kingston. With its unique architecture and place in the francophone community, La Paroisse St. Francis d'Assise is considered a landmark in Kingston. Heritage attributes include the massing of the stucco-clad buildings with its campanile and arched openings and their arrangement around a courtyard.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 13th day of February, 2024

City of Kingston