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Office of the City Clerk

RECEIVED
2024/07/22
(YYYY/MM/DD)
Ontario Heritage Trust

July 19, 2024

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Dear [REDACTED]

Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-318; A By-Law to Designate the Property at 730 Hillview Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-318; A By-Law to Designate the Property at 730 Hillview Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-318, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-318
Notice of Passing

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

Notice of Passing 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 Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-304, 2024-305, 2024-306, 2024-313, 2024-314, 2024-315, 2024-316, 2024-317, 2024-318, 2024-319, 2024-320, 2024-321, and 2024-322 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-18 on July 9, 2024 to designate the following lands to be of cultural heritage value and interest:

605-607 Bagot Street (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);

45 Charles Street (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

384 Division Street (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

3578 Unity Road (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

1553 Sunnyside Road (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

265 King Street East (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building;

275 King Street East (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building;

2785 Lee Road (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac);

375 Maple Ridge Drive (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse;

730 Hillview Road (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House;

149 Brock Street (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House;

161 Brock Street (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House;

319 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac);

321 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac); and

347 Wellington Street (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock.

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 who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 16th day of July, 2024

City of Kingston

City Council voted in favour of this by-law on July 9, 2024

Written approval of this by-law was given on July 9, 2024 by Mayoral Decision Number 2024-18

Clause 2, Report Number 47, May 7

By-Law Number 2024-318

A By-Law to Designate the property at 730 Hillview Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: July 9, 2024

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2016;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 730 Hillview Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On May 7, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on May 14, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and


No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

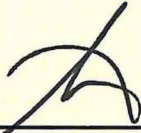
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

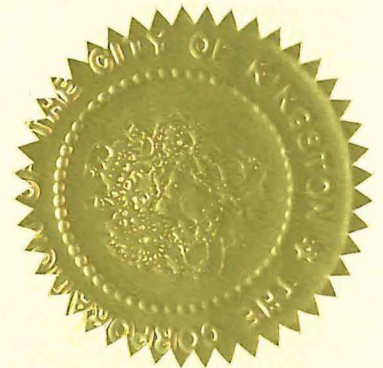
Given All Three Readings and Passed: July 9, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
John Grass Jr. House

Civic Address: 730 Hillview Road
Legal Description: Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston,
County of Frontenac
Property Roll Number: 1011 080 140 12900

Introduction and Description of Property

The John Grass Jr. House property, located at 730 Hillview Road, is situated on the north side of the road, just west of Mona Drive and east of John Grass Creek Park, in the former Township of Kingston, now the City of Kingston. The approximately 1800 square meter thru-lot, with secondary frontage onto High Gate Park Drive, contains a two-storey Regency style former farmhouse, constructed in the late 19th century. A detached storage building, constructed in 2005, is located in the rear yard.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The John Grass Jr. House is a rare example of a 19th century Regency style farmhouse in the Collins Bay area of Kingston's west end. The two-storey house exhibits a Regency architectural style through its simple, functional design with modest ornamentation. The square-plan structure is constructed of red bricks with a pitch-faced limestone foundation and topped by a steeply pitched hip roof in the typical Regency style. The front façade, once symmetrical with a central entrance flanked by window openings under a wraparound covered verandah, is now dominated by a late 20th century conversion of the western portion of the verandah to living space. The second floor and eastern elevation retains the original pattern of openings that exemplify the Regency style, including a central arched window opening, flanked by large rectangular openings. The window openings feature stone sills and brick voussoirs. There is a brick chimney on each of the east and west elevations, with the eastern chimney appearing to be a later addition.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The John Grass Jr. House is associated with the Grass family and particularly John Grass Jr who built the house in the late 1800s. The land was originally granted to Captain Michael Grass, a lieutenant in the volunteer militia that fought against the rebels in the American Revolution (later captain). Michael Grass was a United Empire Loyalist (UEL) and is considered one of the first settlers in the former Township of Kingston.

Ownership of the property was passed down to his son John Grass, and eventually came under the ownership of his grandson, John Grass Jr. John Grass Jr. was born on the property in 1810, when only a single storey framed building existed. He was a well-known local figure in the Collins Bay area. "Old Uncle John" was described in his obituary as "a kindly spirit" and "while frugal [was] honorable, hospitable and public spirited." He died in his home, where he lived his entire life, in 1893 at the age of 82. The large, naturalized area immediately adjacent the house to the west, that stretches from the northern headwaters of Collins Bay north to Prince Charles Drive is named John Grass Creek Park in his honour. The property was sold to fellow UEL descendant, George Ellerbeck in 1918, and remained an active farm into the 1960s.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property has contextual value because it is a landmark.

The John Grass Jr. House is a prominent house located at the northern tip of Collins Bay in a settlement area historically (and currently) known as Collins Bay. Together with the two former Methodist church buildings (now residences) at 692 and 704 Hillview Road and the large natural area named for John Grass, the John Grass Jr. House is a defining property in this historic community.

The two-storey Regency former farmhouse offers a rare example of this form in this area. Its distinctive architecture, size, brick construction, siting on the property, and location along Hillview Road, across from W.C. Warnica Memorial Park, make it a landmark in the area.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-and-a-half storey brick house with limestone foundation and hip roof;
- Second storey central arched window opening with brick voussoirs and a stone sill;
- Original rectangular window openings with brick voussoirs and stone sills;
- Brick chimney located on the west side of the building; and
- Location on a slight rise overlooking Collins Bay.

Non-Heritage Attributes

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Detached outbuilding.