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Ontario Heritage Trust

Office of the City Clerk

July 19, 2024

Rolade Realities Ltd.

[REDACTED]
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Dear [REDACTED]

Re: Kingston City Council Meeting, July 9, 2024 – Clause 1(2) of Report Number 67: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act

At the regular meeting on July 9, 2024, Council approved Clause 1(2) of Report Number 67: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act.

That Council direct staff to serve a Notice of Intention to Designate the property located at 217-221 Princess 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-24-028; 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 217-221 Princess Street, attached as Exhibit E to Report Number HP-24-028, 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 a By-Law 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:

140-150 Montreal Street (Part Lot 436, Original Survey, Kingston City as in FR554239; City of Kingston, County of Frontenac);

The property at 140-150 Montreal Street is located on an approximately 840 square metre residential property on the west side of Montreal Street, at the northwest corner of Bay Street, south of Hillside Park in the City of Kingston. Constructed circa 1875, the property contains a two-storey residential stone terrace, consisting of four-units (Numbers 140-146) with a smaller two-storey framed fifth unit (Number 148) subsequently added on the north elevation. A sixth address (Number 150) is also included for a 1982 detached concrete block building located in the north-west corner of the property.

The property has design value as a representative example of a modest, late-19th century residential stone terrace. Constructed circa 1875, the terrace's style overlaps the transition in architectural taste from the Georgian to Victorian era. For example, the simplicity and symmetry of the terrace's massing and arrangement of window and door openings, and limestone construction, are characteristic of the Georgian style, but the larger vertical window openings signify a shift towards Victorian style. The design value of this property is associated with the form and massing of the stone terrace and does not include the frame accretion at 148 Montreal Street, or the concrete block building located at 150 Montreal Street.

140-146 Montreal Street has contextual value because it is physically and historically linked to its surroundings. In combination with the stone and brick terrace immediately to the west and the historic residential/commercial brick terrace to the east side of Montreal Street (Strange Terrace), this property maintains and supports the 19th century working class character of Montreal Street, which illustrates the growth of the city outwards from the downtown.

Its heritage attributes include the two-storey massing with gable roof, limestone construction, and original openings.

145-149 Montreal Street/97 Bay Street (Part Lot 285, Original Survey, Kingston City; Part Lot 286, Original Survey, Kingston City as in FR628874, Except FR569855; S/T FR628874; City of Kingston, County of Frontenac), known as the Strange Terrace;

151 Montreal Street (Part Lot 286, Original Survey, Kingston City as in FR524489; T/W FR524489; City of Kingston, County of Frontenac), known as the Strainge Terrace;

153 Montreal Street (Part Lot 286, Original Survey, Kingston City as in FR505753; T/W FR505753; City of Kingston, County of Frontenac), known as the Strainge Terrace; and

155 Montreal Street (Part Lot 286, Original Survey, Kingston City, Part 1, 13R12773; T/W FR665707; City of Kingston, County of Frontenac), known as the Strainge Terrace:

The Strainge Terrace at 145-149 Montreal Street / 97 Bay and 151, 153 and 155 Montreal Street, is located on the east side of Montreal Street, at the northeast corner of Bay Street, in the City of Kingston. The property, spanning four separate parcels, contains a two-storey red brick terrace, constructed circa 1880. The terrace appears to have been constructed in two phases, with the corner section constructed first and originally including a commercial unit at grade.

The Strainge Terrace has design value as a representative example of a late Victorian brick (residential and commercial) terrace, a popular building form in growing 19th century Ontario towns and cities. The composition is simple, and the terrace's form and massing make an efficient use of available land, maximizing density. The Victorian architectural style of the terrace is evident in the vertical emphasis, and large size of the windows. On the residential terrace (149-155 Montreal Street), almost all the original window openings, flat brick arches and limestone sills remain, but the windows are modern replacements (the ground floor window on the northernmost unit has been enlarged). The residential terrace has red brick walls in running/stretcher bond (the last unit to the north (155) has been clad over in a modern cement-based brick veneer). Aside from the transom lights, the residential terrace exhibits very little architectural detailing; however, the corner section (97 Bay/145-147 Montreal), which originally included residential and commercial uses, includes dichromatic brickwork in the form of buff brick arches over the windows, and several buff brick string courses. Additional architectural detailing includes the brick pilasters which define the five bays, a decorative dormer that is symmetrically placed above the store entrance, and bracketed cornice that lands on two small brick pilasters framing the store entrance. The corner section has two residential entrances (in addition to the store entrance); one facing Montreal Street and once facing Bay Street. All the original window and door openings remain, including the two large storefront windows, symmetrically placed either side of the corner entrance. The window openings have limestone sills and either flat or segmental brick arches. Wooden two-over-two vertically sliding sash windows survive on the second floor.

The corner section, which included a "dwelling & store", was constructed for W. Strainge in 1880. This was likely the W. Strainge born in England circa 1837 who immigrated to Kingston sometime in the mid-nineteenth century. He is listed in the

1881 census as married and a merchant. The original corner portion of the building (145-149 Montreal Street / 97 Bay Street) has associative value because it demonstrates the work of Kingston architect Robert Gage. Gage practiced architecture in Kingston from 1870 to 1885. Gage is perhaps best known for the Education Block (1877) on the grounds of the Royal Military College, Kingston. Dr. Jennifer McKendry's book, 'Architects Working in the Kingston Region 1820 – 1920', includes an historical extract of the building as "Dwelling & store for W. Strainge, 145 Montreal at Bay, 1880". The simplicity of the design of 145-149 Montreal Street is commensurate with his design aesthetic and demonstrates a creative and attractive use of a corner site for both commercial and residential uses.

The Strainge Terrace has contextual value because it is physically and historically linked to its surroundings. In combination with the residential stone terrace on the west side of Montreal Street, this property maintains and supports the 19th century working class character of Montreal Street, which illustrates the growth of the city outwards from the downtown.

Its heritage attributes include the two-storey massing with gable and hipped rooves, dichromatic brick construction, wooden frieze, and original openings, including recessed corner entrance and small decorative dormer.

15 Rideau Street (Part Lot E, Original Survey, Kingston City as in FR504369 S/T & T/W FR728395; City of Kingston, County of Frontenac); and

17 Rideau Street (Part Lot E, Original Survey, Kingston City as in FR504005 T/W FR694591; City of Kingston, County of Frontenac):

The subject properties, located at 15 and 17 Rideau Street are located on the east side of Rideau Street, midblock between Barrack and Ordnance Streets in the City of Kingston. These two separate properties contain a two-and-a-half storey residential limestone double-house (duplex) built in 1865. The building at 15 and 17 Rideau Street is a representative example of a Georgian-style duplex from the late 19th century. Typical of this architectural style is the symmetrical façade, with shallow-pitched side gable roof and central chimney. This building features a four-bay façade (two for each unit) with offset front doors. The limestone is squared, hammer-dressed and laid in even courses on the front elevation and randomly (uncoursed) on the side elevation. A slightly projecting basecourse with dressed and cut stone runs above the basement windows on the main facade. A decorative corbel stone is extant on the parapet wall on the southern unit (15). As is common with Georgian buildings, there are limited decorative architectural features. Notable, however, are the tall window and door openings, which exhibit flat-headed segmental voussoirs on the first and second floors and segmentally arched voussoirs on the basement level. While the symmetry of the twin parapet walls is lost, with only a parapet wall on the southern unit (15), the simplicity of the design, with shallow-pitched roof and large exposed south wall, reflects and maintains its Georgian influences.

The property located at 15 and 17 Rideau Street is important in defining the character of the streetscape along Rideau Street, between Barrack and Ordnance Streets. The west side of the street demonstrates an eclectic pattern of 19th century limestone and brick residential buildings of various architectural styles, many being protected heritage properties. While the east side of Rideau Street displays an almost continuous row of red-brick, 19th and early 20th century, duplexes and row houses, punctuated by this stone duplex with its strong Georgian character.

With its shallow setback, symmetrical fenestration pattern, limestone construction, and location close to the lot lines, 15 and 17 Rideau Street shares a visual and historical relationship with its surroundings, particularly the brick row at 23-33 Rideau Street, as well as the stone and brick buildings at 6-26 Rideau Street. As part of this group of buildings, the subject duplex helps maintain the historic and eclectic character of this portion of Rideau Street.

Its heritage attributes include the two- storey limestone double-house with gabled roof, its original windows openings and door openings with transom lights.

217-221 Princess Street (Part Lot 309, Original Survey, Kingston City as in FR544525; S/T FR544525; City of Kingston, County of Frontenac):

The property at 217-221 Princess Street is located on the north side of the street, midblock between Montreal and Sydenham streets, in downtown Kingston. The 200 square metre commercial property contains a three-and-a-half-storey limestone building, substantially reconstructed following a fire, in 1877.

217-221 Princess Street is a representative example of a 19th century Georgian commercial building in downtown Kingston. While the building was substantially rebuilt in 1877, a newspaper storey of the time noted that the front wall could be salvaged, which indicates that the Georgian characteristics are likely from the earlier 19th century building. For example, its simple three-and-a-half-storey massing with three bays, restrained architectural detailing (e.g., coursed, squared and roughly dressed limestone masonry façade, stone windowsills and voussoirs, and stone corbels), low-pitched gable roof with parapets, and the overall impression of balance and rhythm is typical of 19th century Georgian commercial rows on downtown main streets in Ontario. The size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style. Even though the original storefront has been altered, the arched entranceway with transom window and carriageway opening (once arched also) retain what may be the original pattern of openings.

Its commercial use on the ground floor maintains the historic development pattern in downtown Kingston (i.e., commercial at grade with residential/office space above). While the carriageway, even though it has been altered, is characteristic of downtown Kingston and the era of this building.

The property has historical/associative value through its connection to the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent downtown landmarks such as McIntosh Castle, Fire Hall Number 1, and the Frontenac County Registry Office. The property at 217-221 Princess Street was one of several buildings along this stretch of Princess Street that the Power firm helped redesign following the fire of 1876. John and Joseph Power were known for their attention to detail both on the exterior and interior of buildings. The decorative corbels and round arched opening on the ground floor are likely examples of this.

The property has contextual value for its role in supporting and maintaining the historic and commercial character of this portion of Princess Street and downtown Kingston. Being one of the only limestone facades on the block, and one of only a few buildings with an open carriageway along this portion of Princess Street (between Montreal and Sydenham Streets), this property plays an important role in maintaining the 19th century origins and character of this area. Its continuity of window lines, street-wall presence and Georgian commercial style creates a physical, visual and historical link to the commercial buildings on this block of Princess Street.

Its heritage attributes include the three-and-a-half storey limestone building, with parapets and stone corbels, original window openings, arched doorway and open carriageway.

22 Yonge Street (Part Lot 13, W/S Yonge St, Plan 54, Kingston City as in FR672387 T/W Interest in FR672387; City of Kingston, County of Frontenac), known as the Fisher Brewery Kiln and Office:

The Fisher Brewery Kiln and Office at 22 Yonge Street, is situated on a 590 square metre residential lot on the west side of the street, south of Logan Street, in the former Village of Portsmouth, now part of the City of Kingston. The property consists of a two-and-a-half-storey stone former kiln, constructed c.1880, and a one-storey former office, constructed in 1924.

The Fisher Brewery Kiln and Office are two of the last remaining structures of a once sprawling brewery. The Kiln and Office have physical value as rare examples of surviving 19th and early 20th century purpose-built brewery/industrial buildings, now residential. Constructed circa 1880, the Kiln is a rectangular two-and-a-half-storey limestone structure with a truncated hipped roof. The once large brewery buildings that connected to the south elevation of the Kiln were demolished by 1947.

The Fisher Brewery Office was constructed in 1924, making it one of the earliest 20th century buildings in the Village of Portsmouth. It is a wood frame bungalow on concrete foundation, with a hipped roof and small shed roof dormer (recently removed). Typical of the buildings of this time, the window openings are grouped in twos and threes. Only minor alterations have occurred to this building, including the addition of a large gable dormer on the south elevation.

The Fisher Brewery Office and Kiln represent one of the key industries in the Village of Portsmouth and is associated with the Fisher family. The brewery was established by William Patterson in 1842, but he sold it when he left Canada 10 years later. It was purchased by James Fisher in 1855 and became known variably as both the Portsmouth Brewery and the Fisher Brewery. These names were used interchangeably until the 1880s; thereafter it was known as the Fisher Brewery. A 1909 Whig article noted that the business employed eight to ten labourers and produced porter, ale and beer. The Kiln was likely used for drying malted barley used in the production of beer.

The brewery was operated by the Fisher family until 1917. James brought his son Joseph into the family business around 1865 and by the early 20th century the brewery is referred to as the Fisher Bros. and operated by William and John Fisher. John Fisher was a prominent member of the community, serving as Reeve for the Village of Portsmouth for 18 years. After the brewery left the Fisher family's hands, it was briefly called the Lake Ontario Brewery, before it closed in 1930.

The Fisher Brewery Office was designed by Scottish-trained architect Colin Drever (1887-1975). Drever immigrated to Canada in 1911 and became a partner in the Power & Son firm until creating his own architectural firm in 1923. The design of the Fisher Brewery Office is considered one his earliest solo commissions (68 Kensington Avenue being his first). Some of Drever's notable architectural works in Kingston include: the Power Plant at 100 King Street West, the LaSalle Hotel on Bagot Street, and McLaughlin Hall and McArthur College at Queen's University.

The property has contextual value because it is physically and historically linked to its surroundings. The Portsmouth/ Fisher Brewery once sprawled over three acres and had an icehouse, bottling room, wash house, large brewery building, offices, a kiln, coal shed, barrel shed, stable and a wharf. The Kiln and Office, along with the adjacent stable at 1 Mowat Avenue, are the last remaining buildings of this once thriving brewery. The Kiln's massing, height, truncated hipped roof and early stone construction make it a visual landmark along Yonge Street, and in the Portsmouth area.

Its heritage attributes include both the three-storey limestone former Kiln building and the one-storey wood framed former office building as well as their location near the water and proximity to the former stable building at 1 Mowat Avenue.

3250 Quabbin Road (Part Lots 6-7, Concession 7, Western Addition, Kingston, Part 2, 13R15217; City of Kingston, County of Frontenac), known as the Guess Farmstead:

The subject property, located at 3250 Quabbin Road, is situated on the south side of the road, west of Highway 38, in the former Township of Kingston, now the City of Kingston. The approximately 12-hectare irregularly shaped rural property contains a one-and-a-half storey limestone farmhouse, built in the latter half of the 19th century

for farmers Fergus and Eleanor Guess. Several modern additions have been added to the dwelling, and two detached former agricultural buildings are also present on the property.

The Guess Farmstead is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The house's simple vernacular architecture is expressed by its restrained profile with regular plan, constructed from random buff and grey limestone laid in regular courses with a grey course at the frieze. Common for the Georgian-influenced Ontario vernacular style of house is the medium-pitched side gable roof with twin stone chimneys that are located at the gable ends of the main house, and a central main entrance, flanked by large rectangular window openings.

However, various embellishments point to a high degree of craftsmanship and artistic effort that are somewhat unusual in a vernacular farmhouse of this era. The oversized main entranceway features a transom window and side lights, topped by segmental arches made of tall, flared stone voussoirs. The demonstrable craftsmanship is visible in the attention to construction methods and materials, such as the evenly coursed limestone construction and fine masonry work on the façade.

The Guess Farmstead is associated with the Guess Family, who were early settlers on Quabbin Road and farmed the lands for at least two generations. Fergus and Eleanor Guess purchased the property in 1846. Initially they lived in a one storey log house with their children: Elizabeth, Anson and Francis, until the current stone farmhouse was constructed sometime between 1851 and 1860. By 1865, Francis Guess is noted as the primary resident at the farmhouse and took full ownership in 1881.

The Guess Farmstead has contextual value as its simple vernacular design, integrity, multi-coloured limestone construction, unpaved circulation routes, various former agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road.

With its Ontario vernacular style, limestone construction, the Guess Farmstead shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

Its heritage attributes include the one-and-a-half-storey multi-coloured limestone house with gable roof, twin chimneys and original fenestration pattern with central entrance.

3857-3889 Seabrooke Road (Lots 37-38, Concession 9, Pittsburgh; Part Lot 36, Concession 9, Pittsburgh as in FR435433, Except FR191319 (Secondly) & Part 4, 13R9336; City of Kingston, County of Frontenac):

The property is situated on the south side of the road, east of Highway 15, in the former Pittsburgh Township, now part of the City of Kingston. This approximately 180-hectare rural property contains a one-and-a-half storey, T-shaped, wood frame Ontario Gothic Revival Cottage style farmhouse built circa 1870. The property also includes a second dwelling at 3857 Seabrooke Road, built in the latter half of the 20th century with no heritage value, and a series of detached agricultural buildings from various eras.

The frame house is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, pitched gable roof with tall brick chimney at the roof peak (once a chimney at each end) and a front elevation that includes a balanced arrangement of openings, with a central gable that features an arched window opening. The centrally located front entranceway is flanked by large window openings, which is typical of the Ontario Gothic Revival Cottage style. With the exception of the central gable window, all of the windows and doors appear to be modern replicas, however they are designed to complement the Ontario Gothic style of the dwelling.

In addition to displaying architectural elements common to the style, the property also demonstrates several unusual elements. For example, its oversized flat-headed main entrance, is slightly recessed with side lights and moulded side panels and transom window. The entranceway is embellished by a delicate array of dentils, brackets and pilasters. The side lights and transom window feature an elaborate tracery pattern. The window openings have flat heads and moulded surrounds that rise from the foundation, however older pictures indicate that they (as well as the windows on the side of the building) once included wooden surrounds with a slightly peaked head. The central window above the main entrance includes a half round arch surrounded with a rosette in key and a sash window with a decorative tracery design.

The property shares a visual and historical relationship with its surroundings and supports the historic agricultural character of the area. The distinct Ontario Gothic Revival style, which was a common design in Ontario farmhouse construction during the second half of the 19th century, maintains the historic agricultural character along Seabrooke Road. The building's location on a high point of land close to the road and the presence of several large agricultural buildings visible from the road are key features that support and maintain this context of the area.

The heritage attributes include the one-and-a-half storey wood frame dwelling, with gable roof and brick chimney, large central entranceway with decorative surround, and original window openings.

790 Front Road (Part Lot 7, Concession 1, Parts 4-7, 13R14719; T/W Part 3, 13R14719; S/T ROW in favour of the owners of Parts 1 & 3, 13R14719 over Parts 4 & 5, 13R14719 as in Lot 11792; Township of Kingston now City of Kingston, County of Frontenac), known as the Murton-Henderson House:

The Murton-Henderson House at 790 Front Road is situated on the north side of the road, in the former Township of Kingston, now the City of Kingston. The approximately 3,500 square metre residential parcel contains a two-storey residence with Italianate elements, constructed circa 1875, with a large rear/side addition, added in 2011.

The Italianate style of dwelling is relatively rare in Kingston Township. Together with the 1860s John Grass House at 1193 Front Road and the Wartman House at 890 Front Road, the Murton-Henderson House is one of only a few examples of a house with Italianate influences in this part of Kingston.

The original two-storey 'L'-shaped plan structure is constructed from red brick laid in stretcher bond pattern with a limestone foundation. Typical of the Italianate style, the house has a balanced front façade, featuring a complex hip roof with two substantial red brick chimneys with banding, and a two-storey bay window located on the western aspect of the front façade. Adjacent to the main entranceway is an oval window opening that includes decorative glazing and is surrounded by two bands of bricks. Also typical of the style is the large windows on the front façade that feature segmental flat heads with limestone sills and brick voussoirs.

The Murton-Henderson House is associated with the Murton and Henderson families. The construction of the house is likely associated with the purchase of the property by John and Sarah Murton in 1875. The Murtons were successful farmers, indicated by the additions built onto the original structure by 1891. Together with their children, Margaret and George, the Murton family lived in the house and farmed the lands for many years. George Murton and his wife Emma resided in a neighbouring stone house (possibly 160 Belmont Avenue) with their children George Jr. and Frederick, until 1901 when John Murton transferred his property and the red brick house to his son George for the consideration of 'love and affection'.

In 1940, the property was purchased by the Henderson family. James R. Henderson (1896-1968) was a well-known dairy cattle breeder and farmer. He served as President of the Holstein-Friesian Association of Canada in 1942, as well as a Director of the Association for 15 years. He received numerous awards for his contribution to the advancement of the dairy industry in Canada and Kingston area. Henderson's farm was known as Strathaven Farm. James served as chair of the Township School Board and sold six acres of his land for a new school in School Section No. 2, to replace the Crystal Springs School on Days Road. The new school, known as Ecole James R. Henderson Public School, was named in his honour. The neighbourhood, stretching from Front Road to Bath Road west of Days Road, is known as Henderson Place, reflecting the family's prominence in the area.

The Murton-Henderson House is historically linked to its surroundings. This substantial house with Italianate influences, is located along a main thoroughfare in what was once an active agricultural area. The Strathaven Farm and Henderson family were well-known in this area. Together with the historic red-brick dwelling at

890 Front Road and the limestone dwelling at 160 Belmont Avenue, the Murton-Henderson House is a defining property and key to maintaining the sense of historic rural community, which is all but lost.

Its heritage attributes include the two storey red-brick dwelling with limestone foundation, complex roof, balanced façade with original openings, and concrete gate posts.

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, or by visiting the Development and Services Hub at www.cityofkingston.ca/dash and searching by address.

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 16th day of July, 2024

City of Kingston