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## City of Kingston

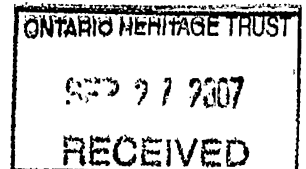
216 Ontario Street  
Kingston, Ontario  
Canada K7L 2Z3

www.cityofkingston.ca

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### REGISTERED MAIL

September 19, 2007



### RE: NOTICE OF INTENT TO DESIGNATE 186 FRONTENAC STREET

I would confirm that at the regular meeting of Kingston City Council held on September 4, 2007, the following resolution, being Clause 1, Report No. 90, was approved:

- WHEREAS** 186 Frontenac Street is a property of cultural heritage value; and,  
**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property; and,  
**WHEREAS** the Kingston Municipal Heritage Committee requested staff prepare a designation by-law for this property and is in agreement with pursuing the designation of this property;  
**THEREFORE BE IT RESOLVED THAT** Council serve Notice of Intent to Designate 186 Frontenac Street to be of Cultural Heritage Value under Part 4 of the Ontario Heritage Act and authorize City Staff to proceed with fulfilling the requirements of a Notice of Intent to Designate as defined in Section 29 (3) and (4) of the Ontario Heritage Act and to include the designation of the interior to include the original layout of interior spaces; fireplace wall, with three arches, the central one containing a concrete surround and wooden mantel, with corner inserts in each arch; oak flooring; and wooden staircase;  
- and further -  
**THAT** Council approve funding for an external evaluation to be conducted by a qualified Heritage consultant outside the City in an amount not to exceed \$2000.

**CARRIED**

Pursuant to Section 29 of the Ontario Heritage Act, I am enclosing herewith the Notice of Intention to Designate 185 Frontenac Street, in the City of Kingston as being of cultural heritage value or interest. This Notice will be published in the Kingston Whig Standard on Tuesday, September 18, 2007. Any notice of objection, setting out the reason for objection and all relevant facts, must be served upon the City Clerk prior to 4:30 p.m. on October 18, 2007.

...continued on Page 2

**City Clerk's Department**  
Corporate Services

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232 cdowns@cityofkingston.ca

**City of Kingston**

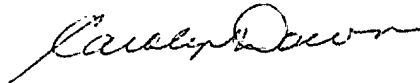
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**Clause 1., Report No. 90, continued**

**Page 2**

Further, Council has approved \$2,000.00 for the carrying out of an independent assessment on this property. Please contact the Heritage Planner, Marcus Letourneau at 613-546-4291 ext 1386 / [mletourneau@cityofkingston.ca](mailto:mletourneau@cityofkingston.ca) or the Manager, Culture and Heritage Division, Robin Etherington at 613-546-4291 ext 1255 / [retherington@cityofkingston.ca](mailto:retherington@cityofkingston.ca) so that a mutually acceptable time for this assessment can be determined.

Yours truly,



Carolyn Downs  
City Clerk

/ki

Enclosure

Cc: M. Letourneau, Heritage Planner  
S. Powley, Committee Clerk (LACAC)  
Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

File No.

**City Clerk's Department**  
Corporate Services

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232 [cdowns@cityofkingston.ca](mailto:cdowns@cityofkingston.ca)

## Notice of Intention to Pass a Bylaw to Designate (Section 29, Ontario Heritage Act)

87-111 Norman Rogers Dr. (PLAN 1158 LBLKMPT B494D), also Known as "The Upper Farm" and "The New Farm",  
to be of Cultural Heritage Value and Interest Pursuant to the Provision of the Ontario Heritage Act (R.S.O. 1990, Chapter O.18)

TAKE NOTICE that the Council of The Corporation of the City of Kingston intends to pass a bylaw under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to designate the lands on 87-111 Norman Rogers Dr. (PLAN 1158 LBLKMPT B494D, City of Kingston) to be of cultural heritage value and interest.

Rodden Park, a 7.55 acre park located at 87-111 Norman Rogers Dr. (PLAN 1158 LBLKMPT B494D), also known as "The Upper Farm" and "The New Farm", is of cultural heritage value not only because of the superb masonry and architectural features of the farmhouse and limestone barn, but also as a coherent whole property, because of its association with Corrections Canada, as a historical remnant of the once extensive Kingston Penitentiary farm complex, and as a landmark in the Calvin Park area. Its architectural value lies in the details of the 19th century limestone farmhouse and barn. The two-storey double house residence consists of two identical sides separated by a projecting masonry fire wall, each with a storey and a half wing and wooden porch, which shelter the entranceways, and a single storey frame entrance at the rear of each wing. Also notable are the over-sized ashlar lintels with labels above the windows, the large coursed limestone base with stone lintels over the cellar windows, as well as the subtle quoins on the main section provide a contrast to the rougher coursed limestone walls above the large foundation stones. It retains most of its original doors, and the west residence contains original interior mouldings, doors and mantle pieces. The limestone barn is a large, impressive structure, constructed in regularly coursed limestone ashlar and set into a hill with upper and lower level openings. Its asphalt roof is vented by three symmetrically placed cupolas, the original stone openings are segmentally arched and the original six-over-six sash window with its elliptical arched voussoirs in the second storey is in tact. The building is set on a water course foundation of long pieces of coursed limestone into which are set the simple decorative lintels.

80 Gore Rd., (CON EGCR 10 PT LOT 6.76A; RIDEAU CANAL and CON EGCR 10 PT LOT 11.05A; RIDEAU CANAL), also Known as "Ruttan House"  
and "Hawthorn Cottage" to be of Cultural Heritage Value and Interest Pursuant to the Provision of the Ontario Heritage Act (R.S.O. 1990, Chapter O.18)

TAKE NOTICE that the Council of The Corporation of the City of Kingston intends to pass a bylaw under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to designate the lands on CON EGCR 10 PT LOT 6.76A; RIDEAU CANAL and CON EGCR 10 PT LOT 11.05A; RIDEAU CANAL (80 Gore Rd.), to be of cultural heritage value and interest.

The cultural heritage value, of the 17.81-acre property at 80 Gore Rd., (CON EGCR 10 PT LOT 6.76A; RIDEAU CANAL and CON EGCR 10 PT LOT 11.05A; RIDEAU CANAL), also known as "Ruttan House" and "Hawthorn Cottage", lies in its physical/design values, historical association with several prominent historical Kingston families and individuals, and its contextual value as a landmark in the former Pittsburgh Township on Highway 15. It is of cultural heritage value not only because of its collection of distinctive attributes, but as a coherent whole property. The property contains Hawthorn Cottage, a vernacular Classic Revival style limestone house built in 1866, remains of a formal garden and agricultural activities, a notable stone wall, pathways, and views of the Rideau Canal World Heritage Site. Notable exterior features of the cottage include the rough ashlar stonework, single limestone chimneys located at the centres of the north and south gables, the original front door and matching wood pattern on the main entranceway, a curved brick flue on north side, generous eave returns, a frieze decorated with dentils along the entire perimeter of the roofline, fenestration detailing with modified Venetian windows on either side of the front door, original glass in many windows, as well as keystones and voussoirs in stonework around the windows. Notable interior features include, high ceilings, a sweeping staircase from the entranceway, original pine flooring and patterned oak flooring on the main floor (restored c. 1920). There is also a kitchen of rubble stone construction, an old built-in pine cupboard on the main floor, an original fireplace and columns mantel with dowelled edges, original locks on some of the doors (one of which includes a peculiar embossed metal symbol). The cottage is bound by a traditional dry stone wall and nearby are the remains of formal gardens as exhibited by the presence of non-native flora species. Evidence of the former agricultural activities can be seen in a barn located near the main house, the foundation of a larger barn, old agricultural implements, and former orchards. The historical value of the property lies in its association with several prominent historical Kingston families and individuals, including John Ruttan and Donald and Alexander Hay. The property is contextually valuable because it serves as a landmark in the former Pittsburgh Township on Highway 15, as City Park and library, because of its views of the Rideau Canal World Heritage Site, and as a place for community activities.

151 Union St. to be of Cultural Heritage Value and Interest Pursuant to the Provision of the Ontario Heritage Act (R.S.O. 1990, Chapter O.18)

TAKE NOTICE that the Council of The Corporation of the City of Kingston intends to pass a bylaw under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to designate the lands on 151 Union Street (PLAN A12 LOT 936 PT LOTS 928 AND 935; RP 13R18048 PARTS 1 TO 3, City of Kingston) to be of cultural heritage value and interest.

The property's cultural heritage value lies in it being one of the finest surviving examples of an Arts and Crafts dwelling in Kingston. Typical of the Arts and Crafts style, the house features a gabled roof and plain brick walls, relieved by a large gable-roofed porch and a projecting side bay. Built in 1910, it is a contemporary of other early and rare examples of this style in Toronto and Montreal as well as in British Columbia. Set in a lavishly planted, large lot, it has a typical asymmetrical massing of architectural elements that is complemented by the informal design of the garden. A two storey brick gable roofed rear addition constructed in the 1960s is complementary to the original house. The interior is largely original and contains several elements that are typical of this style, including extensive use of dark-stained oak panelling and trim, as well as an open concept floor plan subdivided by curtains, sliding doors, and built-in cabinets (forming an inglenook). The property's cultural heritage value also lies in its association with the Gibson family, owners of the property since 1912. W.W. Gibson, pharmacist, owned a prominent apothecary shop on Market Square, and his son, Dr. Frederick W. Gibson, was Emeritus Professor of Canadian History at Queen's University and author of the history of Queen's (Vol. II).

186 Frontenac St. also known as the Merriman House

to be of Cultural Heritage Value and Interest Pursuant to the Provision of the Ontario Heritage Act (R.S.O. 1990, Chapter O.18)

TAKE NOTICE that the Council of The Corporation of the City of Kingston intends to pass a bylaw under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to designate the lands on 186 Frontenac Street (PLAN A12 LOT 937 TO 938 NPT:RP 13R4830 PARTS 1-4 B371, City of Kingston) to be of cultural heritage value and interest.

The property, popularly known as the Merriman House, is an early and very rare example in Kingston of the Moderne style in Canadian residential architecture. Designed in 1934 by Toronto architect H.G. Henson, it was commissioned by the Merriman family to accommodate the needs of Owen Merriman, a professor in the Queen's Business School, who was confined to a wheelchair. It was built shortly after the Lawren Harris House in Toronto (1931), one of the first of this style in Canada, and predates the Garden Court Apartments in that city (1939-42), perhaps the most famous surviving example of this residential style. The house shares with these buildings the plain exterior surfaces, hard edged vertical and horizontal elements, and an overall balanced asymmetry of composition and window placement. The house opens directly into a rear garden via French doors, an early example of the integration of indoor and outdoor space that reached its fullest expression later, in Modernist house designs. The interior is largely intact and features original elements such as the layout of interior spaces, the fireplace wall, and staircase.

Additional information, including a full description of the reasons for designation, is available upon request from the City's Heritage Planner, Marcus Letourneau at 613-546-4291, ext 1386, during regular business hours.

Any notice of objection setting out the reason for objection and all relevant facts must be served upon the City Clerk before 4:30 p.m. on October 18, 2007.

DATED at the City of Kingston this 15th day of September, 2007. Carolyn Downs, City Clerk, City of Kingston



**City of Kingston, 216 Ontario Street, Kingston, Ontario, K7L 2Z3, Telephone: 613-546-0000**