

-- Website Version--

**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 (Nos. 140-146) with a smaller two-storey framed fifth unit (No. 148) subsequently added on the north elevation. A sixth address (No. 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.

145-147 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 (PT LT 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 (PT LT 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 (PT LT 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 style, 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 No.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 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 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 Con 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 Con 9 Pittsburgh; Part Lot 36 Con 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 surround 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, Con 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.

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 XXX day of XXXX, 2024

City of Kingston

--- Newspaper Version--

**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:

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

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

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

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;

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790 Front Road (Part Lot 7, Con 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.

Additional information, including a full description of the reasons for designation is available on the City of Kingston website at www.cityofkingston.ca/heritage and 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 XXX day of XXX, 2024

City of Kingston

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 140-150 Montreal Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 140-150 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 140-150 Montreal Street
Legal Description: Part Lot 436 Original Survey Kingston City as in FR554239;
City of Kingston, County of Frontenac
Property Roll Number: 1011 030 130 03701; 1011 030 130 03800; 1011 030 130
03900; 1011 030 130 04000; 1011 030 130 04100; 1011 030
130 04200

Introduction and Description of Property

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 frame 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.

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 property has design value as a representative example of a modest, late-19th century residential stone terrace. Constructed circa 1875 (it is not shown on Brosius' 1875 birds eye map of Kingston), 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 eaves have been concealed by aluminum flashing, and all original windows and doors have been replaced on the façade. One brick chimney remains on the roof ridge above the third unit (between 144 and 146).

The absence of segmental arches on the two windows on the southern elevation suggest that these openings were added following the building's original construction. Additionally, the absence of a segmental arch over the most southerly front door on the façade suggests that the first unit may have been larger and included the larger central ground floor window with symmetrically placed second floor windows with the door to the right (Number 142) being the original front door. In other words, the original terrace may have consisted of only three units.

Consistent with the 1908 Fire Insurance Plan for this area, the two-storey rear wing on the most southerly unit remains (perhaps originally a separate unit as evidenced by the door on the south elevation) as does the one-storey rear wing on the third unit moving north (Number 144), while the fourth unit has a modern two-storey rear addition. Some original windows remain on the rear elevation, which include both two-over-two and six-over-six patterning.

The design value of this property is associated with the form and massing of the stone terrace and does not include the frame addition at 148 Montreal Street or the concrete block building located at 150 Montreal Street.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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

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.

Heritage Attributes (140-146 Montreal Street)

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

- Two-storey massing with gable roof;
- Brick chimney;
- Limestone foundation with projecting ashlar base course;
- Hammer-dressed coursed limestone walls;
- Original window openings with segmental arches and limestone sills; and
- Original door openings with transom lights.

City of Kingston By-Law Number 2024-XX

**A By-Law to Designate the property at 145-149 Montreal Street/97 Bay Street
and 151, 153 & 155 Montreal Street to be of Cultural Heritage Value and
Interest Pursuant to the *Ontario Heritage Act***

Passed: [insert date]

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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Strainge Terrace at 145-149 Montreal Street/97 Bay Street and 151, 153 and 155 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule "A"
Description and Criteria for Designation
Strange Terrace

Civic Address: 145-149 Montreal Street and 97 Bay Street
Legal Description: 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
Property Roll Number: 1011 030 120 14800

Civic Address: 151 Montreal Street
Legal Description: PT LT 286 Original Survey Kingston City as in FR524489; T/W FR524489; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 120 14900

Civic Address: 153 Montreal Street
Legal Description: PT LT 286 Original Survey Kingston City as in FR505753; T/W FR505753; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 120 15000

Civic Address: 155 Montreal Street
Legal Description: PT LT 286 Original Survey Kingston City Part 1 13R12773; T/W FR665707; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 120 15100

Introduction and Description of Property

The Strange 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.

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 Strange 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. It appears that the terrace was designed and constructed in two phases with the corner section (hipped roof) and first residential unit to the north in one phase (145-149 Montreal and 97 Bay), and the last three residential units to the north (151, 153 and 155 Montreal) in a subsequent phase. Evidence of these phases includes the step down in ridge height of the roofs, the larger width of the first unit north of the corner section, and the slightly different colour of red brick; one being a browner red, the other an orange red. Nonetheless, there is a clear continuity in their architectural styles and alignment/size of door and window openings. Additionally, all units facing Montreal Street have a painted wooden frieze board beneath the eaves, which appear original to the circa 1880 construction date.

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). Given the construction date of the terrace, the original windows were likely two-over-two vertically sliding sash windows. 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 property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The corner section, which included a “dwelling & store”, was constructed for W. Strainge in 1880 to plans by Robert Gage. 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. He emigrated with his family from Coleraine, County Derry, Ireland to Canada in 1852, and settled in Kingston in 1853. It is not clear whether Gage received formal training or was entirely self-taught. He is not known for innovative architecture but rather preferred architectural pattern books for inspiration. Of his 15 years of practice in Kingston, Gage is perhaps best known for the Education Block (1877) on the grounds of the Royal Military College, Kingston. The authorship of the drawings is attributed to the Department of Public Works (i.e. Thomas S. Scott, Chief Architect, and his team in Ottawa) with Gage referred to as “the architect in charge”, raising questions regarding his role in the building’s design. 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 property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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

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.

Heritage Attributes (145-149 Montreal Street/97 Bay Street)

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

- Two-and-a-half storey massing divided into five bays by brick pilasters and shallow projecting corner bay, with façades addressing Montreal Street, the northeast corner and Bay Street;
- Low-pitched hipped roof;
- Red brick walls in stretcher/running bond;
- Wooden frieze board under the eave;
- Limestone foundation with ashlar base course on the south and west elevations;
- Original window and door openings with segmental arches on the ground floor and flat arches on the second floor;

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- Wooden two-over-two vertically sliding sash windows on the second floor;
- Recessed corner entrance framed by bracketed cornice and narrow brick pilasters within a shallow projecting bay, with large storefront window openings symmetrically placed on either side (west and south);
- Original entrance openings to second floor residential units on the west and south elevations with transom lights;
- Dichromatic brickwork including buff arches above window and door openings, and buff brick string courses; and
- Small decorative dormer window aligned with ground floor corner entrance.

Heritage Attributes (151, 153 & 155 Montreal Street)

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

- Two-storey massing with gable roof;
- Red brick walls in stretcher/running bond;
- Wooden frieze board under the eave;
- Original window openings with flat arches and limestone sills; and
- Original door openings with transom lights.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 15 & 17 Rideau Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 15 and 17 Rideau Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule "A"
Description and Criteria for Designation

Civic Address: 15 Rideau Street
Legal Description: Part Lot E Original Survey Kingston City as in FR504369 S/T & T/W FR728395; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 100 10700

Civic Address: 17 Rideau Street
Legal Description: Part Lot E Original Survey Kingston City as in FR504005 T/W FR694591; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 100 10600

Introduction and Description of Property

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.

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 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 has contextual value because it is important in defining, maintaining or supporting the character of an area.

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

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 style, 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.

Heritage Attributes

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

- Two-storey massing with gable roof and central brick chimney;
- Parapet wall with corbel at 15 Rideau Street;
- Limestone foundation with projecting base course;
- Hammer-dressed coursed limestone walls on the main façade and uncoursed limestone walls on the south elevation;
- Original window openings with flat heads (first and second floors) and segmental arches (basement level) and limestone sills; and
- Original door openings with transom lights.

Non-Heritage Attributes

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

- Rear decks and patios.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 217-221 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 217-221 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 217-221 Princess Street
Legal Description: Part Lot 309 Original Survey Kingston City as in FR544525;
S/T FR544525; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 080 08100

Introduction and Description of Property

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.

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.

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 (i.e. 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.

Earlier images illustrate multi-pane wooden sash windows (6 over 6 pattern) on the second and third floors and a wooden storefront with a wooden cornice. Although the original/early windows have been removed, 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 value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

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 No.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 because it is important in defining, maintaining or supporting the character of an area.

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

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.

Heritage Attributes

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

- Three-and-a-half storey three-bay massing with low-pitch gable roof, parapets and decorative stone corbels;
- Coursed, squared and roughly dressed limestone masonry façade;
- Original window openings on the façade with stone voussoirs and stone window sills;
- Half-round arched doorway with engaged pilasters with capitols, and an arched transom topped by stone voussoirs; and
- Open carriageway flanked by engaged pilasters with capitols.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 22 Yonge Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 22 Yonge Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

City of Kingston By-Law Number 2024-XX

Schedule “A”
Description and Criteria for Designation
Fisher Brewery Kiln and Office

Civic Address: 22 Yonge Street
Legal Description: 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
Property Roll Number: 1011 070 090 00200

Introduction and Description of Property

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.

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 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 Kiln has undergone numerous changes to become useable in a modern context including the addition of a roof lantern as well as additional window and door openings and a balcony. Despite the evolution of the site, the Portsmouth/Fisher Brewery complex remains an important part of the industrial heritage of what was once a thriving business in Portsmouth Village and along the lakeshore.

The Fisher Brewery Office was constructed in 1924, making it one 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 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 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. Before purchasing the brewery, James operated a steam sawmill and lumber business in the 1840s with John and Robert Fisher (relation unknown). 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 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, functionally, visually or historically linked to its surroundings.

The property has contextual value because it is a landmark.

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.

Heritage Attributes

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

Former Kiln:

- Its rectangular three-storey limestone construction;
- Its truncated hipped roof; and
- Its original openings, including the door opening on the south elevation and the second storey window openings on the west elevation with stone sills; and

Former Office:

- Its wood frame one-storey construction with offset front door;
- Its hipped roof; and
- Its original window openings that are grouped in twos and threes; and

Overall Property:

- Location next to the shore of the St. Lawrence River; and
- Proximity to the former brewery/stable building at 1 Mowat Avenue.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3250 Quabbin Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3250 Quabbin Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Guess Farmstead

Civic Address: 3250 Quabbin Road
Legal Description: Part Lots 6-7 Con 7 Western Addition Kingston Part 2,
13R15217; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 230 08100

Introduction and Description of Property

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, including a central shed dormer; two detached former agricultural buildings are also present on the property.

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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

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 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 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. Fergus Guess was still listed as the property freeholder as late as 1886.

The property has contextual value because it is important in defining the, maintaining or supporting the character of an area.

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

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.

Heritage Attributes

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

- One-and-a-half storey farmhouse constructed of multi-coloured, dressed and squared limestone, laid in even courses;
- Medium-pitched gable roof with two stone chimneys;
- Central entranceway with sidelights and transom, topped by tall radiating limestone voussoirs; and
- Original fenestration pattern of window openings with stone voussoirs and stone sills.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3857-3889 Seabrooke Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3857-3889 Seabrooke Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation

Civic Address: 3857-3889 Seabrooke Road

Legal Description: Lots 37-38 Con 9 Pittsburgh; Part Lot 36 Con 9 Pittsburgh as in FR435433, Except FR191319 (Secondly) & Part 4 13R9336; City of Kingston, County of Frontenac

Roll Number: 1011 090 010 25600; 1011 090 010 25700; 1011 090 010 17400

Introduction and Description of Property

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 at civic address 3889 Seabrooke Road. 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.

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 property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

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, 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 surround with a rosette in key and a sash window with a decorative tracery design.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

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

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.

Heritage Attributes

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

- One-and-a-half storey wood frame construction, clad in clapboard style siding;
- Medium-pitch side gable roof with a central medium-pitch front gable and tall brick chimney;
- Semi-circular arched window opening located in the central gable with moulded surround and sash window with tracery;
- Symmetrical front façade with a central entranceway flanked by window openings; and
- Large entranceway, slightly recessed with moulded surround complete with dentils, brackets and pilasters, sidelights and transom window with elaborate tracery, and moulded side panels.

Non-Heritage Attributes

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

- Various detached outbuildings and structures; and
- Modern dwelling at 3857 Seabrooke Road.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 790 Front Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: [insert date]

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 June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 790 Front Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*,

On [insert date], *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 [insert date], 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.

City of Kingston By-Law Number 2024-XX

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 First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Murton-Henderson House

Civic Address: 790 Front Road

Legal Description: Part Lot 7, Con 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; Kingston Township now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 060 02000

Introduction and Description of Property

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.

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 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 are the large windows on the front façade that feature segmental flat heads with limestone sills and brick voussoirs.

The single storey bay window, second storey balcony and the eastern addition to the house were added in 2011. The entranceway has a portico with a round arched roof, decorative square columns and engaged columns (likely a later addition).

Concrete gate posts on the property indicate the original driveway entrance.

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

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.

Heritage Attributes

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

- Original two storey house in an 'L'-shaped plan, constructed of brick, with limestone foundation;
- Complex hipped roof with deep cornice and frieze, and two brick chimneys with banding;
- Balanced front façade including two storey bay window;

City of Kingston By-Law Number 2024-XX

- Oval window opening with decorative glazing surrounded by two bands of brick voussoirs;
- Segmental flat-headed window openings with stone sills and brick voussoirs; and
- Concrete gate posts at the former driveway entrance.