



City of Kingston
Report to Kingston Heritage Properties Committee
Report Number HP-24-039

To: Chair and Members of the Kingston Heritage Properties Committee

From: Jennifer Campbell, Commissioner, Community Services

Resource Staff: Kevin Gibbs, Director, Heritage Services

Date of Meeting: September 18, 2024

Subject: Notice of Intention to Designate under the Ontario Heritage Act

Addresses: 294 Elliott Avenue, 3751 Smith Road, 3867 Smith Road, 722-766 John Counter Boulevard, 831 Montreal Street, 1901 Jackson Mills Road, 262 Wellington Street, 2973 Orser Road, 4226 Florida Road, 617-619 Union Street and 79-83 Princess Street

File Numbers: R01-057-2024, R01-058-2024, R01-059-2024, R01-060-2024, R01-061-2024, R01-062-2024, R01-063-2024, R01-064-2024, R01-065-2024, R01-066-2024 & R01-067-2024

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

Section 29 of the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee.

September 18, 2024

Page 2 of 10

This report provides background information regarding the evaluation of eleven (11) properties to determine their cultural heritage value and interest. The properties at 294 Elliott Avenue, 3751 Smith Road, 3867 Smith Road, 722-766 John Counter, 831 Montreal Street, 1901 Jackson Mills Road, 262 Wellington Street, 2973 Orser Road, 4226 Florida Road, 617-619 Union Street and 79-83 Princess Street were found to exceed the threshold established by the Province of Ontario for Designation under Part IV of the *Ontario Heritage Act*.

The owners of the properties listed above have been provided with the draft designation by-laws and general information on heritage designations by registered mail. The owners were also invited to an open house on August 28, 2024, hosted by Heritage Planning staff. All of the properties in this group meet the provincial criteria for evaluating cultural heritage value as set out in Ontario Regulation 9/06 and are thus recommended for designation.

The Notice of Intention to Designate and draft designation by-laws have been prepared in accordance with the recent amendments to the *Ontario Heritage Act*. Accordingly, staff recommend proceeding with serving Notice of Intention to Designate on the subject properties to ensure their conservation and to enable the City to provide support and resources to owners and tenants through the heritage permitting process and the Heritage Property Grant Program.

Recommendation:

That Kingston Heritage Properties Committee recommends to Council:

That Council direct staff to serve a Notice of Intention to Designate the property located at 294 Elliott Avenue, known as the Elliott Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 294 Elliott Avenue, known as the Elliott Farmhouse, attached as Exhibit B to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 3751 Smith Road, known as the Bell Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3751 Smith Road, known as the Bell Farmstead, attached as Exhibit C to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

September 18, 2024

Page 3 of 10

That Council direct staff to serve a Notice of Intention to Designate the property located at 3867 Smith Road, known as the Smith Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039 and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 3867 Smith Road, known as the Smith Farmstead, attached as Exhibit D to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 722-766 John Counter Boulevard, known as the John Elliott Farmhouse, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 722-766 John Counter Boulevard, known as the John Elliott Farmhouse, attached as Exhibit E to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 831 Montreal Street, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 831 Montreal Street, attached as Exhibit F to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 1901 Jackson Mills Road, known as the Jackson Mill, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 1901 Jackson Mills Road, known as the Jackson Mill, attached as Exhibit G to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

September 18, 2024

Page 4 of 10

That Council direct staff to serve a Notice of Intention to Designate the property located at 262 Wellington Street, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 262 Wellington Street, attached as Exhibit H to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 2973 Orser Road, known as the Orser Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 2973 Orser Road, known as the Orser Farmstead, attached as Exhibit I to Report Number HP-24-036, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 4226 Florida Road, known as the Walker Farmstead, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 4226 Florida Road, known as the Walker Farmstead, attached as Exhibit J to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

That Council direct staff to serve a Notice of Intention to Designate the property located at 617-619 Union Street, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 617-619 Union Street, attached as Exhibit K to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act; and

September 18, 2024

Page 5 of 10

That Council direct staff to serve a Notice of Intention to Designate the property located at 79-83 Princess Street, known as the Robert White Building, as a property of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*, attached as Exhibit A to Report Number HP-24-039; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 79-83 Princess Street, known as the Robert White Building, attached as Exhibit L to Report Number HP-24-039, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act.

September 18, 2024

Page 6 of 10

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

September 18, 2024

Page 7 of 10

Options/Discussion:

This report provides background information regarding the reasons for designating the following eleven (11) properties, in order to conserve their cultural heritage value and interest. This report recommends serving a Notice of Intention to Designate (Exhibit A) under Section 29 of the *Ontario Heritage Act* on the following properties:

- 294 Elliott Avenue, Elliott Farmhouse (R01-058-2024);
- 3751 Smith Road, Bell Farmstead (R01-057-2024);
- 3867 Smith Road, Smith Farmstead (R01-065-2024);
- 722-766 John Counter Boulevard, John Elliott Farmhouse (R01-059-2024);
- 831 Montreal Street (R01-066-2024);
- 1901 Jackson Mills Road, Jackson Mill (R01-067-2024);
- 262 Wellington Street (R01-060-2024);
- 2973 Orser Road, Orser Farmstead (R01-061-2024);
- 4226 Florida Road, Walker Farmstead (R01-062-2024);
- 617-619 Union Street (R01-063-2024); and
- 79-83 Princess Street, Robert White Building (R01-064-2024).

Section 29 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest. Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee (Kingston Heritage Properties Committee).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

Background

Through [Report Number HP-23-018](#), staff were directed to undertake the disposition of listed properties on the City of Kingston Heritage Register. The eleven (11) properties noted here are part of the disposition process whereby staff are evaluating, reviewing and advancing for designation those currently listed properties that meet at least two of the Provincial Criteria for Determining Cultural Heritage Value or Interest (Ontario Regulation 9/06).

Process

The process for designation is outlined in detail in Report Number HK-21-004 (January 20 2021). The 2020 changes to the *Ontario Heritage Act* created a two-tier appeal process for new and amended designations. Following consultation with its Heritage committee, Council can choose to serve a notice of its intention to designate a property under Section 29 of the *Ontario Heritage Act* on the property owner(s) and the Ontario Heritage Trust and publish a notice in the

September 18, 2024

Page 8 of 10

newspaper. Within 30 days of the publication of the notice in the newspaper, anyone can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Intention to Designate/amend or not. Its decision is required to be served on the owner(s) and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal.

Regardless of whether an objection is received or not, the public is afforded a second opportunity to appeal the designation to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the designation.

Analysis

The properties at 294 Elliott Avenue, 722-766 John Counter Boulevard, 262 Wellington Street and 617-619 Union Street were included on the City of Kingston Heritage Register as non-designated properties of cultural heritage value (also known as Listed properties) in 2010. The remaining seven properties were added to the Register in 2016.

As required by the recent (2022) updates to the *Ontario Heritage Act*, the properties were evaluated against the 'Criteria for Determining Cultural Heritage Value or Interest' in Ontario Regulation 9/06, which requires each property to meet at least two (2) of the nine (9) criteria to be considered for designation under the Act. It was determined that these properties satisfied two or more of the Regulation's evaluation criteria and accordingly met the requirements for designation under the Act.

All by-laws were prepared by staff; some with the assistance of the consulting firms Heritage Studios and Archaeological Research Associates. The Heritage Properties Working Group has reviewed the draft by-laws and supports the designation of the subject properties as properties of cultural heritage value and interest. The full statements of significance, including lists of attributes are included in the draft designation by-laws attached as Exhibits B through L. Photographs of each property are included in Exhibit M.

Once designated, the subject properties are eligible for the Heritage Property Grant Program and owners will be able to apply for funding of up to \$5,000 for eligible restoration works once every two years.

Public Engagement

All owners were contacted by registered mail on August 8, 2024. Included with the cover letter was a copy of the draft by-law and an information sheet on heritage designations. A public open house meeting was held on August 28, 2024, hosted by Heritage Planning staff, in the Heritage Resource Centre at City Hall. The property owners of two of the addresses attended the meeting and asked questions related to process and implications related to heritage

September 18, 2024

Page 9 of 10

designation. While property owners are not required to support the designation for it to move forward, feedback received from the owners is considered and added to the draft by-laws as appropriate.

Conclusion

Staff recommend proceeding with serving the Notice of Intention to Designate the eleven (11) properties noted above. Exhibit A presents the Notice of Intention to Designate, prepared in accordance with the requirements of the *Ontario Heritage Act*, for both publication in The Whig Standard newspaper and a more detailed notice to be published on the City's website.

It is recommended that the Notice be served by the Clerk as required by Sections 29(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the draft designation by-laws, attached as Exhibits B through L, and serve a Notice of Passing in accordance with Section 29(8) of the Act.

Existing Policy/By-Law:

More Homes Built Faster Act, 2022 (Province of Ontario)

More Homes, More Choice Act, 2019 (Province of Ontario)

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

Notice Provisions:

Notice of Intention to Designate, Notice of Passing and Notice of Withdrawal must be served on the property owner(s) and the Ontario Heritage Trust and be published in a newspaper, having general circulation in the municipality, pursuant to Section 29 of the *Ontario Heritage Act*.

Financial Considerations:

None

Contacts:

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, Heritage Services, 613-546-4291 extension 3256

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

September 18, 2024

Page 10 of 10

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Notice of Intention to Designate
- Exhibit B Draft Designation By-Law – 294 Elliott Avenue
- Exhibit C Draft Designation By-Law – 3751 Smith Road
- Exhibit D Draft Designation By-Law – 3867 Smith Road
- Exhibit E Draft Designation By-Law – 722-766 John Counter Boulevard
- Exhibit F Draft Designation By-Law – 831 Montreal Street
- Exhibit G Draft Designation By-Law – 1901 Jackson Mills Road
- Exhibit H Draft Designation By-Law – 262 Wellington Street
- Exhibit I Draft Designation By-Law – 2973 Orser Road
- Exhibit J Draft Designation By-Law – 4226 Florida Road
- Exhibit K Draft Designation By-Law – 617-619 Union Street
- Exhibit L Draft Designation By-Law – 79-83 Princess Street
- Exhibit M Property Photographs

-- 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:

294 Elliott Avenue (Part Farm Lot 5 Con West Great Cataraqui River Kingston Part 1, 13R18838; City of Kingston, County of Frontenac), known as the Elliott Farmhouse;

The Elliott Farmhouse is situated on the southwest corner of Elliott Avenue and Harvey Street, in the City of Kingston. This 0.3-hectare property contains a one-and-a-half storey Ontario vernacular limestone farmhouse built circa 1854.

The Elliott Farmhouse is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The medium-pitched side gable roof with twin stone chimneys located at the gable ends, and central main entrance, flanked by large rectangular window openings, are common for Georgian-influenced Ontario vernacular houses. The Elliott Farmhouse retains its original form and profile with few modifications.

The building demonstrates a significant degree of craftsmanship, which is visible in the quality of the masonry. Particularly notable is the technical skill of the limestone construction on the publicly presented (west) façade and (north) sides, consisting of hammer-dressed and similar sized limestones, laid in even courses. As a contrast, the eastern and southern elevations are uncoursed, consisting of random-sized stones.

The Elliott Farmhouse is associated with the prominent Elliott family. The Elliott family were Irish immigrants, who owned much of the farmland in this area by the late 19th century and who are responsible for its early farming roots as livestock dealers. John Elliott (1823 - 1913) was a prominent citizen and business owner in the Kingston area and is noted as “the best known in the dominion” for his international cattle sales. At one time the Elliott farmland in this area was more than 50 acres and included barns, drive sheds, stables, an icehouse, an orchard and multiple dwellings. Currently there are three stone heritage dwellings in this area that were once owned by the Elliott family, including Drover’s Cottage at 858 Division Street, 730 John Counter Boulevard (formerly 134 Elliott Street) and the subject dwelling at 294 Elliott Street, which may have served as a rental unit or farm manager’s residence for the Elliott Farm. Given their ownership and prominence in the area, Elliott Street was so named in the family’s honour.

The Elliott Farmhouse has contextual value as it defines and helps to maintain the former historic rural character of this area, which has been all but lost. The quality of its limestone construction, large, maintained grounds and prominent corner location, provides a tangible reminder of the former rural origins of this area.

Its heritage attributes include the one-and-a-half-storey massing of the former dwelling with its medium-pitched side gable roof and twin stone chimneys, limestone construction and symmetrical front façade.

3751 Smith Road (Part Lot 6 Con 4 Western Addition Kingston as in FR329337 Lying E of Part 2 13R344 & S of Part 3 13R4158; City of Kingston, County of Frontenac), known as the Bell Farmstead;

The Bell Farmstead is situated on the south side of the road east of Radage Road, and backing onto Highway 401, in the former Township of Kingston, now City of Kingston. The 7.5-hectare rural property contains a one-and-a-half storey limestone farmhouse, likely built in the 1860s, for farmers Alexander and Susanna Bell, whose family owned the property for 70 years. A small limestone outbuilding and several detached agricultural buildings are also present on the property.

The Bell house is a largely intact example of a late 19th century Ontario vernacular limestone farmhouse with Gothic Victorian influences. The one-and-a-half-storey farmhouse is constructed of limestone and includes two distinct sections (north and south) built at the same time but each with a prominent front door and cross-gable roof.

The Bell house is an unusual mix of styles on a vernacular building. Gothic architecture is known for its dramatic peaked rooves/dormers and tall arched window, which is evident on this residence. The primary façade of the Bell farmhouse displays a well-organized yet asymmetrical arrangement of window and door openings, which is more typical of a Victorian influenced building.

The northern section is slightly recessed from the southern section and has an asymmetrical front façade with a central entrance and flanking windows. The southern section features an oversized off-centre entrance with transom and side lights, and three similarly sized segmentally arched window openings under a medium-pitch front gable roof with gable-end chimneys.

The northern section contains a dramatic steeply-pitched front gable (once with vergeboards), over a tall half-round arched window opening above the central entranceway, all reflecting its Gothic influences.

The side and rear elevations of the stone dwelling have had little change. The stone cellar access is still present on the rear elevation but has been enlarged in recent years. A small limestone building, perhaps a smoke house, is located immediately to the rear of the main dwelling. The high degree of craftsmanship is evident in the

exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue from the main façade around the sides of the building. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the doors and window openings of the main house. The oversized entrance on the southern section is emphasized by a deeply recessed paneled surround (currently a modern interpretation) with transom window above and flanking sidelights.

The Bell Farmstead is associated with the Bell family who owned and farmed the land for three generations. Alexander Bell purchased the property in 1859. Alexander and his wife Susan(na) were Methodist farmers who settled on the Smith Road property, initially in a one storey log house, until the stone dwelling was built in the 1860s. They raised their nine children on the property. The property remained in Alexander Bell's possession until his death, when the property, including the 150 acres south of Smith Road, was transferred into the possession of his granddaughter Augusta Bell in 1909. In 1929 the property was sold by the Bell family to Earl Clark.

The Bell Farmstead has contextual value due to its simple yet unusual vernacular design, integrity, limestone construction, unpaved circulation routes and its various agricultural buildings, including the small limestone building. These features and their proximity to the road, supports and maintains the scenic and historic rural character of the road.

With its Ontario vernacular style and limestone construction, both distinctive elements of nineteenth-century rural architecture in the Kingston area, the Bell Farmstead shares a visual and historical relationship with its surroundings and is an important part of the rural context of the area.

Its heritage attributes include the one-and-a-half storey massing with cross-gable roof, limestone construction, and original fenestration pattern and various wooden and stone outbuildings.

3867 Smith Road (Part Lots 7-8 Con 4 Western Addition Kingston Part 1 on 13R21029; City of Kingston, County of Frontenac), known as the Smith Farmstead:

The Smith Farmstead comprises approximately 36 hectares bounded by Highway 401 to the south, Kerns Road and Radage Road to the west, Glenvale Creek to the East and Smith Road to the north, in the former Township of Kingston, now part of the City of Kingston. The farmstead is accessed via a gravel driveway and includes a one-and-a-half storey limestone farmhouse, constructed circa 1860 and a collection of outbuildings.

The Smith Farmstead has design value because it includes a representative example of a mid-19th century Ontario vernacular farmhouse with a Georgian influence. The one-and-a-half storey limestone farmhouse has a rectangular plan and side gable roof with deep eave returns. The centrally located entrance is flanked by window openings on either side and a steeply pitched gable above with large window

opening. The gable's wood clapboard cladding and larger window opening suggest that this may be a later addition intended to improve the second-floor accommodation. The symmetry on the façade, which is characteristic of the Georgian style, is replicated on the gable ends, through window placement and location of the two stone chimneys. Historical photographs suggest that the exterior walls were finished in a whitewash and prior to 2014, a one-storey addition (i.e. summer kitchen) was located on the east elevation.

The Smith Farmstead has associative value because of its direct and continuous connection to the Smith family, who have owned the property for at least 175 years. The Smiths were prosperous farmers, growing a variety of crops, raising livestock, and producing hay, wool, flax or hemp, wool, fullered cloth, flannel and butter. Hiram Smith also served as Justice of the Peace for the former village of Westbrook in 1865. Given the Smith family's long-time ownership and prominence in the area, Smith Road was named in their honour.

The contextual value of the Smith Farmstead is expressed through the simple vernacular limestone farmhouse and collection of outbuildings with limestone gateposts marking the entrance, which supports and maintains the scenic and historical rural character of Smith Road.

The property is also historically linked to the former village of Westbrook, which is located to the southeast. The residence, outbuildings and landscape share a visual and historical relationship with their surroundings and act as an important part of the historical rural context of the area.

Its heritage attributes include the one-and-a-half storey massing with side gabled roof with twin limestone chimneys, limestone construction and original fenestration, and limestone gate posts.

722-766 John Counter Boulevard (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR442219, Except Parts 5 & 7 13R8629 & Part 1 13R17330; City of Kingston, County of Frontenac), known as the John Elliott Farmhouse:

The John Elliott Farmhouse is situated on the south side of the road, just west of Montreal Street, in the City of Kingston. This 2.3-hectare residential property, sited at the southeast corner of John Counter Boulevard and Maple Street, contains a one-and-a-half storey limestone Ontario Gothic Revival Cottage style farmhouse (civic address 730) built circa 1856 for cattle dealer John Elliott. The subject property also includes two apartment buildings, built in the 1980s, with no heritage value, at civic addresses 722 and 766 John Counter Boulevard.

The John Elliott Farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, medium-pitched gable roof with twin stone chimneys at the roof peak, one on each end of the house, and a front elevation (facing east) that includes a central gable, featuring a tall arched window opening. There appears to be physical evidence that a verandah once

protected the masonry on the front elevation; however, despite this possible loss, the J. Elliott Farmhouse retains its original form and profile with few other modifications.

The building is well-crafted, with a demonstrable technical skill visible in the attention to the finished masonry. Particularly notable is the limestone construction and fine masonry work on the (east) façade and (north) elevation, consisting of hammer-dressed limestone of similar size, laid in even courses. The west and south elevations are uncoursed.

The centrally located front entranceway is flanked by window openings, which is typical of the Ontario Gothic Revival Cottage style. All window and door openings have tall stone voussoirs and stone sills. The prominent north elevation includes two bays each featuring large window openings. A one storey limestone wing extends from the west elevation of the main house and features a medium-pitch gable roof with a tall stone chimney at the gable end. Two large window and two door openings face the road (north), while a single opening and projecting chimney breast accentuates its west elevation.

Despite displaying architectural elements common to the style, the John Elliott Farmhouse also demonstrates several unusual elements. For example, its oversized main entrance is slightly recessed with full length side lights and arched five-part transom. The flanking main floor window openings are also oversized and once housed tripartite windows. And, while the window openings on the façade have flat heads embellished with tall voussoirs, the central entrance and second storey window above have contrasting arched openings with radiating voussoirs.

The property also includes two large apartment buildings and a single storey detached building, which are not identified as supporting the heritage value of the property.

The John Elliott Farmhouse is associated with the prominent Elliott family and its patriarch John Elliott. The Elliott family were Irish immigrants, who owned much of the farmland in this area by the late 19th century and who are responsible for its early farming roots as prominent livestock dealers. John Elliott (1823 - 1913) was a prominent citizen and business owner in the Kingston area and is noted as “the best known in the dominion” for his international cattle sales. For a time, he and his brother William held a stall at the local market where they sold their meat. John was an active member of the local Orange Lodge No. 352 and represented Frontenac Ward as both an Alderman and Councilor. John and his wife “Miss Toland of Sunbury” had five sons and two daughters. John’s son David Hugh Elliott took over his export business in 1898, expanding it into the United States.

At one time the Elliott farmland in this area was more than 50 acres and included barns, drive sheds, stables, an icehouse, an orchard and multiple dwellings. Currently there are three stone dwellings in this area that were once owned by the

Elliott family, including Drover's Cottage at 858 Division Street, 294 Elliott Street and the subject dwelling at 730 John Counter Boulevard (formerly 134 Elliott Street). John Elliott built this dwelling around 1856 for the growing Elliott family farm and cattle business.

Given their ownership and prominence in the area, Elliott Street was so named in the family's honour.

Its distinctive and fine limestone construction and prominent location and somewhat isolated nature, makes it a landmark in the area.

Its heritage attributes include the one-and-a-half storey masonry with rear single-storey wing, limestone construction, and gable roof with three tall stone chimneys, symmetrical front façade and original window openings.

831 Montreal Street (Part Farm Lot 4 Con West Great Cataraqui River, Parts 1-3, 13R11319; City of Kingston, County of Frontenac):

The subject property is situated on the east side of the street, just north of the former Grand Trunk Railway Outer Station, in the City of Kingston. This approximately 1,064 square metre residential property, contains a one-and-a-half storey square plan red and buff brick house, built circa 1860 in the community formerly known as "Kingston Junction".

831 Montreal Street is an unusual example of a Second Empire style dwelling with a modest scale and limited ornamentation, located in a historically working-class community.

The residence was built in the Second Empire style, making it an unusual and distinctive building in what was a growing working-class community; "Kingston Junction". The square plan house is constructed of red brick laid in common bond with a limestone foundation. Typical of the Second Empire style is the mansard roof that includes three evenly spaced front gable dormers on the front façade, and one off-center on the northeast elevation. The gable dormers have low-pitch pediments and brackets. The roof is highlighted by a decorative cornice and brackets. Typical of this style is the symmetrical front façade with a large entranceway flanked by large window openings. The entranceway includes a decorative surround, which may have been added later but compliments the architectural style and era well. The first-storey window openings have stone sills and distinctive buff brick voussoirs.

831 Montreal Street is a somewhat restrained version of the typically grand and complex style that the Second Empire is known, perhaps due to its location in a largely working-class community. Lacking the elaborately decorated dormers and roof cresting and built in a modest one-and-a-half storey scale makes 831 Montreal Street a somewhat rare example of a small Second Empire dwelling in this part of Kingston.

The nearby Grand Trunk Railway Outer Station located at 810 Montreal Street was built in 1856, and the community that grew up around the station became known as Kingston Junction. 831 Montreal Street was constructed circa 1860, shortly after the station began operation. The Kingston Junction community grew as a direct result of the railway station and the associated commerce and demands that accompanied this busy hub. Houses in the area were primarily built to serve railway employees and their families in this area; many still exist today.

831 Montreal Street has contextual value as it, together with the Outer Station and Grand Trunk Terrace (1-5 Cassidy Street), are historically linked to the former Kingston Junction origins of this area, as it grew from its rural beginnings.

Its distinctive dichromatic brick construction and rare Second Empire style, as well as its prominent location on the street and directly across from the GTR Outer Station, makes it a landmark in this area.

Its heritage attributes include the one-and-a-half-storey, three-bay massing of the dwelling, with its mansard roof, decorative cornice and dormers and distinct dichromatic brick construction on a symmetrical front facade.

1901 Jackson Mills Road (Part Lot 13 Con 4 Kingston Part 2, 13R18877; S/T & T/W FR762129 Except the Easement Therein Thirdly Described; City of Kingston, County of Frontenac), known as the Jackson Mill:

The Jackson Mill property is situated on the south-west corner of Jackson Mills and Bur Brook Roads in the former Kingston Township, now the City of Kingston. The approximately 0.9-hectare rural property contains a three-storey frame mill (now dwelling), built circa 1850, and a single storey stone a wood-frame storage building.

The Jackson Mill is a representative example of a mid-19th century mill, and one of the few remaining mills in the former Township of Kingston. The three-storey rectangular building is built into the west bank of Collins Creek. The foundations and the lower level are constructed of rubblestone, likely locally sourced from the creek and surrounding area. The upper storeys are clad in wood siding (recently replaced). The front façade is symmetrical under a steeply pitched gable roof, with a recessed central entranceway flanked by windows on the first storey and a row of four evenly spaced (originally identical sized, but recently altered) rectangular window openings on the second storey. The recessed entranceway features a door with sidelights and transom window. The north elevation also features rectangular window openings. A small rubblestone and wood-clad addition is found on the south elevation. A rubblestone retaining wall is also featured on the south elevation.

The Jackson Mill is associated with the Jackson, McDonnell and MacRow families and the evolution of the Jackson Mill and its influence on the growth of this area. In 1835, prior to constructing the mill, William Jackson and partner George Yarker petitioned the Township of Kingston for a patent for a new invention that allowed for

“a self setting of the Log for cutting Boards, &c. by cast iron dogs and a combination of Levers”. This machine would produce lumber of a more uniform thickness, reducing cost, material and labour needs, and was not used anywhere else in Ontario at that time.

Originally developed on land owned by the Church of England, William Jackson and partner Edward Jackson leased the property and constructed a grist mill in the mid-19th century. William Jackson was one of the local blacksmiths whose enterprising ways allowed him to own multiple properties in the surrounding area, including most of Elginburg, where he also ran a successful blacksmith shop. Edward Jackson, an American-born Presbyterian miller, lived in a one-storey frame house on the adjacent property (Lot 12, Concession 4) with his wife Ester, their three children and two Irish-born servants, Thomson Topliff and Mary Burns. From 1857-1858 Edward Jackson was a Director for the Agricultural Society of Frontenac.

The partnership between William and Edward Jackson (possibly brothers) lasted until the late nineteenth century. By 1877, the Mill was sold to Irish farmer Robert T. McDonnell who had been running it since 1875. The property at the time included 172 acres, a three-and-a-half-storey frame flour mill, known as “Glen Coe” (now 1901 Jackson Mills Road) and a two-storey frame home on the hill across from the mill (now 1892 Jackson Mills Road). During McDonnell’s tenure, a quarter mile portion of the creek east of the mill was quarried through the limestone bedrock to form a raceway, which led from the bulkhead of the Mill and was fed by a mill pond.

By 1900 the Mill had been sold to the MacRow family who converted it to a sawmill. The MacRows held the property in their family for two generations. Henry MacRow and his wife Emma Day were Ontario-born, Church of England parishioners. Their son, Wilber MacRow (1902-1960), inherited the mill, which remained in operation until 1972, when it was converted to a private residence.

Through the contribution of William Jackson and George Yarker’s invention, the Mill’s proximity to the Kingston and Pembroke rail line, and the fact that it was the only grist mill operating in this part of Kingston Township, the Jackson Mill thrived and soon a small community grew in the vicinity. The Concession 5 Road (now Bur Brook Road) opened as a route from the Mill to Counter’s Inn on Sydenham Road. Given the prominence and importance of the Mill in the area for over 120 years, Jackson Mills Road was so named in its honour.

With its unusual design as well as its rubblestone and wood-clad appearance, Jackson Mill is a distinctive landmark that contributes to the character of the Jackson Mills and the Collins Creek area.

Jackson Mill has contextual value as an important part of maintaining and defining the former rural industrial past of this area. It is historically, physically and functionally linked to the area, particularly to Collins Creek and the former railway. The location of the building, cut into the west bank of Collins Creek, powered the millrace and fed the

mill pond, while the adjacent Kingston and Pembroke (K&P) Railway Company line, contributed to the success of the Mill, as it enabled materials to be delivered and product to be shipped out in an efficient manner. The line was built in 1875 and ceased operations in the mid-to-late 20th century. Today it is a walking trail located immediately across the road, where the Jackson Mill is a highly visible landmark.

Its heritage attributes include the three-storey mill building on a rubblestone foundation, with a steeply pitched front gable roof and symmetrical front façade.

262 Wellington Street (Pat Lot E Original Survey Kingston City as in FR352614 except the easement therein; City of Kingston, County of Frontenac):

The subject property is located on the west side of the street, just north of Barrack Street, in downtown Kingston. The approximately 320 square metres residential lot, contains a two-and-a-half storey red-brick double house constructed in 1888 to plans by Thomas Power.

262 Wellington Street is a representative and relatively rare example of a Bay-and-Gable style brick duplex in Kingston. Adopting elements of Gothic-styled buildings and English villas, the Bay-and-Gable is a distinct residential style that emerged in Canada in the 1860s and was popular until the late 1890s. The most prominent feature of this style is the large multi-storey bay windows that occupy most of the front façade and extends from ground level and surmounted by a gable roof. The Bay-and-Gable housing form can be found in stand-alone structures, but it is more commonly found as a semi-detached or row-house dwelling. While ubiquitous in older sections of Toronto, the Bay-and-Gable style is less common in Kingston.

The defining feature of this architectural style is the symmetrical façade, with multi-storey bay windows topped with steep gables. At 262 Wellington Street, these features commence at grade from a rough-faced, evenly coursed limestone foundation, and extend two-and-a-half storeys to twin projecting gables with central single window, decorative brackets, pargetting and wide detailed vergeboard. This building also features several other embellishments including brick detailing below the first and second floor windows in the bays and as a belt-course through the second floor on the main façade. Limestone sills and a central shed-roofed wooden porch with decorative treillage and turned posts, off-sets the red brick construction.

The building at 262 Wellington Street is associated with the work of well-known Kingston architecture firm, Power & Sons and specifically Thomas Power. Patriarch and principal of the Power firm, John Power (1816-1882) immigrated to Kingston in 1846 where he opened his architectural firm and hired and trained his sons Joseph (1848-1925) and Thomas (1858-1930). While Joseph Power is a well-known local name in architecture in Kingston and beyond, Thomas is seldom referenced. Usually noted as a draughtsman, a newspaper article from 1894 instead notes Thomas as “an architect of rare skill and ability and a member of the Ontario Association of Architects.” While the beautifully rendered architectural drawings of Thomas’ time are

only identified by the firm's name, it is likely that Thomas was responsible for many of them.

At the time of construction, the dwelling at 262 Wellington Street was owned by Thomas Power in partnership with Samuel Anglin. While not specifically recorded, it is likely that Thomas had a hand in its design, making it a rare example of his work as an architect in Kingston.

The property located at 262 Wellington Street is significant in defining and maintaining the character of the streetscape along the west side of Wellington Street, between Barrack and Ordnance Streets. While the east side of the street has seen significant redevelopment, the west side of Wellington Street retains its historic residential character of two and two-and-a-half storey duplexes. With its shallow setback, symmetrical fenestration pattern, red-brick construction, and location close to the lot lines, 262 Wellington Street shares a visual and historical relationship with its surroundings, particularly the brick houses to the north at 270-288 Wellington Street, as well as the adjacent limestone dwelling at 266-268 Wellington Street. As part of this group of buildings, the subject duplex helps maintain the historic residential character of this portion of Wellington Street.

Its heritage attributes include the two-and-a-half-storey red-brick double-house, with symmetrical façade including twin full-height bay windows topped by projecting gables.

2965-2973 Orser Road (Part Lot 5 Con 7 Kingston lying north of FR572022; S/T TKY17494; City of Kingston, County of Frontenac), known as the Orser Farmstead:

The subject property is situated on the south side of the road, west of Babcock Road, in the former Township of Kingston, now the City of Kingston. The approximately 60-hectare rural property contains a one-and-a-half storey limestone farmhouse, built in the latter half of the 19th century for farmers Emanuel and Anna Maria Orser. A larger rear addition has been added to the dwelling. A second dwelling (at 2965 Orser Road), with no heritage value, is also included on the property, as are several modern detached agricultural buildings.

The Orser 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 limestone laid in regular courses. Common for the Georgian-influenced Ontario vernacular style of house is the medium-pitched side gable roof with twin brick chimneys that are located at the gable ends of the main house, and a central main entrance, flanked by large rectangular window openings.

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 decorative door surround with sidelights and a transom.

Turned posts, turned columns and spindles support a balcony over the entranceway. The balcony, located under the dormer, features an entranceway with a double sash window in the door, and limestone voussoirs, turned posts and spindles.

The Orser Farmstead is associated with the Orser family who were United Empire Loyalists and early settlers of the Township of Kingston and whom Orser Road is named after.

Anna Orser received the crown patent for Lot 5, Concession 7 in 1801. Anna Orser, her husband Joseph Orser, and their family were United Empire Loyalists who, under the leadership of Captain Michael Grass, immigrated and settled in the Kingston area at the end of the 18th century.

In 1845, Emanuel Orser purchased the lot for £500. Emanuel Orser was a Canadian-born Episcopalian Methodist farmer who lived on the property for 55 years until his death in 1900. He lived with his wife Anna Maria and their ten children. The family originally lived in a one storey log house, but by 1878 the Orsers had constructed the stone house and an ashery (a factory creating potash and lye from hardwood ashes). Both buildings were established on the creek on the northwest corner of the lot. Newton Orser, the son of Emanuel and Anna Maria, inherited the house and lot in 1900. The farm remained in the Orser family into the mid-20th century.

The Orser Farmstead has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, rural fencing and mature trees various the proximity of these features to the road, supports and maintains the scenic and rural character of the road.

With its Ontario vernacular style and limestone construction, the Orser 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 limestone dwelling with gable roof and twin gable-end brick chimneys and central gable, and its symmetrical front elevation and wooden porch/balcony.

4226 Florida Road (Part Lot 13-14 Con 7 Wester Addition Kingston Part 3, 13R18702, Except Parts 1 & 2, 13R18793; City of Kingston, County of Frontenac), known as the Walker Farmstead:

The subject property is situated on the north-west side of the road in the former Township of Kingston, now the City of Kingston. The approximately 53-hectare rural property contains a one-and-a-half storey frame farmhouse, built in the mid-19th century for farmers Hiram and Mercy (nee Timmerman) Walker. Various rear additions have been added to the dwelling, and several detached agricultural buildings are present on the property.

The Walker Farmstead is an example of a mid-19th century agricultural property with farmhouse, barn and outbuildings. The one-and-a-half storey Georgian influenced (also commonly referred to as an Ontario Cottage style) farmhouse is a rare wood frame example in Kingston. Where many have been lost to neglect and redevelopment, this building is a relatively rare example of a surviving wood frame Ontario vernacular farmhouse (now clad in modern siding), as opposed to brick or stone construction.

The Walker farmhouse's simple vernacular architecture is expressed by its restrained profile with regular plan. The medium-pitched side gable roof with central steeply-pitched gable and gable end brick chimney is common for the Georgian-influenced Ontario vernacular style. The front façade is symmetrical, featuring a second storey door to a balcony over the main front entranceway. The entranceway is flanked by rectangular window openings. The north elevation is two-bay and has rectangular window openings and an entranceway. The south elevation includes a hip roof porch. There is a single-storey wing abutting the north elevation that features a saltbox-like roof, a central triple window opening, and a shed-roofed verandah with simple square columns that run across the front façade of the wing.

A wooden barn is located to the west of the farmhouse with a medium-pitch gable roof. Multiple outbuildings characterize the agricultural nature of the property.

The Walker Farmstead is associated with the Walker family. The Walkers owned a great deal of land in the area at one time, and with their large family, were well-known in the community.

Hiram Walker was granted the Crown Patent for the east $\frac{3}{4}$ of Lot 14, Concession 7 in 1857; however, census data indicates that the Walkers were living and farming the property as early as 1851. During that time, the family was living in a one storey log house, though by 1860, the Walkers built the one-and-a-half storey frame house on the property. Hiram Walker (1807-1879) married Mercy Timmerman (1810-1910) in 1828 and they had fourteen children. The Walker family members were Primitive Methodists. Hiram Walker deeded $\frac{1}{4}$ acre to build a school on the southeast corner of his property in the early 1860s (at 4300 Florida Road). A few years before his death, Hiram deeded to his eldest son, George Walker, 100 acres in the east part of the lot for "\$1.00 and other considerations". Hiram continued living in his frame house until his death in 1879.

The Walker Farmstead has contextual value with its simple vernacular design, unpaved circulation routes and various 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 and simple frame construction, the Walker 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 frame farmhouse with various additions, its gable roof with brick chimney and central steep-pitched gable and a gable roofed wooden barn.

617-619 Union Street (Part Lot 4 N/S Union St Plan 54 Kingston City Parts 1, 3 13R10659; City of Kingston, County of Frontenac):

The property is located on the north side of the street, near the northwest corner with Church Street in the Village of Portsmouth, now City of Kingston. This approximately 230 square metre residential property contains a two-storey rough-cast frame house constructed circa 1850 and used for many years as a tavern.

The subject property is a representative example of a mid-19th century two-storey wood frame Georgian cottage with its original rough-cast appearance. Typical of the Georgian style is the side gable roof and a central unadorned entranceway, flanked by symmetrically placed windows. While this building has been modified (twin chimneys removed) and restored several times, its profile, massing and fenestration pattern, still retain a strong Georgian character.

The house was likely built by Alexander Cameron in 1850, at about the same time he built the house at 37 Kennedy Street. Cameron was a Scottish emigrant and carpenter.

For many of its early years, the property was used as a tavern. Catherine Kirkeman ran a tavern in the building in the 1850s, until she ran in difficulty with village council regarding her lack of stables, which resulted in her losing her tavern license in 1860. A wooden stable was built on the corner of Church Street in the 1860s (replaced by a house in the 1940s). A Mrs. McCutcheon took over the business, where once again it came under public scrutiny, this time for a lack of accommodations (taverns had to have at least two bedrooms and a sitting room for guests). In 1869, Thomas and Catherine O'Donnell ran the tavern into the late 1870s. It is unclear when it became a private residence; however, its rocky history as a tavern contributes to an understanding of the values and culture of the Portsmouth community in the late 19th Century.

The former Village of Portsmouth has a distinct heritage character, consisting of a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, original rough-cast cladding and location close to the street near the intersection with Baiden and Church Streets, this property helps define and maintain the historic village character of Portsmouth.

Its heritage attributes include the two-storey rough-cast-clad wood framed building, with symmetrical three-bay front façade, and side elevations with eave returns.

79-83 Princess Street (Part Lot 111 Original Survey Kingston City Part 1 13R13985; City of Kingston, County of Frontenac), known as the Robert White Building:

The Robert White Building is situated on the north side of the road, mid-block between King and Wellington Streets in downtown Kingston. The approximately 453 square metre property includes a two-and-a-half storey red-brick commercial building constructed circa 1880 for Robert White's fabric dyeing and cleaning business.

The Robert White Building is an example of a late-19th century commercial building in the City of Kingston. The recent restoration work, done in an effort to return the first storey to a commercial storefront of the era, shows a high degree of craftsmanship.

The two-and-a-half storey red-brick building with gable roof, has a five-bay second storey. The middle bay is located in a projecting portion of the façade. In addition, the second storey displays segmentally arched window openings. Brick pilasters frame the façade and are likely original features of the building. Historic photos show that the roof had two dormers that were removed then later reinstalled. Though not original, the restored ground floor façade features are typical of commercial storefronts of the building era and adds to the cultural heritage value of the building.

The Robert White Building was restored by Bruce Downey in 2000. Bruce Downey is a well-known architect in the City of Kingston who specialized in the restoration of heritage structures. He was first employed by Wilfred Sorensen (another well-known Kingston Architect), then ran his own practice, and later partnered with Lily Inglis for twenty years (Inglis and Downey Architects) until her retirement in 2001. Bruce Downey has been a member of the Ontario Association of Architects since 1981 and served as Chair and Vice Chair of the Kingston Heritage Committee (formerly L.A.C.A.C.) for many years. Notable heritage restoration work by Bruce Downey in the City of Kingston includes Springer Market Square, 84 Brock Street, 85 King Street East and the Prince George Hotel. The 2000 restoration works included the period-appropriate recreation of the ground floor commercial façade, the removal of the paint on the brick walls and the reintroduction of the gable roof dormers. To ensure the sensitive conservation of this historic building and to create a historically compatible result, the works were undertaken using historic research and an attention to detail in the craftsmanship.

The Robert White Building is associated with fabric dyer and scourer (cleaner), Robert White. He worked as a dyer and scourer beginning in 1865 at various addresses along Princess Street prior to moving to 79-83 Princess Street around 1882. Robert White died March 8, 1890 at age 51. His wife Agnes assumed operation of the business until passing it off to their son Albert in 1894. The property was sold to Robert McLeod in 1895 and used as a commercial rental property. One notable renter is Clark W. Wright, son of Clark Wright (Hatter and Furrier, who lived at 25 Colborne Street). In 1908, after leaving his father's fur business, Clark Jr. operated as an insurance agent and license inspector at 81 Princess Street.

The Robert White Building is significant in defining and maintaining the character of the streetscape along the north side of Princess Street, between King and Wellington Streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Princess Street vary in height from one-and-a-half to four storeys and the construction materials include primarily red-brick and limestone.

The Robert White Building contributes to the historic streetscape of Princess Street. With its shallow setback, two-and-a-half storey height, red-brick construction, and location close to the lot lines, the Robert White Building shares a visual and historical relationship with its surroundings, particularly the limestone Moore Building at 75-77 Princess Street, which shares a similar scale and design, and the three storey brick buildings at 85-95 Princess Street. As part of this group of buildings, the subject building creates a streetwall, and helps maintain the historic and eclectic character of this portion of Princess Street.

This variety creates a visually appealing and diverse streetscape along Princess Street. With its restored façade and red-brick construction, the Robert White Building is a visual landmark along the street.

Its heritage attributes include the two-and-a-half storey red-brick building with gable dormers and parapet wall, the five-bay second storey of segmentally arched window openings, and recesses storefront.

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 October, 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:

294 Elliott Avenue (Part Farm Lot 5 Con West Great Cataraqui River Kingston Part 1, 13R18838; City of Kingston, County of Frontenac), known as the Elliott Farmhouse;

3751 Smith Road (Part Lot 6 Con 4 Western Addition Kingston as in FR329337 Lying E of Part 2 13R344 & S of Part 3 13R4158; City of Kingston, County of Frontenac), known as the Bell Farmstead;

3867 Smith Road (Part Lots 7-8 Con 4 Western Addition Kingston Part 1 on 13R21029; City of Kingston, County of Frontenac), known as the Smtih Farmstead;

722-766 John Counter Boulevard (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR442219, Except Parts 5 & 7 13R8629 & Part 1 13R17330; City of Kingston, County of Frontenac), known as the John Elliott Farmhouse;

831 Montreal Street (Part Farm Lot 4 Con West Great Cataraqui River, Parts 1-3, 13R11319; City of Kingston, County of Frontenac);

1901 Jackson Mills Road (Part Lot 13 Con 4 Kingston Part 2, 13R18877; S/T & T/W FR762129 Except the Easement Therein Thirdly Described; City of Kingston, County of Frontenac), known as the Jackson Mill;

262 Wellington Street (Pat Lot E Original Survey Kingston City as in FR352614 except the easement therein; City of Kingston, County of Frontenac);

2965-2973 Orser Road (Part Lot 5 Con 7 Kingston lying north of FR572022; S/T TKY17494; City of Kingston, County of Frontenac), known as the Orser Farmstead;

4226 Florida Road (Part Lot 13-14 Con 7 Wester Addition Kingston Part 3, 13R18702, Except Parts 1 & 2, 13R18793; City of Kingston, County of Frontenac), known as the Walker Farmstead;

617-619 Union Street (Part Lot 4 N/S Union St Plan 54 Kingston City Parts 1, 3 13R10659; City of Kingston, County of Frontenac); and

79-83 Princess Street (Part Lot 111 Original Survey Kingston City Part 1 13R13985; City of Kingston, County of Frontenac), known as the Robert White Building.

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 October, 2024

City of Kingston

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 294 Elliott Avenue 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 294 Elliott Avenue (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Elliott Farmhouse

Civic Address: 294 Elliott Avenue
Legal Description: Part Farm Lot 5 Con West Great Cataraqui River Kingston
Part 1, 13R18838; City of Kingston, County of Frontenac
Property Roll Number: 1011 040 110 15551

Introduction and Description of Property

The Elliott Farmhouse, located at 294 Elliott Avenue, is situated on the southwest corner of Elliott Avenue and Harvey Street, in the City of Kingston. This 0.3-hectare property contains a one-and-a-half storey Ontario vernacular limestone farmhouse built circa 1854.

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 Elliott Farmhouse is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The medium-pitched side gable roof with twin stone chimneys located at the gable ends, and central main entrance, flanked by large rectangular window openings, are common for Georgian-influenced Ontario vernacular houses. The Elliott Farmhouse retains its original form and profile with few modifications.

The building demonstrates a significant degree of craftsmanship, which is visible in the quality of the masonry. Particularly notable is the technical skill of the limestone construction on the publicly presented (west) façade and (north) sides, consisting of hammer-dressed and similar sized limestones, laid in even courses. As a contrast, the eastern and southern elevations are uncoursed, consisting of random-sized stones.

The centrally located front entranceway, topped with a rectangular transom, is flanked by window openings, which is typical of the Georgian-influenced Ontario vernacular style. The prominent north elevation includes two smaller window openings on the second floor. The southern elevation includes similar second storey window openings, and a larger main floor opening. All window and door openings have tall stone voussoirs and stone sills. An uncommon rear verandah, with hipped roof and turned columns (including two engaged columns), is located on the eastern elevation. The sympathetic circa 1923 verandah distinguishes this residence from others constructed in this period.

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 Elliott Farmhouse is associated with the prominent Elliott family. The Elliott family were Irish immigrants, who owned much of the farmland in this area by the late 19th Century and who are responsible for its early farming roots as livestock dealers. John Elliott (1823 - 1913) was a prominent citizen and business owner in the Kingston area and is noted as “the best known in the dominion” for his international cattle sales. For a time, he and his brother William held a stall at the local market where they sold their meat. John was an active member of the local Orange Lodge No. 352 and represented Frontenac Ward as both an Alderman and Councillor. John and his wife “Miss Toland of Sunbury” had five sons and two daughters. John’s son David Hugh Elliott took over his cattle export business in 1898 and expanded it into the United States.

At one time the Elliott farmland in this area was more than 50 acres and included barns, drive sheds, stables, an icehouse, an orchard and multiple dwellings. Currently there are three stone heritage dwellings in this area that were once owned by the Elliott family, including Drover’s Cottage at 858 Division Street, 730 John Counter Boulevard (formerly 134 Elliott Avenue) and the subject dwelling at 294 Elliott Avenue, which may have served as a rental unit or farm manager’s residence for the Elliott Farm.

Given their ownership and prominence in the area, Elliott Avenue was so named in the family’s honour.

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

The Elliott Farmhouse has contextual value as it defines and helps to maintain the former historic rural character of this area, which has been all but lost. The quality of its limestone construction, large, maintained grounds and prominent corner location, provides a tangible reminder of the former rural origins of this area.

Heritage Attributes

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

- One-and-a-half storey former dwelling with medium-pitched side gable roof;
- Limestone construction, including hammer-dressed and similarly sized stones, laid in even courses on the north and west elevations, and tall voussoirs and stone sills adorning each opening;
- Symmetrical front (west) façade with a central entranceway, topped with rectangular transom, and flanked by window openings; and
- Two tall stone chimneys at each gable end.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3751 Smith 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 September 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3751 Smith Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Bell Farmstead

Civic Address: 3751 Smith Road
Legal Description: Part Lot 6 Con 4 Western Addition Kingston as in FR329337
Lying E of Part 2 13R344 & S of Part 3 13R4158; City of
Kingston, County of Frontenac
Property Roll Number: 1011 080 220 15200

Introduction and Description of Property

The subject property, located at 3751 Smith Road, is situated on the south side of the road east of Radage Road. It backs onto Highway 401, in the former Township of Kingston, now City of Kingston. The 7.5-hectare rural property contains a one-and-a-half storey limestone farmhouse, likely built in the 1860s, for farmers Alexander and Susanna Bell, whose family owned the property for 70 years. A small limestone outbuilding and several detached 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 Bell Farmstead, at 3751 Smith Road, is a largely intact example of a late-19th Ontario vernacular limestone farmhouse with Gothic Victorian influences. The one-and-a-half-storey farmhouse is constructed of limestone and includes two distinct sections (north and south) built at the same time but each with a prominent front door and cross-gable roof.

The Bell house is an unusual mix of styles on a vernacular building. Gothic architecture is known for its dramatic peaked roofs/dormers and tall arched window, which are evident on this residence. The primary façade of the Bell farmhouse displays a well-organized yet asymmetrical arrangement of window and door openings, which is more typical of a Victorian influenced building.

The northern section is slightly recessed from the southern section and has an asymmetrical front façade with a central entrance and flanking windows. The southern section features an oversized off-centre entrance with transom and side lights, and

three similarly sized segmentally arched window openings under a medium-pitched front gable roof with gable-end chimneys.

The northern section contains a dramatic steeply-pitched front gable (once with vergeboards), over a tall half-round arched window opening above the central entranceway, all reflecting its Gothic influences.

The side and rear elevations of the stone dwelling have had little change. The stone cellar access is still present on the rear elevation but has been enlarged in recent years. A small limestone building, perhaps a smoke house, is located immediately to the rear of the main dwelling. The high degree of craftsmanship is evident in the exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue from the main façade around the sides of the building. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the door and window openings of the main house. The oversized entrance on the southern section is emphasized by a deeply recessed paneled surround (currently a modern interpretation) with transom window above and flanking sidelights.

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 Bell Farmstead is associated with the Bell family who owned and farmed the land for three generations. Alexander Bell purchased the property in 1859. Alexander and his wife Susan(na) were Methodist farmers who settled on the Smith Road property, initially in a one storey log house, until the stone dwelling was built in the 1860s. They raised their nine children on the property. The property remained in Alexander Bell's possession until his death, when the property, including the 150 acres south of Smith Road, was transferred into the possession of his granddaughter Augusta Bell in 1909. In 1929 the property was sold by the Bell family to Earl Clark.

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 Bell Farmstead has contextual value due to its simple yet unusual vernacular design, integrity, limestone construction, unpaved circulation routes and its various agricultural buildings, including the small limestone building. These features and their proximity to the road, support and maintain the scenic and historic rural character of the road.

With its Ontario vernacular style and limestone construction, both distinctive elements of nineteenth-century rural architecture in the Kingston area, the Bell Farmstead shares a visual and historical relationship with its surroundings and is an important part of the 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 dressed and squared limestone, laid in even courses on the primary elevations, with slightly projecting base course;
- Medium-pitch cross-gable roof with a steep-pitch front gable and three stone chimneys;
- Half-round arched window opening in the gable on the front façade;
- Recessed entranceway with panelled surrounds (not original), sidelights and transom;
- Original fenestration pattern of segmentally arched window openings with radiating limestone voussoirs and stone sills; and
- Various wooded and stone agricultural outbuildings, including a small single-storey limestone building with gabled roof to the rear of the main building.

Non-Heritage Attributes

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

- Modern detached outbuildings

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3867 Smith 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3867 Smith Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Smith Farmstead

Civic Address: 3867 Smith Road
Legal Description: Part Lots 7-8 Con 4 Western Addition Kingston Part 1 on
13R21029; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 220 15300

Introduction and Description of Property

The Smith Farmstead at 3867 Smith Road comprises approximately 36 hectares bounded by Highway 401 to the south, Kerns Road and Radage Road to the west, Glenvale Creek to the East and Smith Road to the north, in the former Township of Kingston, now part of the City of Kingston. The property contains cultivated fields, partially forested areas, tributaries of Glenvale Creek and a 19th century farmstead. The farmstead is located just south of Smith Road and west of Glenvale Creek, accessed via a gravel driveway and includes a one-and-a-half storey limestone farmhouse, constructed circa 1860 and a collection of outbuildings.

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 Smith Farmstead has design value because it includes a representative example of a mid-19th century Ontario vernacular farmhouse with a Georgian influence. The one-and-a-half storey limestone farmhouse has a rectangular plan and side gable roof with deep eave returns. The centrally located entrance is flanked by window openings on either side and a steeply pitched gable above with large window opening. The gable's wood clapboard cladding and larger window opening suggest that this may be a later addition intended to improve the second-floor accommodation. The symmetry on the façade, which is characteristic of the Georgian style, is replicated on the gable ends, through window placement and location of the two stone chimneys. Historical photographs suggest that the exterior walls were finished in a whitewash and prior to 2014, a one-storey addition (i.e. summer kitchen) was located on the east 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 Smith Farmstead has associative value because of its direct and continuous connection to the Smith family, who have owned the property for at least 175 years. Hiram Smith purchased the property in 1849. Oral family history suggests that Hiram was born in a log cabin in the lower field of the property in 1812, and that he leased the

City of Kingston By-Law Number 2024-XX

property from King's College prior to 1849. Census information confirms that Hiram and his wife Mary raised their children, Jane, Ann, Sylvester, Nathaniel and George, first in a one-storey log house, and later in the limestone farmhouse, constructed circa 1860. The Smiths were prosperous farmers, growing a variety of crops, raising livestock, and producing hay, wool, flax or hemp, wool, fullered cloth, flannel, and butter. Hiram Smith also served as Justice of the Peace for the former village of Westbrook in 1865. The farm was sold to Hiram's son, Nathaniel, in 1889 for "\$1.00 and love". Nathaniel's son, Guy Smith lived on the farm in the early to mid-20th century and passed it to his three son's Chauncey, Harold and Donald. When Harold Smith passed away in 2013, Hiram Smith's great-great granddaughter and great-great grandson purchased the property.

Given the Smith family's long-time ownership and prominence in the area, Smith Road was named in their honour.

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 contextual value of the Smith Farmstead is expressed through the simple vernacular limestone farmhouse and collection of outbuildings with limestone gateposts marking the entrance, which supports and maintains the scenic and historical rural character of Smith Road.

The property is also historically linked to the former village of Westbrook, which is located to the southeast. The residence, outbuildings and landscape share a visual and historical relationship with their surroundings and act as 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 limestone dwelling on a rectangular plan;
- Side gable roof with eave returns and twin limestone chimneys;
- Uncoursed limestone masonry walls with symmetrical façade consisting of original window/door openings with stone voussoirs and sills;
- Steeply pitched front gable clad in wood clapboard siding with large window opening;
- Limestone gate posts on Smith Road flanking driveway entrance; and
- Collection of agricultural-style outbuildings.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 722-766 John Counter Boulevard 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 722-766 John Counter Boulevard (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
John Elliott Farmhouse

Civic Address: 722-766 John Counter Boulevard
Legal Description: Part Farm Lot 5 Con West Great Cataraqui River Kingston
as in FR442219, Except Parts 5 & 7 13R8629 & Part 1
13R17330; City of Kingston, County of Frontenac
Property Roll Number: 1011 040 110 18600

Introduction and Description of Property

The John Elliott Farmhouse, located at 730 John Counter Boulevard, is situated on the south side of the road, just west of Montreal Street, in the City of Kingston. This 2.3-hectare residential property, sited at the southeast corner of John Counter Boulevard and Maple Street, contains a one-and-a-half storey limestone Ontario Gothic Revival Cottage style farmhouse built circa 1856 for cattle dealer John Elliott. The subject property also includes two apartment buildings, built in the 1980s, with no heritage value, at civic addresses 722 and 766 John Counter Boulevard.

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 John Elliott Farmhouse is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, medium-pitched gable roof with twin stone chimneys at the roof peak, one on each end of the house, and a front elevation (facing east) that includes a central gable, featuring a tall arched window opening. There appears to be physical evidence that a verandah once protected the masonry on the front elevation; however, despite this possible loss, the J. Elliott Farmhouse retains its original form and profile with few other modifications.

The building is well-crafted, with a demonstrable technical skill visible in the attention to the finished masonry. Particularly notable is the limestone construction and fine masonry work on the (east) façade and (north) elevation, consisting of hammer-dressed limestone of similar size, laid in even courses. The west and south elevations are uncoursed.

The centrally located front entranceway is flanked by window openings, which is typical of the Ontario Gothic Revival Cottage style. All window and door openings have tall stone voussoirs and stone sills. The prominent north elevation includes two bays each featuring large window openings. A one storey limestone wing extends from the west

City of Kingston By-Law Number 2024-XX

elevation of the main house and features a medium-pitch gabled roof with a tall stone chimney at the gable end. Two large window and two door openings face the road (north), while a single opening and projecting chimney breast accentuate its west elevation.

Despite displaying architectural elements common to the style, the Elliott Farmhouse also demonstrates several unusual elements. For example, its oversized main entrance is slightly recessed with full length side lights and arched five-part transom. The flanking main floor window openings are also oversized and once housed tripartite windows. And, while the window openings on the façade have flat heads embellished with tall voussoirs, the central entrance and second storey window above have contrasting arched openings with radiating voussoirs.

The property also includes two large apartment buildings and a single storey detached building, which are not identified as supporting the heritage value of the property.

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

The John Elliott Farmhouse is associated with the prominent Elliott family and its patriarch John Elliott. The Elliott family were Irish immigrants, who owned much of the farmland in this area by the late 19th Century and who are responsible for its early farming roots as prominent livestock dealers. John Elliott (1823–1913) was a prominent citizen and business owner in the Kingston area and is noted as “the best known in the dominion” for his international cattle sales. For a time, he and his brother William held a stall at the local market where they sold their meat. John was an active member of the local Orange Lodge No. 352 and represented Frontenac Ward as both an Alderman and Councillor. John and his wife “Miss Toland of Sunbury” had five sons and two daughters. John’s son David Hugh Elliott took over his export business in 1898, expanding it into the United States.

At one time the Elliott farmland in this area was more than 50 acres and included barns, drive sheds, stables, an icehouse, an orchard and multiple dwellings. Currently there are three stone dwellings in this area that were once owned by the Elliott family, including Drover’s Cottage at 858 Division Street, 294 Elliott Avenue and the subject dwelling at 730 John Counter Boulevard (formerly 134 Elliott Avenue). John Elliott built this dwelling around 1856 for the growing Elliott family farm and cattle business.

Given their ownership and prominence in the area, Elliott Avenue was so named in the family’s honour.

The property has contextual value because it is a landmark

Its distinctive and fine limestone construction and prominent location and somewhat isolated nature, makes it a landmark in the area.

Heritage Attributes

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

- One-and-a-half storey former dwelling with medium-pitched side gable roof with eave returns, and a wide wooden frieze;
- Limestone construction, including hammer-dressed and similarly sized stones, laid in even courses on the north and east elevations;
- Central medium-pitched front gable, with semi-circular arched window opening and a stone sill;
- Symmetrical front (west) façade with a central entranceway flanked by window openings;
- Large entranceway, slightly recessed, with sidelights, an arched five-part transom and radiating limestone voussoirs;
- Rear single storey stone wing; and
- Three tall stone chimneys, one at each gable end.

Non-Heritage Attributes

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

- Apartment buildings at 722 and 766 John Counter Boulevard;
- Accessory/communal building;
- Landscape elements; and
- Pool.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 831 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 2016;

On September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 831 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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: 831 Montreal Street
Legal Description: Part Farm Lot 4 Con West Great Cataraqui River, Parts 1-3,
13R11319; City of Kingston, County of Frontenac
Property Roll Number: 1011 040 010 03000

Introduction and Description of Property

The subject property, located at 831 Montreal Street, is situated on the east side of the street, just north of the former Grand Trunk Railway Outer Station, in the City of Kingston. This approximately 1,064 square metre residential property, contains a one-and-a-half storey square plan red brick house, built circa 1860 in the community formerly known as “Kingston Junction”. The property also includes several additions to the original dwelling and a detached building in the rear yard. These additional structures were built as early as the turn of the 20th century and as recently as the turn of the 21st century.

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.

831 Montreal Street is an unusual example of a Second Empire style dwelling with a modest scale and limited ornamentation, located in a historically working-class community.

The Second Empire architectural style was imported from France and became a popular style for grand residences and public buildings from 1860 to about 1900. Second Empire buildings were typically brick and included the iconic mansard roof, usually clad in slate and embellished by tall ornate dormers, large cornice brackets and iron cresting. Windows and entrances were typically quite large with elegant, molded surrounds.

The residence at 831 Montreal Street was built in the Second Empire style, making it an unusual and distinctive building in what was a growing working-class community; “Kingston Junction”. The square plan house is constructed of red brick laid in common bond with a limestone foundation. Typical of the Second Empire style is the mansard roof that includes three evenly spaced front gable dormers on the front façade, and one off-center on the northeast elevation. The gable dormers have low-pitch pediments and brackets. The roof is highlighted by a decorative cornice and brackets. Typical of this style is the symmetrical front façade with a large entranceway flanked by large window openings. The entranceway includes a decorative surround, which may have been

added later but complements the architectural style and era well. The first-storey window openings have stone sills and distinctive buff brick voussoirs.

831 Montreal Street is a somewhat restrained version of the typically grand and complex style that the Second Empire is known for, perhaps due to its location in a largely working-class community. Lacking the elaborately decorated dormers and roof cresting and built in a modest one-and-a-half storey scale, makes 831 Montreal Street a somewhat rare example of a small Second Empire dwelling in this part of Kingston.

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 nearby Grand Trunk Railway Outer Station located at 810 Montreal Street was built in 1856, and the community that grew up around the station became known as Kingston Junction. 831 Montreal Street was constructed circa 1860, shortly after the station began operation. The Kingston Junction community grew as a direct result of the railway station and the associated commerce and demands that accompanied this busy hub. Houses in the area were primarily built to serve railway employees and their families in this area. The stone row known as the Grand Trunk Terrace (1-5 Cassidy Street) and the frame dwellings at 891-895 and 917 Montreal Street (now substantially altered) that are located just to the north of the property and the Depot School building (at 610 Montreal Street) to the south, were built as part of the growing Kingston Junction community from the 1850 to the 1870s.

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.

831 Montreal Street has contextual value as it, together with the Outer Station and Grand Trunk Terrace, are historically linked to the former Kingston Junction origins of this area, as it grew from its rural beginnings.

Its distinctive dichromatic brick construction and rare Second Empire style, as well as its prominent location on the street and directly across from the GTR Outer Station, makes it a landmark in this area.

Heritage Attributes

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

- One-and-a-half storey, square plan dwelling, constructed of red and buff coloured brick laid in common bond, with a limestone foundation;
- Mansard roof with decorative cornice with brackets and gable dormers that feature low-pitch gable pediments and brackets; and
- Symmetrical front façade, including first-storey window openings with stone sills and buff brick voussoirs.

Non-Heritage Attributes

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

- Rear additions; and
- Detached building.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 1901 Jackson Mills 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 1901 Jackson Mills 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
Jackson Mill

Civic Address: 1901 Jackson Mills Road
Legal Description: Part Lot 13 Con 4 Kingston Part 2, 13R18877; S/T & T/W
FR762129 Except the Easement therein Thirdly described;
City of Kingston, County of Frontenac
Property Roll Number: 1011 080 250 19500

Introduction and Description of Property

The Jackson Mill property, located at 1901 Jackson Mills Road, is situated on the south-west corner of Jackson Mills and Bur Brook Roads in the former Kingston Township, now the City of Kingston. The approximately 0.9-hectare rural property contains a three-storey frame mill (now dwelling), built circa 1850, and a single storey stone and wood-frame storage building.

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 Jackson Mill is a representative example of a mid-19th century mill, and one of the few remaining mills in the former Township of Kingston. The three-storey rectangular building is built into the west bank of Collins Creek. The foundations and the lower level are constructed of rubblestone, likely locally sourced from the creek and surrounding area. The upper storeys are clad in wood siding (recently replaced). The front façade is symmetrical under a steeply pitch gable roof, with a recessed central entranceway flanked by windows on the first storey and a row of four evenly spaced (originally identical sized, but recently altered) rectangular window openings on the second storey. The recessed entranceway features a door with sidelights and transom window. The north elevation also features rectangular window openings. A small rubblestone and wood-clad addition is found on the south elevation. A rubblestone retaining wall is also featured 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 property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture.

The Jackson Mill is associated with the Jackson, McDonnell and MacRow families and with the evolution of the Jackson Mill and its influence on the growth of this area. In 1835, prior to constructing the mill, William Jackson and partner George Yarker petitioned the Township of Kingston for a patent for a new invention that allowed for “a self setting of the Log for cutting Boards, &c. by cast iron dogs and a combination of Levers”. This machine would produce lumber of a more uniform thickness, reducing cost, material and labour needs, and was not used anywhere else in Ontario at that time.

Originally developed on land owned by the Church of England, William Jackson and partner Edward Jackson leased the property and constructed a grist mill in the mid-19th century. William Jackson was one of the local blacksmiths whose enterprising ways allowed him to own multiple properties in the surrounding area, including most of Elginburg, where he also ran a successful blacksmith shop. Edward Jackson, an American-born Presbyterian miller, lived in a one-storey frame house on the adjacent property (Lot 12, Concession 4) with his wife Ester, their three children, Mary, Edward (Jr.), and Elizabeth, and two Irish-born servants, Thomson Topliff and Mary Burns. From 1857-1858 Edward Jackson was a Director for the Agricultural Society of Frontenac.

The partnership between William and Edward Jackson (possibly brothers) lasted until the late nineteenth century. By 1877, the Mill was sold to Irish farmer Robert T. McDonnell who had been running it since 1875. The property at the time included 172 acres, a three-and-a-half-storey frame flour mill, known as “Glen Coe” (now 1901 Jackson Mills Road) and a two-storey frame home on the hill across from the mill (now 1892 Jackson Mills Road). During McDonnell’s tenure, a quarter mile portion of the creek east of the mill was quarried through the limestone bedrock to form a raceway, which led from the bulkhead of the Mill and was fed by a mill pond.

By 1900 the Mill had been sold to the MacRow family who converted it to a sawmill. The MacRows held the property in their family for two generations. Henry MacRow and his wife Emma Day were Ontario-born, Church of England parishioners. Their son, Wilber MacRow (1902-1960), inherited the mill, which remained in operation until 1972, when it was converted to a private residence.

Through the contribution of William Jackson and George Yarker’s invention, the Mill’s proximity to the Kingston and Pembroke rail line, and the fact that it was the only grist mill operating in this part of Kingston Township, the Jackson Mill thrived and soon a small community grew in the vicinity. The Concession 5 Road (now Bur Brook Road) opened as a route from the Mill to Counter’s Inn on Sydenham Road. Given the prominence and importance of the Mill in the area for over 120 years, Jackson Mills Road was so named in its honour.

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

City of Kingston By-Law Number 2024-XX

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.

With its unusual design as well as its rubblestone and wood-clad appearance, Jackson Mill is a distinctive landmark that contributes to the character of the Jackson Mills and the Collins Creek area.

Jackson Mill has contextual value as an important part of maintaining and defining the former rural industrial past of this area. It is historically, physically and functionally linked to the area, particularly to Collins Creek and the former railway. The location of the building, cut into the west bank of Collins Creek, powered the millrace and fed the mill pond, while the adjacent Kingston and Pembroke (K&P) Railway Company line, contributed to the success of the Mill, as it enabled materials to be delivered and product to be shipped out in an efficient manner. The line was built in 1875 and ceased operations in the mid-to-late 20th century. Today it is a walking trail located immediately across the road, where the Jackson Mill is a highly visible landmark.

Heritage Attributes

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

- Three storey, rectangular plan former mill building (now dwelling), built into the side of the west bank of Collins Creek and constructed of a rubblestone foundation lower level and wood clad exterior upper levels;
- Steeply pitched front gable roof;
- Symmetrical front façade with rectangular window openings and central entranceway; and
- Detached stone and wood frame storage building.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 262 Wellington 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Crowley House at 9 and 11 Colborne Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given 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: 262 Wellington Street
Legal Description: Pat Lot E Original Survey Kingston City as in FR352614
except the easement therein; City of Kingston, County of
Frontenac
Property Roll Number: 1011 030 100 11400

Introduction and Description of Property

The subject property at 262 Wellington Street is located on the west side of the street, just north of Barrack Street, in downtown Kingston. The approximately 320 square metres residential lot, contains a two-and-a-half storey red-brick double house constructed in 1888 to plans by Thomas Power.

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.

262 Wellington Street is a representative and relatively rare example of a Bay-and-Gable style brick duplex in Kingston. Adopting elements of Gothic-styled buildings and English villas, the Bay-and-Gable is a distinct residential style that emerged in Canada in the 1860s and was popular until the late 1890s. The most prominent feature of this style is the large multi-storey bay windows that occupy most of the front façade and extend from ground level, surmounted by a gable roof. The Bay-and-Gable housing form can be found in stand-alone structures, but it is more commonly found as a semi-detached or row-house dwelling. While ubiquitous in older sections of Toronto, the Bay-and-Gable style is less common in Kingston.

The defining feature of this architectural style is the symmetrical façade, with multi-storey bay windows topped with steep gables. At 262 Wellington Street, these features commence at grade from a rough-faced, evenly coursed limestone foundation, and extend two-and-a-half storeys to twin projecting gables with central single window, decorative brackets, pargetting and wide detailed vergeboard. This building also features several other embellishments including brick detailing below the first and second floor windows in the bays and as a belt-course through the second floor on the main façade. Limestone sills and a central shed-roofed wooden porch with decorative cornice and turned posts, off-set the red brick construction.

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 building at 262 Wellington Street is associated with the work of well-known Kingston architecture firm, Power & Sons and specifically Thomas Power. Patriarch and principal of the Power firm, John Power (1816-1882) immigrated to Kingston in 1846 where he opened his architectural firm and hired and trained his sons Joseph (1848-1925) and Thomas (1858-1930). While Joseph Power is a well-known local name in architecture in Kingston and beyond, Thomas is seldom referenced, usually noted as a draughtsman. A newspaper article from 1894 instead notes Thomas as “an architect of rare skill and ability and a member of the Ontario Association of Architects.” While the beautifully rendered architectural drawings of Thomas’ time are only identified by the firm’s name, it is likely that Thomas was responsible for many of them.

At the time of construction, the dwelling at 262 Wellington Street was owned by Thomas Power in partnership with Samuel Anglin. While not specifically recorded, it is likely that Thomas had a hand in its design, making it a rare example of his work as an architect in Kingston.

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 262 Wellington Street is significant in defining and maintaining the character of the streetscape along the west side of Wellington Street, between Barrack and Ordnance streets. While the east side of the street has seen significant redevelopment, the west side of Wellington Street retains its historic residential character of two and two-and-a-half storey duplexes. With its shallow setback, symmetrical fenestration pattern, red-brick construction, and location close to the lot lines, 262 Wellington Street shares a visual and historical relationship with its surroundings, particularly the brick houses to the north at 270-288 Wellington Street, as well as the adjacent limestone dwelling at 266-268 Wellington Street. As part of this group of buildings, the subject duplex helps maintain the historic residential character of this portion of Wellington Street.

Heritage Attributes

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

- Two-and-a-half-storey, red-brick double-house on a dressed, evenly-coursed limestone foundation, with symmetrical façade and side gable roof;
- Twin full-height bay windows topped by projecting gables with single window opening, decorative bracketing, pargetting and wide detailed vergeboards;
- Central twin main front doors with transom lights, protected by a shed-roofed porch with decorative ornamentation and turned posts;
- Central half-round arched twin window openings on the second floor;
- Brick detailing below the first and second floor windows in the bays and as a belt course through the second floor on main façade; and
- Limestone windowsills throughout.

Non-Heritage Attributes

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

- Rear additions.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 2965-2973 Orser 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 September 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 2965-2973 Orser Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Orser Farmstead

Civic Address: 2965-2973 Orser Road
Legal Description: Part Lot 5 Con 7 Kingston lying north of FR572022; S/T
TKY17494; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 230 12350

Introduction and Description of Property

The subject property, located at 2965-2973 Orser Road, is situated on the south side of the road, west of Babcock Road, in the former Township of Kingston, now the City of Kingston. The approximately 60-hectare rural property contains a one-and-a-half storey limestone farmhouse, built in the latter half of the 19th century for farmers Emanuel and Anna Maria Orser. A larger rear addition has been added to the dwelling. A second dwelling (at 2965 Orser Road), with no heritage value, is also included on the property, as are several modern detached agricultural buildings.

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 Orser 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 limestone laid in regular courses. Common for the Georgian-influenced Ontario vernacular style of house is the medium-pitched side gable roof with twin brick chimneys that are located at the gable ends of the main house, and a central main entrance, flanked by large rectangular window openings. Window openings currently feature six-over-six sash windows, stone sills and limestone voussoirs.

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 decorative door surround with sidelights and a transom. Turned posts, turned columns and spindles support a balcony over the entranceway. The balcony, located under the dormer, features an entranceway with a double sash window in the door, and limestone voussoirs, turned posts and spindles.

City of Kingston By-Law Number 2024-XX

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 property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The Orser Farmstead is associated with the Orser family. Who were United Empire Loyalists and early settlers of the Township of Kingston and whom Orser Road is named after.

Anna Orser received the crown patent for Lot 5, Concession 7 in 1801. Anna Orser, her husband Joseph Orser, and their family were United Empire Loyalists who, under the leadership of Captain Michael Grass, immigrated and settled in the Kingston area at the end of the 18th century. The Orsers were descendants of Dutch colonists who settled in New York City when it was still referred to as New Amsterdam. The Orsers established a prosperous farm near the North River at Philips Manor in Westchester County, New York. They were committed loyalists, apart from their eldest son John who sided with the rebels. The remaining four Orser sons fought in the service of Britain. Joseph Orser was well into his fifties at this time and was not able to take up arms; he instead supported the loyalist cause by supplying provisions to spies and loyalist soldiers. In 1782, neighbours attacked the Orsers, brutally beating Joseph Orser and burned down the farm, forcing the family to take refuge within the British lines. While most loyalists travelled overland to Canada, the Orsers embarked by evacuation ships under the leadership of Michael Grass, leaving New York City for Quebec City in July of 1783. Unfortunately, Joseph Orser did not survive the journey, likely succumbing to the injuries sustained by the severe beating by his patriot neighbours. In 1787-1788, Anna Orser testified before a loyalist compensation board in Montreal. The board, upon hearing of the family's loyalty to the crown and their sufferings, concluded that the Orsers were "a very good family to be allowed what we can". Anna Orser and several of her children settled in the Kingston area. In her 1812 will, Anna Orser bequeathed the property to her son or grandson Gabriel Orser.

In 1845, Emanuel Orser purchased the lot for £500. Emanuel Orser was a Canadian-born Episcopalian Methodist farmer who lived on the property for 55 years until his death in 1900. He lived with his wife Anna Maria and their children: Isaiah, Nancy, Mary, Ordellia, Emanuel Jr., Kenneth, Ann, Irena, Newton and Candice. The family originally lived in a one storey log house, but by 1878 the Orsers had constructed the stone house and an ashery (a factory creating potash and lye from hardwood ashes). Both buildings were established on the creek on the northwest corner of the lot. Newton Orser, the son of Emanuel and Anna Maria, inherited the house and lot in 1900. The farm remained in the Orser family into the mid-20th century.

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 Orser Farmstead has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, rural fencing and mature trees various the proximity of these features to the road, support and maintain the scenic and rural character of the road.

With its Ontario vernacular style and limestone construction, the Orser 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 limestone laid in even courses with a second storey constructed in a different colour and sized limestones;
- Medium-pitched gable roof with two brick chimneys at the gable ends, with central medium-pitched gable over a central entranceway with decorative surround, sidelights and transom;
- Porch and balcony with turned posts, turned columns and spindles and limestone voussoirs;
- Symmetrical fenestration pattern of window and door openings with stone voussoirs and stone sills; and
- Long driveway framed by mature trees and rural fencing.

Non-Heritage Attributes

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

- Later rear addition to stone house;
- Detached outbuildings; and
- Detached dwelling at 2965 Orser Road.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 4226 Florida 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 4226 Florida Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Walker Farmstead

Civic Address: 4226 Florida Road
Legal Description: Part Lot 13-14 Con 7 Wester Addition Kingston Part 3,
13R18702, Except Parts 1 & 2, 13R18793; City of Kingston,
County of Frontenac
Property Roll Number: 1011 080 230 10050

Introduction and Description of Property

The subject property, located at 4226 Florida Road, is situated on the north-west side of the road in the former Township of Kingston, now the City of Kingston. The approximately 53-hectare rural property contains a one-and-a-half storey frame farmhouse, built in the mid-19th century for farmers Hiram and Mercy (nee Timmerman) Walker. Various rear additions have been added to the dwelling, and several detached agricultural buildings are 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 Walker Farmstead is an example of a mid-19th century agricultural property with farmhouse, barn and outbuildings. The one-and-a-half storey Georgian influenced (also commonly referred to as Ontario Cottage style) farmhouse is a rare wood frame example in Kingston. Where many have been lost to neglect and redevelopment, this building is a relatively rare example of a surviving wood frame Ontario vernacular farmhouse (now clad in modern siding), as opposed to brick or stone construction. The Walker farmhouse’s simple vernacular architecture is expressed by its restrained profile with regular plan. The medium-pitched side gable roof with central steeply-pitched gable and gable end brick chimney is common for the Georgian-influenced Ontario vernacular style. The front façade is symmetrical, featuring a second storey door to a balcony over the main front entranceway. The entranceway is flanked by rectangular window openings. The north elevation is two-bay and has rectangular window openings and an entranceway. The south elevation includes a hip roof porch. There is a single-storey wing abutting the north elevation that features a saltbox-like roof, a central triple window opening, and a shed-roofed verandah with simple square columns that run across the front façade of the wing.

A wooden barn with a medium-pitched gable roof is located to the west of the farmhouse. Multiple outbuildings characterize the agricultural nature of the property.

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 Walker Farmstead is associated with the Walker family. The Walkers owned a great deal of land in the area at one time, and with their large family, were well-known in the community.

Hiram Walker was granted the Crown Patent for the east $\frac{3}{4}$ of Lot 14, Concession 7 in 1857; however, census data indicate that the Walkers were living and farming the property as early as 1851. During that time, the family was living in a one storey log house, though by 1860, the Walkers built the one-and-a-half storey frame house on the property. Hiram Walker (1807-1879) married Mercy Timmerman (1810-1910) in 1828 and they had fourteen children: George, William, Lucinda, Martha, Lydia, Hiram Jr., Israel, Catherine, Nelson, Anne, Sabra, Steward and James. The Walker family members were Primitive Methodists. Hiram Walker deeded $\frac{1}{4}$ acre to build a school on the southeast corner of his property in the early 1860s (at 4300 Florida Road). A few years before his death, Hiram deeded to his eldest son, George Walker, 100 acres in the east part of the lot for "\$1.00 and other considerations". Hiram continued living in his frame house until his death in 1879.

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 Walker Farmstead has contextual value with its simple vernacular design, unpaved circulation routes and various 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 and simple frame construction, the Walker 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 frame farmhouse, with medium-pitched gable roof with brick chimney and central steep-pitched gable;
- Symmetrical front façade;
- South elevation features a hip roof porch;

City of Kingston By-Law Number 2024-XX

- One storey wing on the north elevation with a medium-pitched side gable roof, and a porch with a shed roof with simple square columns;
- Two storey western wing with a low-pitched gable roof and chimney;
- Unpaved circulation routes; and
- Medium-pitched gable roofed wooden barn.

Non-Heritage Attributes

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

- Later rear additions to house; and
- Detached outbuildings.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 617-619 Union 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 September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 617-619 Union Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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

Given 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: 617-619 Union Street
Legal Description: Part Lot 4 N/S Union St Plan 54 Kingston City Parts 1, 3
13R10659; City of Kingston, County of Frontenac
Property Roll Number: 1011 070 130 10200

Introduction and Description of Property

The property at 617-619 Union Street is located on the north side of the street, near the northwest corner with Church Street in the Village of Portsmouth, now City of Kingston. This approximately 230 square metre residential property contains a two-storey rough-cast frame house constructed circa 1850 and used for many years as a tavern.

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 subject property is a representative example of a mid-19th century two-storey wood frame Georgian cottage with its original rough-cast appearance. Typical of the Georgian style is the side gable roof and a central unadorned entranceway, flanked by symmetrically placed windows. While this building has been modified (twin chimneys removed) and restored several times, its profile, massing and fenestration pattern, still retain a strong Georgian character.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The house was likely built by Alexander Cameron in 1850, at about the same time he built the house at 37 Kennedy Street. Cameron was a Scottish immigrant and carpenter.

For many of its early years, the property was used as a tavern. Catherine Kirkeman ran a tavern in the building in the 1850s, until she ran into difficulty with village council regarding her lack of stables, which resulted in her losing her tavern licence in 1860. A wooden stable was built on the corner of Church Street in the 1860s (replaced by a house in the 1940s). A Mrs. McCutcheon took over the business, and once again it came under public scrutiny, this time for a lack of accommodations (taverns had to have at least two bedrooms and a sitting room for guests). In 1869, Thomas and Catherine O'Donnell ran the tavern into the late 1870s. It is unclear when it became a private residence; however, its rocky history as a tavern contributes to an understanding of the values and culture of the Portsmouth community in the late 19th century.

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

The former Village of Portsmouth has a distinct heritage character, consisting of a variety of built heritage resources including frame and stone dwellings from the 19th century. With its distinct Georgian design, original rough-cast cladding and location close to the street near the intersection with Baiden and Church Streets, this property helps define and maintain the historic village character of Portsmouth.

Heritage Attributes

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

- Two-storey dwelling of wood frame construction, with rough-cast (stucco) cladding;
- Side elevations (east and west sides) with side gable roof with eave returns; and
- Symmetrical three-bay front (southern) façade with central entranceway topped by a four-pane transom and five matching rectangular window openings.

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the properties at 79-83 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 2016;

On September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 79-83 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

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

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

Therefore, *Council* enacts:

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

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
Robert White Building

Civic Address: 79-83 Princess Street
Legal Description: Part Lot 111 Original Survey Kingston City Part 1 13R13985;
City of Kingston, County of Frontenac
Property Roll Number: 1011 030 090 05100

Introduction and Description of Property

The Robert White Building, located at 79-83 Princess Street, is situated on the north side of the road, mid-block between King and Wellington Streets in downtown Kingston. The approximately 453 square metre property includes a two-and-a-half storey red-brick commercial building constructed circa 1880 for Robert White’s fabric dyeing and cleaning business.

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 Robert White Building is an example of a late-19th century commercial building in the City of Kingston. The recent restoration work, done in an effort to return the first storey to a commercial storefront of the era, shows a high degree of craftsmanship.

The two-and-a-half storey red-brick building with gable roof, has a five-bay second storey. The middle bay is located in a projecting portion of the façade. In addition, the second storey displays segmentally arched window openings. Brick pilasters frame the façade and are likely original features of the building. Historic photos show that the roof had two dormers that were removed then later reinstalled. Though not original, the restored ground floor façade features are typical of commercial storefronts of the building era and add to the cultural heritage value of the building. The façade has a central double door entrance to the store, flanked by a set of three large store windows, all topped by transoms. The storefront is recessed, which is typical of commercial buildings of the 19th century. On either side of the storefront, separated by brick pilasters, are two entrances topped by transoms leading to the upper-storey. The façade also displays a retractable awning and an entablature with the store name.

The Robert White Building was restored by Bruce Downey in 2000. Bruce Downey is a well-known architect in the City of Kingston who specializes in the restoration of heritage structures. He was first employed by Wilfred Sorensen (another well-known Kingston Architect), then ran his own practice, and later partnered with Lily Inglis for twenty years (Inglis and Downey Architects) until her retirement in 2001. Bruce Downey has been a member of the Ontario Association of Architects since 1981 and served as Chair and Vice

City of Kingston By-Law Number 2024-XX

Chair of the Kingston Heritage Committee (formerly L.A.C.A.C.) for many years. Notable heritage restoration work by Bruce Downey in the City of Kingston includes Springer Market Square, 84 Brock Street, 85 King Street East and the Prince George Hotel. The 2000 restoration works included the period-appropriate recreation of the ground floor commercial façade, the removal of the paint on the brick walls and the reintroduction of the gable roof dormers. To ensure the sensitive conservation of this historic building and to create a historically compatible result, the works were undertaken using historic research and an attention to detail in the craftsmanship.

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 Robert White Building is associated with fabric dyer and scourer (cleaner), Robert White. He worked as a dyer and scourer beginning in 1865 at various addresses along Princess Street prior to moving to 79-83 Princess Street around 1882. Robert White died March 8, 1890 at age 51. His wife Agnes assumed operation of the business until passing it off to their son Albert in 1894. The property was sold to Robert McLeod in 1895 and used as a commercial rental property. One notable renter is Clark W. Wright, son of Clark Wright (Hatter and Furrier, who lived at 25 Colborne Street). In 1908, after leaving his father's fur business, Clark Jr. operated as an insurance agent and license inspector at 81 Princess 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.

The property has contextual value because it is a landmark.

The Robert White Building is significant in defining and maintaining the character of the streetscape along the north side of Princess Street, between King and Wellington Streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Princess Street vary in height from one-and-a-half to four storeys and the construction materials include primarily red-brick and limestone.

The Robert White Building contributes to the historic streetscape of Princess Street. With its shallow setback, two-and-a-half storey height, red-brick construction, and location close to the lot lines, the Robert White Building shares a visual and historical relationship with its surroundings, particularly the limestone Moore Building at 75-77 Princess Street, which shares a similar scale and design, and the three storey brick buildings at 85-95 Princess Street. As part of this group of buildings, the subject building creates a streetwall and helps maintain the historic and eclectic character of this portion of Princess Street.

This variety creates a visually appealing and diverse streetscape along Princess Street. With its restored façade and red-brick construction, the Robert White Building is a visual landmark along the street.

Heritage Attributes

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

- Two-and-a-half storey red-brick building with gable roof, two gable dormers and a parapet wall;
- Five-bay second storey of segmentally arched windows, with central projection that holds the middle bay;
- Recessed storefront with two round steel columns, central double door entrance, flanked by a set of three large store windows, all topped by transoms; and
- Two entrances topped by transoms on either side of the storefront, separated by brick pilasters with restored capitals.

294 Elliott Avenue
Elliott House



3751 Smith Road
Bell Farmstead



3867 Smith Road
Smith Farmstead



730 John Counter Boulevard
J. Elliott House



Google 2021

831 Montreal Street



Google 2023

1901 Jackson Mills Road
Jackson Mill



262 Wellington Street



Google 2018

2973 Orser Road
Orser Farmstead



4226 Florida Road
Walker Farmstead



617-619 Union Street



Google 2020

79-83 Princess Street
R. White Building

