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Office of the City Clerk

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Ontario Heritage Trust

September 23, 2024

Mountspring Property Ltd
431 Grandtrunk Ave
Kingston ON K7M 8W9

Dear Sir/Madam:

Re: Kingston City Council Meeting, September 3, 2024 – Clause 2 of Report Number 78: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act

At the regular meeting on September 3, 2024, Council approved Clause 2 of Report Number 78: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act. The portion of the resolution pertaining to your property is noted below.

That Council direct staff to serve a Notice of Intention to Designate the property located at 161 Princess Street, known as the Dickson 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- 24-036; 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 161 Princess Street, known as the Dickson Building, attached as Exhibit B 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.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Janet Jaynes".

Janet Jaynes
City Clerk
/nb

Encl. Notice of Intention to Designate
C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3
Phone: (613) 546-4291 extension 1207 cityclerk@cityofkingston.ca

**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:

161 Princess Street (Part Lot 296, Original Survey, Part 1, 13R13602; T/W FR656138; City of Kingston, County of Frontenac), known as the Dickson Building;

The subject property at 161 Princess Street is located on the north side of Princess Street on the block bound by Montreal, Queen, and Bagot streets in downtown Kingston. The subject property contains the c.1856 Dickson Building, a three-storey brick commercial building that forms part of a larger brick row at 155-159 Princess Street, which was known as Dr. John Dickson's Medical Hall or in 1857-1858 as Dickson's Brick Block.

Constructed circa 1856, the Dickson Building (161 Princess Street) has design value as an example of a mid-19th century brick commercial row that demonstrates a shift away from Classicism towards early Victorian architecture in downtown Kingston. Significantly, the two bays of 161 Princess Street most closely represent the original design intention of the nine-bay red brick commercial row stretching east to Bagot Street. The shift away from Classicism is seen in the design of the frieze with brick brackets and recessed brick panels (unfortunately flashing has been installed on the cornice). The frieze brickwork appears to be dichromatic with buff coloured brick brackets as accents. The brick façade incorporates brick stretchers of several different sizes, likely to fit the bond to the bay and window opening sizes but does so in an elegant manner such that it is not readily apparent, with headers bonding the wall together.

The original window openings are capped with painted cast iron hoods and rest upon stone sills with corbelled brick brackets. Below the third-floor windows, the stone sills align with a stone string course that runs across the third storey. The remainder of the brick row (155-159 Princess) features arches over window openings where the cast iron hoods have been removed. At the west end of the row, the arch brickwork is in good condition and represents how the concealed arches at Number 161 would look if the hoods were removed.

The Dickson Building (161 Princess Street) has associative value because it demonstrates the work of well-known Kingston architect, William Coverdale Sr. William emigrated with his family from York, England as a child, arriving in the Richelieu Region south of Montreal in 1810. He moved to Kingston around 1832 with his family, and worked as an architect for about 30 years, being described as a "conscientious designer who anchored his creative work on the bedrock of symmetry and stability inherent in the classical tradition". His projects ranged from institutional buildings (for example the Kingston Penitentiary and Rockwood Asylum) to religious

(for example St. George's Cathedral) to residential and commercial buildings. Around the middle of the 19th century, the mid-point of his career, he risked more novel designs including the Dickson Building, the Anchor Building and City Book Store (since demolished). All these buildings showcase cast-iron and glass shopfronts as well as cast-iron window hoods. The shape of the window hoods on 161 Princess Street closely mirrors those on the City Book Store, which was constructed in about the same year as the Dickson Building.

The property has contextual value for its role in supporting and maintaining the historic commercial character of Princess Street. The Dickson building contributes to the diversity of 19th century architectural styles in downtown Kingston, and particularly in the block between Bagot and Montreal Streets.

Its heritage attributes include the three-storey massing, red brick façade, original openings with decorative iron goods and stone sill with corbels, its projecting string course and dichromatic brickwork.

163-165 Princess Street (Part Lot 297, Original Survey, Kingston City, as in FR270028 S/T & T/W FR270028; S/T interest in FR270028; City of Kingston, County of Frontenac); and

167 Princess Street (Part Lot 297, Original Survey, Kingston City, as in FR659440 S/T & T/W FR659440, T/W interest in FR659440; City of Kingston, County of Frontenac), known as the Powell Building;

The subject property at 163-167 Princess Street is located on the north side of Princess Street on the block bound by Montreal, Queen, and Bagot streets in downtown Kingston. Spanning two separate parcels, the subject property contains the Powell Building, a four-storey stone commercial building constructed circa 1840-41. James Powell owned 163-167 Princess Street from 1840 into the 1880s.

Constructed circa 1840-1841, the Powell Building (163-167 Princess Street) has design value as an early surviving example of a four-storey Neo-Classical Georgian commercial building in downtown Kingston. Although the floor-to-ceiling heights are low (likely for financial reasons), its architectural style and height is unusual for its location along Princess Street. The squatness of the façade, resulting from the low floor-to-ceiling heights on the fourth storey, is somewhat mitigated by the forward projection of the two most westerly bays, which helps to increase its sense of verticality.

The exceptional craftsmanship is evident in its ashlar stonework façade (the rear elevations are uncoursed rubble masonry), including chisel-tooled (comb finish) margins around the window openings, stone sills and lintels, and overall lack of ornamentation.

The main stone cornice above the third floor and the smaller cornice with parapet above the fourth floor give visual depth and proportion to its four-storey massing. Another characteristic of the Georgian style is the smaller square windows on the top floor, one of which is blind (in-filled with stone). The architectural character and style of the building is common in terrace buildings of the same era in Edinburgh, Scotland, and may reflect the influence of immigrant Scottish masons.

The properties have contextual value for their role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. Together with the Tolbert Building (156 Princess) on the south side of the street, the Powell building is one of only a few remaining limestone facades on the block, all of which play an important role in maintaining the 19th century origins and character of lower Princess Street. The continuity of the buildings' window lines, street-wall presence and Georgian commercial style creates a physical, visual and historical link to the commercial buildings along lower Princess Street.

Its heritage attributes include the four-storey massing with parapet wall, coursed ashlar limestone façade, original window openings, projecting ashlar limestone string course and cornices above the third and fourth floors.

23 Rideau Street (Part Lot 1-2, 8, Plan D30, Kingston City; Part Gore A, Plan D30, Kingston City; Part Lot E, Original Survey, Kingston City, as in FR334769, T/W FR334769; Kingston; The County of Frontenac, Together with an Easement over Part Lot 1,7, Plan D-30, Part Gore Lot D30, Part A, Lot E, Original Survey, as in FC230633, subject to an easement over Parts 3 and 4, 13R21277, in favour of Part Lots 1 and 2, Plan D-30, Pat Lot as in FR152566, as in FC230634; City of Kingston, County of Frontenac); and

25 Rideau Street (Part Lot 1-2, Plan D30, Kingston City, as in FR487522; City of Kingston, County of Frontenac); and

27 Rideau Street (Part Lots 1 & 2, Plan D30 as in FR152566; Kingston together with an easement over Part of Lot 1 and 7, Plan D-30, Kingston City, Part Gore A, Plan D-30, Kingston, Part Lot E as in FR422337, as in FC230634; City of Kingston, County of Frontenac); and

29 Rideau Street (Part Lot 1-3, Plan D30, Kingston City; Part Gore A, Plan D30, Kingston City as in FR317107; City of Kingston, County of Frontenac); and

31 Rideau Street (Part Lot 2-3, 9, Plan D30, Kingston City; Part Gore A, Plan D30, Kingston City as in FR316958, S/T Interest in FR316958; City of Kingston, County of Frontenac); and

33 Rideau Street (Part Lot 2-4, 9, Plan D30, Kingston City, Part 1, 13R8461, T/W Interest in FR527710; City of Kingston, County of Frontenac), known as the Rankin-Young Terrace:

The Rankin-Young Terrace, at 23, 25, 27, 29, 31 and 33 Rideau Streets, is located on the east side of Rideau Street, south of Ordnance Street, in the Inner Harbour neighbourhood of the City of Kingston. The terrace, which spans six separate properties, consists of six attached two-storey red brick residential buildings fronting Rideau Street. The terrace includes five units of a similar design, constructed circa 1876. The most northerly unit was likely constructed later towards the end of the 19th century. The Rankin and Young families each owned approximately half of the land that this terrace was constructed upon from 1862 until the first sale in 1947.

The Rankin-Young Terrace is a good example of well-designed late Georgian row housing in the Inner Harbour neighbourhood, in the City of Kingston. The property's proximity to historic industry along the Cataraqui River made it a logical location for this form of working-class rental housing (for example carpenters, milkers, bakers, wood dealers are listed in the 1889-1890 City Directory). Although constructed in the Victorian era, the overall composition, and placement of the windows, continues to follow the Georgian tradition. The use of slightly projecting two-storey entrance bays provide depth and articulation to the otherwise long and undecorated façade. The windows with segmental arches and stone sills are large, well-proportioned and regularly placed. The red brick walls are in running/stretcher bond and rest upon a limestone foundation with ashlar base course on the façade. The rear wall is uncoursed limestone masonry with brick window surrounds. 29, 31 and 33 Rideau Street have wooden soffits and fascia, which may be original.

The most southerly unit at Number 23 has more widely spaced bays and a plain brick pilaster defines the southwest corner. Its south elevation also features two unusual arched windows in the attic. Despite the removal of all original chimneys (the chimney on Number 33 appears to be a modern reconstruction) and the addition of several large dormers and a third-floor additions, the row house form and design of the Rankin-Young Terrace continue to be legible.

The most northerly unit at Number 33 is likely a later 19th century addition. It is set back from the façade of the five-unit terrace and has both gable and hipped roofs. Its design has a distinctly Victorian character resulting from the narrow tall windows and two-storey porch with turned posts and decorative balustrade. The windows have flat heads and stone sills. A bay window with simple frieze and cornice and containing a large window with a stained-glass transom light, further distinguishes it. Nonetheless, it contributes to the terrace's character and forms an interesting terminus to the north end.

This portion of Rideau Street, between Barrack and Ordnance Streets, has a distinctive character of mid-19th century to early 20th century working-class housing constructed of stone or brick. Most of the houses are two to two-and-a-half storeys with gabled roofs and tightly spaced (largely semi-detached or row houses) and with little setback from the road. The shallow setback of the Rankin-Young Terrace from Rideau Street, its row-house form and architectural style, maintains and supports the 19th century character of this block of Rideau Street.

Its heritage attributes include the two-storey massing with gabled roof and brick construction with two-storey projecting entrance bays, its original windows openings and limestone foundation, and two-storey wooden verandah at Number 33..

25 Richard Street (Lot 33, N/S Richard St, Plan 54; City of Kingston, County of Frontenac):

The subject property at 25 Richard Street is located on the north side of the street, midblock between Mowat Avenue and Logan Street in the Village of Portsmouth, now City of Kingston. This approximately 688 square metre residential property contains a two-storey vernacular frame and limestone house constructed circa 1860 for Richard Howard and Bridget Gillespie. A detached garage built in the early-20th century is also present on the property.

The property is a rare example of a mid-19th century two storey wood frame Georgian cottage with a tall limestone foundation/first storey. The side gable roof and a central unadorned entranceway flanked by symmetrically placed windows is typical of the Georgian style. While this building has been modified and restored several times, its profile, massing and fenestration pattern still retain a clear Georgian character.

The house is unusual as it is built into the slope of a hill, resulting in a full storey stone foundation. The main entranceway is thus located in the stone foundation, which also includes two large six-over-six sash windows facing south with wooden sills and lintels.

The house was built for Richard Howard and his wife Bridget Gillespie around 1860. Howard was an Irish immigrant and ship carpenter, who is recorded as living in the Village since at least 1844 and who bought the property in 1850 for £38.

The former Village of Portsmouth has a distinct heritage character, consisting of a high proportion of 19th century stone and frame buildings within the village. With its distinct Georgian design and prominent street presence onto Richard Street, the subject property helps define and maintain the village character of Portsmouth.

The house's unusually tall foundation and location, looming close to Richard Street, are a direct result of the slope of the property and street. As one of several early stone and frame buildings in this area of the Village of Portsmouth, the property is visually and historically linked to its surroundings.

Its heritage attributes include the two-storey masing, limestone and wood frame construction, with side gable roof, symmetrical front façade and original window openings.

262 Princess Street (Part Lot 12, N/S Brock St, 12 S/S Princess St, Plan Selma Subdivision, Kingston City as in FR278199; S/T & T/W FR278199; City of Kingston, County of Frontenac), known as the Strand/Tivoli Theatre:

The Strand/Tivoli Theatre property, at 262 Princess Street, is located on the south side of the street, midblock between Montreal and Clergy streets, in downtown Kingston. The approximately 574 square-metre commercial property contains a two-storey building with ornate front facade, built originally as the Strand Theatre circa 1915.

The Strand/Tivoli Theatre is a representative example of early 20th century theatre building in downtown Kingston completed in the Beaux-Arts Classicism style, with its distinctive neo-classical glazed terra-cotta façade that displays a high degree of craftsmanship and artistic effort.

Consisting of an arcade decorated in the Corinthian style, the rich Baroque facade includes corbelling, arched windows and engaged columns, that is reminiscent of the theatres of London and was used for the new movie houses springing up across Ontario in the late 19th and early parts of the 20th centuries. The arcade has engaged Corinthian columns and decorated keystones in the arches. The large pilasters at the outer edges of the arcade each have cable moulding marking the rectangular panel below elaborate capitals. Below the arcade is a recessed panel edged with cable moulding and holding four cartouches (with modern images). The cornice is embellished with consoles, dentils and an egg and dart banding.

The arched second storey windows were blinded during its time as a furniture store but reintroduced in 2011 by the current owners. A substantial restoration of the exterior detailing was also completed in 2011 including an entire reconstruction of the ground floor façade.

Its current commercial use on the ground floor maintains the historic development pattern in downtown Kingston (i.e., commercial at grade with residential/office space above).

The property has historical value through its connection to the Strand and Tivoli Theatres and the popularity of theatres in Kingston in the early 20th century. Early maps show a two-storey frame building on this property when it was sold to Harry Martin and T.J. Nugent in 1915. A new purpose-built theatre building was constructed later that year and called the Strand Theatre. When it opened its doors on September 18, 1915, it was said to be “one of the most modern and up-to-date on the American continent” with one of the finest front facades “of any building in Canada.”

It was later sold to Famous Players who, with the help of many local trades’ persons, including well-known local architect Colin Drever, renovated the theatre and renamed it the Tivoli Theatre. Tivoli Theatre’s opening night was May 5, 1930 and featured Winnie Lightner and Chester Morris in “She Couldn’t Say No”.

The property was sold to the Modern Furniture Company Limited in 1946 and was converted to a retail store the following year. The building was again renovated in 2011 after it was sold to the current owners who opened the Trailhead Kingston store. The 2011 restoration was managed by local contractor Pat Powers Construction, with painting done by the Ecclesiastical Group.

Its contextual value derives from its important role in defining this former entertainment district and supporting the character of the Princess Street streetscape. The Strand/Tivoli Theatre, in association with the Capitol Theatre (223 Princess), the Grand Theatre (218 Princess) and formerly the Orpheum Theatre (250 Princess) to the east defined the evolving entertainment district along Princess Street from the early 1920s through to the 1970s when the industry shifted to suburban locations.

The former theatre also helps to define and maintain the historic and eclectic character of this section of Princess Street between Clergy and Montreal Streets. The Strand/Tivoli Theatre is an important visual contributor to the historic streetscape within the block that features mostly two and three storey, mixed commercial and residential buildings constructed of stone, brick, and concrete in a number of styles that were successively developed between circa 1860 through to circa 1930, most of which are valuable heritage resources. This collection of buildings is important as it demonstrates the diverse architectural and historical themes of the economic, social and cultural development of Kingston from the late nineteenth through the twentieth centuries.

With its distinct Baroque detailing and grand arched windows, the Strand/Tivoli Theatre is a landmark within downtown Kingston.

Its heritage attributes include the two-storey, five-bay massing with low-pitched sloping roof and distinct terra-cotta façade, complete with original window openings and various architectural detailing.

3566 Boundary Road (East 1/4 Lot 37, Con 6, Pittsburgh, Lot 38, Con 6, Pittsburgh of 13R6763, Except 13R6785; City of Kingston, County of Frontenac):

The subject property, at 3566 Boundary Road, is situated on the south side of Sand Hill Road, west of Boundary Road, in the former Pittsburgh Township, now part of the City of Kingston. This approximately 48-hectare rural property contains a one-and-a-half storey Ontario vernacular sandstone farmhouse constructed circa 1855 for the Connor family. A large rear addition, with attached garage, was added in 2016 to replace a 1960s addition. Various outbuildings are also present on the property, dating from the 20th and 21st centuries.

The property includes a rare example of a mid-19th century, sandstone farmhouse, constructed from material likely quarried locally. Sandstone as a construction

material, is relatively rare in Kingston, with only a few examples found in the rural areas of the former Pittsburgh Township.

The subject dwelling's simple vernacular architecture is expressed through its restrained profile, lack of ornamentation, side-gable roof with central gable, and cut coursed sandstone construction with symmetrical front façade. The only embellishment added is the arched window opening in the gable. The dwelling retains its distinct 19th century vernacular profile and unusual multi-coloured sandstone construction.

The subject property is associated with the Connor family who built the house and farmed the property for at least two generations. Luke Connor, who immigrated from Ireland sometime before 1830, purchased the property in 1863; however, he and his wife and seven children had been living on the property in a log house from as early as the late 1840s. The dwelling was built circa 1855 and remained in the Connor family until the early 20th century. The small watercourse that crosses the property and eventually feeds into Mud Creek, is named the "Connor Branch" in honour of the Connor family.

The subject property has contextual value as its simple vernacular design, integrity, multi-coloured sandstone construction, generous setback from the road, various agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road. Despite a general lack of sandstone buildings within the City of Kingston, 3566 Boundary Road is located in close proximity to another sandstone building (located at 3748 Sand Hill Road) within the crossroads community of Springfield, suggesting the preference for a vernacular material in the area.

With its Ontario vernacular style, sandstone construction material, likely quarried locally, the dwelling shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

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

3748 Sand Hill Road (Part Lot 36, Con 7, Pittsburgh, Part 1, 13R18925; City of Kingston, County of Frontenac):

The Spence House, located at 3748 Sand Hill Road, is situated on the north side of the road, west of Boundary Road, in the former Pittsburgh Township, now part of the City of Kingston. This 1.4-hectare rural residential property contains a two-and-a-half storey 'L'-shaped Ontario vernacular sandstone farmhouse constructed in 1900 for the Spence family, members of whom still own it today.

The Spence House is a rare example of an early 20th century, 'L'-shaped sandstone farmhouse. Reportedly quarried from the rear of the property, the Spence House is constructed of light sandstone, with imported dark red

sandstone for the voussoirs and windowsills. Sandstone as a construction material, is relatively rare in Kingston, with only a few examples found in the rural areas of the former Pittsburgh Township.

The Spence House's simple vernacular architecture is expressed by its restrained profile with cross-gable roof and uncoursed sandstone construction with symmetrical front façade. Some embellishments are added, such as the window openings with slight arches topped by dark red coloured voussoirs and sills that contrast the lighter sandstone. While not confirmed, it is understood that the main front door opening (now enclosed by the modern porch that replaced an earlier verandah) is topped by a rectangular transom with radiating voussoirs above.

The Spence House is associated with the Spence family who have occupied and farmed the property for over 170 years. The property was purchased by John Spence in 1870, however he had occupied the land since 1851. The Spence family lived in a log house on the property until the current house was built in 1900 by John's son Thomas William Spence. The property has remained in the Spence family ever since.

The Spence House has contextual value as its simple vernacular design, integrity, multi-coloured sandstone construction, generous setback from the road, various former agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road. Despite a general lack of sandstone buildings within the City of Kingston, 3748 Sand Hill Road is located in close proximity to another sandstone building (located at 3566 Boundary Road) within the crossroads community of Springfield, suggesting the preference for a vernacular material in the area.

With its Ontario vernacular style, sandstone construction material taken from the property, the Spence House shares a physical, 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 two-and-a-half-storey sandstone house with cross-gable roof and symmetrical façade with original fenestration pattern of segmentally arched openings with dark red sills and voussoirs.

427-429 Victoria Street/136 Mack Street (Part Lot 85-86, Plan A8, Kingston City, as in FR623939; City of Kingston, County of Frontenac):

The subject property, at 427-429 Victoria Street / 136 Mack Street, is situated on the southeast corner of the intersection of Victoria and Mack Streets, in the Williamsville area of the City of Kingston. The approximately 948 square metre residential parcel contains a two-storey limestone residence with Italianate elements, constructed in the late 1860s. Modest (and sympathetically designed) additions were added to the south (side) and east (rear) sides of the dwelling in 20th century.

The Italianate style for a standalone residential building is relatively rare in Kingston, making the subject property a rare example of a two-storey limestone house with Italianate influences in Kingston. The main front entrance and façade of the house faces west towards Victoria Street.

The house is constructed of limestone laid in even courses on the front/eastern façade and in uneven courses on the side elevations. Typical of the Italianate style is the rectangular massing and hip roof with deep cornice and prominent front entrance. Also typical of the style is the organized arrangement of large windows on the front façade. The house has two tall chimneys, one on each the north and south sides of the roof. The front / west façade is symmetrical, featuring a projecting central bay with a prominent front entrance framed by a stone porch. The window openings feature limestone voussoirs and stone sills. The north elevation includes a single bay of windows with limestone voussoirs and stone sills.

The subject property is located south of Princess Street, north of Brock Street and west of Victoria Park, in a part of the Williamsville area that is dominated by post World War 2 housing. The subject limestone dwelling is distinct and defines the immediate area, which has few remaining buildings from this period. Its form, limestone construction, broad two-storey massing and prominent corner location, not only make this building a landmark in the area, but also helps to maintain the former original material fabric of the Williamsville area.

Its heritage attributes include the two storey limestone dwelling with hipped roof and tall brick chimneys, and its symmetrical front and side fenestration and limestone porch.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours, or by visiting the Development and Services Hub at www.cityofkingston.ca/dash and searching by address.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 12th day of September, 2024

City of Kingston