

Unity Inn & Spa



31 May, 2018

Heritage Impact Statement

Prepared for:

BPE Development

Prepared by:

Bray Heritage

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1. Background

1.1 Study Purpose and Method

The existing farmhouse and surrounding property are proposed to be developed for use as a country inn and spa, with related agricultural use of the remainder of the farm property. The stone farmhouse (ca. 1861), with its later additions and several outbuildings, are intended to be conserved and rehabilitated. The property is located at the northwest corner of Battersea Road and Unity Road, north of Highway 401, in the City of Kingston.

This Heritage Impact Statement (HIS) has been prepared as part of the redevelopment proposal for the former farm property. In May, 2018, BPE Development ("Owners") retained Bray Heritage to prepare a Heritage Impact Statement in accordance with the requirements of the City of Kingston. A Heritage Impact Statement is required because the subject property is Listed on the City of Kingston Heritage Properties Register.

The following report includes a brief summary history of the property as well as a detailed chronology of the property's development (see Appendix 1), an assessment of existing conditions, a property description, an evaluation of cultural heritage significance, a proposed conservation and development approach, and a summary of impact. An Archaeological Assessment of the property is being undertaken simultaneously with this HIS but the results of that investigation are not available at this time.

This HIS has been prepared in accordance with the City of Kingston's guidelines for the preparation of Heritage Impact Statements (revised January 14, 2016) and following the process for the inventory and evaluation of cultural heritage properties outlined in the Provincial Ministry of Tourism, Culture and Sport's "Ontario Heritage Tool Kit" and specified in Ontario Regulation 9/06.

The scope of research included:

- Research into the historical evolution of the property and its environs, based on available secondary sources (land registry records, local histories, historical photographs) found in the local archives, private collections, and in published materials;
- Site reconnaissance of the property (exterior and interior of buildings as well as landscape setting) and surrounding area;
- Review of adopted and draft City of Kingston planning policies and urban design guidelines for the subject property and area; and
- Review of the proponent's proposed design for the new buildings to be constructed on the property.

The following were reviewed as part of the development of this document:

- The 2014 Provincial Policy Statement;
- The *Ontario Heritage Act*;
- *The Planning Act*;
- The City of Kingston Official (2018);
- The City of Kingston: Kingston's Strategic Plan (2015);
- The City of Kingston: Kingston Culture Plan (2010);
- The City of Kingston Archaeological Master Plan (2010);
- The City of Kingston Heritage Impact Statement Requirements;
- The City of Kingston's Heritage Properties Register (updated January 30, 2018).

The results of this research inform the study conclusions and recommendations.

1.2 Report Limitations

The research and conclusions contained herein are based on information gathered from a limited historical review and site inspection. The historical research relies on information from secondary sources, collected within the study scope of work, time and budget limitations. The study scope did not include a condition or structural assessment conducted by a professional structural engineer.

The qualifications of the heritage consultants who authored this report are provided in the CVs attached as Appendix 3. All comments regarding the condition of any buildings on the property relate only to observed deterioration of materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition related issues associated with any buildings on the property and any potential heritage attributes.

With respect to historical research, the purpose of this report is to evaluate the property. The authors are fully aware that there may possibly be additional historical information. Nevertheless, the consultants believe that the information collected, reviewed and analyzed is sufficient to conduct a defensible evaluation using O. Reg. 9/06 criteria.

This report reflects the professional opinion of the authors' and the requirements of their membership in various professional and licensing bodies.

1.3 Right of Use

The information, recommendations and opinions expressed in this report are for the sole benefit of 'Owners'. Any other use of this report by others without permission is prohibited and is without responsibility to Bray Heritage. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Bray Heritage are considered its professional work product and shall remain the copyright property of Bray Heritage, who authorizes only the Owners and approved users (including municipal review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

In addition, this assessment is subject to the following limitations and understandings:

- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review.

1.4 Summary of Conclusions

The proposed development is designed so that the heritage attributes of the subject property will be conserved and the property rehabilitated to accommodate uses that are compatible with the scale and setting of the existing farmstead. There will be no demolition or loss of significant cultural heritage resources (built or landscape). As a result, the proposed development is in accord with provincial and municipal heritage planning policies. The proposed additions and alterations in the conceptual design have been prepared so as to be sympathetic to the heritage character of the existing buildings and landscape (details of their design are to be determined at the Site Plan stage of the planning approval process). Archaeological Assessment is ongoing at the time of writing of this report and any recommendations will have to be addressed in the design development stage.

1.5 Definitions

Definitions used in this report are based upon those provided within *City of Kingston Official Plan* (2017) where applicable, as well as the *Provincial Policy Statement* (2014) and *Ontario Heritage Act* (1990).

Alter means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning; (“transformer”, “transformation”) (*Ontario Heritage Act*, 1990)

Adjacent Lands In terms of evaluating potential impacts of development and site alteration on protected heritage properties, means:

- a. contiguous (abutting properties);
- b. a property that is separated from a heritage property by a narrow strip of land used as a right-of-way, walkway, green space, park and/or easement and where the recognized heritage attributes of a protected property would be impacted by the proposed development and/or site alteration; and/or
- c. those properties whose heritage attributes were identified within the following:
 - a designation by-law enacted under the *Ontario Heritage Act*;
 - a heritage easement enacted under the *Ontario Heritage Act*;
 - a Heritage Conservation District Plan;
 - a World Heritage Site Management Plan;
 - a National Historic Site’s Commemorative Integrity Statement, Management Plan, Federal Heritage Buildings Review Office report, or Reasons for Designation;
 - City of Kingston’s Official Plan; or
 - Properties listed on a municipal Heritage Properties Register with recognized heritage attributes that would be impacted by the proposed development or site alteration. (City of Kingston, updated January 30, 2018).

Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers (City of Kingston, 2018).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2014).

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (PPS, 2014).

Cultural heritage resources are the legacy of physical artifacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. Cultural heritage resources include human work, a place that gives evidence of human activity or has spiritual or cultural meaning, natural sites and “living heritage” such as stories, practices and traditions which has been determined to have cultural heritage value or interest. Cultural heritage resources encompass both tangible and intangible cultural heritage resources including: protected heritage properties; built heritage resources; cultural heritage landscapes; archaeological resources; paleontological resources, osteological/bio-archaeological resources; artifacts; monuments; and both documentary and material heritage (City of Kingston, 2018).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act* (PPS, 2014).

Heritage attributes the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property) (City of Kingston, 2018).

MTCS refers to the Ministry of Tourism, Culture and Sport.

MTO refers to the Ministry of Transportation.

OHA refers to the *Ontario Heritage Act*.

Significant While some *significant* resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation:

- g.** in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to the understanding of the history of a place, an event, or a people (City of Kingston, 2018).

1.6 HIS Purpose and Function

The objective of an HIS is to provide a critical and objective review of a proposed development or site alteration from a heritage conservation planning perspective. An HIS is a comprehensive document designed to clearly articulate the cultural heritage values of a property, respond to a proposed intervention, outline steps to mitigate impact (including do nothing if appropriate), and provide recommendations to conserve the identified heritage value and attributes of the property and/or any adjacent properties (or if within a Heritage Conservation District (HCD) or a cultural heritage landscape (CHL), the area as a whole). It considers a project not only in terms of its heritage conservation principles and how to guide a cultural heritage resource through the process of change, but also examines it from a planning and regulatory perspective. Its purpose is not to justify a particular course of action, but to evaluate its appropriateness and compliance. As applied to a site-specific development application, “an HIS enables planners and decision-makers to determine with objectivity whether it is in the public interest for a proposed development to proceed. If it does proceed, then the HIS determines how best to mitigate any adverse impacts that might ensue. If, however, effective mitigation is not feasible, then the HIS provides a rationale and framework to make major revisions to the proposal or to abort it entirely”.¹

As defined by the City of Kingston, a Heritage Impact Statement is a required study to be submitted for development proposals where there is the potential to impact to protected heritage properties. Such analysis, which is to be prepared by a qualified heritage conservation professional, must

¹ Kalman, H. (2014); *Heritage Planning: Principles and Practice*. New York: Routledge. p. 281

address properties identified in the City of Kingston's Inventory of Heritage Properties (which includes both Listed and Designated properties), as well as any as-yet unidentified cultural heritage resource(s) found as part of the site assessment. This could be the result of development or site alteration on the property itself or on adjacent properties and should be prepared by a heritage professional (i.e. member of Canadian Association of Heritage Professionals). The authority for the Heritage Impact Statement is derived from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, and Section 2.6 of the *Provincial Policy Statement*, 2005.

The City of Kingston provides a series of requirements for a prepared HIS, which include:

- Present owner contact information for property proposed for development.
- Property description and documentation of cultural heritage resources on or adjacent (both sides of the street) to the site including:
 - Current photographs, from each elevation, and/or measured drawings.
 - A location plan with indications of existing heritage resources, on or adjacent to the subject property, at an appropriate scale.
 - Historical photos, drawings, or other archival material that may be available or relevant.
- Statement of Cultural Heritage Value or Interest of the culture heritage resources on or adjacent to the subject property (historical, architectural, contextual) drawing on either the Designation By-law or any relevant legal agreement.
- Heritage assessment of the subject property's existing conditions.
- A brief outline of the proposed development and its context focusing on how it will impact the heritage resources on or adjacent to the site.
 - o This outline should address such issues as setbacks, massing, the relationship to built heritage features, and recommended building materials. Conceptual drawings, including proposed materials, should be included where appropriate.
 - o This outline should also address the influence of the development on the setting, character, and use of lands in this part of Kingston including how activities -- such as deliveries, parking and pedestrian flow -- may change and outline the potential impact of these changes.

- Summary of conservation objectives for recognized cultural heritage resources on or adjacent to the site, including how retained historical elements or properties will be protected during any construction/demolition. (See also the National Parks Service document *Preservation Tech Notes: Protecting a Historic Structure during Adjacent Construction*, available online).
 - This summary should include a discussion of conservation principles to be used. Conservation principles can be found within the following documents:

Parks Canada - *Standards and Guidelines for the Conservation of Historic Places in Canada* (available online); Mark Fram - *Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*; Ministry of Culture (Ontario) - *Eight Guiding Principles in the Conservation of Historic Properties* (available online); and Public Works Canada - *Canada's Federal Heritage Buildings Review Office Code of Practice* (available online).
- The extent to which any proposed demolition represents a loss of culture heritage significance and its impact on the streetscape and sense of place.
- The ability of the proposed development to reinstate or enhance the cultural heritage value of the site.
- Identification of additional studies required and how their recommendations are incorporated into the schedule of work (i.e., a Bracing Plan for façade retention, archaeological assessment).
- The qualifications and background of the person(s) completing the Heritage Impact Statement.

The HIS should also include references for any literature cited, and a list of people contacted during the study and referenced in the report.

Negative impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

2. Existing Conditions

2.1 Site Context

The subject property comprises 17 acres (6.88 ha) of farmstead, fields and woods. It is situated on a rise overlooking the intersection of Unity Road and Battersea Road in the rural area of the City of Kingston located north of Highway 401. The existing stone farmhouse has several additions, including a large garage. There is a large barn and a smaller horse stable located near the house to the north. The farmstead is accessed by a tree-lined drive that has stone gateposts at its entrance. The farmhouse is surrounded by mature trees, lawn and ornamental plantings. A Hydro right-of-way crosses the subject property on a diagonal from the northeast to southwest, well away from the farmstead. The western and northern edges of the property are heavily wooded.



Aerial view of subject property and vicinity.
Credit: Google Earth



Aerial view of subject property showing property parcel boundaries.
Credit: BV Design and Drafting

The southwest corner of the intersection has a modern church while the southeast corner is occupied by a modern school. The adjacent farm property to the southwest at 896 Unity Road (Thomas Draper Farmstead) contains a late 19th century brick farmhouse that is Listed on the City of Kingston's Heritage Register (see Appendix 2).

*Farmstead as viewed from the
southeast corner of Unity and
Battersea Roads*



Property Address: 2285 Battersea Road, Part of Farm Lot 33, Concession 6, Kingston Township (now City of Kingston)

Present Owner: BPE Development

Contact Person: Michelle Pilon, General Manager, Unity Inn & Spa,
(613) 507-9090 x 115 michelle@bpegroup.ca



View of school looking southeast from the entrance to the subject property

2.2 Proposed Development

The proposed inn and spa is intended to rehabilitate the existing two storey house, horse barn and large barn to create a complex of buildings linked by walkways and landscape plantings. Existing mature vegetation is intended to be conserved as much as possible. The existing house and additions are to be conserved and rehabilitated. A new three storey building is intended to link the existing garage wing with the existing horse barn (to be converted into accommodation). A new one storey building is proposed to be constructed to the rear (west) of the farmhouse next to the proposed outdoor pool.



Proposed new wing and converted horse barn. (Source: BPE Development)



Proposed new wing and pool structure. (Source: BPE Development)

The surrounding fields are intended to be developed as an orchard, potentially for viniculture. Surface parking is proposed for a small portion of the existing field north of the large barn, with access/egress from Battersea Road. Overnight accommodation (yurts) is to be constructed along the wooded western and northern fringes of the property, linked to the main complex by pathways.



Proposed site plan showing new wing, pool area, parking and access

3. History of the Subject Property and Vicinity

The following is a summary history of the subject property and its environs. It is based on a comprehensive, illustrated chronology, attached as Appendix 1.

3.1 History of the Vicinity

The subject property is located next to an important intersection of two early roads: Unity and Battersea. The latter was the main route from Kingston linking it with the northern townships. It became an important route for transporting farm products, game, furs and timber from Storrington Township to market and port in Kingston. It became a toll road in order to support construction and maintenance of such an important route. The 1860 Walling map shows a toll house constructed close to the intersection, on the west side of Battersea Road.

Unity Road developed later and provided an important east-west link north of the York Road (Princess Street). Although a community did not develop at the crossroads, the property on the southwest became a church site while a school was developed at the southeast corner (both of these uses exist today, in modern buildings). Farmsteads were built along Unity Road to the west, merging into the community of Glenburnie.

3.2 History of the Subject Property

Beginning with a Crown patent of 200 acres to Mary Maclean in 1796, Farm Lot 33 soon passed into the ownership of the family of James Hickey, beginning in 1835 and continuing, with some interruptions, into the 20th century. The current farmhouse appears to have been constructed in 1860. The property was finally sold in 1929 to the Agricultural Development Board and, after World War Two, became part of Hemlock Park Dairy Ltd. In the subsequent decades that company proceeded to sell off portions of the 200 acres.

The farmhouse has had additions, beginning with a wrap-around verandah, a stone west wing (later extended with a second storey), a frame rear wing and a frame garage wing. The large timber frame barn appears to be of mid-19th century construction while the frame horse barn is a 20th century addition.

3.3 Cultural Heritage Resources in the Vicinity

The former toll house, church and school that flanked the intersection are no longer present. The only adjacent built heritage resource is the late 19th century brick farmhouse on the lot immediately to the west of the subject property at 896 Unity Road. That property is Listed on the City of Kingston Heritage Register.



*896 Unity Road, looking north,
with the subject property out of
view to the right.*
Credit: Jennifer McKendry

3.4 Summary of Area Character

The subject property remains on its elevated site, bordered by mature trees and surrounded by farmland and woods. Although the toll house is gone, the school and church sites on the south side of Unity Road remain occupied by the same types of land uses, in contemporary versions of what would have been the original structures. The adjacent farmstead at 896 Unity Road has retained its character and lands to the north and east of the subject property remain as woods with scattered single detached residential development evident to the north along Battersea Road and east along Unity Road.



View north from horse barn of fields, Hydro line and woodlot



View west from horse barn of fields and wooded property boundary, with brick farmhouse at 896 Unity Road visible through the trees

4. Cultural Heritage

Resources on the Subject Property

The following text is based on research conducted for this HIS, with reference made to the Statement of Significance Report (December, 2015) prepared for the City of Kingston by Archaeological Research Associates Ltd.

4.1 Description

The main farmhouse is a one and a half storey two-bay gable-roofed structure on a rectangular stone foundation with two large gables symmetrically placed in each bay of the main (south) façade flanking a central doorway under a shallow-sloped verandah. The limestone walls are laid in uniform courses. The gable roof has stone chimneys at each end of the ridgeline. Centred in each gable are single round-arched windows with stone voussoirs. Beneath each gable on the ground floor façade are two rectangular windows 2/2 glazing. The east gable end of the main block has single rectangular windows with 1/1 glazing, below which, under a continuation of the shallow-sloped verandah, are single rectangular windows with 2/2 glazing. The verandah is of frame construction with Doric wooden columns on concrete piers, with cast iron railings between, and a wooden floor. Extending west of the main block is a smaller stone one and a half storey gable-roofed wing on a stone foundation with two gabled dormers engaged in the eave and with single windows in each. A shed-roofed verandah extends across the full width of the main (south) wall supported by turned wooden columns. A central entrance is flanked by single rectangular windows with 1/1 glazing.

The rear (north) wall of the main block has three gabled dormers arranged asymmetrically on either side of a concrete chimney that extends through the eave. The ground floor is without windows on the east half and has a central door next to which are two rectangular windows with 2/2 glazing. The garage (north) wing is a one and a half storey three-bay gable-roofed frame structure with three gabled dormers over a double garage door and a single entrance door (in the first bay). The gable end (north) of the garage wing has a triple window under the peak. The west gable end of the main block has frame cladding over an exposed stone wall with an inset, exterior fireplace opening. The west roof of the garage wing has a single wood-clad shed dormer with two three-pane horizontal windows. Overlapping both the gable end and the garage wing is a single-storey frame enclosed porch with glazing on three sides and a screen door and single entrance on the west wall.



Main (south) façade



East gable end



West wing gable end and addition



*North wall of main farmhouse
and garage wing*



Garage wing

To the northwest of the farmhouse is a two-storey gambrel-roofed frame horse barn that, according to the owner, is of modern vintage. It is clad in horizontal wooden siding with a standing seam metal roof. The main (east) gable end has two small square windows and two entrance doors, arranged asymmetrically. A single square window is in the north wall. To the northeast of the farmhouse is a large three storey gable-roofed timber frame barn on a stone foundation clad in vertical board siding with a sheet metal roof. It has large horizontally-sliding entrance doors located on the north and south walls.



Horse barn, looking west



Large barn, looking east

All buildings appear to be in good condition. The interiors of the main block and west wing have been substantially altered.

At the entrance to the tree-lined main access drive are two square limestone gateposts with ball finials.



*Entrance gateposts and driveway,
looking west*

4.2 Statement of Cultural Heritage Value or Interest

The following is an evaluation made as part of this HIS using the criteria in O. Reg. 9/06 for determining the cultural heritage value or interest of a property.

Design/Physical Value

The existing stone farmhouse and stone west wing are a representative example of a mid-19th century stone residential construction. The twin gable design of the south façade is unusual for the Kingston area. The large frame barn is a good surviving example of 19th century timber frame barn construction located as part of a farmstead. The mature trees surrounding the farmstead and the tree-lined entrance drive with stone gateposts are good surviving examples of farmstead design.

Historical/Associative Value

The property is associated with the early development of this part of the city and with the toll house formerly located at the intersection of Unity Road and Battersea Road. The property is also associated with James Hickey, the local toll collector in the early 19th century, and the Hickey family who owned the property for most of a century and constructed the original farmhouse.

Contextual Value

The location of the farmstead on a rise overlooking an important intersection, along with the adjacent farm fields and woods, support the rural character of the area.

4.3 Heritage Attributes

- Paired gabled south façade on the main farmhouse block
- Stone chimneys
- Fenestration pattern on main block
- Wrap-around verandah
- Stone west wing
- Mature trees surrounding house
- Tree-lined entrance drive
- Stone gateposts
- Timber frame large barn

5. Heritage Policy Context

5.1 Provincial and Municipal Planning Policies

The intent of the Heritage Impact Statement is to fully meet the requirements stemming from the 2014 Provincial Policy Statement and the 2005 Ontario Heritage Act. Principal amongst these are the requirements to conserve cultural heritage resources and to prepare Statements of Cultural Heritage Value or Interest that identify the heritage attributes of these resources (section 2.6). As described in Section 7.1.7 and 7.4.10 of the City of Kingston's Official Plan, Heritage Impact Statements and, where required, Stage 1 (and 2) archaeological assessments, are also important ways for the City to address the Provincial heritage policies and to secure the conservation of the key components of the subject properties.

5.2 Ontario Legislation/Policy

Within Ontario, cultural heritage conservation is a matter of Provincial interest. This understanding stems from not only the Ontario Heritage Act provisions, but also its expression within Section 2 of the Planning Act and other Ontario legislation such as the Funeral, Burial and Cremation Services Act and the Environmental Assessment Act. Further, under the Provincial Policy Statement (PPS) (updated in 2014), issued under Section 3 of the Planning Act, Section 2.6.1 identifies that significant built heritage resources and significant cultural heritage landscape shall be conserved.

As the PPS indicates, Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, cultural heritage and archaeological resources for their economic, environmental, and social benefits. All planning decisions as well as any revised/new Official Plans within Ontario must be consistent with the PPS. In addition, all municipal projects must be consistent with a municipality's Official Plan. As a result, provincial heritage policies and legislation must be appropriately considered and integrated as part of any project that may impact cultural heritage resources. However, it must also be noted that both the PPS and an Official Plan must be considered in their entirety, and there is always a balancing of other matters of provincial interest such as transportation and intensification. Nevertheless, as this review is focused on cultural heritage matters, this report will highlight the applicable heritage policies.

For the purpose of this report, Policies 2.6.1 and 2.6.3 of the PPS are applicable. Policy 2.6.2 will be addressed in Archaeological Assessments currently being prepared for the property. Significant built heritage

resources and cultural heritage landscapes will need to be considered and appropriately conserved during this project.

In the context of the PPS, heritage significance is understood as being expressed through the formal identification and endorsement by a governmental approval body. The phrase “conserved” is also understood to encompass a range of possible interventions. In addition, the PPS is clear that works on properties adjacent to any cultural heritage resources will need to be assessed to ensure that the heritage attributes of the cultural heritage resource will be protected through the process of changes. Strengthening of language in the 2014 update to the PPS states that development and site alteration adjacent to protected heritage property shall not be permitted except where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (PPS Policy 2.6.3).

Heritage attributes are identified within the formal designation documents for a cultural heritage resource, which can include: an Ontario Heritage Act Designation By-law, a Federal Heritage Building Review Office (FHBRO) Report, a Historic Sites and Monuments Board of Canada (HSMBC) report, a Commemorative Integrity Statement, a National Historic Site or World Heritage Management Plan, and/or a Heritage Conservation District Plan and Guidelines document.

Any properties protected by the Ontario Heritage Act (under Section 27, Part IV, Part V, Part VI, or easement) must be assessed against its Statement of Cultural Heritage Value or Interest for Designation (Ontario Heritage Act Section 29 (4)) for the property, and where required, any interventions on these properties will require municipal approval. It should be noted that the Ontario Heritage Act’s applicability is limited to either the limits of real property or district boundary. The justification for adjacent review stems not from the Ontario Heritage Act, but from the PPS.

5.3 City of Kingston Policies

The City of Kingston has a number of policies that pertain to cultural heritage, including the City of Kingston Official Plan (2010, consolidation May 1, 2018). In addition to the management guidelines established in the Official Plan, supplementary plans have been adopted to guide the City. These include the Strategic Plan 2011–2014, the Culture Plan (2010), the Sustainable Kingston Plan (2011), and Planning for the Conservation of Archaeological Resources in the City of Kingston/Archaeological Master Plan (2010).

5.4 Official Plan

Cultural heritage resources will continue to be valued and conserved as part of the City's defining character, quality of life, and as an economic resource (Section 2.3.8). Section 2.8.8 of the City of Kingston's Official Plan states that cultural heritage resources, which includes protected heritage buildings, built heritage resources, cultural heritage landscapes and archaeological resources, will be conserved, managed and marketed for their contributions to the City's unique identity, history, and sense of place in such a way as to balance heritage with environmental and accessibility concerns. The balance that is indicated in Section 2.8.8 can be achieved through the cultural heritage-specific policies of Section 7.

Section 7.1.10 of the Official Plan states "conserving cultural heritage resources forms an integral part of the City's planning and decision-making. The City uses the power and tools provided by legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Municipal Act in implementing and enforcing the policies of this section." A variety of tools and programs are identified to support the conservation of cultural heritage resources, including:

- Designating real property under Parts IV, V, or VI of the Ontario Heritage Act;
- Requiring, as a condition of approval, the retention of any cultural heritage resources found within a plan of subdivision, a plan of condominium, or on a retained parcel created by consent, or other land division approval;
- Using zoning by-law provisions as appropriate, to preserve identified significant cultural heritage resources;
- Using the provisions of Section 37 of the Planning Act in order to maintain the integrity of identified cultural heritage resources;
- Using site plan control provisions of Section 41 of the Planning Act to ensure that new development on adjacent properties is compatible with the adjacent identified cultural heritage resources;
- Using design guidelines to provide for sympathetic development of adjacent lands that are not designated, but which could impact the site of a built heritage resource;
- Ensuring that archaeological resources are evaluated and conserved prior to any ground disturbance, in accordance with the City's Archaeological Master plan and provincial regulations; and
- Using heritage easements as a means to protect significant cultural heritage resources, where appropriate (Official Plan 2018, Section 7.1.10).

The provisions of Section 7 also enable the City to designate properties of cultural heritage value or interest, based on the evaluation criteria stated in Section 7.1.1. Areas of cultural heritage character may also be identified within the Official Plan, pursuant to Section 7.3.5. Section 7.1.7 allows the City to require the preparation of a HIS by a qualified person for any development proposal which has the potential to impact a cultural heritage resource. Furthermore, the City may permit development and site alteration on lands adjacent to a protected heritage property where the proposed development and site alteration have been evaluated, and it has been determined through the preparation of a HIS that the heritage attributes of the protected heritage property will be conserved (Section 7.2.5).

Mitigation measures have been outlined in the Official Plan (Section 2.7.4). Mitigation measures may include:

- a) Ensuring adequate setback and minimum yard requirements;
- b) Establishing appropriate transition in building height, coverage, and massing;
- c) Requiring fencing, walls, or berming to create a visual screen;
- d) Designing the building in a way that minimizes adverse effects;
- e) Maintaining mature vegetation and/or additional new landscaping requirements;
- f) Controlling access locations, driveways, service areas, and activity areas; and/or,
- g) Regulation locations, treatment, and size of accessory uses and structure, lighting, parking areas, garbage storage facilities and signage (Section 2.7.4).

5.5 Municipal Documents

The City of Kingston's Strategic Plan 2011–2014 identifies heritage as a key component to many initiatives of the city. These initiatives include the City's Culture Plan (2010) and the Sustainable Kingston Plan (2011).

The Culture Plan emphasizes management of cultural heritage resources within Kingston. The Culture Plan identifies the need for a cultural heritage strategy that develops Kingston's historical narrative, built heritage and natural heritage features into a broad-based strategy for telling Kingston's stories (Culture Plan 2010, 9).

The Culture Plan also emphasizes cultural tourism, heritage education, and building financial and organizational capacities. In the Sustainable Kingston Plan, the theme of history and heritage play a role in supporting the cultural vitality, which is one of the four pillars of sustainability. The thematic statement for the history and heritage theme states, "...by including, protecting, respecting, and sharing our community's unique cultural heritage, rich and diverse narratives, and local history, Kingstonians will have a better understanding of ourselves, others, and our world" (Sustainable Kingston Plan 2011, 19). Goals of the Sustainable Kingston Plan emphasize identification, protection, and enhancement of Kingston's cultural heritage resources.

Planning for the Conservation of Archaeological Resources in the City of Kingston (2010) reduces the likelihood of unearthing unknown or unsuspected archaeological resources. It compiled an inventory of registered and unregistered archaeological sites within the City of Kingston, prepared an overview of the area's settlement history as it pertains to archaeological resources, developed an archaeological site potential model, and reviewed current federal, provincial, and municipal planning and management guidelines for archaeological resources. City of Kingston's Archaeological Master Plan (2010) identifies the area as composite potential for archaeological resources. A Stage 1 and 2 Archaeological Assessment is underway on the subject property at the time of writing this HIS.

6. Conservation Objectives

6.1 Conservation Principles

Approaches to conservation principles or “interventions” as applied to buildings and settings that have potential or confirmed heritage value are covered by Provincial and federal guidelines. For the purposes of this report, the Standards and Guidelines for the Conservation of Historic Places in Canada (2010) will be used as the benchmark (Provincial guidelines in the Ontario Heritage Tool Kit are harmonized with the federal guidelines). The City of Kingston has adopted the federal guidelines as the basis for heritage conservation policies in the Official Plan (section 7.1.6).

Standards and Guidelines for the Conservation of Historic Places in Canada (the “Standards”) provides an overview to the conservation decision-making process, conservation treatments, standards for appropriate conservation, and guidelines for conservation. In the context of the Standards, conservation is broadly defined:

- **Conservation:** all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes;
- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- **Rehabilitation:** the actions or processes of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
- **Restoration:** the action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at the particular period in its history, while protecting its heritage value (Parks Canada 2010).

In addition to these federal conservation principles and practices, the City of Kingston also makes reference to Provincial conservation principles. The Ministry of Tourism, Culture and Sport’s Eight Guiding Principles in the Conservation of Built Heritage Properties (2008) are used as a tool to help guide change to cultural heritage resources:

- 1) **Respect for documentary evidence:** Do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence;

- 2) Respect for the original location: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably;
- 3) Respect for historic materials: Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource;
- 4) Respect for original fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity;
- 5) Respect for the building's history: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period;
- 6) Reversibility: Alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration;
- 7) Legibility: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new; and,
- 8) Maintenance: With continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

6.2 Proposed Conservation and Development Approach

In addition to having regard for the foregoing heritage policies and guidelines, the proposed interventions in the property must be assessed specifically in the context of the cultural heritage values of this property, as described in this HIS. The requirements of the client must be balanced by the conservation of the heritage attributes of the property.

Using the terminology of the *Standards*, the proposed conservation approach for the former farmhouse is *rehabilitation*. This approach conserves the heritage attributes of the exterior building fabric identified in the foregoing SCHVI but assumes changes to the interior to permit the proposed uses. For the former large barn and horse barn, the approach is *rehabilitation*. Similarly, the approach for the remaining landscape is *rehabilitation* to allow development of new outdoor pools, plantings, parking, and access, as well

as accommodation (yurts). Archaeological investigations were underway at the time of writing of this HIS.

The proposed development is at a conceptual stage and details will be forthcoming at the time of Site Plan approval. However, in order to conserve the heritage values of the property, it is useful to provide general design guidelines for the proposed development that address the property's heritage attributes.

The intent for the new construction is to conserve the heritage attributes of the property while introducing additions that are sympathetic to the existing cultural heritage resources. In the absence of City guidelines for construction in rural settings, it is recommended in this HIS that all new construction should follow the City of Kingston Design Guidelines for Residential Lots (Planning, Building and Licensing Services, October 1, 2015). As outlined in those Guidelines (2.1 d. Development in Areas of Heritage Character.p.4: "... design of new development and additions in or adjacent to existing protected heritage properties must complement the heritage character and be context-specific to avoid detracting from the existing built fabric". Whereas the overall Guidelines have application here, Section 5.4 Heritage Considerations is of special relevance in ensuring that the new construction is compatible with the heritage context, and Section 6.10 Heritage Considerations should be followed when addressing alterations to the former farmhouse and large barn.

In the landscape, the property boundary should continue to be defined by mature trees on the west and north and by open fields to the northeast and south. Existing landscape elements of mature trees, shrubs and ornamental plantings should be conserved and the front lawn and tree-lined entrance drive should be conserved, along with the ornamental stone gateposts and decorative finials.



*view from east of main
entrance with house and
new link*



*view from northeast of new link,
with house behind*



*view from north of
whole complex*



*view from west of
new pool area*



aerial view of whole complex

7. Impact of the Proposed Development

7.1 Conservation and Mitigation

In response to the provincial and municipal heritage policies and guidelines described above, and in order to take full advantage of the property's scenic and functional characteristics and conserve its heritage attributes, the proposed development is intended to highlight the heritage attributes of the existing buildings and setting while accommodating new uses (assessment of impact is provided in the chart below). The exterior of the main farmhouse, west wing, and large barn will be conserved. Minor alterations are proposed to conserve and enhance the heritage attributes of the built heritage resources. For example, existing windows are intended to be replaced with units more in keeping with the original house design. The garage wing and the horse barn are proposed to be converted to accommodation and other uses related to the inn and spa functions. A new building is proposed to link the garage wing to the horse barn and a new accessory building is proposed for the pool landscaped area.

The existing mature trees are intended to be conserved as is the entrance drive and gateposts. The farm fields and woods are intended to be conserved. New (yurt) accommodation, (vineyard) crops and surface parking and access are intended to be incorporated into the existing landscape as unobtrusively as possible. The proposed surface parking lot is to be located to the north of the large barn, out of sight of the farmhouse and screened from Battersea Road by a vegetative barrier. Views to and from the adjacent heritage property at 896 Unity Road will be screened by conservation of the existing trees along the west property line.

The new buildings are designed in a contemporary architectural style, with rectangular massing and large windows. The new link between the house and former horse barn is taller than the existing building and has a flat roof, stepped back at the upper storey. The horse barn has dormers inserted in the roof and new fenestration on the ground floor. The new accessory building has a gable roof. Details of the landscape design have not been developed at this stage. Design drawings for the buildings and landscape are to be supplied as part of a complete planning application, at which time an addendum to this HIS will be prepared.

The potential impact of the proposed development involves the design of the new construction, since the heritage attributes of the existing buildings and landscape will be conserved. The architectural design is a deliberate contrast to that of the existing architecture and thus is easily distinguished as new work (as recommended in the MTCS Eight Guiding Principles). However, the proposed design should also address the City's residential design guideline 5.4 b. which states: "Use a complementary scale, massing and height for the development of new buildings and renovations to protected heritage properties. Do not mimic adjacent protected heritage properties" and guideline 5.5 a. which recommends that changes "Ensure that additions are context-sensitive. Changes to existing buildings should create a final building that reflects the height, scale and massing that is sensitive to adjacent buildings." In the proposed conceptual design, the scale of the massing of the new link will be larger than that of the existing farmhouse and its wings and could visually dominate them. Measures to mitigate this effect could include: cladding that is lighter than the dark stone of the farmhouse, to help assert the visual prominence of the house; altering the new building's roofline from flat to gabled, if that can accommodate the proposed uses for that structure; and reducing the height of the new link building to match that of the existing farmhouse.

That said, the overall impact of the proposed development on the heritage attributes of the subject property will be minimal, as shown below. Drawing upon the Ministry of Tourism, Culture, and Sport's list of identified negative impacts, as outlined in the Ontario Heritage Tool Kit, the following chart was prepared to consider the potential impact on the cultural heritage resources of the subject property.

TABLE 1:**ASSESSMENT OF POTENTIAL NEGATIVE IMPACTS**

Impact	Assessment
Destruction of any, or part of any, significant heritage attribute or features	The proposed project is not identified as resulting in the destruction of any heritage attributes of subject property.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	Pending further design development, the proposed project does not entail an alteration that is not sympathetic (or is incompatible), with the historic fabric and appearance of the subject property.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	There will be no shadows created from the proposed project.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The project will not result in the isolation of any heritage attributes.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	This proposal does not obstruct any significant views or vistas. Views to and from the adjacent heritage property at 896 Unity Road will continue to be partially screened by conservation of the mature trees along the west property boundary. Views of the property from the intersection will be retained.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	The change in use from residential to inn and spa is compatible with the property's cultural heritage value as a rural residence.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affects a cultural heritage resource, including archaeological resources	No changes in grade are proposed and Archaeological Assessments are being completed for the property.

The conclusion from this assessment is that there are no expected negative impacts on the identified heritage attributes for the subject property.

8. Conclusions and Recommendations

The proposed development is designed so that the heritage attributes of the subject property will be conserved and the property rehabilitated to accommodate uses that are compatible with the scale and setting of the existing farmstead. There will be no demolition or loss of significant cultural heritage resources. As a result, the proposed development is consistent with heritage policies of the PPS and the City of Kingston Official Plan.

It is recommended that:

- consideration be given at the Site Plan stage to refinements of the conceptual design to ensure that it is compatible with the architectural style, massing and materials of the existing farmhouse;
- care should be taken during construction to ensure the protection of the heritage attributes of the buildings and landscape;
- an addendum to this HIS be prepared in response to such changes and to the results of the Archaeological Assessment; and
- that, once planning approvals have been granted by the City, the property be Designated under Section 29, Part IV of the *Ontario Heritage Act*.

Appendices

1. Chronology of Property Development
2. History of 896 Unity Road
3. CVs of Qualified Persons

1. Chronology of Property Development

**ARCHITECTURAL HISTORY OF 2285 BATTERSEA ROAD,
KINGSTON**

by Jennifer McKendry PhD

25May 2018

photography by Jennifer McKendry unless otherwise noted

mckendry@kos.net



613-544-9535



The Study Area

Part of farm lot 33, concession 6, Kingston Township (now City of Kingston)

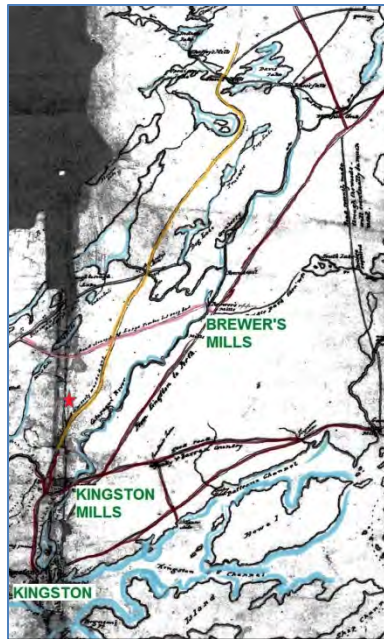
2285 Battersea Road, corner of Unity Road (former Glenburnie Road)

YEAR	EVENT	SOURCE
1780s	<p>The Loyalists arrive in 1784 and usually receive a town lot in what is now downtown Kingston and a farm lot of about 200 acres.</p>  <p>Mrs Mary McLean concession 6 farm lot 33 Kingston Township</p> 	<p>Loyalist grants, Ontario Archives</p>

SUMMARY LAND TRANSACTIONS 1796 TO c1950					
DATE	TYPE	SELLER	BUYER	PROPERTY	PRICE
The Study Area is in the south part of farm lot 33 concession 6					
1796	patent	Crown	Mary Maclean [McLean]	200 ac[res]	
1826	Power of Attorney	Joseph Hamilton	John Strange	200 ac	
1835	deed	Jos Hamilton by Atty	James Hickey	W 100 ac	£93.15.0
1835	deed	James Hickey	James Hickey Jr	57 ac S½ of W½	£50
1834	deed reg. 1837	Joseph Hamilton "by his Atty"	William Trotter	E½ of lot 100 ac	£125
1840	deed	James Hickey	James Hickey Jr	W of lot 100 ac	£25
1843	deed	William Trotter	James Richey	E½ of lot 100 ac	£125
1842 date of will	will registered 1851	Sir Thomas Coltman [died 1849]	Wm B. & F.J. Coltman		
1853	deed	Samuel Richey	Wm B. & F.J., Coltman	E½ 100 ac	£300
1859	deed	Wm B. & F.J. Coltman	James Hickey	E½ 100 ac	£275
1860	deed	James Hickey	Thomas Draper et al	for lot	
1796	grant registered 1870 or 1878	Crown	Mary McLean	for lot	
1886	deed	James Hickey Senr	James Hickey Jr	lot	\$2000
1929	mortgage	James Hickey	The Agricultural Development Bd	lot 200 ac ex[cept] road	\$4200
1935	deed	The Agricultural Development Bd	George Rockwell Draper	lot 200 ac ex road	\$4400
1941	order	Ontario Municipal Bd	by-law 417	re: bldg	\$1200 & other

1945	grant	George R. Draper	Alfred H. Fair	lot 200 ac ex road	\$10,000
1946	grant	Alfred H. Fair	Hemlock Park Dairy Ltd	lot 200 ac ex road	\$4000
Hemlock Park Dairy Ltd sells parts of the farm lot during the 1950s – 1970s.					

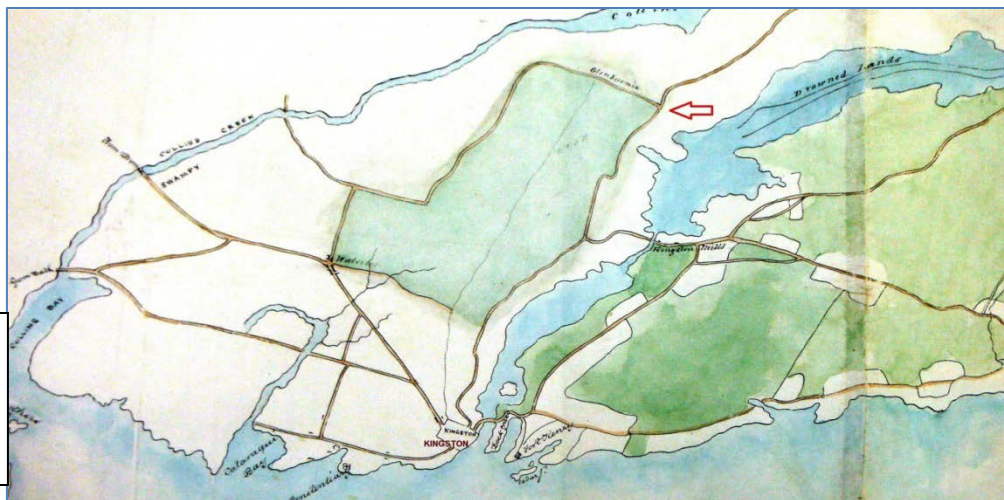
The road system is important for lot 33, which is strategically located at the junction of the Glenburnie Road (now Unity Road) and the Battersea Road, which merges on the south into Montreal Street. It runs along the west side of the Great Cataraqui River, which becomes part of the Rideau Canal in the early 1830s.) On a map of 1828, Unity Rd does not yet exist and Battersea Rd is only a rough road (yellow), which peters out on the north. It provides a north-south route from Kingston and Kingston Township to Storrington Township, which contains the village of Battersea. At some date (seen, for example, on the 1860 Walling map), a toll house is established on lot 33 where the roads meet.



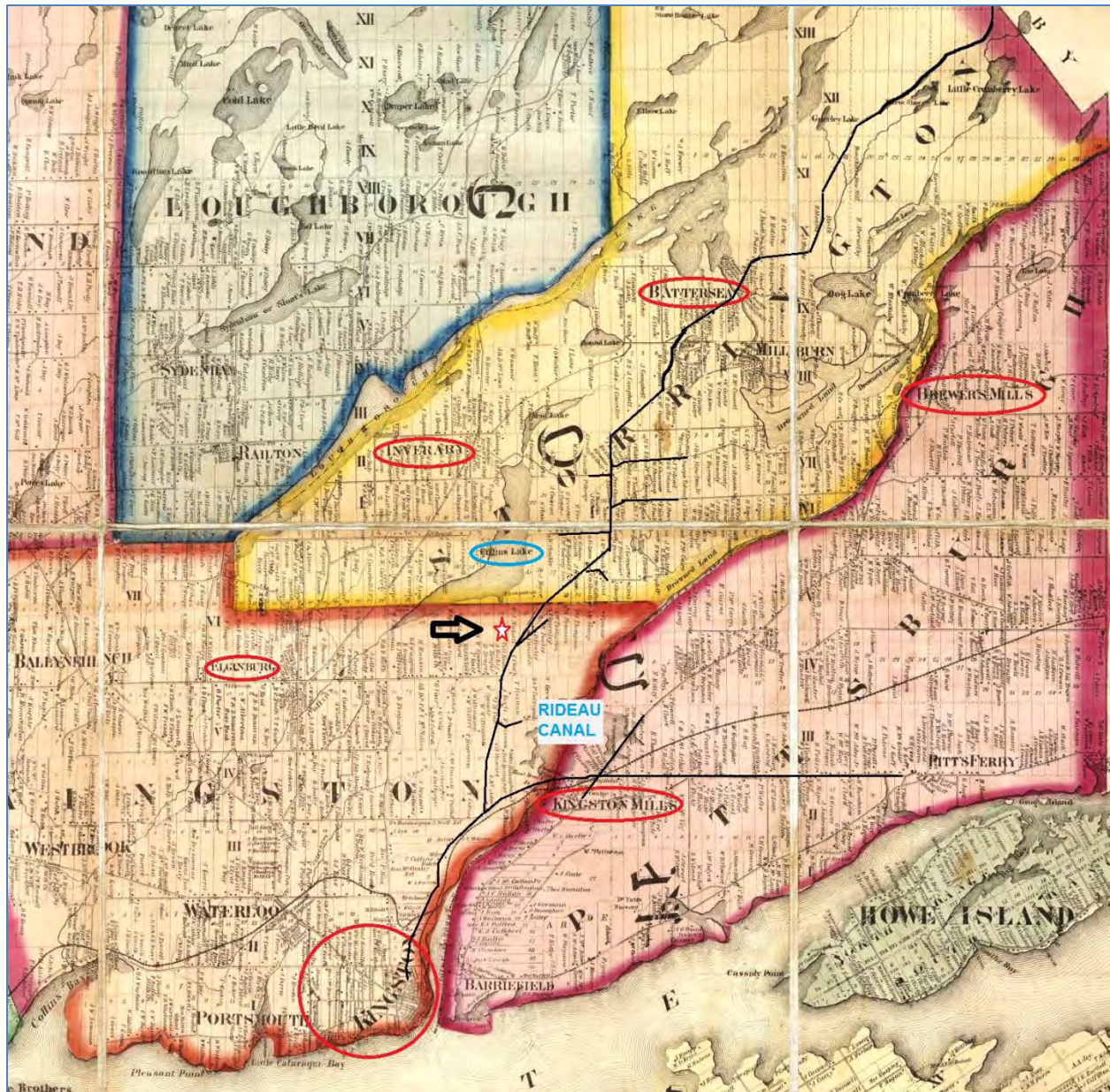
1828 The Rideau Canal drowned lands are not yet flooded. LAC 0011230



1836 Midland District by Elmore (road system touched up in green; lot 33 is outlined in red)



1846 National Archives Gt Brit MR1-1000 item 27 WO55-880 photo John Grenville



1860

Walling wall map

The road system from Kingston to Battersea is touched up in black and, by now, sprouts many east-west connections. Some of the important villages are circled in red. Travellers on Montreal Street interested in going north along the east bank (now hwy 15) of the Great Cataraqui River cross at Kingston Mills and gain access to the east along Middle Road or today's hwy 2. The Battersea Road is useful for transporting farm products, furs, game and timber from Storrington Township to the market and port at Kingston.

To support the building and maintenance of certain roads, tolls are collected by persons winning a yearly auction as a collector while paying rent on a toll house to the township or town

YEAR	EVENT	SOURCE
1796	Farm lot 33 composed of 200 acres is granted by the Crown to Loyalist Mary McLean (dies 1815). Her husband Neil (dies 1795) is in Canada in 1776 on government service and, by 1783, is a leader in the Kingston community and a justice of the peace. By 1788, he has been granted 700 acres and, by 1793, an additional 2,000 acres. His daughter Harriet (1769-1826) obtains additional acreage. She marries Allan MacLean (1752-1847), a lawyer. The family home, known as The Grove (demolished), is located on the west side of today's Rideau Street between River and Cataraqui Streets. Including and nearby the Study Area, Mary and Neil McLean are granted at least 7 farm lots. These are treated as assets for income generation through selling or rentals from harvesting timber, hunting, trapping, grazing and farming.	Neil McLean – see Dictionary of Canadian Biography online
1810	James Hickey, one of the future owners of the Study Area, is born in County Cork, Ireland. He is Roman Catholic. James is a name which passes down through the generations – making it a problem to sort out which James buys from which James.	1871 census; <i>Daily British Whig</i> 20 May 1890; inscriptions St Mary's Cemetery
1822	At age 12, James Hickey and his family immigrate to Kingston from Ireland. His father (dies by 1851) may also be named James. His mother Mary, born in 1785 is still alive at the time of the 1861 census.	<i>Daily British Whig</i> 19 May 1890
1824	James Hickey, age 14, moves from Kingston to Glenburnie (that is, in the general vicinity of the Study Area) with his parents. As James is not involved as an owner with farm lot 33 until 1835, either his family is living elsewhere in the area or they are leasing it from the owners.	<i>Daily British Whig</i> 19 May 1890
1830	James Hickey is chosen for a year as the Road Master for the Eastern Addition of Kingston Township. See also 1836.	<i>Kingston Chronicle</i> , 9 Jan. 1830
1834	A lawyer sells the east half of lot 33 containing 100 acres to William Trotter for £125. He will sell it in 1843.	
1835	A lawyer sells the west half containing 100 acres to James Hickey for £93.15.0. It is not until 1859 that the Hickey family acquires the east half of lot 33. It is not known if the 1835 purchase involves vacant land or whether there are farm buildings, perhaps in log or frame. In 1835 James divides the 100 acres and sells 57 acres in the south half to his son for £50. See also 1840. James Hickey may be the head of the family – that is, the father of the	

1835 con't	James born in 1810 in Ireland.	
1836	James Hickey is chosen as an Overseer of Highways in the 5 th concession, along with five others. See also 1830 and 1841.	<i>Chronicle & Gazette</i> , 6 Jan. 1836
1840	James Hickey (likely the head of the family when they emigrated from Ireland in 1822) sells the west half of lot 33, that is 100 acres, to James Hickey, his son (1810-1890) for a token amount, £25. Theoretically, this half was already divided in 1835.	
1841	The Township of Kingston chooses James Hickey as one of many Overseers of Highways for one year. It is noted that fences are to be five feet high, the rails six inches apart and well secured at the top. See also 1830 and 1836.	<i>Chronicle & Gazette</i> , 23 Jan. 1841
1843	William Trotter, who acquired the east half of lot 33 in 1834 for £125, sells the 100 acres to James Richey for the same amount. See also 1849 and 1853.	
1849	<p>Sir Thomas Coltman, youngest son of John Coltman of Beverley, England, and knighted in 1837, dies in London, England of cholera at age 68. His will is dated 1842. At his death, his will is noted in connection with property transactions for lot 33 and, in 1853 and 1859, his sons' names as buyers and sellers of the east half of lot 33.</p> <p>What was the connection of this English family with Canada and the Study Area? There is a family link to Canada through Thomas's brothers, although John dies in 1812 in Quebec and William Bacheler Coltman (Sir Thomas will name one of his sons after him) leaves Canada in 1825 – that is, considerably earlier than the lot 33 transactions. In 1799, William Bacheler arrives in Quebec from England. With his brother John, he is a businessman, justice of the peace in Quebec in 1810, politician, an appointee on the Executive Council of Lower Canada in 1812 and office holder as a commissioner in the Indian department, for which he travelled to Manitoba in 1817. His efforts to report on the unrest in that area bring him into the sphere of national history:</p>	<p>death of Thomas, <i>Gentleman's Magazine</i> vol. 32, Sept. 1849, p.316</p> <p>William B. Coltman is in the 1825 census for Quebec</p>
1849	In October 1816 Governor Sir John Coape Sherbrooke	Dictionary of

con't	<p>gave William Bachelier Coltman and John Fletcher, a Quebec lawyer, commissions of the peace for the Indian territory of the northwest. Shortly after, they each received a special commission to inquire into crimes resulting from the life-and-death struggle between the Hudson's Bay Company and the North West Company for hegemony in the fur trade. Violence had increased when the HBC allowed Lord Selkirk to establish a colony of landless Scottish farmers on the Red River in 1812. In June 1816 it culminated in the deaths at Seven Oaks (Winnipeg) of the colony's governor, Robert Semple, and some 20 settlers at the hands of a band of Métis under Cuthbert Grant. In retaliation, Selkirk seized the NWC headquarters of Fort William (Thunder Bay, Ont.). It was these events, the conditions that led to them, and means of resolving the conflict that Coltman and Fletcher were to investigate. To reinforce their authority, they were given commissions of lieutenant-colonel and major respectively in the Indian Department. The choice of Coltman, who had legal training and a reputation for honesty and common sense, pleased both sides.</p> <p>In 1825, William Bachelier Coltman returns to England, where he dies a year later.</p> <p>How his brother Thomas become involved with lot 33 is not known but potentially it was one of many property investments by the family. In 1828, for example, Thomas (not yet knighted) buys farm lot 34 (immediately east of the Study Area) in the 6th concession and his sons sell it in 1856.</p> <p>Here is an excerpt from Thomas's will:</p> <p><i>...and a sum of money of ... to my son William Bachelier Coltman Esq. to give and bequeath it to my son William Bachelier Coltman Esq. and his heirs forever and to give and bequeath the lease of my house in Duke of York Street together with the furniture plate jewels fixtures & household goods & to my son and his heirs forever and to give and bequeath the same to my son and his heirs forever and lastly I appoint James Richey as executor of my will and of the will of my son William Bachelier Coltman Esq. to be the executor of this my will.</i></p> <p>His properties in Canada are not described. They are left to his sons William Bachelier and Francis Joseph Coltman. James Richey owns owned the east half of lot 33 from 1843 to 1853, when he sells it to William and Francis. How this relates to Thomas Coltman's will and the sequence of dates is not yet determined.</p>	<p>Canadian Biography online re: William Bachelier Coltman (died 1826)</p> <p>Further research might turn up a direct link with Thomas and Canada.</p> <p>National Archives, Gt Britain, PROB 11_2096_11</p>
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1851

75

AGRICULTURAL CENSUS—ENUMERATION DISTRICT, No. 4 OF

Name of occupier.	Concession or Range.	Lot or part of Lot.	Number of Acres of Land.						Wheat.		Barley.		Rye.	
			Held by each person or family.	Under Cultivation.	Under Crops in 1851.	Under Pasture in 1851.	Gardens or Orchards.	Under Wood or Wild.	Acres.	Produce Beh.	Acres.	Produce Beh.	Acres.	Produce Beh.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
James Hickey		33	40	20	19	1	60	4	117				3	50

census

James Hickey is shown in the agricultural census as having 40 acres under cultivation, 20 under crops, 19 under pasture, 1 as an orchard or garden and 60 in the wild or wooded. Four acres of wheat produce 117 bushels and 3 acres of rye produce 50 bushels.

Some of the land may be leased.

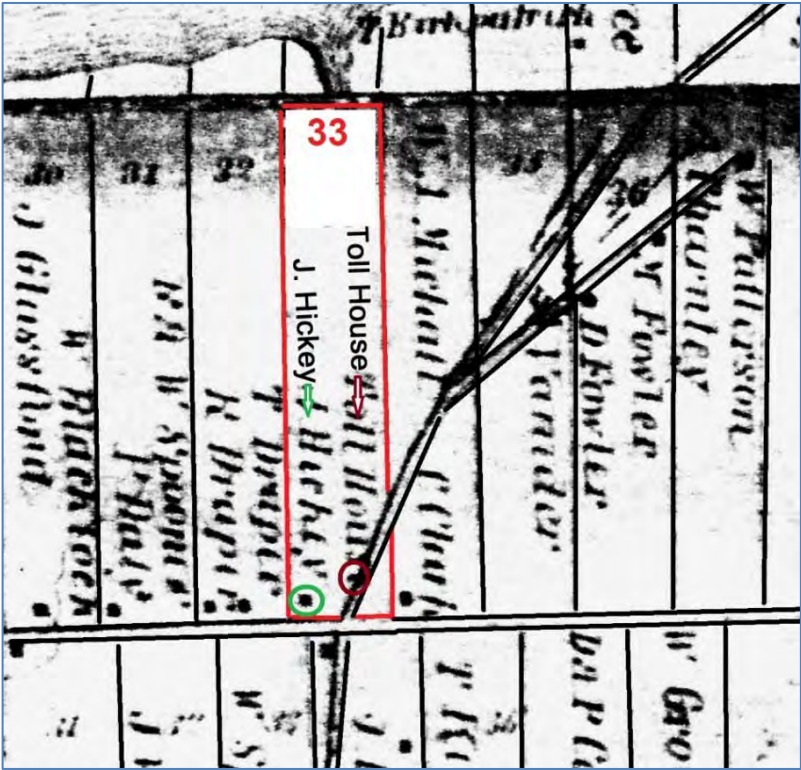
In the personal census, James Hickey, age 41 and his wife Anastasia, age 41, are farming. They have eight children ranging in age from 2 to 16, including James, age 14. They live with Mary Hickey, age 66, no doubt the widow of James's father. The family have been involved with lot 33 since 1835 and may live in a log or frame dwelling on the west half. We know that the family is living in a 1½ storey stone house by the time of the 1861 census. Ann Draper and her adult son Thomas Draper farm next door to the west.

19	Mary Hickey														
20	Robert Lee		Labourer												
21	James Hickey		Farmer												
22	Anastasia Hickey														
23	John Hickey						Canada W								
24	James Hickey														
25	Mary Hickey														
26	Catharine Hickey														
27	William Hickey														
28	Ann Hickey														
29	Margaret Hickey														
30	Anastasia Hickey														
31	Mary Hickey												widow		
32	Thomas Draper		Farmer				Canada								
33	Ann Draper						Canada						widow		
34	Margaret Draper		Servant												

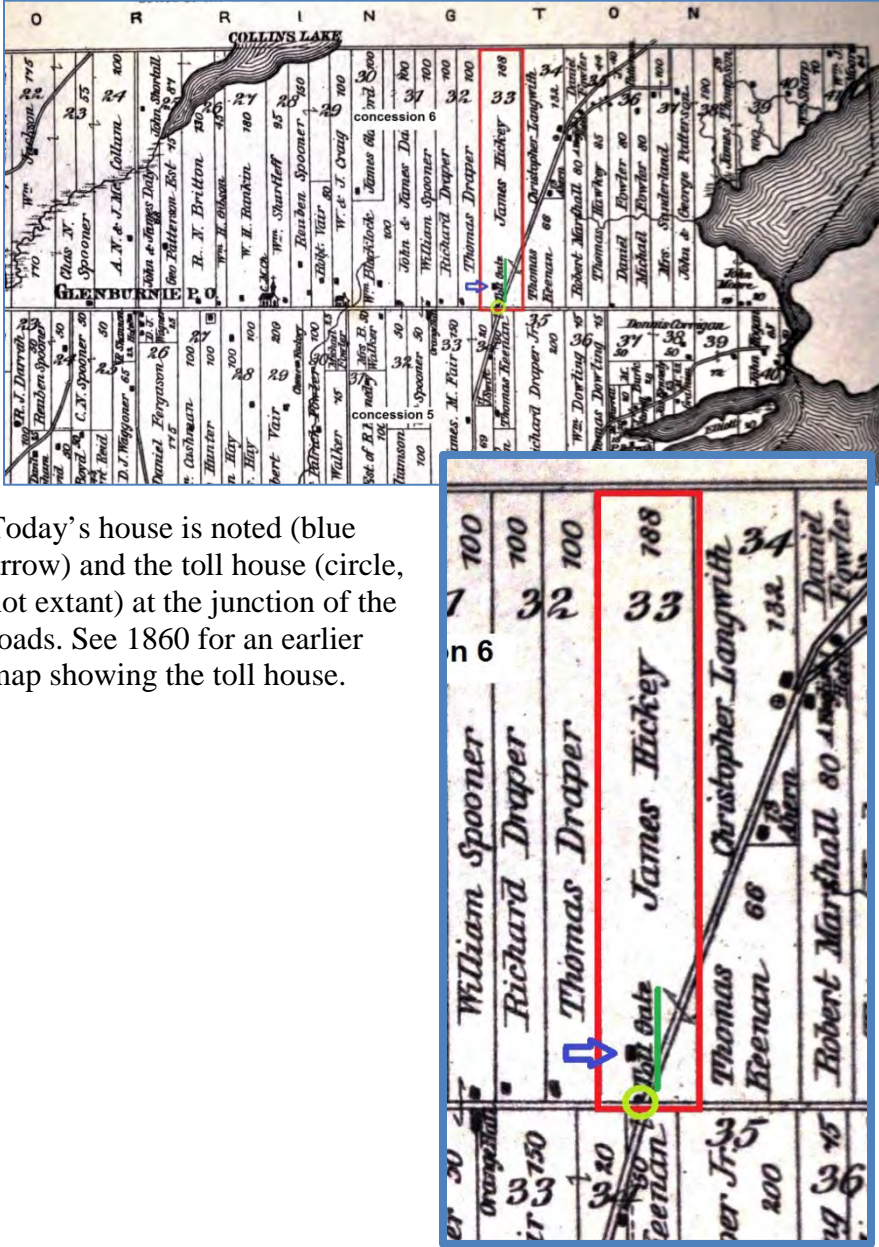
1851 census

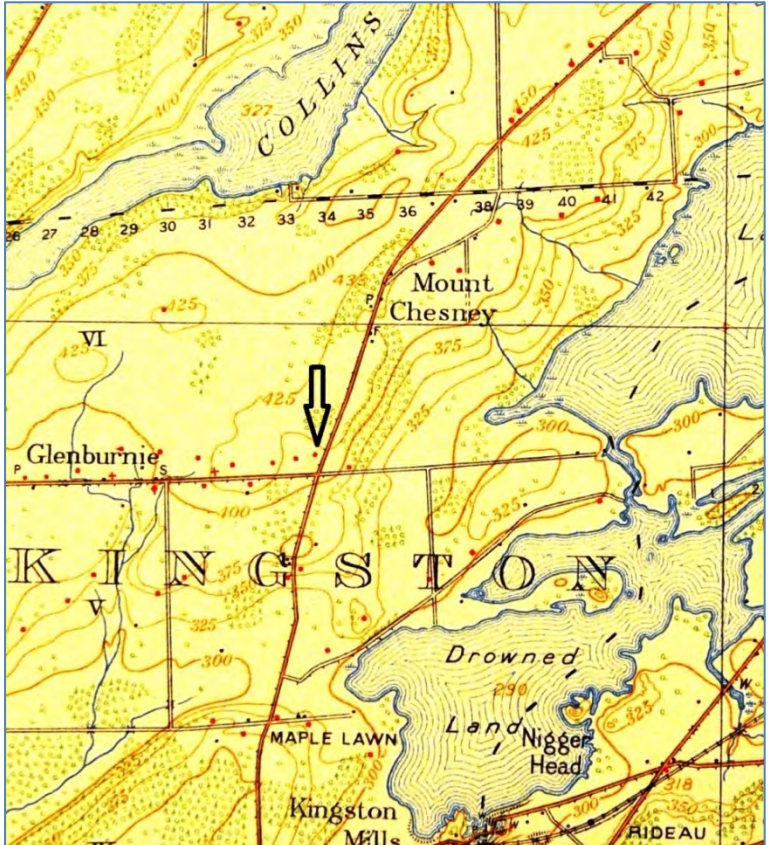
1853

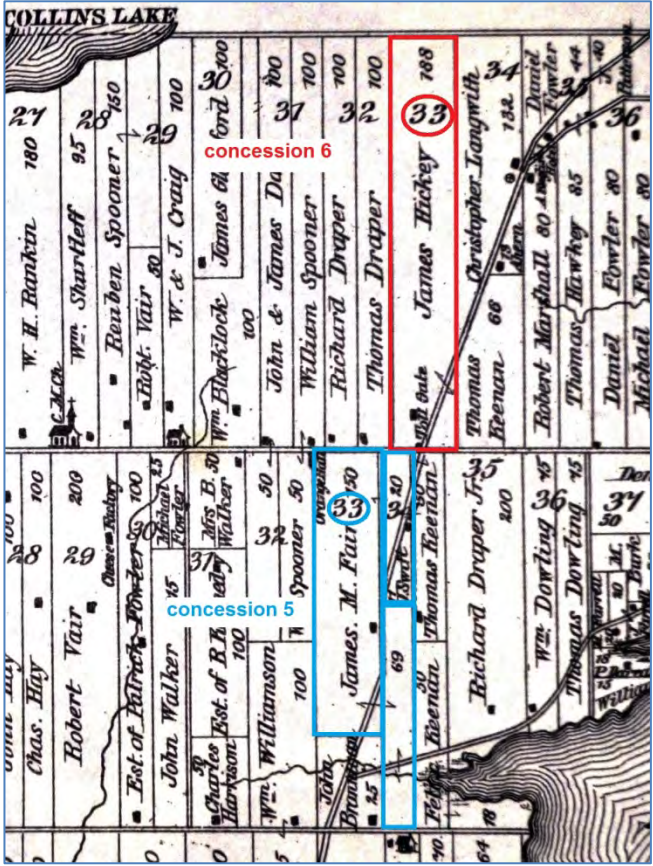
Samuel Richey who has owned the east half of lot 33 (100 acres) since 1843, sells it ten years later for £300 to William Bachelier Coltman and his brother Francis Joseph, sons of Sir Thomas Coltman, whose will is described in the entry for 1849. See also 1859.

1859	<p>Lot 33 is reunited under one owner for the first time since 1835. James Hickey, whose family has owned the west half since that year, now acquires the east half from William B. and Francis J. Coltman (see 1849 and 1853) for £275. This is likely James (1810-1890), as his father James is dead and his son James is only 22 years old. There seems to be some doubts about the legal status of the land, as another deed is noted in 1860 between James Hickey and Thomas Draper <i>et al.</i> Draper is located in farm lot 32 to the west.</p> <p>Gaining the full width of lot 33 (although the Battersea Road slices on an angle through the southeast corner) creates the opportunity to site a new house with lots of land to each side.</p> <p>The present house does not date earlier than the 1859 purchase, as it is in the east half and too close to the dividing line between the east and west halves. Also the purchase price is low enough to account for farm land but not a substantial stone farmhouse.</p>	
1860	<p>See also 1859 for Thomas Draper, a neighbour of the Hickey family on lot 32.</p>  <p>On the map, note the toll house (brown circle) near or at the corner of Battersea and Unity Roads. The other building (green circle) may be the Hickey farmhouse – its position so close to the southwest corner perhaps indicates it is not the present house.</p>	<p>detail of the Walling wall map, part of the 6th concession</p> <p>The toll house is also noted in the 1878 Meacham atlas.</p>

<p>1860 con't</p>	<div data-bbox="329 205 1224 642" data-label="Image"> </div> <p>A toll house near Toronto as portrayed in 1875 by Art Cox.</p> <div data-bbox="576 688 1211 1388" data-label="Text"> <p style="text-align: center;">TOLL GATES, AUCTION</p> <p>IN consequence of the non-performance of the conditions of Sale, on the part of the Purchasers of Toll Gates No. 3, and 5, (which sale took place at Waterloo on the 15th inst.) the said Toll Gates will be put up at Auction and sold to the highest bidder, on Monday next, the 27th inst., at Mr. D. Pringle's Inn, Napanee, at 2 o'clock precisely.</p> <p>Rent of Gate No. 3 this year, £125, Rent of Gate No. 4 this year, £27 10.</p> <p>Two sufficient sureties will be required and their names be given in for approval at the time of Sale.</p> <p>By order of the Board. CHAS. CUMMING, C.M.R. Road Office, Ernestown, 20th Dec., 1841.</p> </div>
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	Immediately following the Hickey family is William Moore, age 19, as a toll keeper. He may be living in the toll house.	1879). See toll keeper discussion in 1860
1878	 <p>Today's house is noted (blue arrow) and the toll house (circle, not extant) at the junction of the roads. See 1860 for an earlier map showing the toll house.</p> <p>The missing 12 acres is taken up by the road.</p>	
1879	Mrs Ann (Anastasia) Hickey, née O'Brien, dies on 9 October at age 70. Her husband is James Hickey (1810-90). The newspaper notes that she was "one of the oldest and most respected residents" in the township. She "settled with her husband upon their present farm over 44 years ago, and they have together lead industrious, enterprising lives, meeting much prosperity and many friends. The deceased was aunt to	St Mary's Cemetery <i>Daily British Whig</i> , 9 Oct. 1879

	the late Bishop O'Brien..."	
1886	James Hickey sells lot 33 for \$2000 to his son James. Given that the father is facing failing health, this may be a means of assuring his son has possession of both halves of the lot (see 1859 for the family acquiring the east half).	
1887	James Hickey Senior, a widower, is living with his daughters on Princess Street. Mary and Anne Hickey operate a millinery business	<i>Daily British Whig</i> 19 May 1890; millinery in 1891 census
1890	James Hickey dies at age 80. The funeral moves from his daughters Mary and Anne Hickey's house and milliner's shop on Princess Street to St Mary's Cathedral. He is described as "an industrious and progressive farmer, and a good neighbour and kind friend to all."	<i>Daily British Whig</i> 19 May 1890
1911	James Hickey, age 58 [55], is farming. His wife is Maggie, age 39, and they have 8 children, ages 2 to 17. One son is named James P. Hickey, age 6.	census (James was born in 1856)
1912		1912 survey, 1916 printed, 1922 reprinted & corrected, Gananoque sheet 61, Stauffer Library, Queen's University

1929	James Hickey is involved in a mortgage on lot 33 with the Agricultural Development Board for \$4200. The property is 200 acres except the land occupied by the Battersea Road, which runs across it. See also 1935.	
1934	James Hickey of Glenburnie is buried at St Mary's Cemetery on 23 February. If this is the James who owns 2285 Battersea Road, it may explain why the property passes out of the hands of the Hickey family.	records of St Mary's Cemetery
1935	The Agricultural Development Board sells lot 33 for \$4400 to George Rockwell Draper. In 1929, James Hickey was involved in a mortgage for \$4200 with the Board. It does mean that, by or in 1935, the lot is no longer connected with the Hickey family who began their connection in 1835 by purchasing the west half. The Draper family is a long-term neighbour centered on lot 32.	For example, the Drapers are next door to the Hickeys in the 1851 census.
1945	George R. Draper sells lot 33 for \$10,000 to Alfred H. Fair. See 1946.	
1946	<p>Alfred H. Fair who bought lot 33 (red) in 1945, sells it for \$4000 to Hemlock Park Dairy Ltd (The Hemlock Park Dairy name is in use by at least 1936). There is a long family association with this area.</p> <p>In 1803, the Crown granted Loyalist James M. Fair 200 acres in lot 33 (blue) concession 5. By 1878, the Fair family has expanded their holdings to the east.</p> <p>The Fair farm is known in the 1940s as the Hemlock Park Dairy and, today, 19 acres on the west side of Battersea Road is Fairmount Home, which opened in 1968. The barns on the east side of</p>	 <p>1878 Meacham atlas</p>

1946
con't

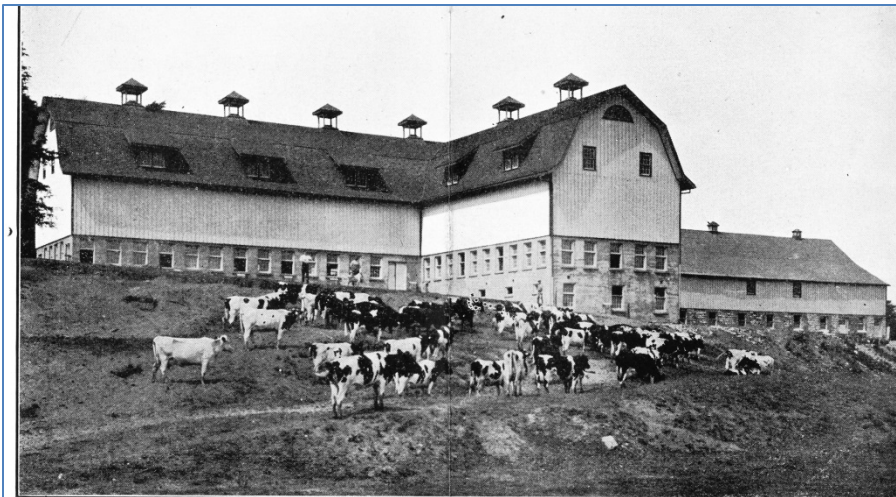
the road still stand. By c1927, over 1000 acres were acquired by Alfred H. Fair.

*Kingston & Its
Vicinity,*
c1927, p. 10



Hemlock Park Dairy Ltd

University of
Guelph
archives



THE MAIN CATTLE BARN AT HEMLOCK PARK STOCK FARM, OWNED BY A. H. FAIR, KINGSTON.

These premises are said to be the best in Canada. Here will also be seen one of the largest and best herds of pure bred Holsteins in Canada. The main buildings are situated four miles north of Kingston Junction, on the road to Battersea. The farm consists of over 1000 acres of very high producing land. A very pleasant five mile drive from the City on good roads.

c1927

*Kingston & Its
Vicinity* p.10



University of
Guelph
archives

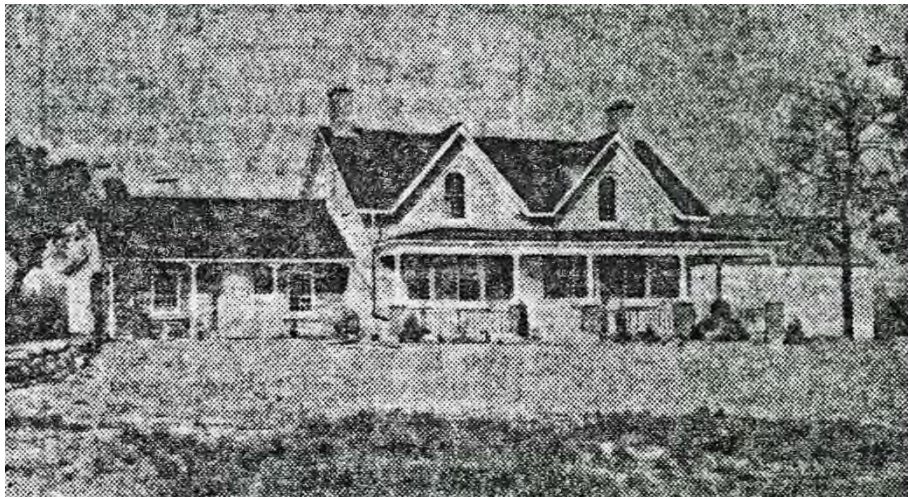
bottle cap web
source

1946
con't



In 2018, a sign for Hemlock Park Dairy is found in 2285 Battersea Road, which becomes part of the company's large holdings from 1945-46 into the 1970s.

1952





the large stone dwelling which was originally built and owned by James Hickey, grandfather of J. M. Hickey, KC, of this city. The home was recently modernized and will be sold. (Photos by F. B. Pense)

The west wing has not yet had the roof raised and has a different verandah from the one shown c1962.

copy of a newspaper clipping, hand inscribed 26 Jan. 1952 and pasted into a scrapbook

John M. Hickey, KC, barrister, 93 Clarence St, is noted in the 1948 city directory.

c1962	 <p>photo by Ron Hazelgrove, 131, Queen's University Archives</p> <p>The west wing roof is now raised (compare 1952) and its verandah modified.</p>	
1970s	Hemlock Park Dairy Ltd sells portions of farm lot 33 during the 1960s and '70s.	
2018	 <p>city website</p>	



city website



left view from road



west end



The house is in the centre beyond the trees. The barn can be glimpsed to the right.



View of the east end of the main house and modern rear wing from Battersea Road. Pair of stone piers.

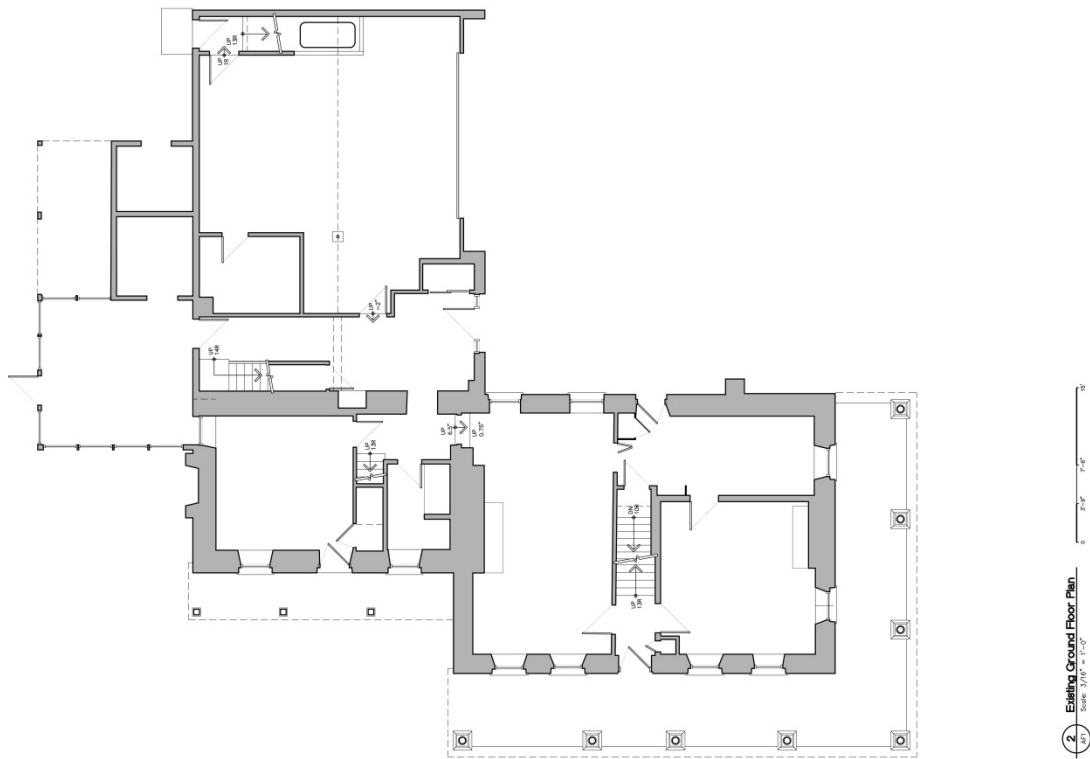




East gable wall of the main house and modern rear wing as one walks up the driveway.

The verandah is not as old as the house. The piers are concrete and stone topped by wooden columns.





as found floor plan, main storey, Shoalts & Zaback Architects, 2018



rear wall of the main house
with the wrap-around verandah on the left and a modern wing on the right



main house



front view of west wing (roof raised c1960) and main house



west view of modern additions to the side and rear and stone wing with its raised roof (the exposed fireplace may be a modern addition)

the stone wing was added to the main house at an unknown date





modern horse stable



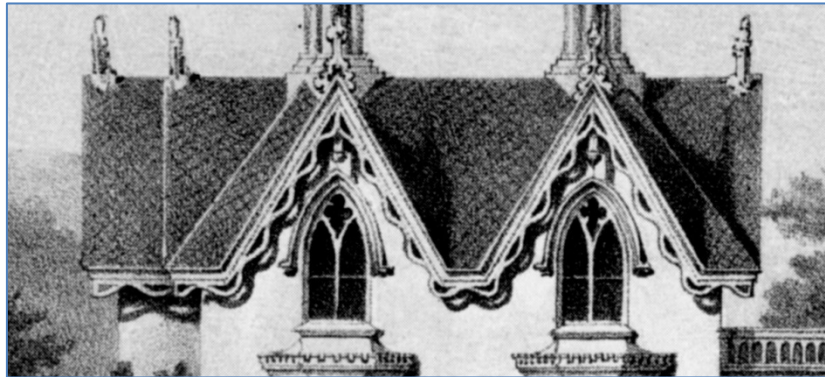
View from Battersea Road towards Unity Road (house left of barn)

STYLE & DATE

The incorporation of a double gable in such a prominent form is unusual in the Kingston area, where single gables are more customary.



Samuel Sloane, *The Model Architect*, Philadelphia, 1852
(a single house with a double gable)



Jennifer McKendry, "A Discussion of Kingston and Area's Historic Small Houses Known as 'The Ontario Cottage' Type." *Journal of the Society for the Study of Architecture in Canada* 41 no. 2 (2016): 65-81

Even in Sloan's popular architectural pattern book of 1852, only one example is shown of a single house with a double gable and it is in the Gothic Revival style. Because of the round arches, lack of strong ornament and gently sloped gables, the style at 2285 Battersea Road is Classical or may have been categorized as Italianate at the time.

The positioning of the house in an elevated site meant it was visible from two roads.

A farmhouse, perhaps of log or frame, existed for the Hickey family before the present main house, which dates no earlier than 1859, when the east half of lot 33 was purchased by James Hickey. Given that the 1861 census describes the Hickey family living in a stone, 1½-storey house, it seems logical that this is describing the present one and, therefore, we can assign a building date of 1860. The stone wing was added later to the main house.

This handsome and innovative house must have been the design of an architect.

Today's screen of trees may be a later feature.

An original window in the main house's west gable wall was obstructed when the wing was added.



2. History of 896 Unity Road

896 UNITY ROAD (GLENBURNIE ROAD)
LOT 32 (200 acres) CONCESSION 6 KINGSTON TOWNSHIP

Compiled by Jennifer McKendry 22 May 2018



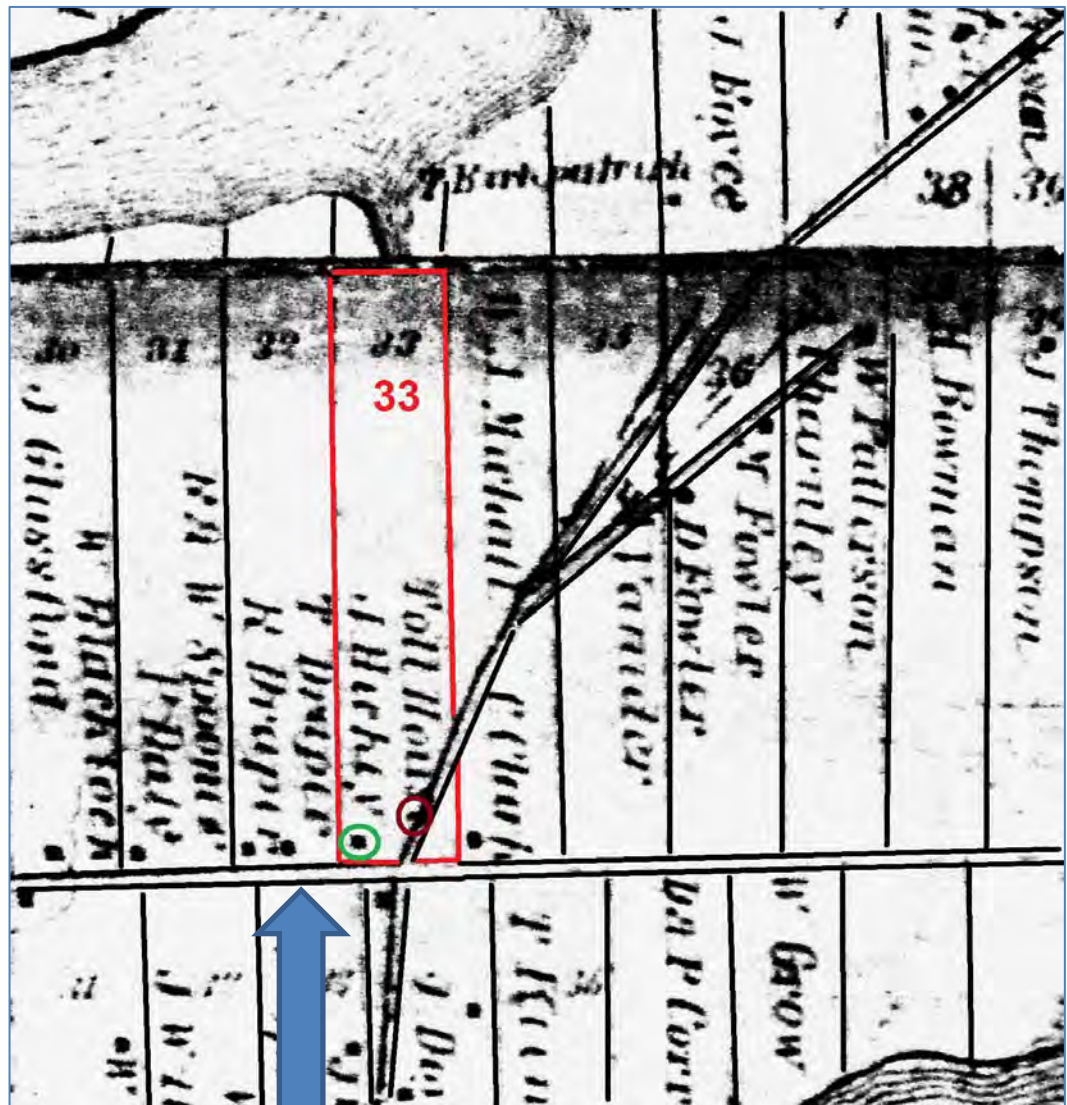
Photo J. McKendry Nov. 2014



1892 Isabella Draper (admin) sells to George R. Draper the east half for \$4200 with other land

[illegible]

1851 Thomas and Richard Draper are farming lot 32 (agricultural census)



The houses
pre-date 896
Unity Rd

1861 Thomas & Isabella Draper live in a frame 1½ storey house





The Draper family has been involved with lot 32 since 1834 with buying the east half and, three years later, the west half. The brick Draper house does not exist in 1861, according to the census. The families of Richard and Thomas Draper live in a stone and frame house, respectively. Judging by the style of the brick house at 896 Unity Road, it may date from the 1870s or even the '80s.

3. CVs of Qualified Persons



BRAY

HERITAGE

Marcus Letourneau

347 McEwen Drive, Kingston, Ontario, Canada K7M 3W4
Phone (613) 546-9451. Fax (613) 546-9451. E-mail mrletourneau@lhcheritage.com

Summary of Qualifications:

Marcus Letourneau, PhD, Dipl(PACS), MCIP, RPP, CAHP is a specialist in heritage policy and process. He has over 20 years of professional experience in both the public and private sectors and worked on projects (both academic, non-profit, and for profit) across Canada and in the United States, and the Middle East.

Education:

2009

Doctor of Philosophy in Historical/Cultural Geography
Queen's University, Kingston, Ontario.

2001

Masters of Arts (Geography)
University of Western Ontario, London, Ontario

1998 (Awarded 1999)

Bachelor of Arts (Honours – Geography, History Minor)
Queen's University, Kingston, Ontario.

1999

Diploma – Peace and Conflict Studies
University of Waterloo, Waterloo, Ontario.

2013

Professional Specialization Certificate - Heritage Conservation Planning,
University of Victoria, Victoria, British Columbia

2012 (Awarded 2013)

Certificate - Museum Studies, Ontario Museum Association, Ontario

2010

Ontario Management Development Program (OMDP) Certificate (with
Distinction) - Leadership Skills, St Lawrence College, Kingston, Ontario

Professional Experience (from 2004):

2015-Present

BRAY Heritage (Carl Bray & Associates Ltd.), Kingston, Ontario

Senior Associate

- Heritage planning and strategic planning

2015-Present

Letourneau Heritage Consulting, Kingston/Haliburton, Ontario

Principal

- Heritage planning and strategic planning, heritage program audits, expert testimony, research, community engagement

2013-Present

Queen's University at Kingston, Kingston, Ontario

Adjunct Assistant Professor – Department of Geography and Planning

- Instructor for graduate and undergraduate courses including Heritage Planning, Historical Geography, Qualitative Research Methods for Planners, Geography of Canada, Regional Development Theory and Practice, and Urban Political Geography

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803 Johnson Street

Kingston, ON K7L 2B6

TEL 613 542-3393

FAX 613 549-6231

carl@brayheritage.com

2011-2015

Golder Associates Limited, Ottawa/Kingston, ON

Manager – Sustainability and Heritage (2013-2015) & Senior Cultural Heritage Specialist (2011-2015)

- Project management, heritage planning, resources identification and analysis, expert testimony, historical research

2012-2014

Carleton University, Ottawa, Ontario

- Taught courses in Canadian Studies (Heritage Conservation) and Geography

2004-2011

City of Kingston, Kingston, Ontario

Senior Heritage Planner

- Was the senior heritage planning staff member for the City of Kingston. Served as a project manager; developed a number of heritage policies for the City including OP policies; served as a commenting agent for development review applications from a cultural heritage perspective; served as the primary resource staff for the Kingston Municipal Heritage Committee (2004-2008); was responsible for specific OHA approvals under the City of Kingston Delegated Authority By-law (2005-2011) as well as reviewing archaeological assessments (2007-2011); was the Administrator for Kingston's Heritage Incentives Program (2005-2008); was as a public speaker/educator for the City of Kingston on heritage issues; was as the City of Kingston representative to Parks Canada and the National Historic Sites Alliance of Ontario; served on the Steering Committee for the Rideau Heritage Network (2005-2010); directed and oversaw the work of junior heritage staff, interns, volunteers, and co-op students (2005-2011); and assisted with the development of the 2007-2011 Capital and Operating Budgets.

Professional Memberships:

International Network for Traditional Building, Architecture & Urbanism

Association for Preservation Technology

Communal Studies Association

ICOMOS Canada

Canadian Institute of Planners

Canadian Association of Heritage Professionals

Ontario Professional Planning Institute

Selected Conference Speaking Engagements:

Marcus has spoken nationally and internationally on heritage issues and has presented over 20 conference papers and over 60 public lectures.

Selected Publications and Project:

Marcus has written on issues as diverse as archaeological master plan processes, heritage management programs, heritage law, Kingston and Shaker architecture, and wind energy projects. He has written as lead author or co-author over 150 technical heritage reports or documents.



BRAY

HERITAGE

Carl Bray

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Phone (613) 542-3393. Fax (613) 549-6231. E-mail carl@brayheritage.com

Summary of Qualifications:

BRAY Heritage (Carl Bray & Associates Ltd.) is a heritage consulting firm specializing in the assessment, planning and development of cultural heritage resources. Carl Bray, Principal, is a heritage planner and landscape architect with graduate degrees in urban design and cultural geography. He has over 30 years of professional experience in both the public and private sectors and has successfully completed projects across Canada and in the United States, the Caribbean and Great Britain.

Education:

1988

Doctor of Philosophy in Cultural Geography and Urban Design
University College London, U.K.
(Geography Department/Bartlett School of Architecture and Town Planning)

1980

Masters in Urban Design
Oxford Brookes University, U.K. (formerly Oxford Polytechnic)
(Joint Centre for Urban Design)

1974

Bachelor of Landscape Architecture (Hon.)
University of Guelph, CAN.
(School of Landscape Architecture)

Professional Experience:

1999-

BRAY Heritage (Carl Bray & Associates Ltd.), Kingston, ON
Principal

. Heritage planning, landscape architecture, urban design

1993-1999

Commonwealth Historic Resource Management Ltd., Perth, ON

Senior Planner

. Heritage planning, landscape architecture

1988-1993

Urban Strategies Inc. (formerly Berridge Lewinberg Greenberg), Toronto, ON

Senior Planner

. Land use planning, urban design

1980-1984

City of Toronto, Toronto, ON

Area Planner (East Downtown/Don Districts)

. Land use planning, policy and development control

1974-1978

Private Practice, Ontario and Alberta

. Heritage planning, main street revitalization, community organizing

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TEL 613 542-3393

FAX 613 549-6231

carl@brayheritage.com

Professional Memberships:

Canadian Society of Landscape Architects
Ontario Association of Landscape Architects
Canadian Association of Heritage Professionals
Canadian Institute of Planners

Research Awards:

Graduate Study Scholarships: (Commonwealth Scholarship; Canada Mortgage and Housing Corporation Graduate Scholarship; Rotary Foundation Graduate Fellowship)

Professional Awards:

(C.S.L.A. Citation, First Impressions project, Charlottetown, P.E.I.; C.I.P. Citation, Campus Master Plan, University of Waterloo) CAPHC Award (Ruthven Park)
CAHP Heritage Planning Award (Cambridge Heritage Master Plan)

Selected Conference Speaking Engagements:

Ontario Heritage Foundation. ICOMOS Canada. Association for Preservation Technology. Alliance for Historic Landscape Preservation. Town and Country Planning Association (U.K.).

Heritage, Design and Planning Education:

Adjunct Professor: Faculty of Architecture and Landscape Architecture, University of Toronto; School of Urban and Regional Planning, Department of Geography, Queen's University.

Guest lecturer: University College London, Cambridge University, Oxford Brookes University, University of Newcastle, York University, University of Guelph

JENNIFER McKENDRY

www.mckendry.net

Dr McKendry's book, *Into the Silent Land: Historic Cemeteries & Graveyards in Ontario*, evolved out of her interest in architectural history, photography and book designing. Author of numerous books, reports, and articles on historical aspects of Ontario, such as *With Our Past before Us: 19th-Century Architecture in the Kingston Area* and *Portsmouth Village: an Illustrated History*, she is a member of the Society for the Study of Architecture in Canada, the Frontenac Heritage Foundation and the Kingston Historical Society. She has given presentations to each organization, and each has presented her with an award for her work.

She received her Ph.D. from the University of Toronto in 1991; her thesis was on the architecture of Kingston, 1835 to 1865, while her M.A. from Queen's University was on the Domestic Architecture of South-Eastern Ontario from 1820 to 1850. She lives in a restored house of 1860 in Kingston, and has given illustrated lectures and papers in various locations in Canada, as well as in the United States.

A freelance researcher, her work includes various Heritage Impact Statements, historical overviews for archaeological assessments and architectural histories of such projects as old Sydenham Ward, selected aspects of KGH, Kingston Provincial Campus, the Frontenac County Court House, Kingston Penitentiary and Kingston City Hall.

Along with Peter Milliken and Arthur Milnes, Jennifer McKendry is one of the authors of *Kingston & the Thousand Islands, Then & Now*. Her most recent book is *the Early Photography of Kingston from the Postcard to the Daguerreotype*, and she is preparing one on 20th-century architecture in Kingston.