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**From:** Kyle Bentley  
Director, City Development & CBO

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**Subject:** Recommendation to List 301 Kingston Road on the Municipal Heritage Register  
301 Kingston Road

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**Recommendation:**

1. That Report PLN 13-21 of the Director, City Development & CBO, regarding the listing of 301 Kingston Road on the Municipal Heritage Register be received;
2. That Council endorse the recommendations of the Heritage Pickering Advisory Committee, dated November 25, 2020 to list 301 Kingston Road on the City of Pickering Municipal Heritage Register;
3. That staff be directed to take necessary actions to include 301 Kingston Road on the City of Pickering Municipal Heritage Register.

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**Executive Summary:** This report recommends that Council list the property located at 301 Kingston Road, Pickering under Section 27, Part IV of the *Ontario Heritage Act*. The subject property is located at the southeast corner of Kingston Road and Altona Road.

In June 2019, City Development staff consulted the Heritage Pickering Advisory Committee on the Kingston Road Corridor Study and the Intensification Plan, and advised that there were 5 properties within the study areas along Kingston Road that had been identified in the cultural heritage portion of the study. Four of the properties, including 301 Kingston Road, were not protected under the *Ontario Heritage Act*, but were not under immediate threat of demolition. The Heritage Pickering Advisory Committee recommended that staff research the properties for potential cultural heritage value and possible inclusion on the City of Pickering Municipal Heritage Register.

Branch Architecture was retained by the City to prepare a Cultural Heritage Evaluation Report, recommending inclusion of the properties on the Municipal Heritage Register. The report found that 301 Kingston Road met Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest*, for design, historical and contextual value.

On November 25, 2020, Heritage Pickering Advisory Committee passed a motion that Council list the property under the *Ontario Heritage Act*. Staff concur with the recommendation of Heritage Pickering and notified the Committee that staff would bring the recommendation for Council consideration in 2021.

Since that time, the property owner at 301 Kingston Road has made staff aware of their intentions to demolish the building located on the subject lands.

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**Financial Implications:** Not applicable

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## Background

In October 2017, City Council directed staff to undertake an Intensification Study for the Kingston Road Corridor and Specialty Retailing Node. The study was undertaken over a period of approximately 2 years through a highly collaborative process involving City staff, public agencies, key stakeholders and members of the public, and concluded on December 16, 2019, with the endorsement in principle of the Kingston Road Corridor and Specialty Retailing Node Intensification Plan and draft Urban Design Guidelines by City Council.

In June 2019, City Development staff consulted with the Heritage Pickering Advisory Committee on the Intensification Plan and advised that there were 5 properties within the study areas along Kingston Road that had been identified in the cultural heritage portion of the study (see Attachment #1, Location Map):

- 1970 Brock Road (Post Manor, Designated under the *Ontario Heritage Act*)
- 301 Kingston Road
- 882 & 886 Kingston Road (St. Paul's-on-the-Hill Anglican Church)
- 401 Kingston Road (Montessori)
- 1 Evelyn Avenue (Law Office)

Other than 1970 Brock Road, none of the 4 properties are protected under the *Ontario Heritage Act*, but are identified in the City of Pickering Inventory of Historic Resources.

At the time, Heritage Pickering members recommended that staff study the four properties for potential inclusion on the Municipal Heritage Register.

## **The City's Heritage Consultant recommended listing 301 Kingston Road on the Municipal Heritage Register**

The City of Pickering hired Branch Architecture to prepare a Cultural Heritage Evaluation report, which was completed in November 2020 (see Attachment #2, Kingston Road Study Cultural Heritage Evaluation Report). It was prepared in accordance with *Ontario Regulation 9/06- Criteria for Determining Cultural Heritage Value or Interest*, the *Ontario Heritage Act*, the *Ontario Heritage Tool Kit*, *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* as well as other charters and guidelines that demonstrate heritage best practice.

Branch Architecture recommended that 301 Kingston Road, 401 Kingston Road and 1 Evelyn Avenue be listed under Section 27 of the *Ontario Heritage Act*, and that designation be pursued for 882-886 Kingston Road (St. Paul's-on-the-Hill Anglican Church).

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**The Heritage Pickering Advisory Committee recommended listing of 301 Kingston Road on the Municipal Heritage Register**

At the November 25, 2020 Heritage Pickering Advisory Committee Meeting, a motion was passed recommending Council's approval to list the properties, including 301 Kingston Road, under Section 27, Part IV of the *Ontario Heritage Act* (see Attachment #3, Heritage Pickering Advisory Committee Minutes).

At the time of the meeting, City staff were not aware that any of the properties were at immediate threat of demolition, and advised Heritage Pickering that a report to Council would follow in 2021 to provide Council with the Committee's recommendations.

**Property owner of 301 Kingston Road has advised the City of plans to demolish the building**

In February 2021, the property owner of 301 Kingston Road made staff aware of their intentions to demolish the 2-storey building, but did not provide a reason for the demolition. As of this writing, the City has not received a demolition permit application.

The property is located at the intersection of Altona and Kingston Road, on the south side of Kingston Road, within the Rougemount Neighbourhood.

The building located on the property is a 2-storey building with a gable roof, with multiple one story additions to the rear. It is a rare, altered example of a mid-19<sup>th</sup> century Georgian House in Pickering, likely dating to the mid 1800's and is clad in horizontal pre-painted aluminum siding. The front (north) façade includes a balanced, yet a-symmetrical display of multiple openings and a centrally placed door. The side elevations display a symmetrical arrangement of window openings. On the east side, there is a vertical strip between the windows, likely an alteration related to the chimney. The building has a stone foundation.

Branch Architecture noted that in 2019, the building contained an exposed fieldstone foundation, wood windows, door and sidelights, which have now been covered in metal or removed. The owner has also added metal skirting around the foundation to try to improve drainage around the property.

The building has associations with early Pickering landowner and military doctor William Holmes. The building has contextual value due to its association with the Rouge Hill community, and is likely one of very few remaining buildings of its time. As a landmark, the building is prominently located at the intersection of Altona and Kingston Roads, and marks the west edge of Kingston road.



Figure 1: 301 Kingston Road, North (front) façade. Branch Architecture, 2020.

### **Staff concur with the recommendation of the Heritage Pickering Advisory Committee**

The property is worthy of listing under Section 27 of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for municipal designation prescribed by the *Ontario Heritage Act* under the three categories of design, associative and contextual value.

If a property is listed under Section 27, this means that prior to removal or demolition, that the owner must give Council 60 days' notice in writing. This allows time for staff to request additional required information from the owner, such as additional studies or information, to consult with the Heritage Committee and to report back to Council. Council may then decide to either allow the demolition, or, designate the property under Section 29 of the *Act*.

Unlike a designated property, an owner of a listed property does not require a Heritage Permit for most alterations.

### **Conclusion**

Staff concur with the recommendation of the Heritage Pickering Advisory Committee, and due to the possibility of a demolition by the owner, staff recommend that Council list 301 Kingston Road on the City of Pickering Municipal Heritage Register under Section 27 of the *Ontario Heritage Act*.

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**Attachments:**

1. Location Map
  2. Cultural Heritage Evaluation Report prepared by Branch Architecture, November 2020
  3. Minutes of the November 25, 2020 Heritage Pickering Advisory Committee meeting
- 

**Prepared By:**

Original Signed By

Elizabeth Martelluzzi  
Planner II, Heritage

Original Signed By

Nilesh Surti, MCIP, RPP  
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EM:ld

**Approved/Endorsed By:**

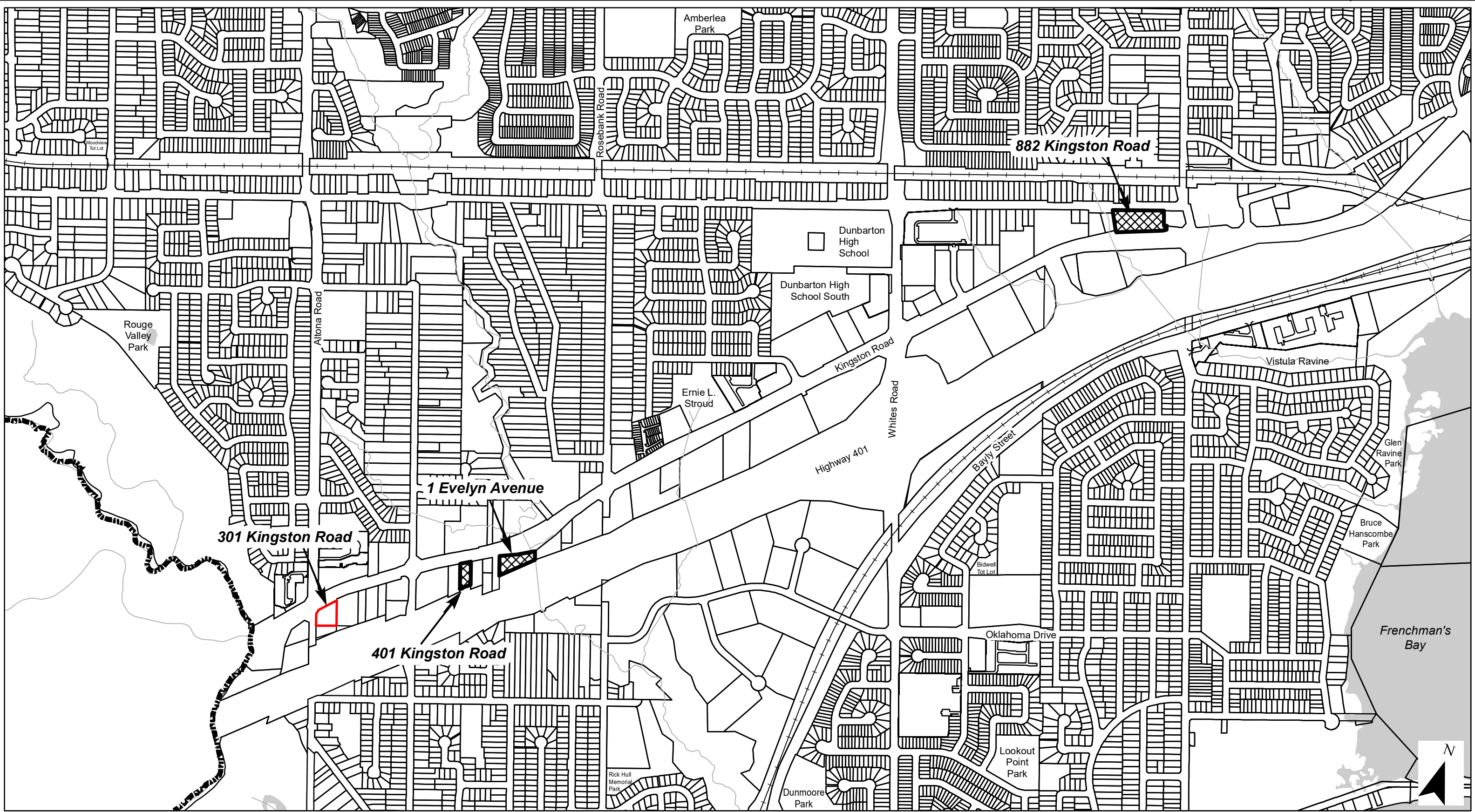
Original Signed By

Kyle Bentley, P. Eng.  
Director, City Development & CBO

Recommended for the consideration  
of Pickering City Council

Original Signed By

Marisa Carpino, M.A.  
Chief Administrative Officer



City of  
**PICKERING**  
City Development  
Department

<b>Location Map</b>
<b>File:</b> A-3300-076
<b>Property Description:</b> Pt Lot 32, B.F.C. Range 3 (301 Kingston Road), Pt Lt 19, Plan 230, Now Pt 1, 40R-16160 (401 Kingston Road)
Pt Lot 10, Plan 230, Now Pt, 1 40R-12418 (1 Evelyn Avenue), Pt Lot 27, B.F.C. Range 3 and Pt 1-4, 40R-2628 and Pt 1-3, 40R-15853 (882-886 Kingston Road)
<b>Date:</b> Feb. 26, 2021
<b>SCALE:</b> 1:10,000 THIS IS NOT A PLAN OF SURVEY.

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# KINGSTON ROAD STUDY

## CULTURAL HERITAGE EVALUATION REPORT

Pickering, Ontario  
November 1, 2020

**BRANCH**  
ARCHITECTURE

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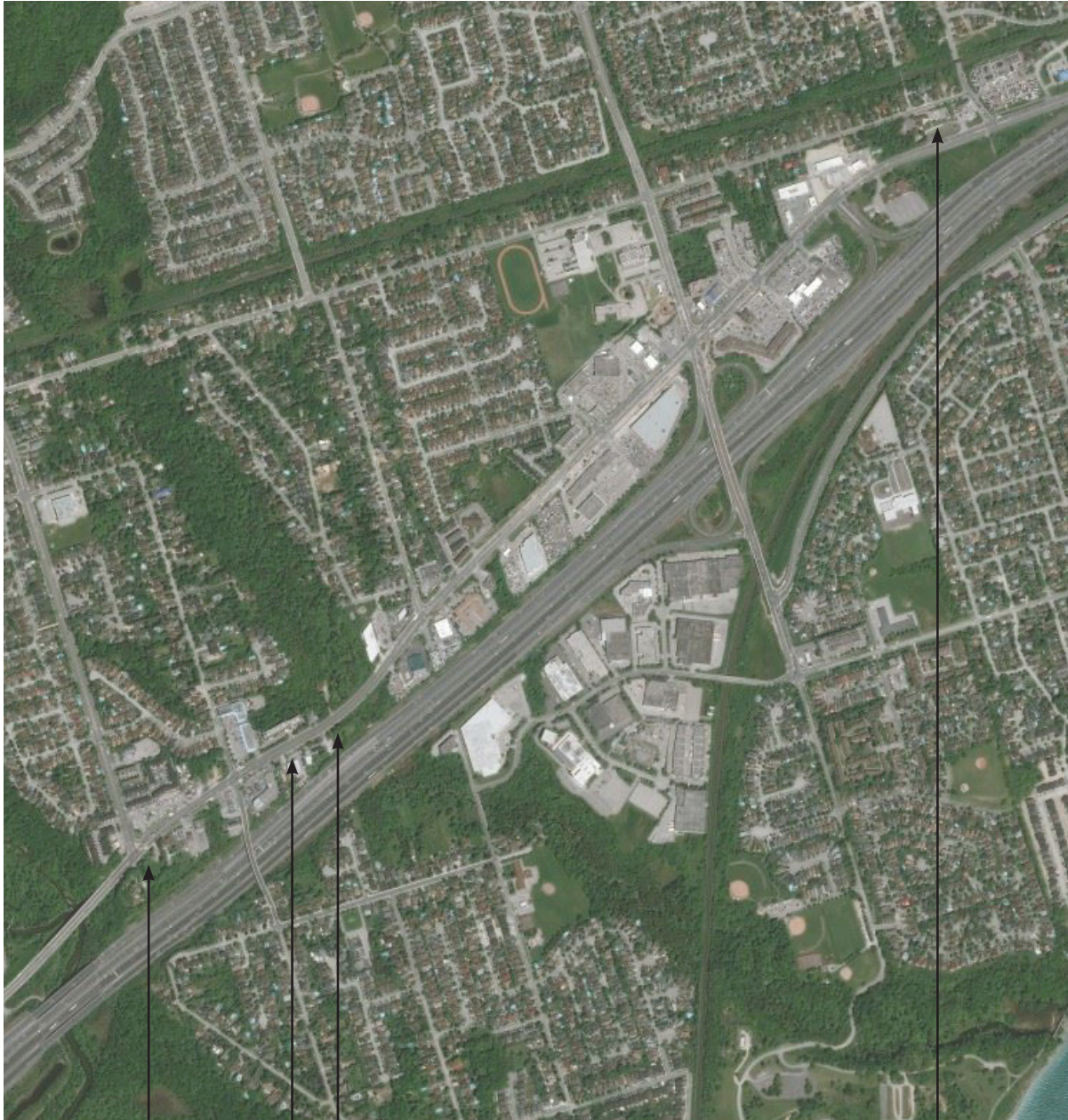
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Issued: 2020.06.16	DRAFT
2020.11.01	R1

Cover Image: 301 Kingston Road, 2019. (Branch Architecture, BA)

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301 Kingston Road  
401 Kingston Road  
1 Evelyn Avenue  
882 Kingston Road

1. Approximate location of subject properties. (Bing maps annotated by BA)

# 1 Introduction

## 1.1 Project Framework & Background

Branch Architecture was retained by the City of Pickering as a heritage consultant to assess the potential cultural heritage value of four properties of heritage significance identified in the *Kingston Road Corridor and Speciality Retailing Node Draft Intensification Plan*. These properties are: 1 Evelyn Avenue; 301 Kingston Road; 401 Kingston Road; and, 882 Kingston Road.

The scope of this cultural heritage evaluation includes the following:

1. Undertake a site visit to each property, including a walk around the subject building.
2. Conduct preliminary background research on the history of the properties and their immediate setting.
3. Undertake general photographic documentation of the property and surroundings.
4. Prepare a Preliminary Cultural Heritage Evaluation Report including the following for each property:
  - A written description of the property and building(s);
  - General photographs of each property and buildings; and,
  - Preliminary heritage evaluation based on *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*.

Branch Architecture undertook on site visits to 401 and 882 Kingston Road on March 2, 2020, and to 301 Kingston Road on October 19, 2020. The visits consisted of walking around each property and the immediate context, and completing a visual review of the building exterior and interior (where access was permitted). All the properties were reviewed from the street in December of 2019.

Branch Architecture prepared this Cultural Heritage Evaluation in accordance with *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest*, the *Ontario Heritage Act*, the *Ontario Heritage Tool Kit*, *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* as well as other charters and guidelines that exemplify heritage best practice.

## 1.2 Property Addresses and Lot Descriptions

- 1 Evelyn Avenue - PLAN 230 PT LOT 10 NOW RP 40R12418 PART 1
- 301 Kingston Road - CON BF RANGE 3 PT LOT 32
- 401 Kingston Road - PLAN 230 PT LOT 19 NOW RP 40R16160 PART 1
- 882 & 886 Kingston Road - CON BF RANGE 3 PT LOT 27 AND RP 40R2628 PART 1 TO 4 AND RP 40R15853 PART 1,2,3

## 2 Land Grants

### 2.1 Introduction

The Constitutional Act of 1791, known as the Canada Act, divided the Province of Quebec into Upper Canada to the west and Lower Canada to the east. As part of this Act, land grants in the newly surveyed townships were issued under the newly established provincial governments. In 1792, the responsibility of granting lands was delegated to Lt. Governor Col. John Graves Simcoe. Simcoe followed British land granting tradition and, in effect, made members of his legislative council landed gentry. By the end of his term of office in 1796, he had placed one seventh of the surveyed townships in the hands of the Church of England (known as the Clergy Reserves) and provided well for his council and his civil servants.

*In the Pickering Township alone, of the 74,660 acres which the township contains, 18,800 were in the hands of five people; one of them the newly appointed Surveyor-General, two others, members of his family.<sup>1</sup>*

Much of the Pickering Township was either granted to members of the military or allocated as additional land grants to absentee landholders. As such, there was little land left for new settlers purchasing land to establish a homestead here.<sup>2</sup> Large areas of land, in particular the most desirable lands along the shoreline, remained wild well into the 1800s when the original landowners and the Church began selling off parcels to new settlers.

The subject properties are located within Broken Front Concession 3 as shown on the 1877 County Atlas (opposite):

- Con. 3 B.F., Lot 27 - 862 Kingston Road;
- Con. 3 B.F., Lot 31 - 1 Evelyn Avenue and 401 Kingston Road; and,
- Con. 3 B.F., Lot 32 - 301 Kingston Road.

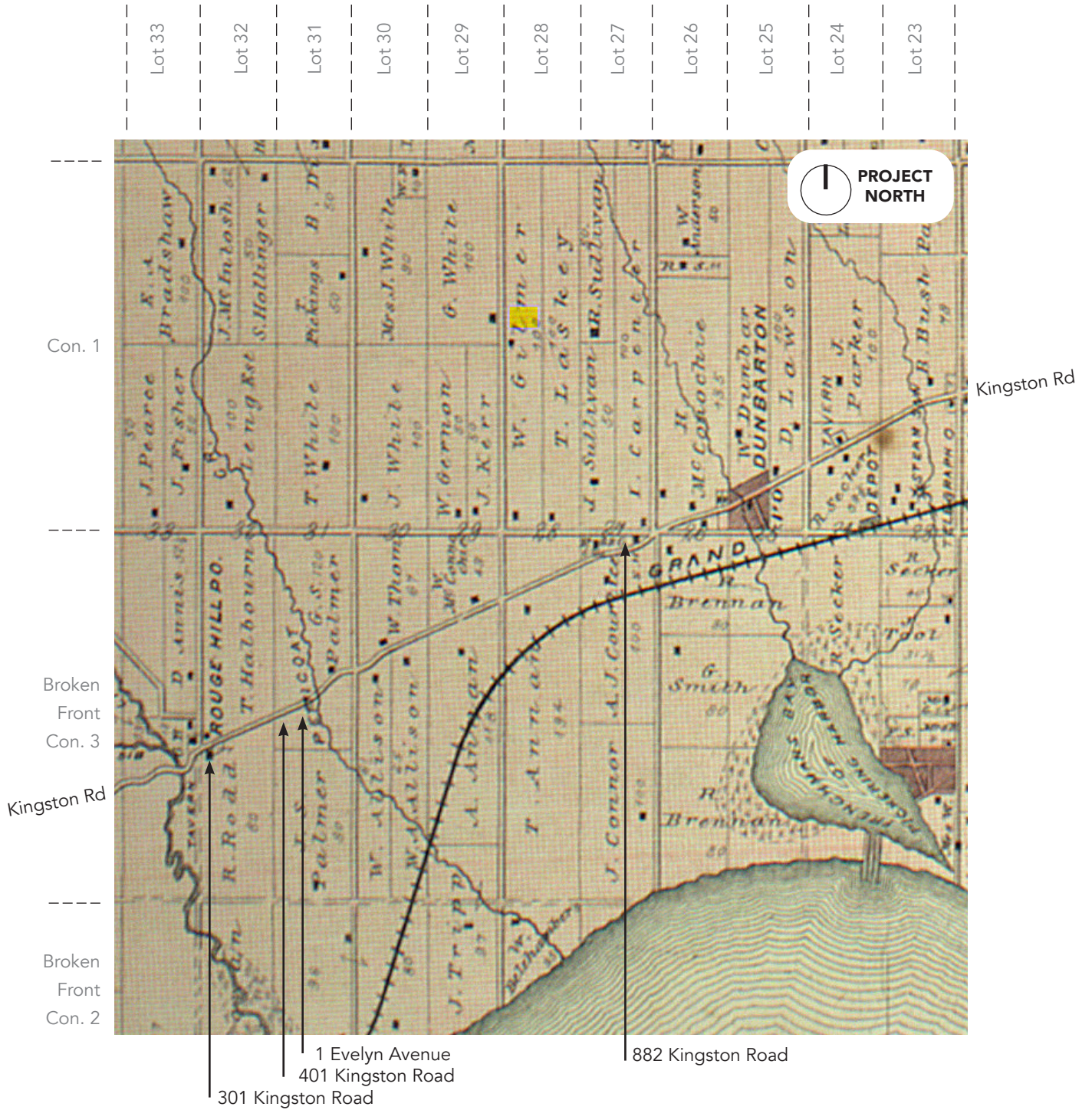
All these lots are bisected by Kingston Road. Kingston Road was a military road, dating from 1800, that served as the primary route for pioneers travelling between York (Toronto) and the Bay of Quinte (Kingston). In 1796, an American engineer named Asa Danforth was awarded with the contract for the road - a road two rods wide and far enough from the shore to avoid enemy forces from observing troop movements.

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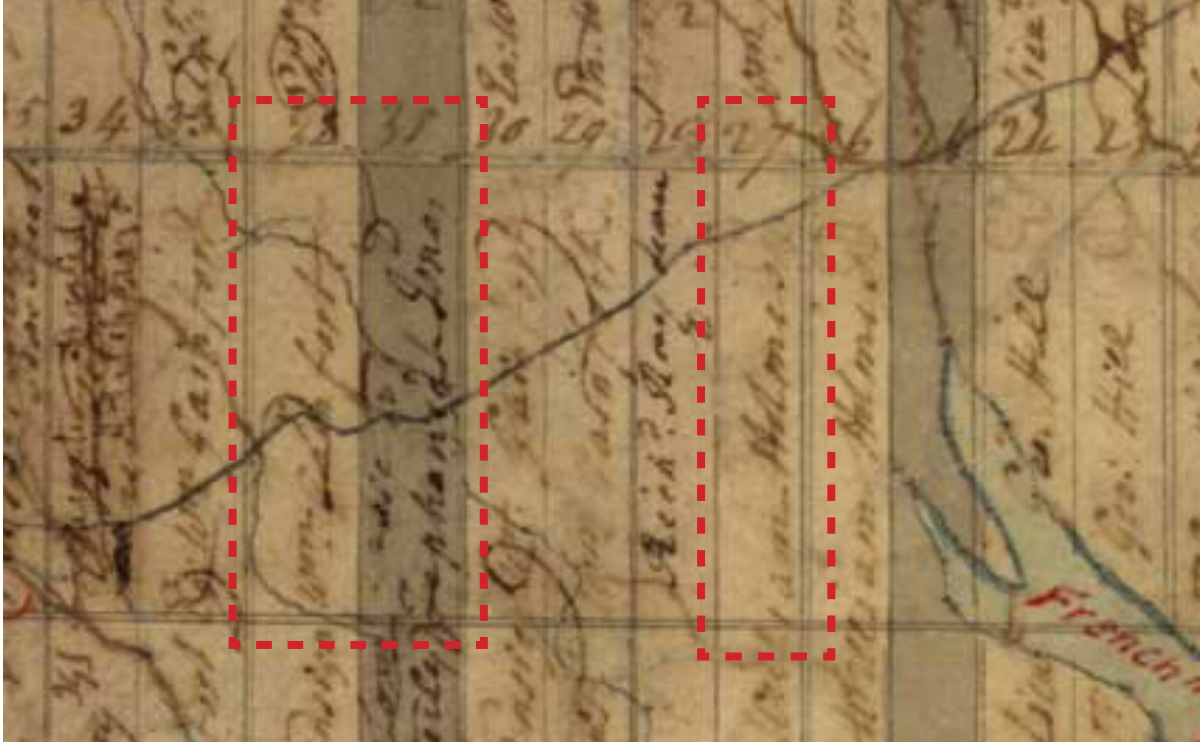
<sup>1</sup> [The Pickering Story](#), p. 21.

<sup>2</sup> The Crown provided Loyalists with 200 acres and military grants of up to 5,000 acres for free. Settlers paid the Crown for 200 acre parcels.

## 2.2 Historical Maps



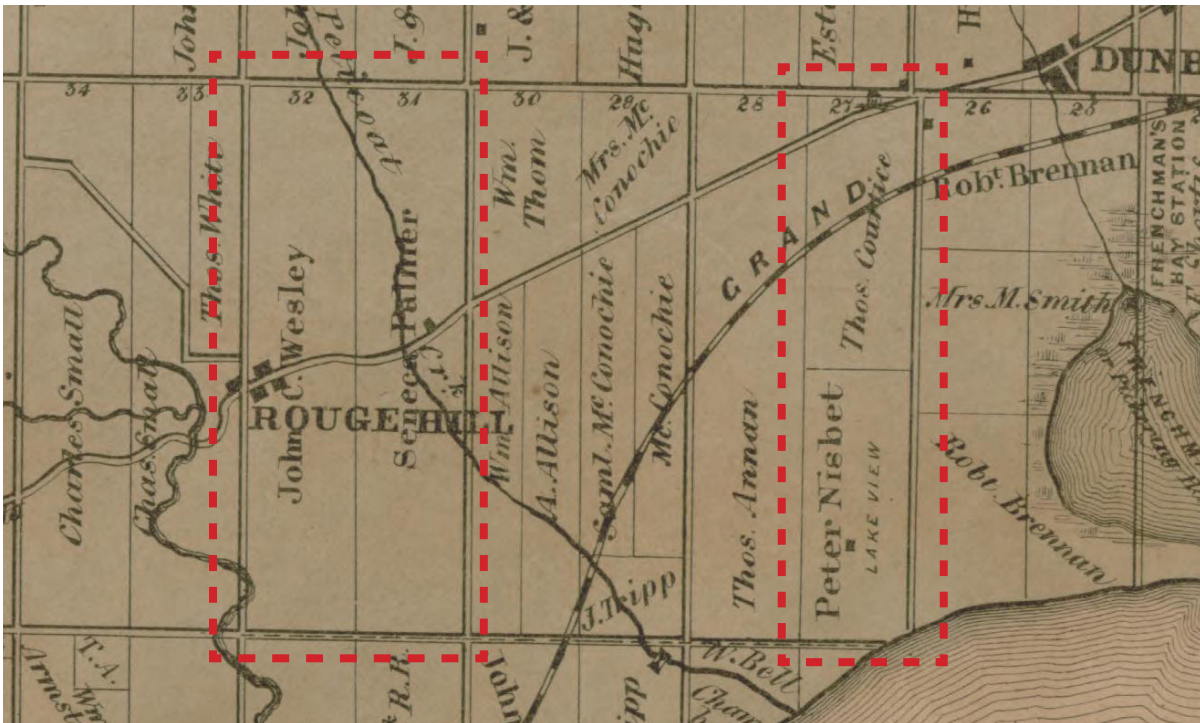
2. The Ontario County Atlas, 1877. (The County Atlas Project, McGill University)



Lots 31&32, Con. 3 B.F.

Lot 27, Con. 3 B.F.

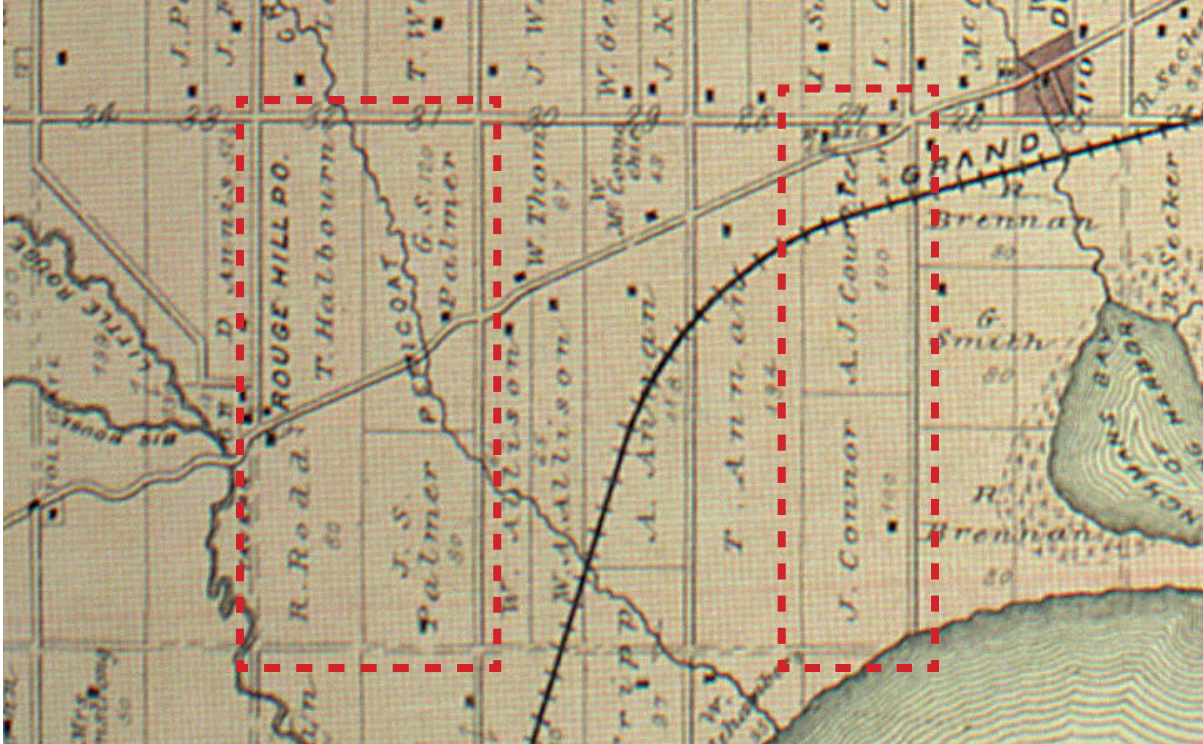
3. Township of Pickering, County of Ontario Crown Lands Map No. 28, by Thomas Ridout, 1823 with later revisions. The clergy reserve lands are identified in blue. (Ontario Archives, OA)



Lots 31&32, Con. 3 B.F.

Lot 27, Con. 3 B.F.

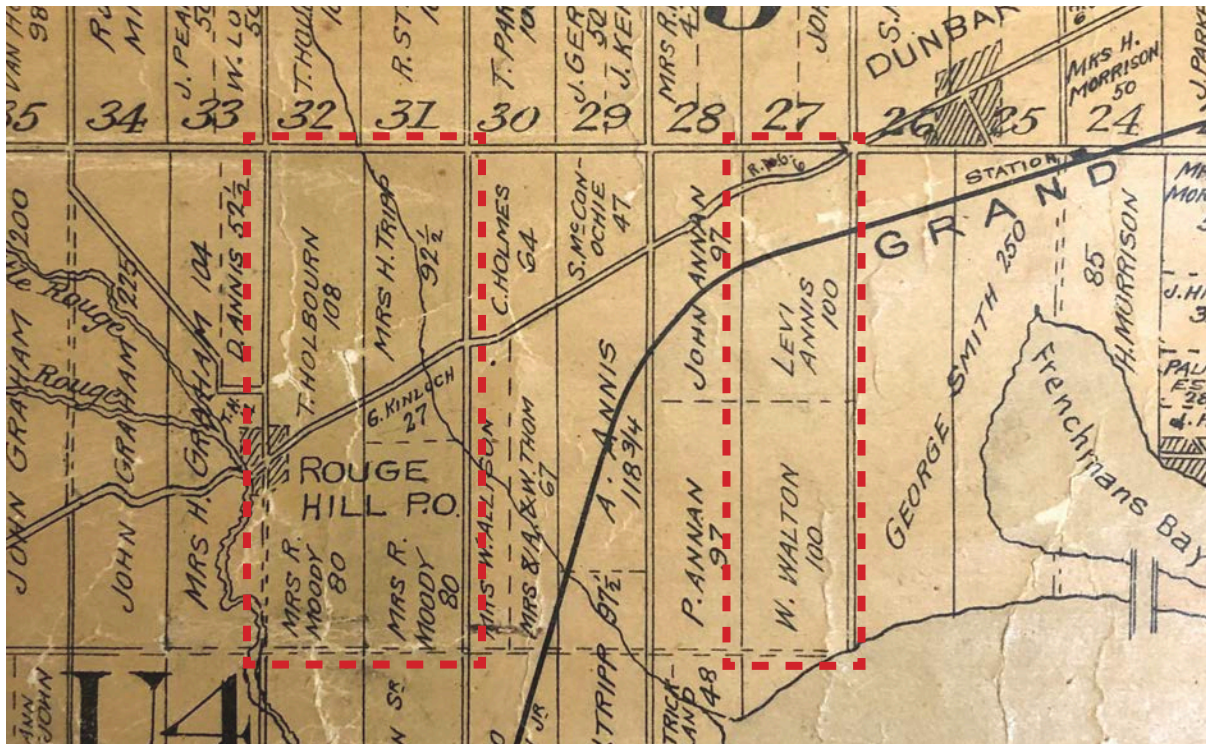
4. Tremaine's Map of the County of Ontario, Upper Canada by John Shier Esq. P.L.A. & County Engineer and published by Geo. C. Tremaine, 1860. (University of Toronto Map & Data Library)



Lots 31&32, Con. 3 B.F.

Lot 27, Con. 3 B.F.

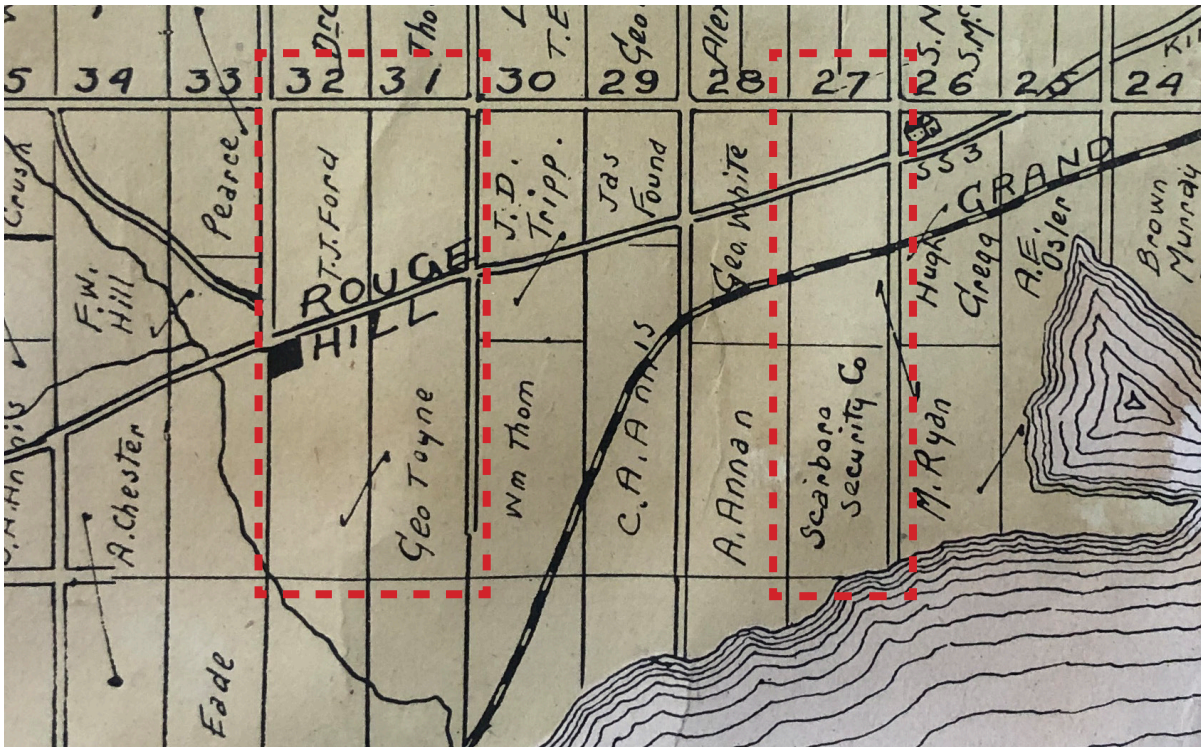
5. The Ontario County Atlas, 1877. (The County Atlas Project, McGill University)



Lots 31&32, Con. 3 B.F.

Lot 27, Con. 3 B.F.

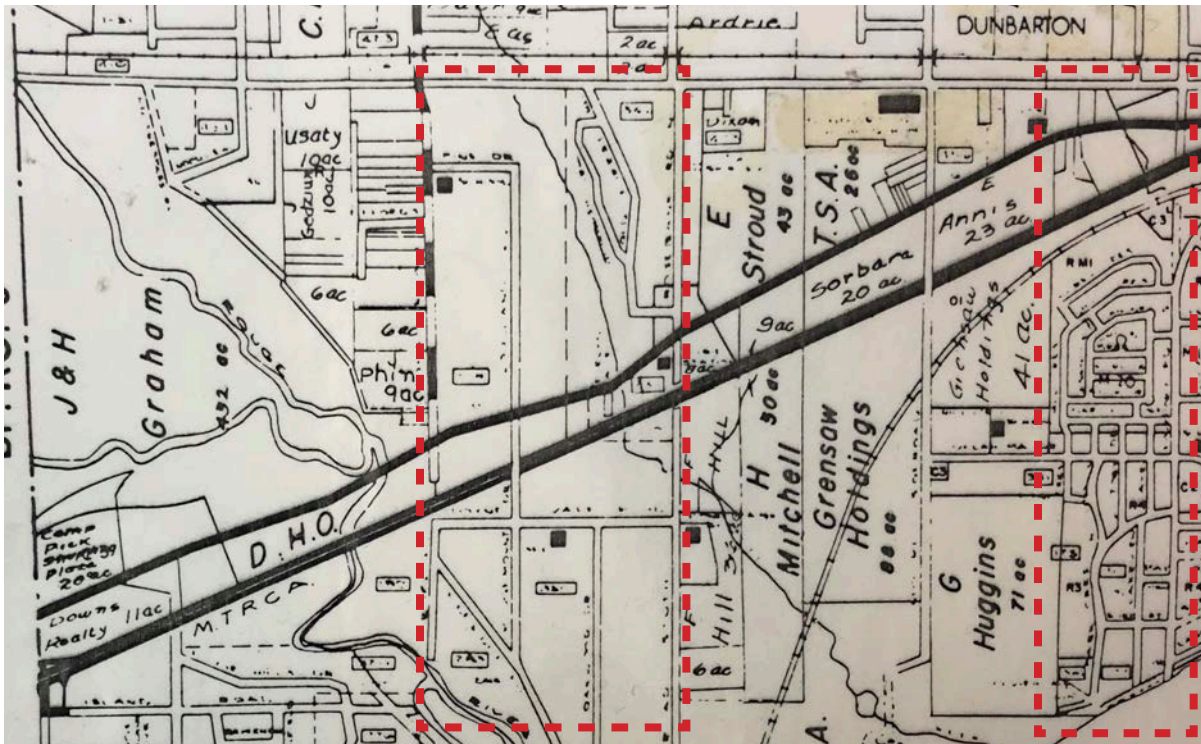
6. Map of the Township of Pickering by Chas E. Goad, 1895. (Pickering Archives, PA)



Lots 31&32, Con. 3 B.F.

Lot 27, Con. 3 B.F.

7. Gidul Landowners' Map of Pickering, c. 1917. (PA)



Lots 31&32, Con. 3 B.F.

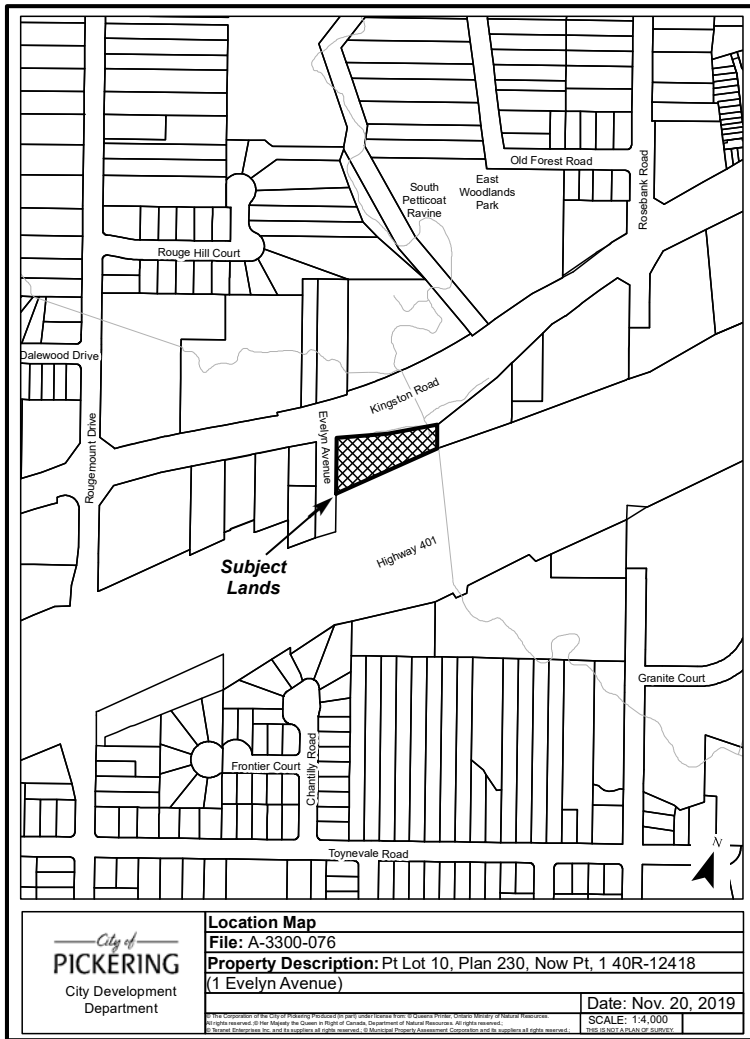
Lot 27, Con. 3 B.F.

8. Map of Pickering Township, Centennial Souvenir, 1967. (PA)

# 3 1 Evelyn Avenue



9. 1 Evelyn Avenue, west elevation. (Google streetview)



10. 1 Evelyn Avenue, location map. (City of Pickering)

### 3.1 Property Description

One Evelyn Avenue falls within the south half of Concession 3 Broken Front, Lot 31. The parcel was created as part of the Morgan & Dixon's Plan (Plan No. 230) dated July 6, 1922.

### 3.2 Background Research

#### **Concession 3 Broken Front, Lot 31**

Concession 3 Broken Front Lot 31 originally formed part of the Clergy Reserves land allocation in Pickering.<sup>1</sup> Seneca Palmer (1787-1873) received the patent for Lot 31 of the third broken front concession in Pickering in 1846.<sup>2</sup>

The Palmer family immigrated to Upper Canada from the United States around 1776 and settled in Scarborough in and around 1800. Seneca and his younger brothers John and Sherwood moved to the Township of Pickering to purchase land and establish their own farms. Seneca's land petition of March 1819 describes him as follows:

*That your Petitioner was born in the United States of America, has resided in this province 23 years, is 27 years of age, is a son of James Palmer Senior an old settler in Scarborough, is married, and has never received any land from the Crown.*<sup>3</sup>

Local historian John Sabean's research of the Palmer Family suggests that Seneca Palmer farmed the land prior to gaining a land patent for Lot 31 in 1846.

*In a petition to purchase the property from the Crown, dated 21 February 1837, Palmer is described as 'of the Township of Pickering' and states that he has already cleared about 30 acres of the lot.*<sup>4</sup>

<sup>1</sup> The Crown Lands map (figure 3) notes Zephaniah Jones on this lot. According to Sabean's article on the Palmer family, Jones leased this land from the Clergy Reserve from as early as 1823. Jones appears on Pickering Town Records as early as 1820.

<sup>2</sup> *Brown's Toronto City and Home District Directory, 1846-1847*, also lists Seneca Palmer on Lot 31, p. 62.

<sup>3</sup> Upper Canada Land Petitions quoted in Sabean article.

<sup>4</sup> *The Palmer Family*, p. 2.

#### *The Palmer Family*

"The early history of the Palmer family is sketchy and so far has been pieced together from what little documentation is available. The earliest references to the family date to 1802. Asa Danforth, reporting in that year on the condition of the Danforth Road, states that a settler named Palmer was located on the 10th mile post beyond York, which was probably Lot 23, Concession D in Scarborough. There is also a reference to a 'Palmer' family on a list of residents in the Township of Scarborough in 1802.

The head of the family was James Palmer, Sr., who appears in the records of Scarborough on several occasions to about 1815. In 1803, he was appointed pound keeper and in 1804 overseer of highways. In 1815, a James Palmer, Sr. was noted in a York Militia List as being exempt from military draft. His family, as well as can be determined, consisted of his wife (name unknown), two daughters (one perhaps named Clara), and five sons (Seneca, John, and Sherwood who later moved to Pickering Township, and James and Charles who remained in Scarborough)."

- *The Palmer Family: Settling in South Pickering* by John W. Sabean

By 1851, Seneca had established a 198 acre farm. There were 50 acres under cultivation including, 23 acres under crop (wheat, peas, oats, corn, potatoes, turnips and hay) and 15 acres under pasture. There was also an orchard or garden and livestock including cattle, horses, sheep, pigs. The remainder of the lot was wooded or 'wild'.<sup>5</sup>

The 1851 census records show the Palmer family included Seneca, his wife Jane Jacques (1796-1875) and two children - George (age 19) and William (age 7). At that time the family was living in a one-storey brick house.<sup>6,7</sup> Sabeau's article on the Palmer family describes the family residence as follows:

*... one-and-a-half storey brick structure, is a fine example of the vernacular Regency-style cottage... As befitting the Regency style, the house is set in a picturesque landscape on a height of land overlooking the Petticoat.*<sup>8,9</sup>

George Palmer (1833-1891) remained on the family farm with his parents, while the other children left to start their own homesteads. Of note, two siblings had houses on adjacent properties.<sup>10,11</sup>

After Seneca died of pneumonia on October 15, 1873, the properties in Pickering and Scarborough were willed to his wife Jane.<sup>12</sup> Following her death in 1875, Lot 31 was divided between two of the sons: George received the north part of 120 acres, and James the south part of 80 acres. John and William acquired the Scarborough lands.

5 Year: 1851; Census Place: Pickering, Ontario County, Canada West (Ontario); Schedule: B; Roll: C\_11742; Page: 275; Line: 9.

6 Year: 1851; Census Place: Pickering, Ontario County, Canada West (Ontario); Schedule: A; Roll: C\_11742; Page: 171; Line: 42.

7 The 1851 census also notes Seneca's older sons and their families under his listing: John, his wife Sarah, and daughter Mary; and, James, his wife Ellen as well as their children Jane and Seneen. Both families were living in 1 1/2 storey frame houses.

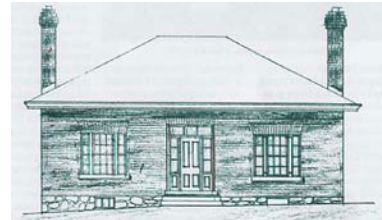
8 *The Palmer Family*, p. 2.

9 According to local papers, in 1998 the house was slated to be removed to allow for the construction of a new library.

10 Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1057.

11 Year: 1871; Census Place: Pickering, Ontario South, Ontario; Roll: C-9973; Page: 69; Family No: 243.

12 Death certificate, Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 5.



11. Seneca Palmer house, sketch (above) and in 1998 (below). (*Pathways*, Vol 2., No. 4)

In 1882, George Kinlock purchased a 27 acre parcel along Kingston Road from George and Mary Palmer. Kinlock, a farmer, lived here with his mother (also named Mary).<sup>13</sup> He died on July 19, 1915.<sup>14</sup> *The Pickering News* remembered him under the *Rosebank* neighbourhood news column:

*Geo. Kinlock, an old resident, died at his residence just north of here on Monday morning. The deceased, who was 68 years of age, was a bachelor and lived alone since the death of his mother some years ago. His funeral took place on Tuesday to St. Margaret's cemetery, Scarboro.*<sup>15</sup>

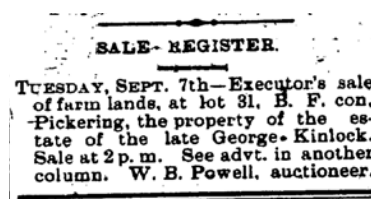
The executors of Kinlock's will put the land up for sale the following August. Griffith B. Clarke purchased the 27 acre lot on June 26, 1919.

The farm changed hands several times before Plan 230 - Morgan & Dixon's Plan - was registered on March 13, 1922. It was named for the land owners Edwin Morgan and Mildred Dixon. The properties at 1 Evelyn Avenue and 401 Kingston Road fall within this subdivision.

### **Lot 10 - 1 Evelyn Avenue**

The property at 1 Evelyn Avenue was granted to Silas R. Dixon, Mildred's spouse, in 1930. The property remained in the Dixon family ownership until 1943. In 1921 Mildred and Silas Dixon lived in Pickering with their children Evelyn, Alexander, Leonard, Ruby and Russel, though it is not confirmed if they resided here.<sup>16</sup>

The next property owners were John Horace and Dorothea Daniell-Jenkins. Heinz and Ilse Wolf bought the lot in 1980. In 1998 it was sold to Mike Lindo, and the following year it was transferred to a company named 1000683 Ontario Ltd. The building currently houses a law office.



12. Property sale advert. (*The Pickering News*, August 27, 1915)

13 Year: 1891; Census Place: Pickering, Ontario West, Ontario, Canada; Roll: T-6358; Family No: 134.

14 Archives of Ontario; Toronto, Ontario, Canada; Collection: MS935; Reel: 211.

15 *The Pickering News*, Friday, July 23, 1915, Vol. XXXIV, p. 1. (PA).

16 Reference Number: RG 31; Folder Number: 75; Census Place: Pickering (Township), Ontario South, Ontario; Page Number: 1.

### 3.3 Building Description & Site Photos

Branch Architecture completed a visual review of this property from the street in December of 2019. It was a preliminary review focused on gaining a visual understanding of the site and building for the purposes of evaluating its potential cultural heritage value.

The residential form buildings (house and outbuilding) at 1 Evelyn Avenue are examples of early 20th century bungalow style architecture in Pickering. The bungalow style house gained popularity in American in the early 20th century. It was popularized in California where American designers drew inspiration from the British version of India's banglas style of home (Bengali style). In Ontario, the bungalow style is almost exclusively residential as it was commonly found in house pattern catalogues.

The typical bungalow is a one or one-and-a-half storey dwelling with a front porch or verandah and displaying rustic materials such as textured brick, fieldstone and/or stucco. The roof is either a broad, low-pitched roof with a wide front dormer or a medium pitch front gable style.

The following description of the property is limited as views from the street are obscured by mature trees:

- The house is a two-storey building with a masonry - a mix of brick and stone - cladding. The building has a rectilinear plan with a projecting bay at the north-east corner of the building. The second floor of the main house and the connection to the one-storey outbuilding to the south appear to be additions.
- The front (west-facing) elevation displays an asymmetrical organization. The front entrance door is located between window openings and beneath flat roof canopy resting on square masonry piers.



13. American bungalow style home, 1921. (Sears Roebuck)



14. Canadian bungalow style home, 1922. (The Halliday Co.)

- The exterior walls are clad in a mix of brick and multi-colour fieldstone. The main body of the wall is fieldstone with brick quoins and a brick quoin treatment at the window and door jambs. The extruded red brick is laid in a running bond (suggesting a wood frame construction).
- The window openings are rectangular with a concrete sill and an arched brick lintel. The windows are wood with a mix of fixed and single hung sash types. On the ground floor there several types: paired single-hung windows with shorter upper sash (with most divided vertically into three panes); and, single-hung windows (with a shorter upper sash divided vertically into three panes). At the second floor addition, the windows are aluminium or vinyl fixed windows.
- The roof has a hipped profile set at a low pitch. The roof is covered in asphalt shingle and the rain gear is painted metal. There is a tall brick chimney at the north wall and a second at the addition.
- The one-story outbuilding south of the house displays a similar construction. It is one-storey structure set into the hillside so as to display a two-storey elevation to the east. It is mixed masonry (to match the house) with a hipped roof. The symmetrical front facade facing Evelyn Avenue displays two doors flanking a pair of small sash windows.



15. 1 Evelyn Avenue property, aerial view looking west, Aug. 2020. (Google streetview)



16. 1 Evelyn Avenue property as seen from the corner of Kingston Road and Evelyn Avenue, Aug. 2019. (Google streetview)



17. 1 Evelyn Avenue house (left) and outbuilding (right), west (front) elevation, Aug. 2019. (Google streetview)



18. 1 Evelyn Avenue house, west (front) elevation, 2020. (City staff)

### 3.4 Evaluation

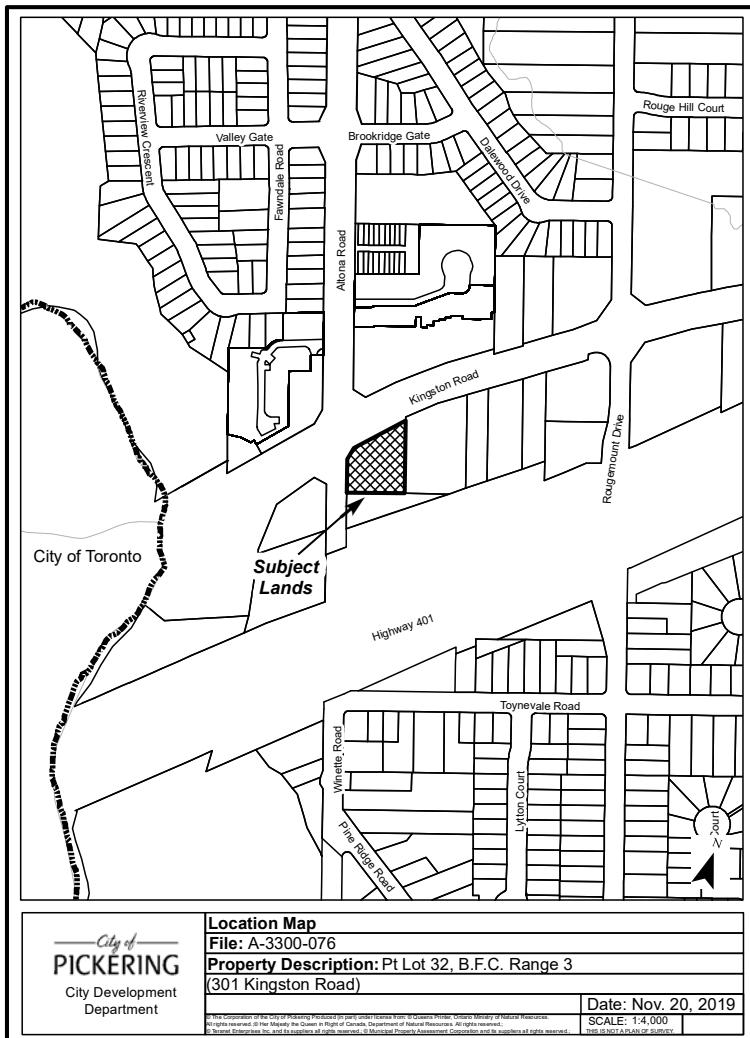
The following evaluates 1 Evelyn Avenue in relation to *Ontario Regulation 9/06*.

<b>Criteria</b>	<b>Description</b>	<b>Assessment</b>
Design or Physical Value	i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	The building is a representative example of an early 20th century bungalow in Pickering.  The unique fieldstone treatment on the exterior walls is also found at 401 Kingston Road which was also contained within the Morgan and Dixon Plan.
	ii. displays a high degree of craftsmanship or artistic merit, or;	None found.
	iii. demonstrates a high degree of technical or scientific achievement.	None found.
Historical or Associative Value	i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	None found.
	ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	None found.
	iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	None found.
Contextual Value	i. is important in defining, maintaining, or supporting the character of an area;	No.
	ii. is physically, functionally, visually, or historically linked to its surroundings, or;	Reflects the pattern of early 20th century residential development along Kingston Road in Pickering.
	iii. is a landmark.	No.

# 4 301 Kingston Road



19. 301 Kingston Road, north elevation, Dec. 2019. (BA)



20. 301 Kingston Road, location map. (City of Pickering)

## 4.1 Property Description

The subject property falls within the south half of Concession 3 Broken Front, Lot 32. The parcel was likely created when the concession lot was subdivided in 1944.

## 4.2 Background Research

### ***Concession 3 Broken Front, Lot 32***

The patent for Lot 32 of the third broken front concession was granted to William Holmes in 1798. Holmes owned multiple parcels in the Township of Pickering; the lots were located between French Man's Bay and the Rouge River, and found within Concession 1 and along the lake, lots 26 through 33.

William Holmes received a patent for Lot 32 on May 22, 1798. William Holmes (1766-1834) was a doctor and military surgeon in Upper Canada. From 1790 to 1791 he was stationed in Newark near Niagara-on-the-Lake. In 1792, with plans to settle in Upper Canada, he accepted a grant for 1,200 acres in Pickering Township and purchased additional land. However, in 1796 his regiment was relocated to Lower Canada, and Holmes' family re-settled in Quebec where he worked as a senior medical officer. He also established himself as in private medical practice working at both Hotel-Dieu and Hospital General. By the early 1800s, he and his family were living in Upper Town Quebec City. After the death of his first wife Mary Ann in 1803, he remarried Margaret Macnaider in 1807. He maintained an active medical career including the following positions: President of the Quebec examiners (1813); member of the Vaccine Board (1817); Justice of the Peace (1821); and, Commissioner for the relief of the insane and foundlings (1816). In the 1820s, Holmes retired from practice, delegating his responsibilities to younger doctors and staff. <sup>1</sup>

John Wesley purchased the 195 acre parcel at Con. 3 BF, Lot 32 from William Holmes on June 26, 1843.<sup>2</sup> The 1861 census indicates that John Charles Wesley (1838-1920) was a farmer that was born in Toronto. According to the 1861 census, John was married to Elmira Wesley (1841-1884) and they were living in a two storey frame house. The other extended family members living in the house included Jane (18) and Fanny (17) Wesley.<sup>3</sup> Wesley owned the property for several decades and registered multiple mortgages on the south part of the lot in the 1860s. Between 1868 and 1871 there was several instruments listed on the south part of the lot, though these records are largely illegible.

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1 Dictionary of Canadian Biography, William Holmes.

2 "Sarah Wesley" is listed as the resident of this lot in *Brown's Toronto City and Home District Directory, 1846-1847*, p. 65. Her relationship to John is not known.

3 Library and Archives Canada; Ottawa, Ontario, Canada; Census Returns For 1861; Roll: C-1057.

In 1874, the part of the lot south of Kingston Road was purchased by Richard Rodd (1837-1900); Rodd is also recorded on the 1877 Atlas Map. Richard, his wife Susan (1834-1899) and their eight children lived in Pickering in 1881.<sup>4</sup> Richard was a farmer and the family immigrated from England. They lived in Whitby before buying the farm in Pickering.<sup>5</sup>

Robert and Naomi Moody purchased the lot in either 1881 or 1891.<sup>6</sup> They sold the property south of Kingston Road to George Edward Toyne (1886-1943) on March 18, 1902 for \$8,000. After George's death in 1943, George's wife Helen sold the one acre lot on the south side of Kingston Road to John and Alcone Alderice. The lot was sold to Manfred Pfeiffer and Delmar Page in 1968, and then granted to Ruth Smith (trustee) on Jan. 4, 1971. Ernest A.J. Salmon purchased the lot on January 16, 1971.

### ***Rouge Hill***

This intersection is identified in historical maps as 'Rouge Hill'. While little is written about this community along the Grand Trunk Railway line, the 1892-93 Ontario Directory includes the following snapshot in time:

*A P O on the rive Rouge (which furnishes power), in Pickering tp, Ontario Co, 11 miles s-w of Whitby, the co seat, and 3 n of Pt Union, on the GTR, its nearest bank at Pickering. It contains a flour mill, Bible Christian church and public school. Residents listed - Wm. Maxwell, flour mill; John Pearce mason and contractor; Roger Pearce, mason and contractor; William Pearce, Mason and contractor; and Luke Wallace, carpenter.<sup>7</sup>*

According to the Pickering Tweedsmere scrapbook, this area was also known as East Rouge Hill.

### **4.3 Building Description & Site Photos**

Branch Architecture completed a visual review of this property from the street in December of 2019, followed by a visit with the owner on October 19, 2020. There were preliminary reviews focused on gaining a visual understanding of the site and building for the purposes of evaluating its potential cultural heritage value, and did not include access to the interior.

The building at 301 Kingston Road is an example of a mid 19th century Georgian house in Pickering, likely dating to the mid-1800s. This style dates to 1750-1850. Based on the English Palladian and Georgian styles, this style arrived in Upper Canada first with the

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4 Year: 1881; Census Place: Pickering, Ontario South, Ontario; Roll: C\_13244; Page: 84; Family No: 412

5 Year: 1871; Census Place: Whitby, Ontario South, Ontario; Roll: C-9974; Page: 67; Family No: 256

6 This date is difficult to read.

7 Ontario Gazetteer and Directory for 1892-93, p. 1029.

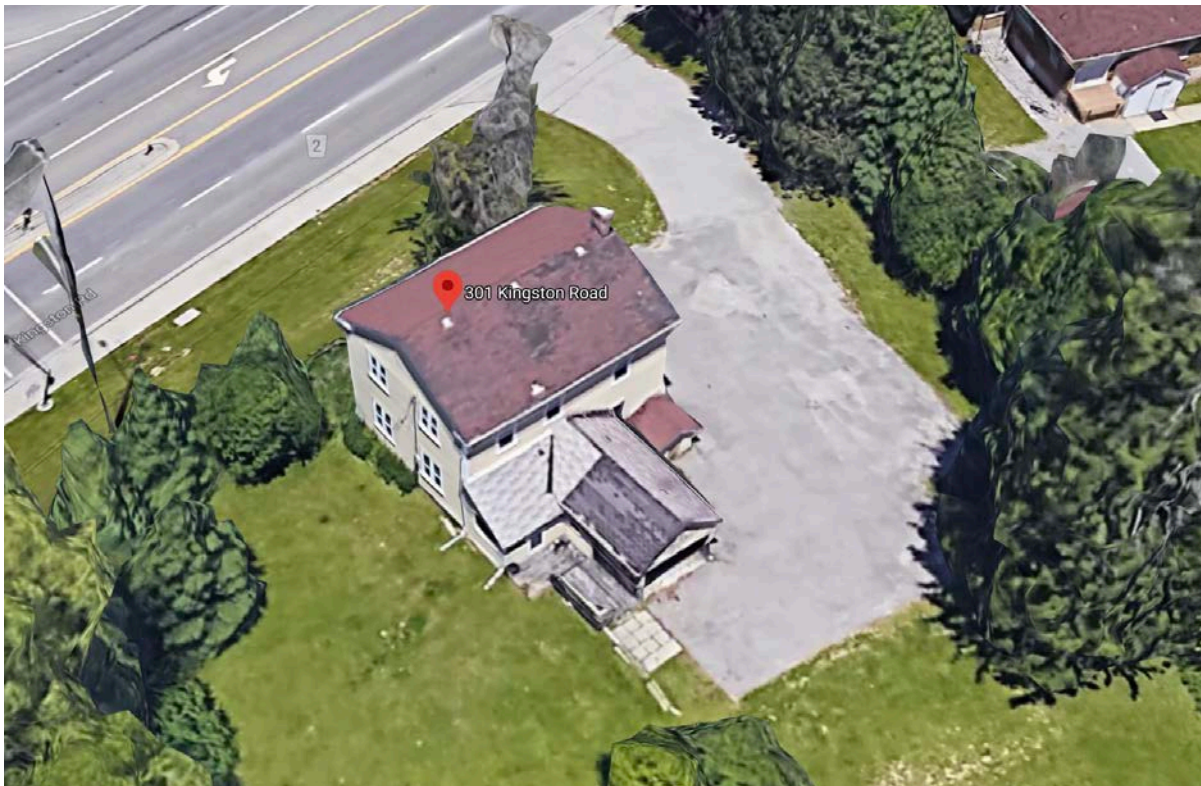
United Empire Loyalists and later with British immigrants. Georgian buildings were known for balanced façades, restrained ornamentation, and minimal detailing. It was employed by Upper Canadian settlers desiring, “a sturdy house that reflected his simple dignity”.<sup>8</sup>

Common features of this building style include: a box-like massing up to 3 storeys in height; symmetrical elevations and classical proportions often displaying a balanced arrangement of windows and doors with flat or splayed window arches; simple designs with limited classical detailing; medium to high pitch gable roofs with half floors in attics and windows on gable ends; chimneys flanking gable end walls; either timber construction with clapboard siding or solid plain brick buildings; vertical sash windows with wood or stone sills; and, a central entrance door with a transom light and side lights.

The following is a description of the building with observations:

- The house is a two-storey building with a gable roof. It is located on the south side of Kingston Road and overlooks Kingston Road from a small rise. At the rear of the residence are several one-storey additions.
- The front (north-facing) facade displays a balanced (though not symmetrical) arrangement of openings. On the ground floor there is a centrally placed front door flanked by window openings. On the second floor are three evenly placed window openings; they do not align with the openings below.
- The side (east and west) elevations display a symmetrical arrangement of window openings. On the east elevation there is a vertical strip between the windows; this is likely an alteration related to the chimney.
- The building has a stone foundation laid in a random pattern. In 2020, a pre-painted aluminum skirt flashing was installed over the foundation visible above grade.
- The exterior walls are clad in horizontal pre-painted aluminum siding with a edge board detail at the base of the wall, corners and eaves. Given the depth of wall extending out from the stone foundation, it appeared that the original siding may be concealed under the existing, however, the owner advised that under the existing siding are plain wood planks laid horizontally (not a finished painted clapboard or masonry). This suggests that the original cladding has been removed.
- The front entrance opening is framed by a pedimented lintel and side panels. These elements have been covered in painted metal. In front of the entrance is a poured concrete step with a modern wood railing at the east side.

- In 2019, the front entrance doorway was composed of a six-panel wood door flanked by wood columns, inset sidelights (2 lights over a base panel) and an inset four-light transom. The framing elements (door frame and stiles) and the base panels at the sidelights were overclad in painted metal. By October of 2020, the doors and windows had been replaced and the pediment concealed under new metal.
- The window openings are rectangular with a thin sill and wide frames at the top, sides and mullions. In 2019, the windows appear to be constructed of wood and were made up of a sash windows with exterior storm windows. There was a mix of window arrangements and patterns. On the ground floor there is: a grouping of three windows consisting of a 6-over-12 sash flanked by 4-over-6 sash windows; pairs of 4-over-6 sash windows; and, pairs of 4-over-1 sash windows. At the second floor there are 4-over-1 sash windows in pairs and threes and, at the rear elevation, 6-over-1 sash windows. By October of 2020, the windows had been replaced with single pane windows. The wood sill have also been overclad in pre-painted metal.
- The roof has a medium pitch gable roof profile. The roof is covered in asphalt shingle and the rain gear is painted metal. The eaves appear to have been altered with a perforated metal soffit and painted metal overcladding at the fascia, bedmold, frieze and gable-end returns. There is a single red brick chimney at the east wall.



21. Aerial view looking north-east, 2020. (Google streetview)



22. North (front) elevation, 2019. (BA)



23. North (front) elevation, 2020. (BA)



24. Front entrance, 2019. (BA)



25. Front entrance, 2020. (BA)



26. Stone foundation, 2019. (BA)



27. Metal skirt at foundation, 2020. (BA)



28. East (left) and north (right) elevations, 2019. (BA)



29. East (left) and north (right) elevations, 2020. (BA)



30. West (left) and south (right) elevations, 2019. (BA)



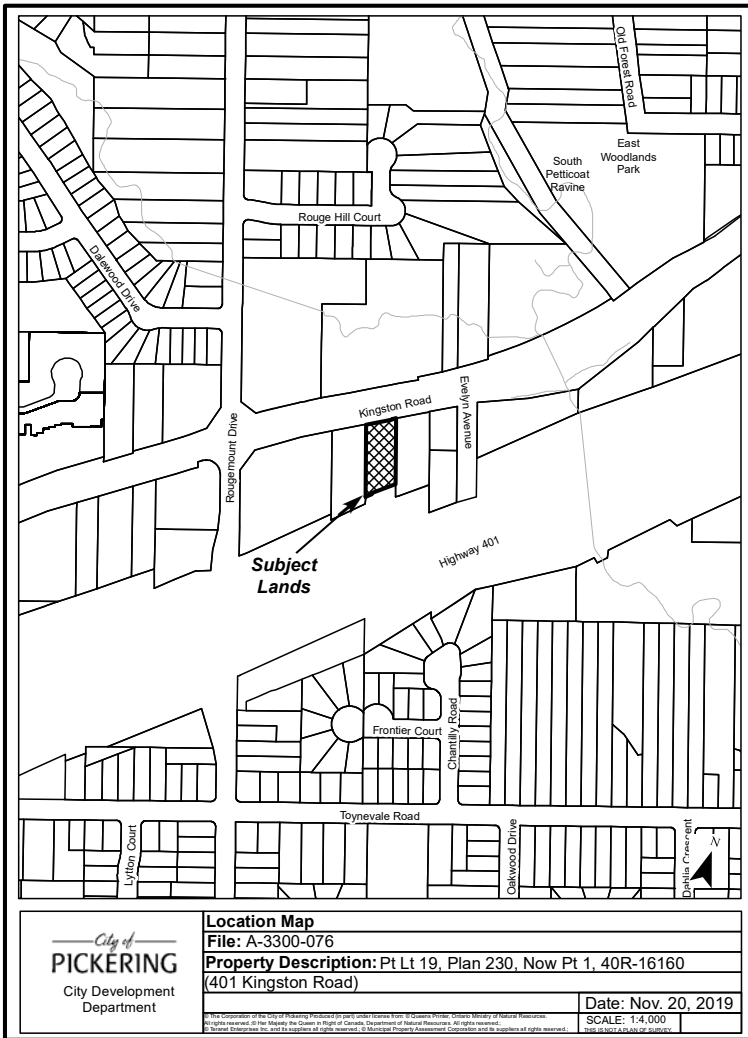
31. West (left) and south (right) elevations, 2020. (BA)

## 4.4 Evaluation

The following evaluates 301 Kingston Road in relation to *Ontario Regulation 9/06*.

<b>Criteria</b>	<b>Description</b>	<b>Assessment</b>
Design or Physical Value	i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	The building is a rare (and altered) example of an early to mid-19th century Georgian residence in Pickering.
	ii. displays a high degree of craftsmanship or artistic merit, or;	Further investigation required.
	iii. demonstrates a high degree of technical or scientific achievement.	None known.
Historical or Associative Value	i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property has associations with early Pickering landowner and military doctor William Holmes.
	ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No.
	iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	None known.
Contextual Value	i. is important in defining, maintaining, or supporting the character of an area;	No.
	ii. is physically, functionally, visually, or historically linked to its surroundings, or;	The property is associated with the Rouge Hill community, and is perhaps one of a few remaining buildings from this time.
	iii. is a landmark.	The building is prominently located at the intersection of Alton and Kingston roads, and marks the west edge of Kingston Road.

# 5 401 Kingston Road



32. 401 Kingston Road, north elevation. (BA)

33. 401 Kingston Road, location map. (City of Pickering)

## 5.1 Property Description

The subject property falls within the south half of Concession 3 Broken Front, Lot 31. The parcel was created as part of the Morgan & Dixon's Plan (Plan No. 230) dated July 6, 1922.

## 5.2 Background Research

### ***Concession 3 Broken Front, Lot 31***

See 1 Evelyn Avenue for early settlement history.

### ***Lot 19 - 401 Kingston Road***

The property at 1 Evelyn Avenue was granted to Annie and Horace Branson in 1923. Based on the land records, it appears this transaction was not fulfilled as in 1936 the estate of Peter S. Gates registered a quit claim on the property, likely in relation to a 1922 mortgage. In 1939, the property was granted to Silas Dixon. In 1944, the property was granted to Silas' son Alexander. Two years later, the property was sold to Louis E. Staley. Kathleen and John Quigg owned the property between 1951 and 1967.

From 1967 the property changed hands several times - John and Margaret Belcourt (1967); Jack Knowles (1970); Victor and Felicia Mastrogicomos (1973); Brian and Christine Binns, (1975); Walter Francis (1987) - before being purchased by a pair of management / holdings companies. It was transferred to 1138224 Ontario Ltd. in 1995. A Montessori daycare is currently operating out of the building.

## 5.3 Building Description

For the purposes of this CHER, Branch Architecture visited the property on March 2, 2020. The inspection included walking around the building and through each floor, and completing a visual review and photographic documentation. The review focused on gaining a visual understanding of the site and building for the purposes of evaluating its potential cultural heritage value.

The building at 401 Kingston Road is an example of an early 20th century bungalow in Pickering. The Bungalow style house was an American import to Canada in the early 20th century. It was popularized in California; the Americans were inspired by the British version of India's banglas style of home (Bengali style). In Ontario, the Bungalow style is almost exclusively residential as it was commonly found in house pattern catalogues.

The Bungalow is generally a one or one-and-a-half storey dwelling with a front porch or verandah and displaying rustic materials such as textured brick, fieldstone and/ or stucco. The roof is either a broad, low-pitched roof with a wide front dormer or a medium pitch front gable style.

The following is a description of the building with observations:

- The house is a one-and-a-half storey wood frame building with a brick veneer and topped with a gable roof.
- The front (north-facing) facade displays a symmetrical organization. There is a centrally placed front porch (with an entrance door within) framed by windows on either side. Above is a roof dormer of a similar configuration to the porch.
- The building has a poured concrete foundation with large field stones mixed in. On the exterior, the foundation wall displays fieldstone laid in a random pattern and articulated with a pronounced beaded mortar joint.
- The exterior walls display a mix of masonry. The fieldstone extends up from the foundation to the top of the window sill. The remainder of the exterior walls are clad in an extruded red brick laid in a running bond. The quoins and porch piers are also red brick.
- The enclosed front porch has a front gable appearance. The porch is entered from the east side via a wood step. The porch is framed with brick piers at the corners; the piers have a concrete cap and support squared wood columns. The base of the wall is fieldstone with a concrete cap. The upper wall areas are infilled with fixed wood windows following a symmetrical layout. The triangular pediment of the roof gable is infilled with painted wood shingle.
- The front door is wood. The upper panel is glazed and is composed of 6 divided lights (3 panes wide). The lower panels are made up of three vertical wood panels. The door opening is framed in brick with an arched brick lintel.
- The window openings are rectangular with a concrete sill and an arched brick lintel. The windows are wood with a mix of fixed and single hung sash types. On the ground floor there are four types: three single-hung windows with shorter upper sash (most divided vertically into three panes); single-hung windows (with shorter upper sash divided vertically into three panes); small fixed windows; and, at the front porch, fixed windows with three panes across the top. At the second floor there are single-hung windows (with shorter upper sash divided vertically into three panes).
- The roof has a gable roof profile set at a medium pitch and with a gable roof dormer on the front (north) elevation. The roof is covered in asphalt shingle, the eaves are painted wood and display simple detailing including hipped eaves returns on the side gables. The rain gear is painted metal. There is a single chimney at the west wall. It is red brick with a metal cap.
- The interior layout is largely intact; it displays a traditional three bedroom house. Further, many of the original elements remain, including wood trim, baseboards, window and door casings, doors, windows, wood flooring on the ground floor, stairs, and a fireplace mantle.



34. North (front) elevation. (BA)



35. North (front) elevation, as viewed from the east. (BA)



36. Porch, west elevation with entry door. (BA)



37. Porch, west wall. (BA)



38. North elevation, quoin treatment. (BA)



39. Porch, upper post and eaves. (BA)



40. Porch, interior. (BA)



41. Front door with quoins at door. (BA)



42. West elevation. (BA)



43. West elevation, eaves return. (BA)



44. West elevation, chimney and eaves. (BA)



45. West elevation, base of chimney. (BA)



46. West elevation, three part window. (BA)



47. South and west elevations. (BA)



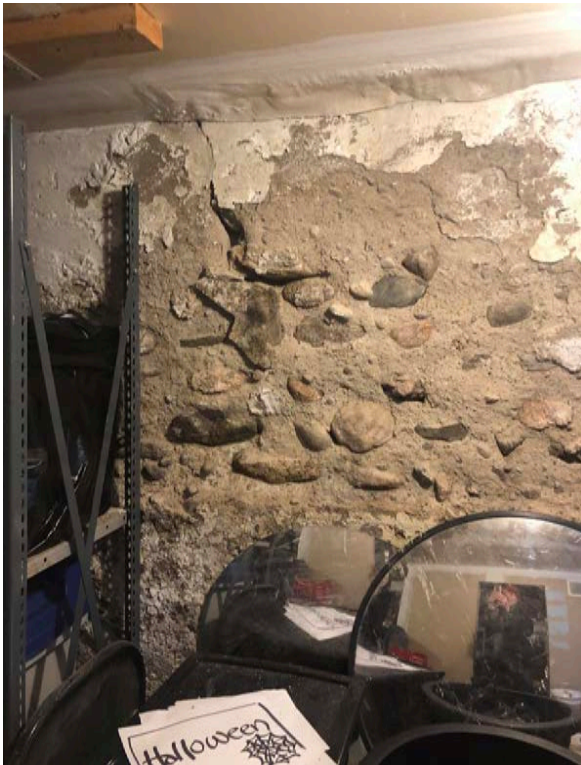
48. South elevation, rear door. (BA)



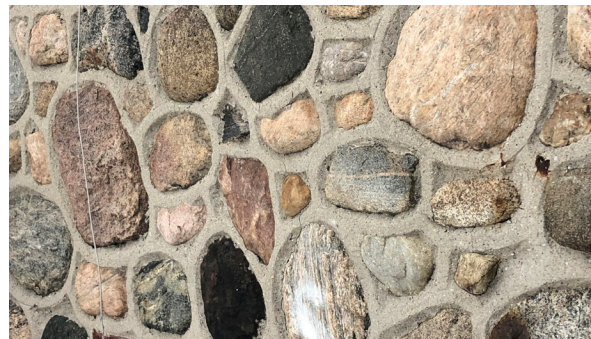
49. South elevation, single window. (BA)



50. South and east elevation. (BA)



51. Foundation, interior. (BA)



52. Wall treatments, brick and fieldstone (BA)



53. Interior, second floor window. (BA)



54. Interior, kitchen. (BA)



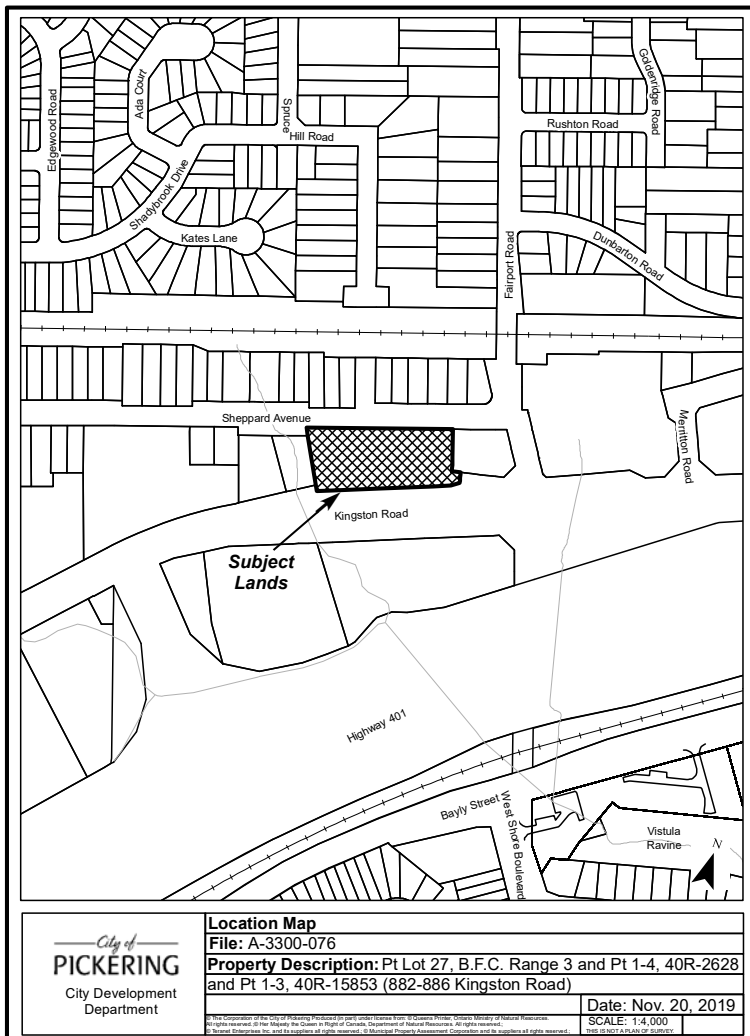
55. Interior, three part window on ground floor. (BA)

## 5.4 Evaluation

The following evaluates 401 Kingston Road in relation to *Ontario Regulation 9/06*.

<b>Criteria</b>	<b>Description</b>	<b>Assessment</b>
Design or Physical Value	i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	The building is a representative example of an early 20th century bungalow in Pickering. Of note, is the unique fieldstone treatment on the exterior walls. This is also found at 1 Evelyn Avenue which was also contained within the Morgan and Dixon Plan.
	ii. displays a high degree of craftsmanship or artistic merit, or;	None found.
	iii. demonstrates a high degree of technical or scientific achievement.	None found.
Historical or Associative Value	i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	None found.
	ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	None found.
	iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	None found.
Contextual Value	i. is important in defining, maintaining, or supporting the character of an area;	No.
	ii. is physically, functionally, visually, or historically linked to its surroundings, or;	Reflects the pattern of early 20th century residential development along Kingston Road in Pickering.
	iii. is a landmark.	No.

# 6 882 & 886 Kingston Road



56. St. Paul's on-the-Hill as viewed from east parking lot. (BA)

57. 882 Kingston Road, location map. (City of Pickering)

## 6.1 Property Description

The legal description for 882 and 886 Kingston Road falls within the north half Concession 3 B.F., Lot 27 and is located directly west of the Village of Dunbarton. The existing lot was created on October 30, 1975. On June 1, 1976 the owners - Harry A. Newman and his wife - granted the subject property to "The Incumbent and Churchwardens of St. Paul's on the Hill Dunbarton".

## 6.2 Background Research

### ***Concession 3 Broken Front, Lot 27***

The following describes the early ownership of Concession 3 B.F., Lot 27 and the creation of the subject property at 882 and 886 Kingston Road. William Holmes received the patent for this lot on May 28, 1796. See section 4.2 for background on Mr. Holmes.

In 1832, Holmes sold the 200 acre lot to John Galbraith. In 1838, Henry Cowan purchased 111 acres on the north part of the lot. The Cowan family had immigrated to Canada in 1832 and settled at the mouth of the Rouge River on Lot 32 B.F.

In 1840, Cowan sold the northern 100 acres to Thomas Courtice (1801-1860). Courtice acquired the remaining 11 acres in 1849. Thomas Courtice and his first wife Mary immigrated from outside Devonshire, England in 1831. They settled in Darlington, Ontario before Mary died a few years after their arrival in Upper Canada. Thomas then married Mary Annis (1811-1899) of Pickering and, in 1841, the family relocated to Lot 27.<sup>1 2</sup> The family farmed the lands and by 1851 the land was largely cleared with 57 acres of wheat, peas, oats, potatoes, turnips and hay as well as 15 acres of pasture.<sup>3</sup> According to Past Years in Pickering, "He was a member of the Bible Christian Church and filled the office of the class leader and local preacher very acceptably from early manhood til the close of his life."<sup>4</sup>

On Aug. 29, 1856, Courtice severed off several parcels; two were sold to The Grand Trunk Railway Company, and one small parcel was sold to the Trustees of School Sec. No. 3. The Dunbarton public school was built here and it operated until 1924.<sup>5</sup> The remainder of the land was willed to Andrew James Courtice and later, in turn, to Levi Anni.

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1 The Annis family arrived from Massachusetts in 1793. They settled Lot 6 B.F. of Pickering,

2 *Brown's Toronto City and Home District Directory, 1846-1847*, p. 62.

3 Year: 1851; Census Place: Pickering, Ontario County, Canada West (Ontario); Schedule: B; Roll: C\_11742; Page: 275; Line: 3.

4 Past Years in Pickering, p. 230.

5 In the land abstract it appears that the lot was enlarged c. 1880 with the purchase of more acreage north of Kingston Road by school trustees. This area of the ledger is larger illegible.

According to the property records, on January 1, 1924 Harry A. Newman and his wife exchanged a parcel of their land and \$1,200 with the school trustees for the property with the old school house. The intent of this trade was to convert the school into a church for the local Anglican congregation.

## *The Village of Dunbarton*

The Village of Dunbarton is named for William Dunbar (1786-1869). Dunbar arrived in Lower Canada (Quebec) from Scotland in 1831. He continued on to the Town of York and, in 1840, purchased lands in Pickering Township.<sup>6</sup> It was here that he laid out a predominantly Scottish settlement on Kingston Road. Dunbar worked as a blacksmith and was actively involved in the community; he was an elder in the Presbyterian church, a Justice of the Peace, and a school commissioner. He also contributed to the founding of the Pickering Harbour Company where he was employed as a the superintendent.

His son William Dunbar Jr. inherited the property and spent his life working as a blacksmith in Dunbarton.<sup>7</sup> His son, William T. Dunbar, owned and operated a general store in Duffins Creek (now Pickering Village) from 1880 to 1905, and constructed the Dunbar House on the north side of Dunbarton Road.

The Village of Dunbarton was located along Kingston Road and had access to Frenchman's Bay via an adjoining harbour. The April 3, 1896 edition of *The Pickering News* presents the following summary of the history of the village:

*The Village of Dunbarton derived its name as well as its origin from its first proprietor and projector, the late William Dunbar, Esq. Half a century ago he, with his household, settled on the lot of land he had bought, and on which he lived till the day of his death, in 1869. Then, the now well cleared and cultured farms were but large woods and little clearings. . .*

*Somewhere about thirty years ago, the villages and the adjoining harbour both had their inception, and in both Mr. Dunbar ever took an active interest, being in the latter not only a large shareholder but superintendent of the work. . . The village plots when laid out, was rapidly bought up and built upon. . . Three stores now, and for a long time past, have readily and reasonably supplied the wants of the community. In one of them is the Post Office, with its mails twice each day. On the establishment of the Post Office the inhabitants agreed to call it Dunbarton, in honour of its originator, the name first got and ever retained.*

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<sup>6</sup> William Dunbar's deed to the west 1/2 of Lot 25, Concession 1, Pickering, Upper Canada is dated October 19, 1840. [The Pickering Story](#) conjectures that the time spent securing the property purchase can be linked to the families membership in the Reform Party as they were apprehended and kept under guard during the Rebellion of 1837.

<sup>7</sup> [Past Years in Pickering](#), pg.235.

*Prominent as it ever ought to be, stands the church, a commodious and substantial brick building, belonging to the Presbyterians, while the outskirts is the goodly brick school house. Thus the spiritual and the intellectual are wisely cared for. For a considerable time a tannery did good service in the village, but the removal of the railway station did much to injure the village and incommode the surrounding community. . . The situation is pleasant, having the beautiful bay with its harbour, in front, and the wide stretching lake beyond. The locality is while its inhabitants alike in enterprise and intelligence will favourably compare with those of any other community.*

### ***The Dunbarton School, Section No. 3***

The Dunbarton school house was built in 1857. According to *Past Years in Pickering*, “the brick for it and for the brick house on the farm opposite being made in the hollow south of the Kingston Road on the farm.”<sup>8</sup>

### ***The Anglican Church in Pickering***

In the early 1800s, settlers were focused on clearing lands with an aim to establish a homestead. Communities like Pickering were often served by a travelling missionary. According to Shumovich, by 1828 John Strachan (rector of St. James and Archdeacon of York):

*... was most concerned about the ‘spiritual destitution’ of the families pioneering around York and the wilderness of Upper Canada, and the large numbers of Anglicans who has immigrated to the area from the British Isles.*

Rev. Adam Elliott was appointed as the visiting missionary, and in November of 1832 the Township of Pickering was added to his circuit. Initially, he held services in, “log school houses, taverns, barns and crowded houses all the way from Lake Ontario to Georgian Bay.”<sup>9</sup> The first service in the Village of Pickering was held in the home of Mr. Francis Sey. The St. George’s Anglican Church was built circa 1856. It served residents of the Pickering Village as well as its membership in Dunbarton.

### ***St. Paul’s On-the-Hill***

The subject property has served Dunbarton’s Anglican community since 1925. In the early 1920s, the Dunbarton Anglican community began to distance itself from the Village of Pickering congregation. With an aim to establish a new church, church member and Toronto lawyer Harry A. Newman acquired this property in 1924. The property held the former Dunbarton School S.S. No. 3 (c. 1857). This exchange provided the school board with vacant land to construct a new two room school upon, and the former school was

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8 *Past Years in Pickering*, p. 170.

9 *St. Paul’s On-The-Hill*, p. 2.

renovated to serve as a place of worship for the 'Mission of St. George's' or 'The Dunbarton Mission'. The first service was held by Rev. Douglas Langford on November 8, 1925.

Over the coming years, the parish continued to distinguish itself from the St. George's Church. In 1933 it was renamed "St. Paul's in-the-Hill, Dunbarton". All the while, the two congregations continued to share the Rev. E.G. Robinson. He served as Rector from 1929-1953.

In 1934, under the leadership of Harry Newman, the parish set about building a church. Newman built the church on this land (still owned my him) and leased it to the congregation for \$1 /year until 1976.

St. Paul's on-the-Hill was designed by Architect Leo Hunt Stanford (1898-1970), son of Toronto architect Joseph Hunt Stanford. The family had immigrated from England to Canada in 1902. Leo was educated in Toronto and trained under his father. In 1922, Leo he became a partner in the firm. After his father died in 1935, Leo took over the practice that operated into the 1960s. Their portfolio was largely made up of residences, apartments and commercial buildings; of note is the Canadian National Institute for the Blind in Toronto.<sup>10</sup>

The St. Paul's On-The-Hill church is sited atop of a gently sloped hill with a south overlook across Kingston Road and on to Lake Ontario.<sup>11</sup> The original church had a rectangular plan (running east-west) with a tower at its south-east corner. The main entrance was located at the south-facing side of the tower and the chancel was found at its west end. The building was masonry construction displaying brick with stone accent details, and defined by tall stepped buttresses, arched wood windows, and saddleback roof of slate shingle.

<sup>10</sup> Biographical Dictionary of Architects in Canada 1800-1950, www.dictionarhofarchitectsincanada.org.

<sup>11</sup> It was located west of the existing church and former school house. Before its demolition in 1991, this building served as the parish hall.



58. Mr. and Mrs. Harry A. Newman. (St. Paul's On-The-Hill)

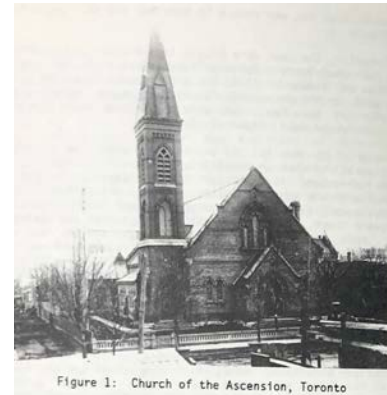


Figure 1: Church of the Ascension, Toronto

59. Church of the Ascension, Toronto. (St. Paul's On-The-Hill)

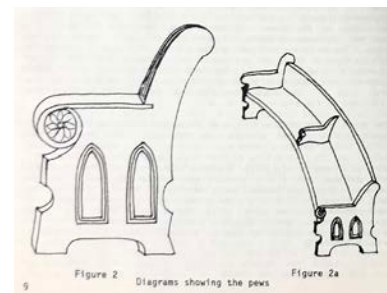
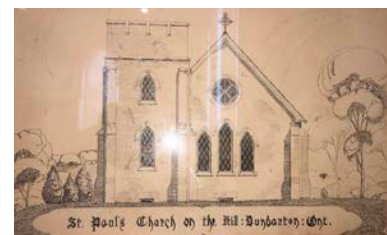
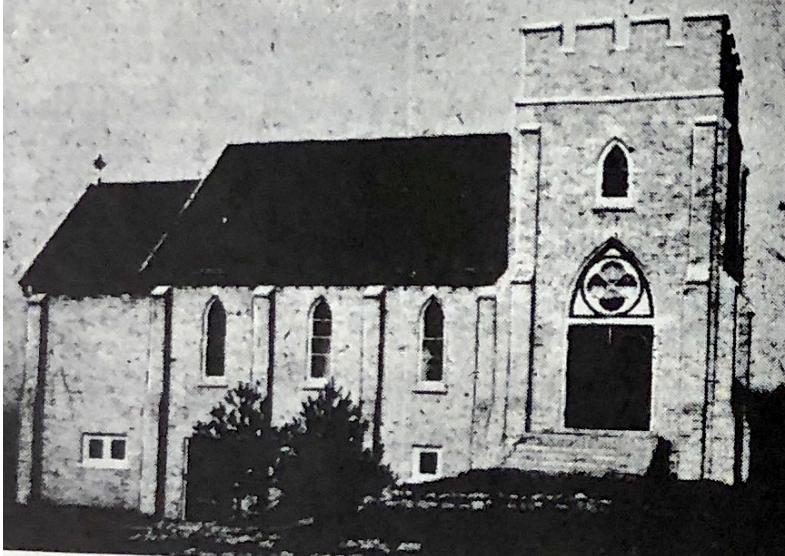


Figure 2 Diagrams showing the pews

60. Pews from Buttonville church. (St. Paul's On-The-Hill)



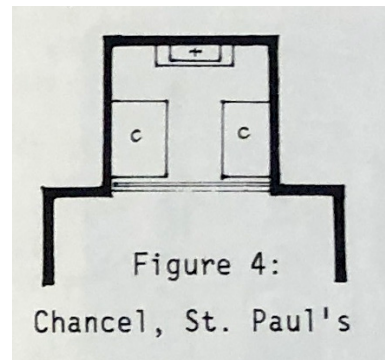
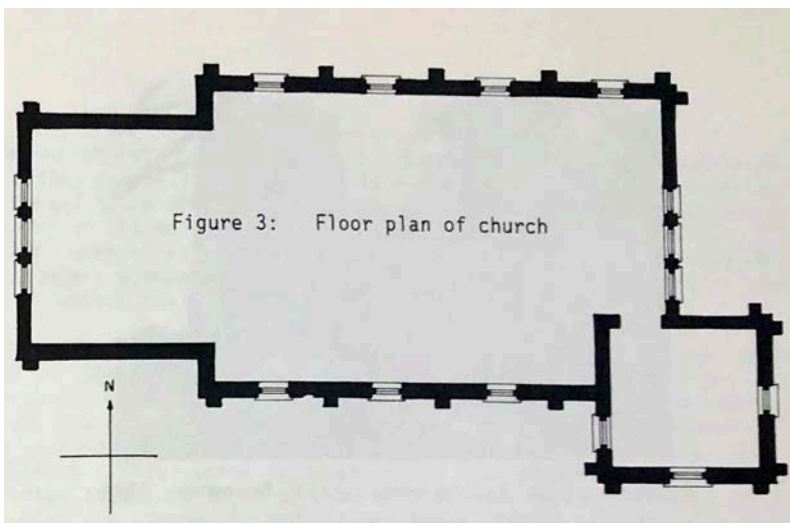
61. Front elevation drawing by Leo Hunt Stanford Architect. (on display at St. Paul's On-The-Hill)



62. St. Paul's on-the-Hill, Nov. 1934. (*St. Paul's On-The-Hill*)



63. St. Paul's on-the-Hill, Nov. 1984. (*St. Paul's On-The-Hill*)



64. Floor plans, St. Paul's On-the-Hill. (*St. Paul's On-The-Hill*)

The *St. Paul's On-The-Hill* publication described the entry procession of the new church as follows:

*The interior of St. Paul's is in keeping with the traditional design of small churches in rural Ontario. The floor plan shows the structure is made up of three rectangular box shapes. A small porch with six straight stairs lead to a set of Gothic lancet arched double wooden doors. These doors, centred on the south facade of the square tower, lead into a small entrance and stairs. The entrance leads to a nave without side aisles and the stairs lead down to the basement and up to the balcony which was added in 1983. The nave moves forward to the chancel...* <sup>12</sup>

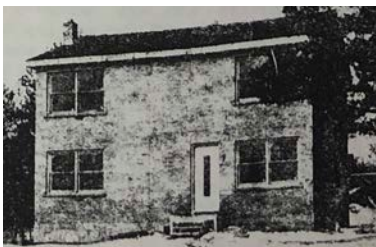
According to *St. Paul's on-the-Hill*, a unique aspect of the church is that it was constructed with materials reclaimed from other Ontario churches demolished:

- Brick and windows were salvaged from the former Anglican Church of Ascension in Toronto; and,
- Curved pews came from the former Buttonville Methodist Church (c. 1774).<sup>13</sup>

The church was formally opened on November 16, 1934 by Rev. D.T. Owen, Archbishop of Toronto.

Rev. E.G. Robinson continued to lead the St. Paul's On-The-Hill congregation as well as that of St. George's. In 1939 his responsibilities expanded to include the growing Town of Ajax. With the outbreak of World War II and the subsequent establishment of the munitions plant (Defense Industries Ltd. or D.I.L.) in the Township of Pickering, Ajax quickly expanded into a community of 4,000. By 1943, the community had erected a church shared by four co-operating communions - Anglican, Baptist, Presbyterian and United Church. Rev. Robinson lead the Anglican congregation.

On May 1, 1959, St. Paul's began worship as an independent parish under Rev. C.E. Olive as rector. He lived at the new two-storey rectory located directly south-west of the church. The site now contained three structures - the church, the parish hall in the old Durbanton school house, and the rectory.<sup>14</sup>



65. Rectory. (*St. Paul's On-The-Hill*)

Rectors

1924-1930: Rev. Douglas B. Langford	1970-1972: Rev. Wm. J. Rhodes
1930-1953: Rev. E.G. Robinson	1973-1978: Rev. S.G. West
1953-1956: Rev. Jack Crouch	1978-1981: Rev. Gregory W. Physick
1956-1959: Rev. Dr. H.S. Shepherd	
1959-1962: Rev. C.E. Olive	1982-2002/3: Rev. Brian H. McVitty
1962-1967: Rev. Ben P. Symth	2004-2019: Rev. Canon Kimberly Beard Incumbent
1967-1969: Rev. Charles Dymond	

12 *St. Paul's On-The-Hill*, p. 8.

13 The pews have since been replaced.

14 *St. Paul's On-The-Hill*, p. 7.

The arrival of 1976 brought the end of the lease agreement with Mr. and Mrs. Newman. At this time the Newman's transferred the property deed to the rector and churchwardens. On March 21, 1976, St. Paul's On-The-Hill was consecrated by Archbishop Lewis Garnsworthy.

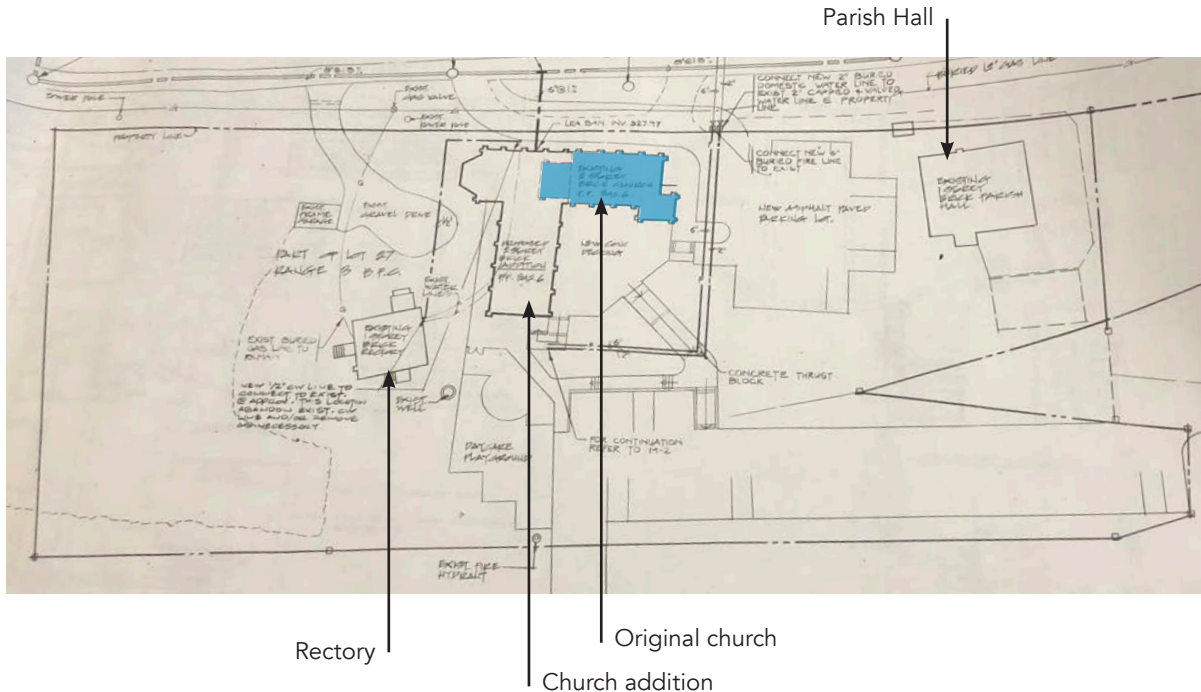
In 1983, the church interior was renovated. The work included a new balcony that added 55 seats while preserving the aesthetic of the church.



66. View to chancel after the renovation, October 1985. (St. Paul's On-The-Hill)



67. Balcony, October 1985. (St. Paul's On-The-Hill)



68. Site Plan drawing of church addition and renovation, 1991. Footprint of the original church shown in blue. (DLIA)

In 1989, Davidson-Langley Incorporated Architect (DLIA) was engaged to complete the renovation of and an addition to the church. The architectural firm was founded in 1985 by Elizabeth Jane Davidson and operated until 2013. Davidson came from a family of established Ontario architects.<sup>15</sup> DLIA designed worked on many ecclesiastical buildings as well as commercial, residential, recreational and institutional buildings. Religious projects by the firm included the Church of St. Clements (Toronto), Metropolitan United Church (Toronto) and St. George's Anglican Church (Pickering). Their work at St. Paul's On-The-Hill won the Town of Pickering's Economic Development Award in 1991.

This expansion project included for the renovation of the existing 3,000 square foot church as well as a 9,000 square foot addition to the west. Within the addition is a new entry with offices, an additional congregation space, an underground gymnasium, a day care centre, and meeting rooms. As with the original building, the new building incorporated salvaged materials including reclaimed brick.<sup>16</sup>

### 6.3 Building Description & Site Photos

For the purposes of this CHER, Branch Architecture visited the property on March 2, 2020. The inspection included walking around the building and through the main floor, and completing a visual review and photographic documentation. The review focused on gaining a visual understanding of the site and building for the purposes of evaluating its potential cultural heritage value. This review did not include the rectory building.

St. Paul's on-the-Hill is a 20th century church likely influenced by the traditional rural Ontario church with elements of Gothic and Gothic Revival architecture. According to the Ontario Heritage Trust website:

*Gothic Revival is an architectural movement that sought to revive the Gothic style, which flourished in Europe in the medieval period. The Gothic Revival movement began in the 1740s in England; interest in reviving the style soon spread to North America. With regard to religious architecture, the Gothic Revival was intertwined with the "High Church" movement and the Anglo-Catholic concern with the growth of religious non-conformism.<sup>17</sup>*

In the second half of the 19th century, Gothic Revival architecture emerged as a popular residential building style in Ontario (with the Gothic Revival Cottage popularized by the Canada Farmer) and a common style for religious buildings in the mid- to late 19th century. As such, a number of Gothic Revival subcategories developed with buildings

<sup>15</sup> Davidson's great grandfather was an esteemed Toronto architect Henry Langley. Langley was the founding partner of the architectural firm Langley & Langley which later became Langley, Langley & Burke. The other partners were Henry's son Charles Langley and Charles's cousin Edmund Burke. The firm was responsible for many ecclesiastical buildings across Ontario. Their portfolio included several notable structures in Toronto such as the Necropolis, the spire of St. James Cathedral, and the Horticultural Pavillion at Allan Gardens

<sup>16</sup> At the site tour, staff recalled the brick had been salvaged from a building in Oakville.

<sup>17</sup> Ontario Heritage Trust, Architectural styles. [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

often displaying a mix. The following features are found in Gothic Revival architecture: pointed arch windows; rib vaulted ceilings; buttresses; steeply pitched roofs; and, an overall emphasis on height.

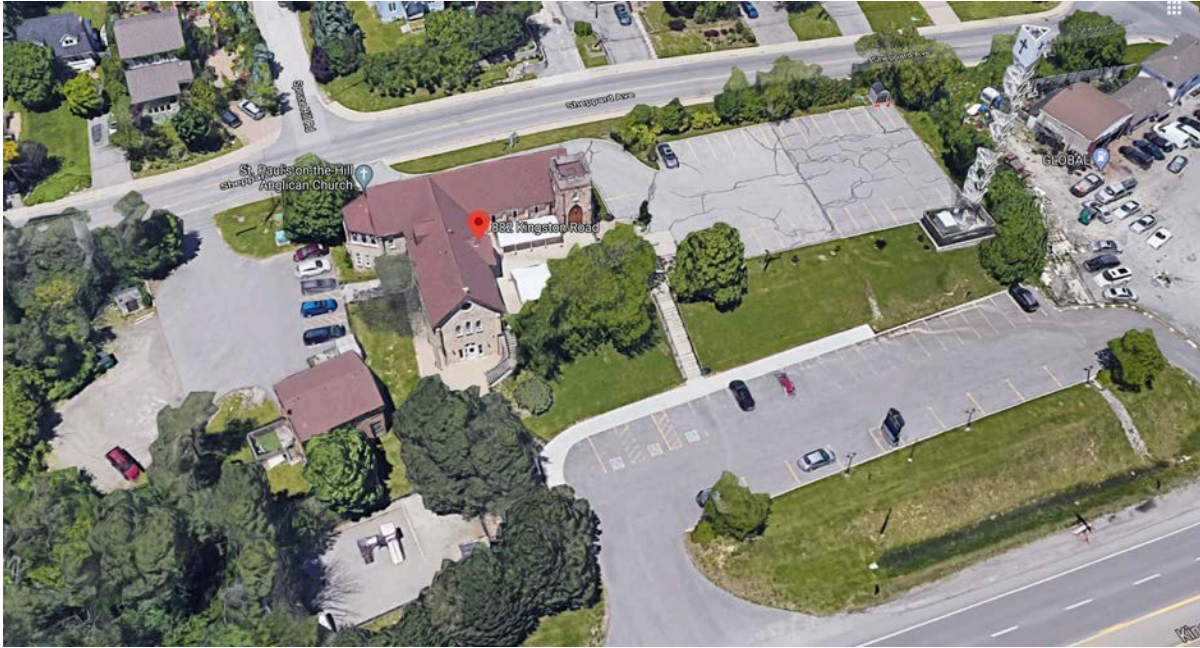
The following is a description of St. Paul's on-the-Hill with observations:

- The church is located on the top of a gently sloped hill and with a view south over Kingston Road and the 401 to Lake Ontario. The site also includes the rectory building west of the church, three parking areas, a large cross and a cell tower. See figure 63 for site plan and figure 64 for an aerial view.
- The church is a one-storey building with a lower level set into the hillside, and a square tower at its south-east corner.
- The original St. Paul's on-the-Hill was a one-story building with a basement.
  - The building is constructed with buff coloured brick laid in a common bond pattern and with stone detailing at the windows, doors, buttresses and tower roof parapet.
  - The 1934 floor plan was composed of three rectangular elements - the tower / entry, the nave, and the alter.
  - The two-storey brick tower is located at the south-west corner of the building. The corners are defined by tall brick buttresses with stone caps where the buttress steps out. The tower has a flat roof and the parapet displays a crenellated treatment finished with capstones.<sup>18</sup> The primary entry to the church was located at the doorway on the south-facing elevation; this remains as the ceremonial entrance. It is a double door opening with a pointed arch. Typical to all openings, the arch has a stone keystone and rectangular stones at its base. The original door has been replaced with a set of wood panelled doors and panelled infill above.
  - The nave was divided into four equal bays. Each is defined by the brick buttresses and has a tall pointed arch window at its centre and, at the north elevation, a small basement window with a brick arch below. The stone window sills have angled stooling. The east elevation displays a grouping of three windows with a larger circle window above. The existing windows are replacements.
  - The alter was removed as part of the 1990 addition.
- The 1990 addition extended the congregation space west and introduced a new wing running south from the west end of the building.
  - The original building was maintained as the congregation space with the addition of a three-sided or hexagonal apse at the west end. The 1990 wing houses the main entrance, offices, meeting spaces on the second floor, and a daycare with a dedicated entrance on the lower level.

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18 Staff noted that the brick parapet had been rebuilt to match existing.

- Similar to the original building, the masonry exterior is buff coloured brick with stone details and follows with rhythm of the bays. The wing generally follows the architectural detailing of the original building, with variation limited to the new entrances.
- The new doorways have a half circle or Palladian style transom and flanking sidelights (with the exception of the west entrance does not have sidelights). The main entrance also has a peaked canopy with exposed cross-bracing similar to the congregation space.
- The roof has a gable roof profile set at a medium pitch. The roof is covered in asphalt shingle, the eaves and rain gear are painted metal.



69. Aerial view looking north, 2020. (Google streetview)



70. Cross. (BA)



71. Cell tower. (BA)



72. North elevation as viewed from Sheppard Avenue. (Google streetview)



73. North elevation, original bays at left and addition at right. (BA)



74. Addition, west elevation. (BA)



75. Addition, exterior at apse. (BA)



76. Addition, west entrance. (BA)



77. Addition, south elevation. (BA)



78. Addition, south entrance. (BA)



79. Addition, circular window and brick cross at top of south wall. (BA)



80. Addition, south windows. (BA)



81. St. Paul's on-the-Hill as viewed from the base of the stairs at the south parking lot. (BA)



82. Addition, east elevation with main entrance. (BA)



84. Addition, main entrance with 1990 date stone at left. (BA)



85. Original building, west entrance with 1934 date stone at left. (BA)



86. Original building, south elevation. (BA)



87. Addition, typical bay. (BA)



88. Original building, typical bay. (BA)



89. Original building, typical window at tower. (BA)



90. Original building, base of buttress with salvaged capstone. (BA)



91. Original tower, west and south elevations. (BA)



92. Original tower, east and north elevations. (BA)



93. Original tower, plaque at interior. (BA)



94. Nave looking to balcony. (BA)



95. Nave looking to altar. (BA)



96. View from balcony. (BA)



97. Samples of stained glass works throughout the church. (BA)

## 6.4 Evaluation

The following evaluates 882 and 886 Kingston Road in relation to *Ontario Regulation 9/06*.

<b>Criteria</b>	<b>Description</b>	<b>Assessment</b>
Design or Physical Value	i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	The church is a representative example of a masonry Gothic-style church in Ontario. The use of masonry salvaged from the former Church of Ascension in Toronto is a unique aspect of its construction.
	ii. displays a high degree of craftsmanship or artistic merit, or;	No.
	iii. demonstrates a high degree of technical or scientific achievement.	No.
Historical or Associative Value	i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property is historically linked to Pickering's Anglican community.
	ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No.
	iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The original church is associated with Toronto architect Leo Hunt Stanford.
Contextual Value	i. is important in defining, maintaining, or supporting the character of an area;	No.
	ii. is physically, functionally, visually, or historically linked to its surroundings, or;	The church is historically linked to the development of Dunbarton.
	iii. is a landmark.	St. Paul's on-the-Hill's setting atop the hill at Kingston and Fairport roads make is a visual landmark along Kingston Road.

## 7 Discussion

This assessment finds that all the properties included in this assessment have cultural heritage value to the City of Pickering. They were all found to satisfy one or more criteria set out in O. Reg 9/06.

Based on the findings of this evaluation, I recommend that the City include these properties on its Municipal Heritage Register s:

- List 1 Evelyn Avenue, 301 Kingston Road and 401 Kingston Road; and,
- Designate 882 & 886 Kingston Road, St. Paul's On-the-Hill under Part IV of the *Ontario Heritage Act*.

## Appendix 1: Sources

1. Commonwealth Resource Management Ltd. *Manual of Guidelines*. Prepared for the Management Board Secretariat Government of Ontario, June 1994.
2. Fram, Mark. Well-Preserved. Toronto: The Boston Mills Press, 1998.
3. J.H. Beers & Co. Illustrated Historical Atlas of the County of Ontario. Toronto: J.H.Beers & Co., 1877.
4. McKay, William A. The Pickering Story. Pickering: The Township of Pickering Historical Society, 1961.
5. Wood, William. Past Years in Pickering: Sketches of the History of the Community. Toronto: William Briggs, 1911.
6. MacRae, Marion and Anthony Adamson. Hallowed Walls: Church Architecture in Upper Canada. Toronto: Clarke, Irwin & Co., 1975.
7. McIlwraith, Thomas F. Looking For Old Ontario: Two Centuries of Landscape Change. Toronto: University of Toronto Press, 1997.
8. Mikel, Robert. Ontario House Styles. Toronto: James Lorimer & Co. Ltd., 2004.
9. Sabean, John W. *The Palmer Family: Settling in South Pickering*. Pickering Township Historical Society Pathmaster, Summer Edition Vol. 2 no. 4, 1999.
10. Sabean, John W. Time Present and Time Past: A Pictorial History of Pickering. Pickering: Altona Editions, 2000.
11. Sears, Roebuck and Co. *Honor Bilt Modern Homes*. Chicago - Philadelphia. 1921.
12. Shumovich, Elizabeth. *St. Paul's On-The-Hill: 1925-1985*. Anglican Church of Canada.
13. ---. The Village of Pickering 1880-1970. Pickering: The Corporation of the Village of Pickering, 1970.

### Websites

- Ancestry. [www.ancestry.ca](http://www.ancestry.ca)
- Biographical Dictionary of Architects in Canada 1800-1950, [www.dictionaryofarchitectsin-canada.org](http://www.dictionaryofarchitectsin-canada.org).
- Davidson-Langley Incorporated Architects. [www.dlia.ca](http://www.dlia.ca).
- Library and Archives of Canada. [www.bac-lac.gc.ca](http://www.bac-lac.gc.ca)
- Ontario Architecture, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com).
- Ontario Archives. [www.archives.gov.on.ca](http://www.archives.gov.on.ca)
- Ontario Land Registry Access. [www.onland.ca](http://www.onland.ca)
- Pickering Archives. [www.coporate.pickering.ca](http://www.coporate.pickering.ca)
- St. Paul's on-the-Hill Anglican Church. [www.stpaulonthehill.com](http://www.stpaulonthehill.com)

## Appendix 2: Summary of Land Records

### Concession 3 Broken Front, Lot 27 / 882-886 Kingston Road

Instrument	Date <sup>1</sup>	Grantor	Grantee	Notes
Patent	May 28, 1796		Holmes, William	
B&S	Jan. 27, 1832	Holmes, William	Galbraith, John	All
B&S	Mar. 17, 1838	Galbraith, John	Cowan, Henry	111a N pt.
B&S	"	Cowan, Henry	Galbraith, Nancy	11 acres
B&S	Sept. 19, 1840	Cowan, Henry	Courtis, Thomas	100 acres
B&S	Jan. 2, 1849	Richards, Thos. M W	Courtis, Thomas	11 acres
B&S	Oct. 22, 1874	Courtice, Thomas	Courtice Andrew, James	N111 acres
B&S	---	--	Annis, Levi	Pt of N lot, N. 111 ac. ex. 3 3.4 ac. +7.00
B&S	Aug. 29, 1856	Courtice, Thomas	Trustee of School No. 3	1/4 acre
B&S	--- <sup>2</sup>	---	Trustee of School No. 3	N. of Kingston Rd
Grant	Jan. 1, 1924	Newman, Harry A & Wife	Public School Board of School No. 3	2 acres, \$1200 plus exchange
Grant	Jan 1, 1924	Trustees of Public School Board of School No. 3	Newman, Mary A	part N. of Kingston Rd.
Grant	Dec. 10, 1975	Newman, Harry A + wife	The Incumbent and Church wardens of St. Paul's on the Hill, Dunbarton	Part of sketch attached.

<sup>1</sup> This is the date of the instrument, not the "date of registry".

<sup>2</sup> Likely in the 1880s, definitely between 1877 and 1893.

### Concession 3 Broken Front, Lot 31

Transaction	Date	Grantor	Grantee	Notes
Patent	Oct. 20, 1846	Crown	Palmer, Seneca	200 acres
Will	May 16, 1866	Palmer, Seneca		
Mort	Jan 27, 1877	Palmer, George S + wife	The Freehold L&S Co.	120 acres, \$1500
B&S	Mar. 15, 1882	Palmer, Mary J and G.S.	Kinlock, George	27 acres - land covered by Plan 230
Will	---	---	---	27 acres
Grant	June 26, 1919	--- <sup>1</sup>	Clarke, Griffith B	27 acres
Grant	Oct. 5, 1920	Clarke, Griffith B +wife	Rowe, Elmore J	part, \$5600
Grant	Dec. 1, 1921	Rowe, Elmore	Morgan, Edwin	27 acres
Grant	Feb. 24, 1922	Morgan, Edwin+wife	Dixon, Mildred	\$2,200,note about plan
Plan 230	Mar. 13, 1922	Morgan & Dixon's Plan		part

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<sup>1</sup> Notes where writing on land abstract is illegible. This likely relates to the executors of the will.

## 1 Evelyn Avenue - Plan 230, Lot 10

Instrument	Date of Sale / Grant <sup>1</sup>	Grantor	Grantee	Notes
Grant	Mar. 7, 1930	Dixon, Mildred M.	Dixon, Silas R.	All, \$1
Hwy. Plan 18	Sept. 1927			Province
Hwy. Plan 45	Dec. 1938			Province
Grant	Nov. 19, 1943	Dixon, Silas Russell	Daniell-Jenkins John H + Dorothea	All except hwy. \$1
Grant	Mar. 21, 1946	Daniell-Jenkins John H + Dorothea	The Director, The Veterans Land Act	All except hwy. \$5050
By-law	May 9, 1955	By-law No. 2091 - City of Pickering Designating Areas of Subdivision Control		ALL
Grant	May 7, 1959	The Director, The Veterans Land Act	Daniell-Jenkins John H + Dorothea	All except hwy. \$1
Plan 40-R-535	June 3, 1971			
Grant	July 29, 1980	Daniell-Jenkins, Dorothea	Wolf, Heinz W + Ilse M	All except hwy. \$2
Notice	31 05 89	Wolf, Heinz W + Ilse M	Lindo, Mike - in trust	\$790,000
Plan 40R-12418 Part 1	26 07 89			
Transfer	15 08 89	Wolf, Heinz W + Ilse M	Lindo, Mike	\$790,000
Transfer	92 12 99	Federal Business Development Bank	1000683 Ontario Ltd.	\$360,000

<sup>1</sup> This is the date of the instrument, not the "date of registry".

## 401 Kingston Road - Plan 230, Lot 19

Instrument	Date <sup>1</sup>	Grantor	Grantee	Notes
Mort.	July 6, 1922	Dixon, Millicent M.	Gates, Peter S.	All, \$2500
Grant	May 1, 1923	Dixon, Mildred M.	Branson, Annie & Horace	All, \$4,500
Mort.	May 1, 1923	Branson, Annie & Horace	Dixon, Mildred M.	\$1,000 not recorded in full
QC	Sept. 3, 1936	Dixon, Mildred M.	Colletta, Hazel Mae (Estate of Peter S Gates, deceased)	All, \$1
Grant	Sept. 14, 1939	Estate of Peter S. Gates	Dixon, Silas	All, \$1,600
Grant	Mar 14, 1944	Dixon, Silas (and others)	Dixon, Alexander	part, \$1
Grant	Aug 15, 1946	Dixon, Alexander + wife	Staley, Louis E.	
Grant	Nov. 1951	Staley, Louis E.	Quigg, Kathleen C + John P	\$3,200
By-law	May 19, 1955	By-law No. 2091 - City of Pickering Designating Areas of Subdivision Control		All
Grant	June 15, 1967	Quigg, Kathleen C + John P	Belcourt, John A + Margaret L	All - except Hwy.
Grant	June 22, 1970	Belcourt, John A + Margaret L	Knowles, Jack (trustee)	All - except Hwy.
Grant	June 26, 1973	Knowles, Jack (trustee)	Mastrogicomos, Victor + Felicia	All - except Hwy.
Grant	Aug 22, 1975	Mastrogicomos, Victor + Felicia	Binns, Brian D & Christine A.	All - except Hwy.
Grant	16 02 87	Binns, Brian D & Christine A.	Francis, Walter	All?

<sup>1</sup> This is the date of the instrument, not the "date of registry".

Instrument	Date <sup>1</sup>	Grantor	Grantee	Notes
Grant	20 05 87	Francis, Walter	N. Bigioni Management Services Ltd.  Hollow Holdings Ltd.	All - except Hwy.
Transfer	22 08 89	N. Bigioni Management Services Ltd. (25% int)  Hollow Holdings Ltd. (50% int)	Cesaroni Holdings Ltd. (75% int)	\$525,000
Plan 40R-16060	95 03 28			Parts 1,2&3
Transfer	95 10 05	Cesaroni Holdings Ltd. (75% int), N. Bigioni Management Services Ltd. (25% int)	1138224 Ontario Ltd.	\$975,000  Part 1 on 40R-16060

### Concession 3 Broken Front, Lot 32 / 301 Kingston Road

No.	Transaction	Date	Grantor	Grantee	Notes
	Patent	May 22, 1798	Crown	Holmes, William	
	BS	June 26, 1843	Holmes, William	Wesley, John	195 acres, 150 pounds
	Will	May 11, 1868?			
	--	June --, 1874	Cochrane, Samuel??	Rodd, Richard	
5572	B&S	Dec. 1, 1881 or 1891	Rodd, Richard	Moody, ---	---
10046	B&S	Mar. 18, 1902	Moody, Naomi + Robert	Toyne, George	S. of Kingston Rd. \$8,000 as in No. 5572
21217	Grant	Mar. 31, 1934	Toyne, George + wife	Toyne, George Edward	
21050	Grant	Nov. 21, 1936	Toyne, George Edward	Toyne, Helen Davidson	part, as in No. 20217 all restriction
24411	Grant	Sept. 1, 1944	Toyne, Helen Davidson	Alderice, John Alfred; Alderice, Alcona	1 ac. on S. side Kingston Rd. \$1,000 + mort. No. 21050
31434	Mortgage	May 25, 1951	Alderice, John Alfred; Alderice, Alcona	Toyne, Helen Davidson	S. side of Kingston Rd. \$5,500 as No 24411
175120	Grant	July 23, 1968	Alderdice, Alcona	Pfeiffer, Manfred; Page, Delmar F (partnership property)	part S. of Kingston Rd. As des. in No 31434

No.	Transaction	Date	Grantor	Grantee	Notes
205389	Grant	Jan. 4, 1971	Pfeiffer, Manfred; Page, Delmar F (partner- ship property)	Smith, Ruth C (trustee)	part S. of Kingston Rd.; part of land in No. 175120 ex. hwy - lying N of lot 7 in Plan 350 (see hwy plan 785) (0.80ac)+-
205500	Grant	Jan. 16, 1971	Smith, Ruth C (trustee)	Salmon, Ernest A.J.	pt. S of Kingston Rd (0.80 ac+-) as des. in No. 205389



## Minutes/Meeting Summary

Heritage Pickering Advisory Committee  
 November 25, 2020  
 7:00 pm  
 Electronic Meeting

Attendees: J. Dempsey  
 S. Croteau  
 J. Irwin  
 R. Smiles  
 C. Sopher  
 E. Martelluzzi, Planner II Heritage  
 R. Perera, Committee Coordinator

Guests: Isabel Lima, Planner I, City of Pickering  
 Melanie Hare, Urban Strategies Inc.  
 Grant Mason, Urban Strategies Inc.  
 Stuart Chan, ERA Architects  
 Janice Quieta, ERA Architects  
 Muky Rajadurai, Altona Group  
 Ed Saki, 301 Kingston Road

Absent: E. John  
 D. Felin  
 A. Khan  
 W. Jamadar

Item/ Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items/Status (include deadline as appropriate)
<b>1.</b>	<b>Welcome &amp; Introductions</b>	
	E. Martelluzzi welcomed everyone to the electronic meeting.	
<b>2.</b>	<b>Disclosure of Interest</b>	
	No disclosures of interest were noted.	
<b>3.</b>	<b>Review and Approval of Agenda</b>	
	Moved by S. Croteau Seconded by R. Smiles  E. Martelluzzi reviewed the agenda items. Agenda approved.	

<b>Item/ Ref #</b>	<b>Details &amp; Discussion &amp; Conclusion</b> (summary of discussion)	<b>Action Items/Status</b> (include deadline as appropriate)
<b>4.</b>	<b>Approval of Minutes</b> <b>-June 24, 2020</b>	
	<p>Moved by S. Croteau Seconded by J. Dempsey</p> <p>That the minutes of the October 28, 2020 meeting of the Heritage Pickering Advisory Committee be approved pending minor edits.</p> <p style="text-align: right;">Carried</p>	
<b>5.</b>	<b>Business Arising From Minutes</b>	
	There were no items of business arising from the minutes.	
<b>6.</b>	<b>New Business</b>	
	<p>6.1 Zoning By-law Amendment Application A 08/19 - Altona Group, 1294 Kingston Road - Resubmission of Heritage Impact Assessment</p> <p>E. Martelluzzi noted that the proposed development was in the process of resubmission following comments received by Council, Staff, and members of the public, and that the applicant had submitted studies, plans, and justification as part of the resubmission including the Heritage impact assessment. She noted that the City's Heritage Consultant and the applicant was in agreement with moving forward with the findings of the report, and reminded the Committee that there still remains a number of undecided factors associated with the application and that the heritage aspect is only one part of the application.</p> <p>Through the aid of a PowerPoint presentation, E. Martelluzzi outlined the location plan, and noted that Altona Group was proposing a mixed-use development consisting of two buildings having heights of 25-storeys and 13-storeys, and to facilitate this development, the applicant proposes to utilize</p>	

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	<p>the Bonus Zoning provisions of the City's Official Plan to increase the maximum permit building height from 15-storeys to 25-storeys, in exchange for the provision of a community benefit under Section 37 of the <i>Planning Act</i>. She added that in return for the additional increase in building height, the applicant was proposing to retain and restore the Old Liverpool House along with a number of proposed zoning by-law amendments.</p> <p>E. Martelluzzi noted that on December 16, 2019, Council listed 1294 Liverpool Road on the Municipal Heritage Register, which meant that any owner shall give Council 60 days' notice in writing prior to demolition or removal of the building. She noted the 5 key changes from the original submission which include relocating the Old Liverpool House approximately 16 metres to the south of its existing location, reducing the adjacent podium height from 8 to 6 storeys, lowering the tower overhang, updating the heritage forecourt design and the conservation strategy. She further outlined the summary comments provided in the peer review by Branch Architecture.</p> <p>E. Martelluzzi stated that Staff concur with Branch Architecture's analysis, and that the Heritage Impact Assessment had been updated to respond to the Peer Review comments from the first submission with further changes to the design which respond to the Old Liverpool House in a sympathetic yet distinct way.</p> <p>She noted that the next steps include incorporating the comments received from the Heritage Pickering Advisory Committee in a staff report to the Planning &amp; Development Committee, and that through the Site Plan review process, the Heritage Pickering Advisory Committee would have an opportunity to review and comment on the conservation plan, details regarding the restoration of the Old Liverpool House, and the landscaping surround the building.</p> <p>Melanie Hare, Urban Strategies, and Stuart Chan, ERA Architects, joined the electronic Committee</p>	

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	<p>meeting via audio connection and provided the Committee with the reasoning behind the 5 key changes made from the original submission referring to a PDF presentation circulated to the Committee prior to the meeting.</p> <p>A question and answer period ensued between Committee Members and Ms. Martelluzzi, Ms. Hare, and Mr. Chan, regarding:</p> <ul style="list-style-type: none"> <li>• whether the applicant was in discussion with the City to replace the existing daycare located in the subject lands;</li> <li>• that the applicant is in the right path with the changes made through the resubmission;</li> <li>• how the proposed landscape features and the proposed cemented area in front of the Old Liverpool House would fit with the current environment of the roadway and sidewalks on Liverpool road and Kingston Road;</li> <li>• space between the sidewalk and the porch of the Old Liverpool House;</li> <li>• concern regarding the closeness of the Liverpool house to Kingston road in relation to traffic and road salt during the winter months;</li> <li>• rational for increasing the structure height to provide funding to restore the Old Liverpool house;</li> <li>• concern regarding the type of plants to be planted in the proposed planters in the landscape features between the Kingston road and the Old Liverpool house and whether the proposed streetscape is a part of the intensification plan for the area;</li> <li>• whether the applicant intend to sell the Old Liverpool House;</li> <li>• clarification on a heritage easement agreement;</li> <li>• ensuring that the applicant does not receive any financial relief pertaining to heritage maintenance as the applicant would receive the benefit from the ability to add additional storeys pending Council approval; and,</li> </ul>	

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	<ul style="list-style-type: none"> <li>• whether the heritage tax benefit does not apply to the applicant.</li> </ul> <p>Moved by S. Croteau Seconded by J. Dempsey</p> <ol style="list-style-type: none"> <li>1. That Heritage Pickering Advisory Committee supports the relocation, restoration and preservation of the Old Liverpool House as presented in the Heritage Impact Assessment prepared by ERA Architects Inc. dated July 30, 2020, and the site plan prepared by Kirkor Architects and Planners, Z1.3, dated July 22, 2020;</li> <li>2. That, after the Old Liverpool House has been moved to its new location, that a reference plan be provided to the City of Pickering to identify the new location of the Old Liverpool House and the Heritage Forecourt and that Council designates the property under Section 29, Part IV of the <i>Ontario Heritage Act</i>;</li> <li>3. That the site plan application include a Conservation Plan and Costing Estimate and that the materials be forwarded to the Heritage Pickering Advisory Committee for comment;</li> <li>4. That, after a designation by-law has been registered on title, that a heritage plaque be placed on the building or on the site at the owner's expense; and,</li> <li>5. That the City enter into a Heritage Easement Agreement with the owner to ensure the ongoing maintenance, protection and repair of the Old Liverpool House in keeping with the Heritage Designation By-law and the <i>Ontario Heritage Act</i>.</li> </ol> <p style="text-align: right;">Carried</p> <p>6.2 Kingston Road Corridor Cultural Heritage Evaluation Report</p>	

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	<p>E. Martelluzzi referred to a Memorandum circulated to the Committee prior to the meeting and noted that in October 2017, City Council directed staff to undertake an Intensification Study for the Kingston Road Corridor and Specialty Retailing Node. She added that in June 2019, Staff consulted the Heritage Pickering Advisory Committee on the Intensification Plan and advised that there were 5 properties within the study areas along Kingston Road that had been identified in the cultural heritage portion of the study. The properties include 1970 Brock Road, 301 Kingston Road, 882 &amp; 886 Kingston Road (St.Paul's-on-the-Hill Anglican Church), 401 Kingston Road, and 1 Evelyn Avenue.</p> <p>She reminded the Committee that at the time, the Heritage Pickering Advisory Committee recommended that staff study the four properties for potential inclusion on the Municipal Heritage Register.</p> <p>M. Martelluzzi provided an overview of the two ways to list a property on the Municipal Heritage Register as outlined in a Memorandum circulated to the Committee Members prior to the meeting.</p> <p>She noted that the City hired Branch Architecture to prepare a Cultural Heritage Evaluation report, which included a written description of each property and building(s), general photographs and a preliminary heritage evaluation based on <i>Ontario Regulation 9/06- Criteria for Determining Heritage Value or Interest</i>. She added that Staff worked with property owners to gain access and meet on each property. She noted that the owner of 1 Evelyn Avenue, did not provide access to their property, and that the church warden for St. Paul's noted that the Church's Executive Committee is in not support of listing the property, however, as staff have not heard back from the Archdiocese yet, the Staff recommendations outlined in the Memorandum circulated to the Committee still stand.</p> <p>Ed Saki, 301 Kingston Road, joined the electronic</p>	

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	<p>meeting via audio connection to provide his comments regarding 301 Kingston road. Mr. Saki provided a brief history of the additions done to the property, noting that these additions were not done with heritage in mind. He noted that the practicality of maintaining the house is low, as it is in poor and deteriorating condition. He noted that as the house had been altered heavily, he does not agree with the recommendation from Branch Architects to list the property on the Municipal Heritage Registry.</p> <p>A discussion period ensued between Committee members regarding:</p> <ul style="list-style-type: none"> <li>• whether the church was not in support of listing the site on Municipal Heritage Registry;</li> <li>• that listing a property on the Municipal Heritage Register would not prevent day to day alterations;</li> <li>• the Committee's responsibility to preserve the heritage attributions in the community;</li> <li>• whether any of the proposed properties to be listed are commercial; and,</li> <li>• the need to consider the proposed properties in relation to its ability to restore the properties to its original condition.</li> </ul> <p>Moved by J. Dempsey Seconded by S. Croteau</p> <ol style="list-style-type: none"> <li>1. That Heritage Pickering recommends to Council that 301 Kingston Road, 401 Kingston Road, 1 Evelyn Avenue and 882 &amp; 886 Kingston Road be listed on the Municipal Heritage Register, under Section 27 of the <i>Ontario Heritage Act</i>;</li> <li>2. That staff, in consultation with Heritage Pickering, work with St. Paul's On-the-Hill and the Archdiocese to actively pursue Designation of this important cultural heritage resource in Pickering; and,</li> </ol>	

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	<p>3. That all four properties, along with 1970 Brock Road (the Post Manor) be identified on Land Use Schedule XIV of the proposed Official Plan Amendment 38 and that policy wording be included in the amendment, in accordance with the Provincial Policy Statement, to state that development and site alteration on or adjacent to those lands not be permitted unless the proposed development and site alteration has be evaluated and it has been demonstrated that the heritage attributes of the protected or identified heritage property will be conserved.</p> <p style="text-align: right;">Carried</p> <p>6.3 Circulation: Draft Plan of Subdivision SP-2020-02 &amp; Zoning By-law Amendment A 10/20 - Medallion Developments (Pickering Finch) Ltd. - 450 Finch Avenue</p> <p>E. Martelluzzi referred to a memorandum circulated to the Committee and noted that the property was currently noted on the City's Inventory of Historic Places, but is not listed on the City's Municipal Heritage Register, and that it was not protected from demolition or alteration. She added that the applicant was proposing to rezone the subject lands to permit a residential subdivision consisting of 31 lots for detached dwellings fronting onto the extensions of Rougewalk Drive and Mahogany Court, and that the applicant proposes to demolish the current stone building in order to facilitate the development.</p> <p>E. Martelluzzi added that in support of the proposal, the applicant had submitted a Cultural Heritage Evaluation Report, prepared by Parslow Heritage Consultancy Inc, and Staff retained Branch Architecture to peer review the submitted Cultural Heritage Evaluation Report. She added that Branch Architecture recommended a number of revisions to the report, including revising it to be a Heritage Impact Assessment which was more widely used in practice, and recommended that a heritage architect</p>	

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	<p>who was a member of the Canadian Association of Heritage Professionals prepare the revision. She noted that Branch Architecture also recommended a more fulsome analysis of the site's historical and contextual background, such as its proximity to the neighbourhood of Cherrywood.</p> <p>She further added that Parslow Heritage Consultancy reviewed the property under Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, and discovered that the property met one or more Criteria, and therefore would be eligible for designation under the Ontario Heritage Act.</p> <p>She noted that Branch Architecture recommended that, based on the findings of the report, as well as further research and analysis, that the City pursue designating this cultural heritage resource under Part IV of the Ontario Heritage Act.</p> <p>E. Martelluzzi stated that the next steps include receiving comments or concerns from the Committee regarding the proposal, and that all comments would be included in staff's Information Report to be presented to a Planning &amp; Development Committee. She added that an Electronic Statutory Public Meeting was scheduled to be held on January 4, 2021 to obtain comments surrounding residents and property owners, and that Staff would be requesting the applicant to prepare a revised Heritage Impact Assessment and would bring this matter back to Heritage Pickering for consideration and recommendation.</p> <p>A discussion period ensued between Members of the Committee regarding:</p> <ul style="list-style-type: none"> <li>• the need for a revised report from the heritage consultant in order to move forward with the decision regarding designation;</li> <li>• the purpose for listing the property as the house is in a deteriorating state and require lot of work and money to rehabilitate the property;</li> </ul>	

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	<ul style="list-style-type: none"> <li>• whether there is concern regarding the owner demolishing the building;</li> <li>• whether the Committee could list the property under section 27 ahead of the Staff report as listing the property in the Municipal Heritage Registry would require the owner to notify the City prior to demolition;</li> <li>• whether the Committee would need to conduct further investigation to designate the property once the revised report as noted by Branch Architects is resubmitted; and,</li> <li>• whether the new report could provide the statement of character and rationale for designating the property.</li> </ul> <p>Moved by S. Croteau Seconded by R. Smiles</p> <ol style="list-style-type: none"> <li>1. That the Heritage Pickering Advisory Committee recommend that 450 Finch Road be listed on the Municipal Heritage Register;</li> <li>2. that the report be revised as per Branch Architect's recommendation; and,</li> <li>3. that the revised heritage impact assessment be presented to the Heritage Pickering Advisory Committee to consider future designation and conservation of the property.</li> </ol> <p style="text-align: right;">Carried</p> <p>6.4 Approval of 2021 Heritage Pickering Meeting Schedule</p> <p>Moved by J. Dempsey Seconded by J. Irwin</p> <p>Committee meetings will be held every 4th Wednesday of the month and that the December month be a recess unless a meeting is required.</p> <p style="text-align: right;">Carried</p>	

<b>Item/ Ref #</b>	<b>Details &amp; Discussion &amp; Conclusion</b> (summary of discussion)	<b>Action Items/Status</b> (include deadline as appropriate)
<b>7.</b>	<b>Correspondence</b>	
	<p>7.1 Summary of 2020 Heritage Permit approvals by delegated authority</p> <p>E. Martelluzzi referred to a memorandum circulated to the committee regarding the 2020 heritage permit approvals, and noted that HP 01/20 was not included in the list and that a letter was sent to the owner to apply for a heritage permit.</p>	
<b>8.</b>	<b>Other Business</b>	
	<p>C. Sopher noted that a correction may be needed to the date of 1976 in the third paragraph on page 8 of the Branch Architecture's report pertaining to agenda item 6.2.</p>	<p>E. Martelluzzi to look into this.</p>
<b>9.</b>	<b>Next Meeting January 27, 2021 Adjournment</b>	

Meeting Adjourned: 8:20 pm