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Office of the City Clerk

ONTARIO HERITAGE TRUST

FEB 21 2017

RECEIVED

February 15, 2017

Via email to: [REDACTED]

[REDACTED]
4255 Bath Road
Kingston, ON K7M 4Y8

[REDACTED]:

Re: Heritage Designation – The Aiken House at 4255 Bath Road

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-law 2017-09 entitled "A By-Law to Designate The Aiken House at 4255 Bath Road to be of Cultural Heritage Value and Interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", which was registered on title February 14, 2017, as Instrument FC235406.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Yours truly,


John Bolognone
City Clerk

/s/

Enclosure – Registered By-Law

cc: P. Agnew, Director, Planning, Building & Licensing Services
G. Newman, Manager, Policy Planning
R. Leary, Senior Heritage Planner
M. Kimm, Planner
Ontario Heritage Trust

The Corporation of the City of Kingston

216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

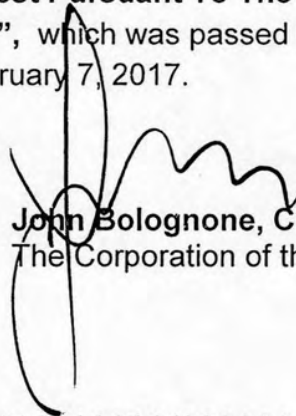
Fax: (613) 546-5232

jbolognone@cityofkingston.ca



I, **John Bolognone** , hereby certify this to be a true and correct copy of **By-Law Number 2017-9 "A By-Law To Designate The Aiken House At 4255 Bath Road To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which was passed by the Council of The Corporation of the City of Kingston on February 7, 2017.

DATED at Kingston, Ontario
this 8th day of February, 2017


John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2017-9

**A By-Law To Designate The Aiken House At 4255 Bath Road To Be
Of Cultural Heritage Value And Interest Pursuant To The Provisions
Of The *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

Passed: February 7, 2017

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Heritage Kingston Committee and has approved the designation of the property located at 4255 Bath Road, known as the Aiken House (Part Lot 1, Plan 415 & Part Lot Mile Square as Described as Parcel 1 in FR363477; City of Kingston, County of Frontenac) on December 7, 2016; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the municipality, on December 27, 2016; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

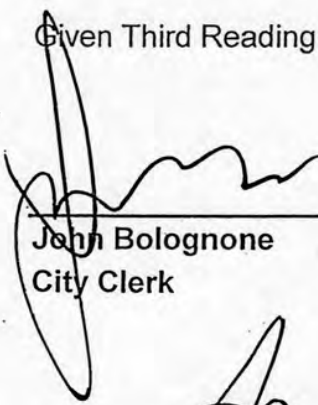
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 4255 Bath Road, known as the Aiken House, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage):
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following:

periodic inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres in accordance with the City's Policy of Masonry Restoration in Heritage Buildings; caulking and weatherproofing."


4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: December 20, 2016

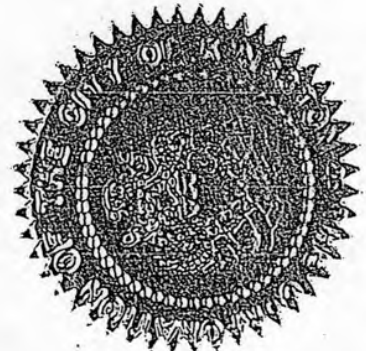
Given Third Reading and Passed: February 7, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Aiken House

Civic Address: 4255 Bath Road

Legal Description: Part Lot 1, Plan 415 & Part Lot Mile Square as Described as Parcel 1 in FR363477; City of Kingston, County of Frontenac

Tax Roll Number: 1011080130082010000

Introduction and Description of Property

The Aiken House, located at 4255 Bath Road, is situated on the north side of the road, in the former Township of Kingston, now part of the City of Kingston. The property contains a one-and-a-half storey limestone farmhouse constructed prior to 1860.

Statement of Cultural Heritage Value / Statement of Significance

Physical/Design Value

The Aiken House is a good example of a one-and-a-half storey classically balanced farmhouse. Typical of this style is the symmetrical front façade featuring a central entranceway flanked by windows on the first storey; three low-pitched gable dormers in the low-pitched gable roof with a chimney on each end. The entranceway features sidelights and a transom. The structure is constructed of evenly coursed limestone on the front wall, with rubble course limestone on the side walls. The house displays limestone voussoirs and sills on all door and window openings of the first storey.

Historical/Associative Value

The Aiken House is associated with Robert Aiken. Robert Aiken was an American-born Wesleyan Methodist yeoman who lived and farmed the property from 1831. In 1851, the property contained a one storey frame house at which time the Aikens were growing wheat, rye, peas, oats, buckwheat, corn, potatoes, beans, and hops; producing hay, wool, maple sugar, fullered cloth, flannel, butter, and pork; and, rearing cows, horses, sheep, and pigs when it was passed down to his family. By 1860 the house was stone. By 1877, Robert E. Aiken and Charles Aiken were co-owners of the part lot on Square Mile Lot, Concession 2.

The Aiken House is also associated with Howard McCullough, who purchased the house in 1948 and was instrumental in the development of the Elmwood community; which was reportedly named after "Elmwood Drive", a dead-end road allowance that originally led from Bath Road to the Aiken House. It was subsequently closed and added to the property when the Elmwood community was developed.

Contextual Value

The Aiken House's architecture and setting makes it a landmark along the historic Bath Road and within the former village of Collins Bay.

Cultural Heritage Attribute

- One-and-a-half-storey stone dwelling;
- Evenly coursed and rubble coursed limestone;
- Symmetrical front façade;
- Central entranceway with decorative side lights and transom, topped with limestone voussoirs;
- First storey window openings with limestone voussoirs and stone sills;
- Three low-pitched gable dormers;
- Low-pitched gable roof with a chimney on each end;
- One-and-a-half storey summer kitchen addition, of wood framed and limestone construction, with medium pitched gable roof and a stone chimney; and
- Its visibility and legibility from the Bath Road and Homeward Avenue.