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Office of the City Clerk

June 22, 2017

Robert Kennedy
David Kennedy
4097 Bath Road
Kingston, ON K7M 4Y8

Dear Messrs. Kennedy:

ONTARIO HERITAGE TRUST
JUN 26 2017
RECEIVED

Re: Heritage Designation – Hugh Rankin Junior House at 4097 Bath Road

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

1. By-Law 2017-82 entitled "A By-Law to designate the Hugh Rankin Junior House at 4097 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 on June 19, 2017, as instrument number FC241904.

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

Sincerely,


John Bolognone
City Clerk

/s/

Enclosure – Registered By-Law

cc: P. Agnew, Director, Planning & Development
R. Leary, Senior Heritage Planner
M. Kimm, Planner

Ontario Heritage Trust

Properties

PIN 36126 - 0183 LT
Description PT MILE SQUARE KINGSTON AS IN FR606640 FIRSTLY DESCRIBED, S/T DEBTS IN
FR606640; S/T FR161228; KINGSTON
Address PT MILE SQUARE
KINGSTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON
Address for Service 216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2017 06 19
Tel 613-546-4291				
Fax 613-546-6156				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON	216 Ontario Street Kingston K7L 2Z3	2017 06 19
Tel 613-546-4291		
Fax 613-546-6156		

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

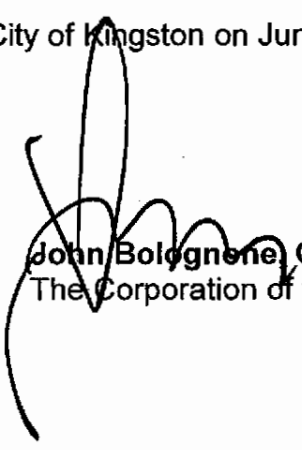
File Number

Applicant Client File Number : LEG-C01-002-2017



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-82 "A By-Law to Designate the Hugh Rankin Junior House at 4097 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 June 6, 2017.

Dated at Kingston, Ontario
this 8th day of June, 2017


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

By-Law Number 2017-82

A By-Law To Designate the Hugh Rankin Junior House at 4097 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: June 6, 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 4097 Bath Road, also known as the Hugh Rankin Junior House (Part Mile Square as in FR606640 Firstly Described; Subject to Debts in FR606640; Subject to FR161228, City of Kingston, County of Frontenac) on April 5, 2017; 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 April 25, 2017; 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: 4097 Bath Road, also known as the Hugh Rankin Junior 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:

periodical 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; 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 April 18, 2017

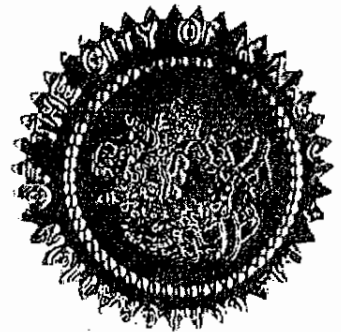
Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Hugh Rankin Junior House

Civic Address: 4097 Bath Road

Legal Description: Part Mile Square as in FR606640 Firstly Described; Subject to Debts in FR606640; Subject to FR161228, City of Kingston, County of Frontenac

Property Roll Number: 1011080130181000000

Introduction and Description of Property

The Hugh Rankin Junior House, located at 4097 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 two-storey 'L'-shaped limestone farmhouse constructed circa 1860.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Hugh Rankin Junior House is an early example of a two-storey limestone farmhouse. Typical of this style is the low-pitched cross-gable roof and the porch located in the corner of the 'L'-shape. The entranceway features sidelights, a transom and radiating limestone voussoirs. The porch is decorated with columns and bargeboard. Sash windows, limestone sills, radiating limestone voussoirs, and shutters characterize the second storey. The house may have been built in two stages.

Historical/Associative Value

The Hugh Rankin Junior House is associated with three owners: Hiram McGuin, Hugh Rankin Senior, and Hugh Rankin Junior, and one family: the McGuins/Rankins. The property was inherited or passed down from Hiram McGuin to his brother-in-law Hugh Rankin (Senior). Hugh Rankin Senior was an Irishman who worked at the neighbouring McGuin mill. In 1828 the McGuins built a grist mill on Collins Creek at the edge of Collins Bay which was one of the first commercial mills to be set up in the area; a fulling and carding mill were added after; unfortunately in 1855 it was destroyed in a fire, but was rebuilt the following year. In the early 1850s Hugh Rankin Senior married McGuin daughter, and eventually took over the operation of the mill. In 1866, the milling operation was valued at between \$50,000 and \$100,000 by the Mercantile Agency Reference book. It was later called "McGuin & Rankin". Hugh Rankin Senior died on September 22, 1880. The mill continued in the McGuin Rankin name into the 20th century as "A. McGuin Rankin" operated by Anthony McGuin Rankin, grandson of the mill's founder. At this time the mill is noted making "High Grade Roller Flour" as well as

"white lily pastry, kiln dried corn meal, gold dust, corn flour and rye flour". Hugh Rankin Junior, son of Hugh Rankin, inherited the house. He was a long time officer with the County of Frontenac Agricultural Society. He was the Kingston Township Vice-President of the Frontenac County Liberal Conservative Association in 1895. Rankin Junior was also the County Warden in 1890.

Contextual Value

The Hugh Rankin Junior House's distinctive architecture makes it a landmark along Bath Road and Collins Bay. Its association with an important family that aided in shaping the village of Collins Bay, through their local mills, forms the visual and contextual understanding of the historic village and road.

Cultural Heritage Attributes

- Two-storey construction
- 'L'-shaped layout
- Low pitched cross-gable roof
- Front door with sidelights and transom
- First floor 24-pane window
- Porch with columns and decorative bargeboard
- Window openings and entranceway with limestone voussoirs and sills
- Two stone chimneys
- Rubble course limestone
- Wooden shutters
- Small limestone smokehouse
- Two Iron/metal gates