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Office of the City Clerk

July 27, 2018

ONTARIO HERITAGE TRUST

[REDACTED]
3791 Princess Street
Kingston, ON K7L 4V2

JUL 31 2018

RECEIVED

Dear [REDACTED]

RE: Heritage Designation – Ebenezer Benjamin Junior Farmstead – 3791 Princess Street

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

1. By-Law Number 2018-73 entitled "A By-Law to Designate the Ebenezer Benjamin Junior Farmstead at 3791 Princess Street to be of Cultural Heritage Value and Interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", registered on title on July 12, 2018, as Instrument FC263591.

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.

Sincerely,


John Bolognone
City Clerk

Enclosure – Registered By-Law
cc: R. Leary, Senior Planner - Heritage
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 2018-73, "A By-Law to Designate the Ebenezer Benjamin Junior Farmstead at 3791 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on June 12, 2018

Dated at Kingston, Ontario
this 14th day of June, 2018

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

By-Law Number 2018-73

A By-Law to Designate the Ebenezer Benjamin Junior Farmstead at 3791 Princess Street 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 12, 2018

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 Municipal Heritage Committee and has approved the designation of the property located at 3791 Princess Street, also known as the E. Benjamin Jr. Farmstead (Part of Lots 5-7, Concession 3, Western Addition, Being Parts 1 & 3 on Reference Plan 13R-1285; S/T TK19422, TK19827, TKT11752, TKT11771, TKZ19064, TKZ19065, TKS19071, former Township of Kingston, now City of Kingston, County of Frontenac) on February 21, 2018; 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 17, 2018; and

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

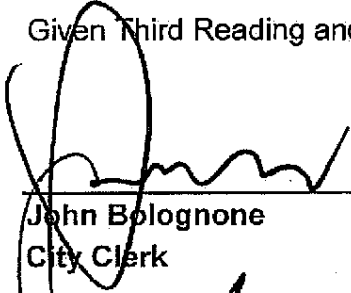
Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 3791 Princess Street, also known as the E. Benjamin Jr. Farmstead, 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."

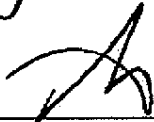
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings April 3, 2018

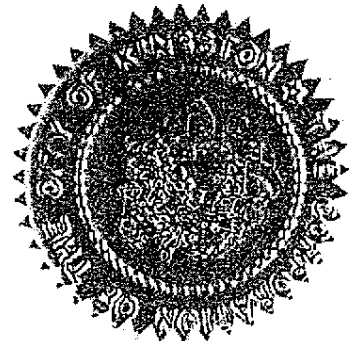
Given Third Reading and Passed June 12, 2018



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Ebenezer Benjamin Junior Farmstead

Civic Address: 3791 Princess Street

Legal Description: Part of Lots 5-7, Concession 3, Western Addition, Being Parts 1 & 3 on Reference Plan 13R-1285; S/T TK19422, TK19827, TKT11752, TKT11771, TKZ19064, TKZ19065, TKS19071, former Township of Kingston, now City of Kingston, County of Frontenac

Property Roll Numbers: 1011080220079000010, 1011080220079000015, 1011080220079000000

Introduction and Description of Property

The Ebenezer Benjamin Junior Farmstead, located at 3791 Princess Street is situated on the south side of the road at the south east corner with Clarke Road, near the village of Westbrook 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 after 1871 and a number of stone and wood outbuildings.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Ebenezer Benjamin Jr. Farmstead includes a representative example of a mid-19th century one-and-a-half storey Ontario vernacular farmhouse of excellent limestone construction and fine masonry work. A central gable includes wide eaves, bargeboard decoration and an arched window opening with a stone sill and voussoirs. The central front entranceway is slightly inset with double doors. The symmetrical front façade has two large windows flanking the front entranceway. All window and door openings have stone voussoirs and sills. The east and west elevations are two-bay, with the first storey featuring large window openings and smaller window openings on the second storey. The side gable roof includes one stone chimney in each gable end. A one-storey 19th century limestone outbuilding is located southwest of the main house and is visible from Clarke Road. The other farm buildings, including a wooden gambrel roof barn, were built after 1980.

Historical/Associative Value

The Ebenezer Benjamin Jr. Farmstead is associated with the Benjamin family, early settlers along Princess Street. Ebenezer Benjamin Sr. was deeded 150 acres in 1838. He was an American-born Episcopalian Methodist farmer who, by 1851 was a widower, living on the land in a one storey frame house with his family; son Ebenezer

Benjamin Jr. (1820-1889), daughter-in-law Maria, and his grandchildren Martha, Phoebe, Charles W., George W., and Sarah. In 1851, the farm produced wheat, rye, peas, oats, wheat, corn, potatoes, hay, provided wool, maple sugar, fulling cloth, flannel, and livestock included 3 bulls, 6 milk cows, 5 calves, 10 sheep, 2 pigs, which provided butter, cheese, beef, and pork. By 1861, the farm was owned by both Ebenezer Benjamin Sr. and Jr., with the farm being valued at \$4,000 and producing rye, peas, oats, buck wheat, corn, potatoes, turnips, beans and hay. The family lived in a single frame house until after 1871 when two almost identical stone houses were constructed (3761 and 3791 Princess Street). Ebenezer Benjamin Sr. deeded this property (150 acres) to his son, Ebenezer Benjamin Jr. in 1871. The following year in 1872, the SE ¼ (50 acres) "except piece belonging to school" (½ acre deeded to School trustees in 1875 for \$20 – now 3737 Princess Street) was transferred to Ebenezer Jr.'s eldest son Charles Wesley Benjamin – this is the adjacent property at 3761 Princess Street. The almost identical stone houses on these parcels were likely built after 1871; this house at 3791 Princess Street for Ebenezer Benjamin Jr. and the adjacent 3761 Princess Street for C.W. Benjamin. The property remained in the hands of the Benjamin family until 1889 when Ebenezer Benjamin Jr. died and his widow went to live with their son-in-law and daughter (Mary and William Gardiner) on the neighbouring lot to the east now 3728 Princess Street.

Contextual Value

The Ebenezer Benjamin Jr. Farmstead contributes to the rural character of the outskirts of the historic community of Westbrook. The Ebenezer Benjamin Jr. Farmstead's distinctive stone architecture makes it a landmark along Princess Street.

Cultural Heritage Attributes

- One-and-a-half storey limestone dwelling, laid in regular courses; including its:
 - Gable roof with wide eaves with a stone chimney at each of the east and west gable ends;
 - Central gable on the façade features bargeboard decoration and contains a small arched gable window with stone voussoirs and a stone sill;
 - Symmetrical front façade with central entranceway with stone voussoirs;
 - Entranceway flanked by large two-over-two windows;
 - Two-bay east and west elevations;
 - Window openings feature tall stone voussoirs and sills; and
- One-storey limestone outbuilding with gable roof, visible from Clarke Road.