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Office of the City Clerk

December 14, 2022

Via email: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Re: Kingston City Council Meeting, December 6, 2022 – By-Law Number 2022-173; A By-Law to Designate the Daniel E. Grass Frame Farmhouse at 1332 Woodbine Road to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)

At the regular meeting on December 6, 2022, Council gave third reading to By-Law Number 2023-173; A By-Law to Designate the Daniel E. Grass Frame Farmhouse at 1332 Woodbine Road to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18).

Attached please find By-Law Number 2023-173, and the Notice of Passing.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Bolognone'.

John Bolognone
City Clerk
/nb

Encl. By-Law 2022-173
Notice of Passing

C.C. Erin Semande, Ontario Heritage Trust
Ryan Leary, Heritage Planner

Notice of Passing By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to the
Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of The Corporation of the City of Kingston passed By-Law Numbers 2022-168, 2022-169, 2022-170, 2022-171, 2022-172 and 2022-173 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

3448 Creekford Road (Part of Lot 2, Concession 4, Western Addition, Being Part 1 on Reference Plan 13R-1655, Former Township of Kingston, now City of Kingston, County of Frontenac), known as the Robert Rose Farmstead:

131 Johnson Street (Part Lot 249 Original Survey Kingston City as In Fr388519; S/T FR388519; City of Kingston; County of Frontenac), known as Mahood House:

3536 Princess Street (Part of Lot 3, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-14064, former Township of Kingston; now City of Kingston, County of Frontenac), known as the Leonard Carriage Shop:

3606 Princess Street (Part of Lot 4, Concession 3, Western Addition, Being Parts 1-3 on Reference Plan 13R-15465; T/W FR687210 except the Easement Therein re Part 5 on Reference Plan 13R-360. Former Township of Kingston; now City of Kingston, County of Frontenac), known as the Marshall Farmhouse:

1212 Woodbine Road (Part of Lot 3, Concession 3, Western Addition as in FR561465, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Horning House:

1332 Woodbine Road ((Part Mile Square as in FR546223, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Daniel E. Grass Frame Farmhouse:

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Acting Manager, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any person who objects to one or more of these By-Laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

John Bolognone, City Clerk

This 27th day of December, 2022

City of Kingston

By-Law Number 2022-173

A By-Law To Designate the Daniel E. Grass Frame Farmhouse at 1332 Woodbine 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: December 6, 2022

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 1332 Woodbine Road, also known as the Daniel E. Grass Frame Farmhouse (Part Mile Square as in FR546223, former Township of Kingston, now City of Kingston, County of Frontenac) on September 21, 2022; 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 October 18, 2022; 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:

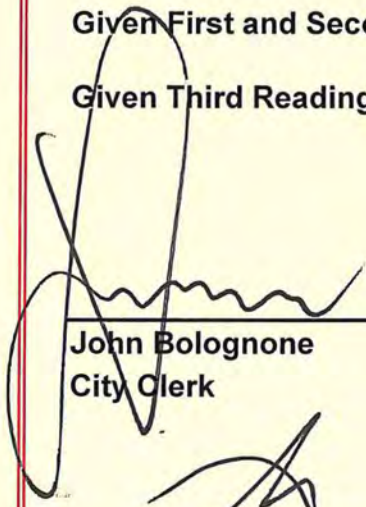
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 1332 Woodbine Road, also known as the Daniel E. Grass Frame Farmhouse, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating 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. In accordance with the City's Procedural By-Law for Heritage, as amended from time to time, those alterations defined as 'Maintenance' herein will not require prior approval under the Ontario Heritage Act. 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 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: October 4, 2022

Given Third Reading and Passed: December 6, 2022



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Daniel E. Grass Frame Farmhouse**

Civic Address: 1332 Woodbine Road

Legal Description: Part Mile Square as in FR546223, former Township of Kingston, now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 200 04000 000

Introduction and Description of Property

The Daniel E. Grass Frame Farmhouse at 1332 Woodbine Road is located 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 Ontario vernacular wood frame farmhouse constructed in the early to mid-19th century, prior to 1851.

Statement of Cultural Heritage Value/Statement of Significance*Physical/Design Value*

The Daniel E. Grass Frame Farmhouse is a good example of a mid-19th century one-and-a-half storey Ontario vernacular frame house. The frame structure is clad in siding and built upon a limestone foundation. The low-pitch side gable roof features a single red brick chimney. Characteristic of the Ontario vernacular dwelling, the Grass Farmhouse includes a symmetrical front façade featuring a central medium-pitch front gable and a central entranceway flanked by window openings. The gable features a rectangular window, with a fanlight added in 1994. The entranceway features a small portico with a shed roof, and square columns. The windows are relatively new aluminum clad wood in a six-over-six pattern. A low-profile stone wall borders the property, running parallel to the road, and a stone well (built 1995) is located adjacent to the house; both built by the current (2022) owner and are not heritage attributes.

Historical/Associative Value

The Daniel E. Grass Frame Farmhouse is associated with Daniel E. Grass, the grandson of Captain Michael Grass, a lieutenant (later captain) in the volunteer militia that fought against the rebels in the American Revolution. The Grass family is associated with the settlement of United Empire Loyalists at Cataraqui and is considered one of the first settlers in the former Township of Kingston. The Daniel E. Grass family lived in a one storey frame house in 1851. They grew wheat, rye, peas, oats, buckwheat, corn, and potatoes; raising cattle, horses, sheep, and pigs; and producing hay, wool, maple sugar, fulled cloth, flannel, butter, cheese, and pork. By 1860, the Grass family had built and moved into a stone house located on the

south side of the road across from the frame house. Records indicate that James Sproul mortgaged the property from Daniel Grass in 1867, suggesting that it is around this time that the Grass family moved from this frame house.

Contextual Value

The Daniel E. Grass Frame Farmhouse has contextual value as it contributes to and helps to maintain the historic rural streetscape of this part of Woodbine Road. Its' distinctive architecture makes it a landmark along this road.

Cultural Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-and-a-half-storey frame structure with limestone foundation;
- Low-pitch side gable roof with red brick chimney;
- Symmetrical front façade, including a central medium-pitch front gable with a rectangular window opening;
- Central entranceway flanked by window openings; and

Non-cultural Heritage Attributes

Elements that do not contribute to the property's cultural heritage value include its:

- Vinyl/aluminum cladding materials;
- Later side and rear additions;
- Stone retaining wall and well; and