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**Properties**

PIN

Description

Address

36091 - 0006    LT

PT LT 3 CON 3 KINGSTON AS IN FR561465; KINGSTON

1212 WOODBINE RD  
KINGSTON

RECEIVED

2024/07/30

(YYYY/MM/DD)

Ontario Heritage Trust

**Applicant(s)**

This Order/By-law affects the selected PINs.

Name

Address for Service

THE CORPORATION OF THE CITY OF KINGSTON

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

2023 02 22

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

2023 02 22

Tel

613-546-4291

Fax

613-546-6156

**Fees/Taxes/Payment**

Statutory Registration Fee

Total Paid

\$69.00

\$69.00

**File Number**

Applicant Client File Number :

LEG-G01-001-2021



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2022-172, "A By-Law to Designate the Horning House at 1212 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)**, which By-Law was passed by the Council of The Corporation of the City of Kingston on December 6, 2022

**Dated** at Kingston, Ontario  
this 20th day of December, 2022

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

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**By-Law Number 2022-172**

**A By-Law To Designate the Horning House at 1212 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 1212 Woodbine Road, also known as the Horning House (Part of Lot 3, Concession 3, Western Addition as in FR561465, 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: 1212 Woodbine Road, also known as the Horning 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. 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

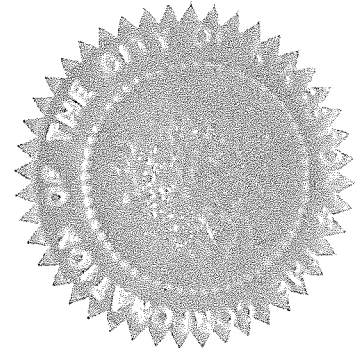
5. This By-Law shall come into force and take effect on the date of its passing.

**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****Horning House**

Civic Address: 1212 Woodbine Road

Legal Description: Part of Lot 3, Concession 3, Western Addition as in FR561465, former Township of Kingston, now City of Kingston, County of Frontenac

Property Roll Number: 101108020004500000

**Introduction and Description of Property**

The Horning House at 1212 Woodbine Road is located east of Collins Bay Road, 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 in the mid-19<sup>th</sup> century, prior to 1860 by the Horning family.

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

The Horning House has physical/design value as a good example of a mid-19<sup>th</sup> century Ontario vernacular limestone farmhouse. Characteristic of this style is the low-pitch side gable roof with its symmetrical front façade and central entranceway, flanked by window openings. The entranceway includes a decorative surround with sidelights, a transom, and tall limestone voussoirs. All window openings have tall limestone voussoirs and stone sills adding a decorative flare to this simple style of house. The rear wing has a central gable and entranceway. Typical of this era, the front façade is constructed from limestone laid in regular courses with quoining, while the east and west elevations are constructed from the same limestone but laid in uneven courses.

*Contextual Value*

The Horning House has contextual value as it contributes to and helps to maintain the historic formerly rural streetscape of this part of Woodbine Road, most of which is lost.

**Cultural Heritage Attributes**

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

- One-and-a-half storey limestone house with rear wing;
- Limestone construction laid in regular courses on the front façade and uneven courses on the north, east and west elevations;
- Symmetrical front façade and low-pitch side gable roof;

- Central entranceway with decorative surround including sidelights and transom;
- Tall window openings with tall limestone voussoirs and sills;
- Limestone quoining;
- Two bay east and west elevations; and
- Rear wing with a central gable and entrance door.

**Non-cultural Heritage Attributes**

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

- Wooden front porch;
- Shed dormer on southern end of gable roof;
- Modern attached institutional building;
- Existing pilon sign;
- Detached storage buildings;
- Children's play equipment;
- Existing fencing, flag pole and light standards; and