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Office of the City Clerk

November 27, 2024

[REDACTED]  
[REDACTED]  
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RECEIVED  
2024/11/28  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear [REDACTED]

**Re: Kingston City Council Meeting, November 19, 2024 – By-Law Number 2024-397; A By-Law to Designate the Property at 294 Elliott Avenue to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on November 19, 2024, Council gave three readings to By-Law Number 2024-397; A By-Law to Designate the Property at 294 Elliott Avenue to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-397, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-397  
Notice of Passing

C.C. 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 Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-397, 2024-398, 2024-399, 2024-400, 2024-401, 2024-402, and 2024-403 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-27 on November 19, 2024 to designate the following lands to be of cultural heritage value and interest:

**294 Elliott Avenue** (Part Farm Lot 5, Con West Great Cataraqui River, Kingston, Part 1, 13R18838; City of Kingston, County of Frontenac), known as the Elliott Farmhouse;

**3751 Smith Road** (Part Lot 6, Con 4, Western Addition, Kingston, as in FR329337, Lying E of Part 2, 13R344 & S of Part 3, 13R4158; City of Kingston, County of Frontenac), known as the Bell Farmstead;

**3867 Smith Road** (Part Lots 7-8, Con 4, Western Addition, Kingston, Part 1 on 13R21029; City of Kingston, County of Frontenac), known as the Smtih Farmstead;

**722-766 John Counter Boulevard** (Part Farm Lot 5, Con West Great Cataraqui River, Kingston, as in FR442219, Except Parts 5 & 7 13R8629 & Part 1, 13R17330; City of Kingston, County of Frontenac), known as the John Elliott Farmhouse;

**1901 Jackson Mills Road** (Part Lot 13, Con 4, Kingston, Part 2, 13R18877; S/T & T/W FR762129, Except the Easement Therein Thirdly Described; City of Kingston, County of Frontenac), known as the Jackson Mill;

**617-619 Union Street** (Part Lot 4, N/S Union St, Plan 54, Kingston City, Parts 1, 3, 13R10659; City of Kingston, County of Frontenac); and

**79-83 Princess Street** (Part Lot 111, Original Survey, Kingston City, Part 1, 13R13985; City of Kingston, County of Frontenac), known as the Robert White Building.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours, or by visiting the Development and Services Hub at [www.cityofkingston.ca/dash](http://www.cityofkingston.ca/dash) and searching by address.

Any 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

This 26<sup>th</sup> day of November, 2024

Janet Jaynes, City Clerk

City of Kingston

City Council voted in favour of this by-law on November 19, 2024

Written approval of this by-law was given on November 19, 2024 by Mayoral Decision Number 2024-27

Clause 2, Report Number 87, October 1

### **City of Kingston By-Law Number 2024-397**

#### **A By-Law to Designate the property at 294 Elliott Avenue to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** November 19, 2024

#### **Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 294 Elliott Avenue (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On October 1, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on October 8, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

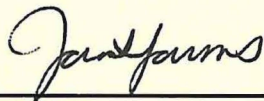
#### **Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.



3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given all Three Readings and Passed:** November 19, 2024



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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Elliott Farmhouse**

Civic Address: 294 Elliott Avenue  
Legal Description: Part Farm Lot 5 Con West Great Cataraqui River Kingston  
Part 1, 13R18838; City of Kingston, County of Frontenac  
Property Roll Number: 1011 040 110 15551

**Introduction and Description of Property**

The Elliott Farmhouse, located at 294 Elliott Avenue, is situated on the southwest corner of Elliott Avenue and Harvey Street, in the City of Kingston. This 0.3-hectare property contains a one-and-a-half storey Ontario vernacular limestone farmhouse built circa 1854.

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

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The Elliott Farmhouse is a representative example of a mid-19<sup>th</sup> century limestone farmhouse with Georgian influences. The medium-pitched side gable roof with twin stone chimneys located at the gable ends, and central main entrance, flanked by large rectangular window openings, are common for Georgian-influenced Ontario vernacular houses. The Elliott Farmhouse retains its original form and profile with few modifications.

The building demonstrates a significant degree of craftsmanship, which is visible in the quality of the masonry. Particularly notable is the technical skill of the limestone construction on the publicly presented (west) façade and (north) sides, consisting of hammer-dressed and similar sized limestones, laid in even courses. As a contrast, the eastern and southern elevations are uncoursed, consisting of random-sized stones.

The centrally located front entranceway, topped with a rectangular transom, is flanked by window openings, which is typical of the Georgian-influenced Ontario vernacular style. The prominent north elevation includes two smaller window openings on the second floor. The southern elevation includes similar second storey window openings, and a larger main floor opening. All window and door openings have tall stone voussoirs and stone sills. An uncommon rear verandah, with hipped roof and turned columns (including two engaged columns), is located on the eastern elevation. The sympathetic circa 1923 verandah distinguishes this residence from others constructed in this period.



*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

The Elliott Farmhouse is associated with the prominent Elliott family. The Elliott family were Irish immigrants, who owned much of the farmland in this area by the late 19<sup>th</sup> Century and who are responsible for its early farming roots as livestock dealers. John Elliott (1823 - 1913) was a prominent citizen and business owner in the Kingston area and is noted as “the best known in the dominion” for his international cattle sales. For a time, he and his brother William held a stall at the local market where they sold their meat. John was an active member of the local Orange Lodge No. 352 and represented Frontenac Ward as both an Alderman and Councillor. John and his wife “Miss Toland of Sunbury” had five sons and two daughters. John’s son David Hugh Elliott took over his cattle export business in 1898 and expanded it into the United States.

At one time the Elliott farmland in this area was more than 50 acres and included barns, drive sheds, stables, an icehouse, an orchard and multiple dwellings. Currently there are three stone heritage dwellings in this area that were once owned by the Elliott family, including Drover’s Cottage at 858 Division Street, 730 John Counter Boulevard (formerly 134 Elliott Avenue) and the subject dwelling at 294 Elliott Avenue, which may have served as a rental unit or farm manager’s residence for the Elliott Farm.

Given their ownership and prominence in the area, Elliott Avenue was so named in the family’s honour.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

The Elliott Farmhouse has contextual value as it defines and helps to maintain the former historic rural character of this area, which has been all but lost. The quality of its limestone construction, large, maintained grounds and prominent corner location, provides a tangible reminder of the former rural origins of this area.

### **Heritage Attributes**

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

- One-and-a-half storey former dwelling with medium-pitched side gable roof;
- Limestone construction, including hammer-dressed and similarly sized stones, laid in even courses on the north and west elevations, and tall voussoirs and stone sills adorning each opening;
- Symmetrical front (west) façade with a central entranceway, topped with rectangular transom, and flanked by window openings; and
- Two tall stone chimneys at each gable end.