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Properties

PIN

36298 - 0058   LT

Description

PT LT 36 CON 7 PITTSBURGH PT 1 13R18925; KINGSTON

Address

3748 SAND HILL ROAD  
KINGSTON

RECEIVED

2025/06/12

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KINGSTON

Address for Service

City Hall, 216 Ontario Street  
Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, 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

Jennifer Lynn Doupe

216 Ontario Street  
Kingston  
K7L 2Z3

acting for  
Applicant(s)

Signed   2025 06 05

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

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

2025 06 11

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90

File Number

Applicant Client File Number :

LEG-G01-001-2024



I, **Janet Jaynes** hereby certify this to be a true and correct copy of **By-Law Number 2024-393, "A By-Law to Designate the property at 3748 Sand Hill Road to be of Cultural Heritage Value and Interest Pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on November 5, 2024, and approved by Mayoral Decision Number 2024-25 on November 5, 2024

**Dated** at Kingston, Ontario

this 16th day of December, 2024

A handwritten signature in cursive script that reads "Janet Jaynes".

**Janet Jaynes, City Clerk**

The Corporation of the City of Kingston

City Council voted in favour of this By-Law on November 5, 2024

Written approval of this By-Law was given on November 6, 2024 by Mayoral Decision Number 2024-25

Clause 2, Report Number 78

**By-Law Number 2024-393**

**A By-Law to Designate the property at 3748 Sand Hill Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed: November 5, 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 August 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Spence House at 3748 Sand Hill Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On September 3, 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 September 17, 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.

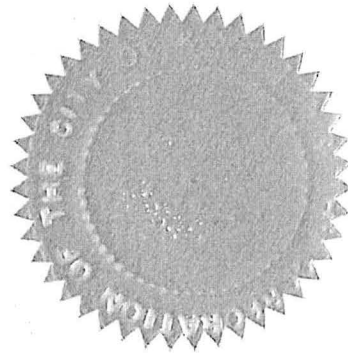
Given all Three Readings and Passed: November 5, 2024



Janet Jaynes  
City Clerk



Ryan Boehme  
Deputy Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Spence House**

Civic Address: 3748 Sand Hill Road  
Legal Description: Part Lot 36 Con 7 Pittsburgh Part 1 13R18925; City of Kingston,  
County of Frontenac  
Property Roll Number: 1011 090 010 08900

**Introduction and Description of Property**

The Spence House, located at 3748 Sand Hill Road, is situated on the north side of the road, west of Boundary Road, in the former Pittsburgh Township, now part of the City of Kingston. This 1.4-hectare rural residential property contains a two-and-a-half storey L-shaped Ontario vernacular sandstone farmhouse constructed in 1900 for the Spence family, members of whom still own it today.

**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 Spence House is a rare example of an early 20<sup>th</sup> century, 'L'-shaped sandstone farmhouse. Reportedly quarried from the rear of the property, the Spence House is constructed of light sandstone, with imported dark red sandstone for the voussoirs and windowsills. Sandstone as a construction material, is relatively rare in Kingston, with only a few examples found in the rural areas of the former Pittsburgh Township.

The Spence House's simple vernacular architecture is expressed by its restrained profile with cross-gable roof and uncoursed sandstone construction with symmetrical front façade. Some embellishments have been added, such as the window openings with slight arches topped by dark red coloured voussoirs and sills that contrast with the lighter sandstone. While not confirmed, it is understood that the main front door opening (now enclosed by the modern porch that replaced an earlier verandah) is topped by a rectangular transom with radiating voussoirs above.

*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 Spence House is associated with the Spence family who have occupied and farmed the property for over 170 years. The property was purchased by John Spence in 1870,

however he had occupied the land since 1851. The Spence family lived in a log house on the property until the current house was built in 1900 by John's son Thomas William Spence. The property has remained in the Spence family ever since.

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

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

The Spence House has contextual value due to its simple vernacular design, integrity, multi-coloured sandstone construction, generous setback from the road, and various former agricultural buildings. The proximity of these features to the road, support and maintain the scenic and historic rural character of the road. Despite a general lack of sandstone buildings within the City of Kingston, 3748 Sand Hill Road is located in close proximity to another sandstone building (located at 3566 Boundary Road) within the crossroads community of Springfield, suggesting the preference for a vernacular material in the area.

With its Ontario vernacular style, sandstone construction material taken from the property, the Spence House shares a physical, visual and historical relationship with its surroundings and is an important part of the historical rural context of the area.

#### **Heritage Attributes**

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

- Two-and-a-half storey, 'L'-shaped farmhouse with cross-gable roof;
- Light coloured sandstone construction with dark red sandstone sills and voussoirs; and
- Symmetrical front façade with original segmentally-arched openings with stone voussoirs and sills.

#### **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Detached outbuilding(s).