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Properties

PIN	36128 - 0069 LT
Description	PT LT 6 CON 4 WESTERN ADDITION KINGSTON AS IN FR329337 LYING E OF PT 2 13R344 & S OF PT 3 13R4158; KINGSTON
Address	3751 SMITH ROAD WESTBROOK

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
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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
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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 2024-398, "A By-Law to Designate the property at 3751 Smith 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 19, 2024 and approved by Mayoral Decision Number 2024-27 on November 19, 2024

Dated at Kingston, Ontario
this 28th day of May, 2025


Janet Jaynes, City Clerk

The Corporation of the 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 2024-398

A By-Law to Designate the property at 3751 Smith Road 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 2016;

On September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3751 Smith Road (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

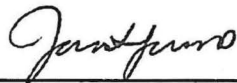
No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

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.

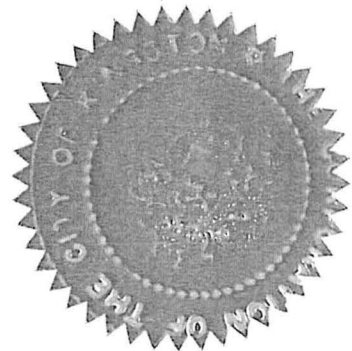
Given all Three Readings and Passed: November 19, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Bell Farmstead

Civic Address: 3751 Smith Road
Legal Description: 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
Property Roll Number: 1011 080 220 15200

Introduction and Description of Property

The subject property, located at 3751 Smith Road, is situated on the south side of the road east of Radage Road. It backs onto Highway 401, in the former Township of Kingston, now City of Kingston. The 7.5-hectare rural property contains a one-and-a-half storey limestone farmhouse, likely built in the 1860s, for farmers Alexander and Susanna Bell, whose family owned the property for 70 years. A small limestone outbuilding and several detached agricultural buildings are also present on the property.

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 Bell Farmstead, at 3751 Smith Road, is a largely intact example of a late-19th Ontario vernacular limestone farmhouse with Gothic Victorian influences. The one-and-a-half-storey farmhouse is constructed of limestone and includes two distinct sections (north and south) built at the same time but each with a prominent front door and cross-gable roof.

The Bell house is an unusual mix of styles on a vernacular building. Gothic architecture is known for its dramatic peaked roofs/dormers and tall arched window, which are evident on this residence. The primary façade of the Bell farmhouse displays a well-organized yet asymmetrical arrangement of window and door openings, which is more typical of a Victorian influenced building.

The northern section is slightly recessed from the southern section and has an asymmetrical front façade with a central entrance and flanking windows. The southern section features an oversized off-centre entrance with transom and side lights, and three similarly sized segmentally arched window openings under a medium-pitched front gable roof with gable-end chimneys.

The northern section contains a dramatic steeply-pitched front gable (once with vergeboards), over a tall half-round arched window opening above the central entranceway, all reflecting its Gothic influences.

The side and rear elevations of the stone dwelling have had little change. The stone cellar access is still present on the rear elevation but has been enlarged in recent years. A small limestone building, perhaps a smoke house, is located immediately to the rear of the main dwelling. The high degree of craftsmanship is evident in the exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue from the main façade around the sides of the building. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the door and window openings of the main house. The oversized entrance on the southern section is emphasized by a deeply recessed paneled surround (currently a modern interpretation) with transom window above and flanking sidelights.

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 Bell Farmstead is associated with the Bell family who owned and farmed the land for three generations. Alexander Bell purchased the property in 1859. Alexander and his wife Susan(na) were Methodist farmers who settled on the Smith Road property, initially in a one storey log house, until the stone dwelling was built in the 1860s. They raised their nine children on the property. The property remained in Alexander Bell's possession until his death, when the property, including the 150 acres south of Smith Road, was transferred into the possession of his granddaughter Augusta Bell in 1909. In 1929 the property was sold by the Bell family to Earl Clark.

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 Bell Farmstead has contextual value due to its simple yet unusual vernacular design, integrity, limestone construction, unpaved circulation routes and its various agricultural buildings, including the small limestone building. These features and their proximity to the road, support and maintain the scenic and historic rural character of the road.

With its Ontario vernacular style and limestone construction, both distinctive elements of nineteenth-century rural architecture in the Kingston area, the Bell Farmstead shares a visual and historical relationship with its surroundings and is an important part of the rural context of the area.

Heritage Attributes

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

- One-and-a-half storey farmhouse constructed of dressed and squared limestone, laid in even courses on the primary elevations, with slightly projecting base course;
- Medium-pitch cross-gable roof with a steep-pitch front gable and three stone chimneys;
- Half-round arched window opening in the gable on the front façade;
- Recessed entranceway with panelled surrounds (not original), sidelights and transom;
- Original fenestration pattern of segmentally arched window openings with radiating limestone voussoirs and stone sills; and
- Various wooded and stone agricultural outbuildings, including a small single-storey limestone building with gabled roof to the rear of the main building.

Non-Heritage Attributes

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

- Modern detached outbuildings