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Properties

PIN 36119 - 0165 LT
Description PT LT 1, PL 366 AS IN FR500299 ; S/T FR131545 KINGSTON TOWNSHIP
Address 71 MONTGOMERY BLVD
KINGSTON

RECEIVED
2025/07/15
(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 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

Katie A. Donohue 216 Ontario Street acting for Signed 2024 07 17
Kingston Applicant(s)
K7L 2Z3

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 2024 07 19
Kingston
K7L 2Z3

Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee \$69.95

Total Paid \$69.95

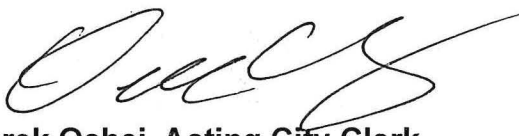
File Number

Applicant Client File Number : LEG-G01-001-2021



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-128, "A By-Law to Designate the property at 71 Montgomery Boulevard 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 January 23, 2024, and approved by Mayoral Decision Number 2024-05 on January 23, 2024

Dated at Kingston, Ontario
this 21st day of February, 2024


Derek Ochej, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2024-128**A By-Law to Designate the property at 71 Montgomery Boulevard to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

Passed: January 23, 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 2013;

On November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Wellborn House at 71 Montgomery Boulevard (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On November 14, 2023, *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 [November 14, 2023], 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.

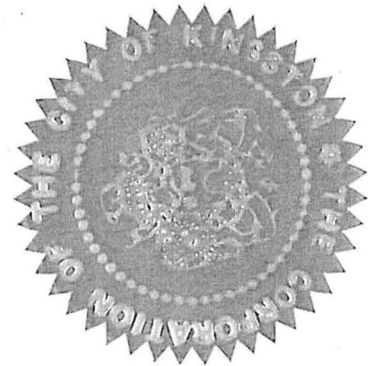
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Wellborn House

Civic Address: 71 Montgomery Boulevard

Legal Description: Part Lot 1, Plan 366 as in FR500299; S/T FR131545
KINGSTON TOWNSHIP; now City of Kingston, County of
Frontenac

Property Roll Number: 1011 080 010 13400 0000

Introduction and Description of Property

Wellborn House, at 71 Montgomery Boulevard, is located on the west side of the street, south of Front Road, in the Reddendale neighbourhood in the City of Kingston. The approximately 4,500 square metre waterfront property contains a two-storey clapboard farmhouse with later additions, constructed in 1882 to plans by William Newlands for the Wellborn family.

Statement of Cultural Heritage Value/Statement of Significance

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

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

This building has physical/design value as an important early house by well-known local architect William Newlands. Undertaken just a few months after he opened his architectural practice in 1882, this clapboard farmhouse makes an interesting contrast with the brick city houses for which Newlands is principally known. The Wellborn House is a two-storey house with a three-bay centre-hall front facade, it has a hipped roof and symmetrical brick chimneys. The windows have two-over-two glazing, segmentally arched heads, and shutters. On the north side is a two-storey addition. Its similar design and early date suggest that Newlands might have designed it also. In keeping with this late Victorian period, Newlands gave the underlying traditional house plan a number of artistic embellishments suggesting Italianate influence, such as the roof cornice brackets, the decorated porch and columns, and the hipped roof with its generous eaves. The outline of a second-storey doorway is visible. The door has been replaced by a window.

William Newlands was a well-known and successful architect in Kingston from 1882 to 1926. The Wellborn House is an important achievement for Newlands at the start of his career, demonstrating both his skill in creating an attractive, harmonious

design based on a relatively modest wood frame farmhouse and his understanding of contemporary styles and techniques. This early work already shows features such as the arched windows that are characteristic of his later house designs. Some of Newlands' best-known works include 169 King Street East, the former Pittsburgh Town Hall on Regent Street in Barriefield Village, the Victoria School (now Queen's School of Business) on Union Street and the Newlands Pavilion along the waterfront in Macdonald Park.

The Wellborn House is also associated with the Wellborn family who were among the first settlers in the area. An early farming family who once owned much of Reddendale, both south and north of Front Road (approximately 176 acres). Marmaduke Wellborn started working this land in the 1830s. A waterfront building lot was separated from the farm parcel, and original farmhouse to the north (no longer extant), in 1882 for William Wellborn, Marmaduke's grandson. The larger farmland (south of Front Road) remained in the Wellborn family until 1919 and remained active farmland until 1946 when the first of many residential lots were created. The nearby Crerar Park includes a small burial plot where some of the early Wellborn family members, including Marmaduke and Mary Wellborn, were buried. It is suggested that the nearby Welborne Avenue is named in honour of the Wellborn family, but this is unverified.

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

The Wellborn House has contextual value as it is important in defining and maintaining the historic rural character of the area. For many decades this was the only substantial house in the area, with its generous lot size, substantial height and length, and fine 19th century architecture it still commands attention. The Wellborn House helps to connect the present modern suburban neighbourhood with its 19th century rural origins.

Cultural Heritage Attributes

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

- Two-storey wood framed dwelling with clapboard exterior, and two-storey north addition;
- Regular fenestration pattern of arched openings, with remaining period windows and shutters;
- Front porch and doorway with transom;
- Arched door on the rear side; and
- Hipped roof with cornice brackets and chimneys.

Non-cultural Heritage Attributes

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

- All interior features; and
- Single-storey modern addition on the south side with garage.