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Properties

PIN

Description

Address

36089 - 4053 LT

BLOCK 77, PLAN 13M142; SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 ON 13R22923 AS IN FC373340; CITY OF KINGSTON

1311 TURNBULL WAY
KINGSTON

RECEIVED

2025/07/15

(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

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

Katie A. Donohue

216 Ontario Street
Kingston
K7L 2Z3

acting for
Applicant(s)

Signed

2024 05 15

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

2024 05 15

Tel

613-546-4291

Fax

613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee

Total Paid

\$69.95

\$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 2024-121, "A By-Law to Designate the property at 1311 Turnbull Way 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

City of Kingston By-Law Number 2024-121

A By-Law to Designate the property at 1311 Turnbull Way 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 2016;

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 Rankin House at 1311 Turnbull Way (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.

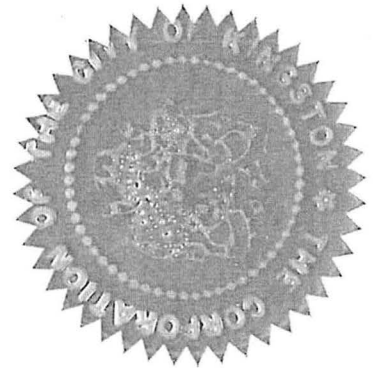
Given all Three Readings and Passed: January 23, 2024

Janet Jaynes

Janet Jaynes
City Clerk

Bryan Paterson

Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Rankin House

Civic Address: 1311 Turnbull Way

Legal Description: BLOCK 77, PLAN 13M142 SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 ON 13R22923 AS IN FC373340, former Township of Kingston, now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 210 09858 0000

Introduction and Description of Property

The Rankin House, located at 1311 Turnbull Way (formally 1350-1370 Woodfield Crescent), is situated in the Creek Valley subdivision on an approximately 1800 square metre lot, north of Princess Street and east of Westbrook Road in the village of Westbrook, in the former Township of Kingston, now the City of Kingston. The property contains a one-and-a-half storey limestone farmhouse constructed circa 1866 for David Rankin.

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 Rankin House is an unusual example of a mid-19th century one-and-a-half storey vernacular limestone residence. It is set on an elevated portion of the property facing south. The stone building features a three-bay façade, with two bays in the east and west elevations, demonstrating balance and symmetry of a typical vernacular rural dwelling of the time. The building has an unusual bell-cast mansard roof, reminiscent of the Second Empire style, with wooden cornice and frieze and two gable-roofed dormers located on each elevation of the roof, directly above the ground floor windows. A dressed limestone lugsill is located beneath each ground floor window. The central main doorway is set into a segmental arch with a plain rectangular transom above in the typical Ontario vernacular style. Two stone chimneys, centred on the roof line on the east and west elevations, rise from the wall below.

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

The Rankin house displays a high degree of artistic merit in its limestone construction and architectural detailing. The evenly coursed limestone is squared, and hammer dressed with a projecting stone base-course that emphasizes the basement of the structure. which is indicated only by deeply sunk window wells on

the east and west elevations. The sash window casings on the dormers are comprised of fluted pilasters and blind segmental arches, as well as a recessed pediment. The segmental arch detail is referential to the segmented arch of the ground floor windows, which is emphasized by the robust radiating stone voussoirs which extend the length of two courses of stone.

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 a landmark.

The Rankin House has contextual value as it defines and maintains the former historic rural character of this area, which has been all but lost. Its distinctive stone architecture and mansard roof and its prominent location on a large lot in the subdivision makes it a landmark in the area.

Cultural Heritage Attributes

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

- One-and-a-half storey farmhouse constructed of hammer dressed limestone laid in uniform course, including its:
 - Bell-cast mansard roof with wooden cornice and frieze;
 - Two gable-roofed dormers on each elevation of the roof, directly above the window openings on the ground floor, with decorative casing including fluted pilasters, blind segmental arches and recessed pediments;
 - Twin limestone chimneys centrally located on the east and west elevations of the roof line;
 - Symmetrical three-bay façade with central doorway flanked by large window openings;
 - Entranceway with plain rectangular transom set into a segmental arch;
 - Symmetrical two-bay east and west elevations; and
 - Window openings with limestone voussoirs and stone lugsills; and
- The dwelling's location and visibility on a large residential lot.

Non-Heritage Attributes

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

- Two storey, vinyl-clad rear addition