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Properties

PIN

Description

Address

36130 - 0278 LT

PT LT 16 CON 3 KINGSTON PT 1 13R11757; KINGSTON

1360 SYDENHAM RD
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 2024-123, "A By-Law to Designate the property at 1360 Sydenham 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 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 2024-123

A By-Law to Designate the property at 1360 Sydenham Road 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 O.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 Harpell Farmstead at 1360 Sydenham Road (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:

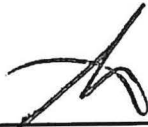
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

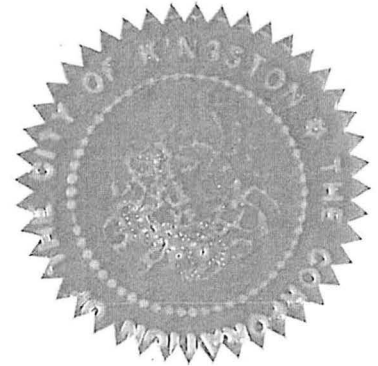
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Harpell Farmstead

Civic Address: 1360 Sydenham Road

Legal Description: Part Lot 16 CON 3 KINGSTON Part 1 13R11757; City of Kingston, County of Frontenac

Property Roll Number: 1011 080 190 20800 0000

Introduction and Description of Property

The Harpell Farmstead at 1360 Sydenham Road is located on the south-east intersection with Sunnyside Road, just north of Highway 401, in the former Township of Kingston, now the City of Kingston. The property is approximately 4 hectares and contains a one-and-a-half-storey classically balanced limestone farmhouse (c.1860), a one-and-a-half storey limestone outbuilding (c.1850) and a barn (c.1900), all located primarily on the western side of the parcel.

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 Harpell Farmstead is a good example of an early 19th farmstead including multiple buildings. It contains a one-and-a-half storey classically balanced farmhouse. Constructed from grey and buff limestone. The front façade is symmetrical and features a medium-pitch side gable roof with a central low-pitch front gable dormer, eave returns, and a single limestone chimney. A second (possibly older) one-and-a-half storey limestone building (garage) is located north-east of the farmhouse; it features a rectangular plan and medium-pitch gable roof. A rectangular plan barn is located to the south of the farmhouse. The barn has a wood exterior with hay hoods, concrete foundations, and a medium-pitch gable roof.

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 Harpell Farmstead is associated with the Harpell family, early settlers and longtime farmers and landowners along Sydenham Road. John Harpell, a Canadian-born farmer, purchased the land from his father George, who had received part of the original Crown Patent to Lot 16, Concession 3. John lived on the property as early as 1851 with his wife Dorothy Babcock and their many children. The family grew wheat, rye, peas, oats, corn, potatoes, and buckwheat, were raising cows, horses, sheep, and pigs, and were producing hay, wool, fulled cloth, butter, and pork.

John sold a portion of his lands to the south to the Cataraqui Cemetery Company to allow the establishment of the non-denominational graveyard.

By 1861 success enabled the family to expand, by either adding a half a storey to their house, or possibly constructing the main house while residing in the stone garage.

In 1869, the property was subdivided among John and Dorothy's sons John James, William and Jacob. The Harpell Farmstead was given to John James Harpell (the eldest son), who ran a hotel on the property in the late 1870s, known as the JJH Hotel.

Heritage Attributes

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

- One-and-a-half storey dwelling constructed from grey and buff limestone, with symmetrical front fenestration with limestone sills, medium-pitch side gable roof with limestone chimney, eave returns and central low-pitch front gable dormer;
- One-and-a-half-storey limestone structure located north-east of the farmhouse with a medium-pitch gable roof; and
- Rectangular barn located south of the farmhouse with wood exterior, gable roof, hay hoods and concrete foundations.