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Office of the City Clerk

July 27, 2018

ONTARIO HERITAGE TRUST

JUL 31 2018

RECEIVED

[REDACTED]
3761 Princess Street
Kingston, ON K7L 4V2

Dear [REDACTED]

RE: Heritage Designation – Charles Wesley Benjamin Farmhouse – 3761 Princess Street

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law Number 2018-72 entitled "A By-Law to Designate the Charles Wesley Benjamin Farmhouse at 3761 Princess Street to be of Cultural Heritage Value and Interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", registered on title on July 12, 2018, as Instrument FC263590.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Sincerely,


John Bolognone
City Clerk

/s/
Enclosure – Registered By-Law
cc: R. Leary, Senior Planner - Heritage
Ontario Heritage Trust

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2018-72, "A By-Law to Designate the Charles Wesley Benjamin Farmhouse at 3761 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on June 12, 2018

Dated at Kingston, Ontario
this 14th day of June, 2018

John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2018-72

A By-Law to Designate the Charles Wesley Benjamin Farmhouse at 3761 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: June 12, 2018

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 3761 Princess Street, also known as the Charles Wesley Benjamin Farmhouse (Part Lot 6, Concession 3, Western Addition as in FR482932, former Township of Kingston, now City of Kingston, County of Frontenac) on February 21, 2018; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on April 17, 2018; and

Whereas no notice of objection to the proposed designation was served to the City Clerk of The Corporation of the City of Kingston;

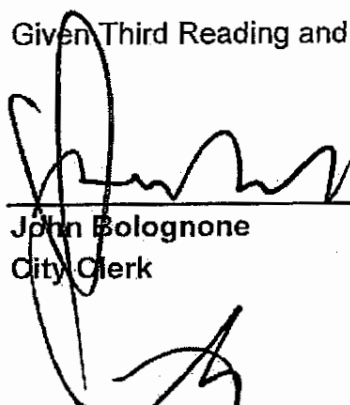
Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 3761 Princess Street, also known as the Charles Wesley Benjamin Farmhouse, more particularly described in Schedule "A" attached hereto and forming part of this By-Law;
2. A copy of the designating By-Law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-Law to be published in The Kingston Whig-Standard;
3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-Law for Heritage):
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings April 3, 2018

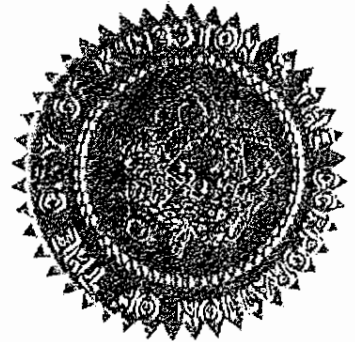
Given Third Reading and Passed: June 12, 2018



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Charles Wesley Benjamin Farmhouse**

Civic Address: 3761 Princess Street

Legal Description: Part Lot 6, Concession 3, Western Addition as in FR482932, former Township of Kingston, now City of Kingston, County of Frontenac

Property Roll Number: 1011080220079010000

Introduction and Description of Property

The Charles Wesley Benjamin Farmhouse, located at 3761 Princess Street is situated on the south side of the road, near the village of Westbrook in the former Township of Kingston, now part of the City of Kingston. The property contains a one-and-a-half storey stone farmhouse constructed circa 1876.

Statement of Cultural Heritage Value/Statement of Significance*Physical/Design Value*

The C.W. Benjamin Farmhouse is a representative example of a mid-19th century one-and-a-half storey Ontario vernacular farmhouse of excellent limestone construction. A central gable features wide eaves, an arched window opening with a stone sill and stone voussoirs. The central front entranceway is slightly inset and features sidelights, as well as a rectangular transom. The symmetrical front façade has two large window openings flanking the front entranceway. All window and door openings have stone voussoirs and stone sills. The east elevation is two-bay, with the first storey featuring large window openings with smaller window openings on the second storey. The west elevation is also two-bay, with stone voussoirs and sills on all window openings. There is one stone chimney in each gable end – the east chimney was widened with finer cut stone, protruding through the eaves and down the east elevation.

Historical/Associative Value

The C.W. Benjamin Farmhouse is associated with the Benjamin family, early settlers along Princess Street. Ebenezer Benjamin (Sr.) was deeded the 150 acres in 1838. He was an American-born Episcopalian Methodist farmer who, by 1851 was a widower, living on the land in a one storey frame house with his family: son, Ebenezer Benjamin Jr. (1820-1889), daughter-in-law, Maria, and his grandchildren Martha, Phoebe, Charles W., George W., and Sarah. At the time, the farm produced wheat, rye, peas, oats, wheat, corn, potatoes, hay, provided wool, maple sugar, fulled cloth, flannel, and livestock included 3 bulls, 6 milk cows, 5 calves, 10 sheep, 2 pigs, which provided butter, cheese, beef, and pork. By 1861, the farm was owned by both

Ebenezer Benjamin Sr. and Jr., with the farm being valued at \$4,000 and producing rye, peas, oats, buck wheat, corn, potatoes, turnips, beans and hay. Ebenezer Benjamin Sr. deeded 150 acres to his son Ebenezer Benjamin Jr. in 1871 – the adjacent property at 3791 Princess Street. The following year, in 1872 the subject property parcel – the SE ¼ (50 acres) "except piece belonging to school" (½ acre deeded to School trustees in 1875 for \$20) – was transferred to Ebenezer Jr.'s eldest son Charles Wesley Benjamin. The almost identical stone houses on these two parcels were built around 1876; 3791 Princess Street for Ebenezer Benjamin Jr. and the subject house for C.W. Benjamin. Charles Wesley Benjamin was a farmer, born around 1845 in Canada West. He was married to Charlotte Smith in 1870, both of whom are Methodist Episcopal. This property remained in the hands of C.W Benjamin until it was sold in 1880 to Jacob J. Gardiner.

Contextual Value

The C.W. Benjamin Farmhouse contributes to the rural character of the outskirts of the historic community of Westbrook. There is an almost identical house on the same lot to the west on the same side of the road (3791 Princess Street), which was also owned by the Benjamin family. The C.W. Benjamin Farmhouse's distinctive stone architecture makes it a landmark along Princess Street.

Cultural Heritage Attributes

- One-and-a-half storey limestone house, laid in regular courses;
- Gable roof with wide eaves and a stone chimney at the east and west gable ends;
- Central gable on the façade containing a small arched window opening with tall stone voussoirs and a stone sill;
- Symmetrical front façade with central entranceway with stone voussoirs;
- Single entranceway with sidelights and a rectangular transom;
- Entranceway flanked by large window openings with stone voussoirs and stone sills; and
- Two-bay east and west elevations with window openings feature stone voussoirs and sills.