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**By-Law Number 2021-141****A By-Law To Designate the Gardiner-Hegadorn Farmhouse at 3728 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:** October 5, 2021

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 3728 Princess Street, also known as the Gardiner-Hegadorn Farmhouse (Part of Lots 5-6, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-7302; City of Kingston, County of Frontenac) on July 21, 2021; 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 August 17, 2021; and

Whereas no notice of objection to the proposed designation was served to the 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:

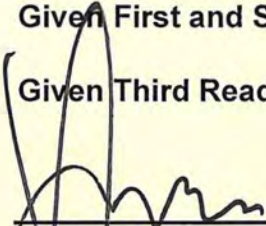
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 3728 Princess Street, also known as the Gardiner-Hegadorn Farmhouse, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating 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 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."

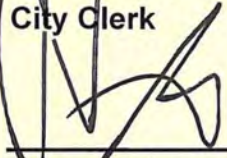
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: August 10, 2021

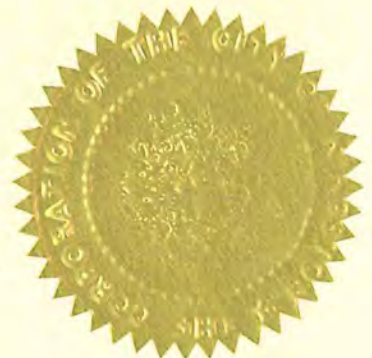
Given Third Reading and Passed: October 5, 2021



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Gardiner-Hegadorn Farmhouse**

Civic Address: 3728 Princess Street

Legal Description: Part of Lots 5-6, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-7302, former Township of Kingston; now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 220 04000 0000

Introduction and Description of Property

The Gardiner-Hegadorn Farmhouse, located at 3728 Princess Street, is situated on the north side of Princess Street, on the western edge of the historic community of Westbrook in the former Township of Kingston, now part of the City of Kingston. The property is approximately 0.8 hectares and contains one-and-a-half storey frame house constructed between 1860 and 1871. While the entire property contributes to its cultural heritage value, those portions of the property that provide views of the historic building from the public realm are most important.

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

The Gardiner-Hegadorn Farmhouse has design value as a good example of a mid-19th century one-and-a-half storey frame Ontario vernacular farmhouse. It has a clapboard exterior, an asymmetrical façade with a side gable roof and wide eaves, all consistent with vernacular frame construction. Also representative of the Ontario vernacular style is the front façade featuring a central gable with a small segmentally arched window opening over a gable roof covered portico with square posts on concrete pillars and turned post balustrade. The entranceway is flanked by large windows with twelve-over-six storm windows. The east elevation is two-bay with eight-over-eight storm windows on the second storey. The west elevation has eight-over-eight storm windows on the second storey and one central entranceway with a twelve-over-eight storm window on the south side. The multi-pane storm windows were added by the current owner in the late 20th century but are appropriate for the age and style of this building.

Historical/Associative Value

The Gardiner-Hegadorn Farmhouse is associated with the Gardiner family, who built the house and farmed the land for three generations. In 1856, William Gardiner, an Irish-born Episcopalian Methodist farmer, purchased the west half of Lot 5, Concession 3 WERN (100 acres) for £700. The Gardiner family land holdings were expanded over a few years: William Gardiner bought the NE ¼ (50 acres) of lot 6 from the widow Mrs. Love in 1863, then Jacob J. Gardiner bought the SE ¼ of

lot 6 (less the plot for the schoolhouse) in 1870. William lived with his wife Mary and children John, Matilda, Agnes, Jacob, Joseph and William Jr. By 1881, the home was occupied by William, Mary, their three grown youngest sons as well as a 60 year old farmer named Henry Hutcheson. William Gardiner died of cancer in Westbrook in 1890. His youngest son, William Jr., continued to live in the house with his wife Jane. The property remained in the Gardiner family into the 20th century when it was purchased by relatives of the current owners, the Hegadorn family.

Contextual Value

The Gardiner-Hegadorn Farmhouse has contextual value as it supports the rural and historic character of the surrounding streetscape. The rural context of the farmhouse continues to exist in 2021. The historic streetscape is complemented and strengthened by the designated Red Rock Schoolhouse across the road, which is recognized for similar heritage values.

The farmhouse's traditional and vernacular character and prominent location close to the road, contributes to maintaining and defining the historic character of the former York Road and the urban/farming transition on the immediate outskirts of the former rural village of Westbrook.

Cultural Heritage Attributes

Exterior elements that contribute to the cultural heritage value of the property include its

- One-and-a-half storey frame Ontario vernacular farmhouse;
- Side gable roof with central gable with small segmentally arched window opening;
- Clapboard siding;
- Deep eaves;
- Limestone foundation;
- Asymmetrical façade with central entranceway flanked by large window openings;
- Two-bay west elevation with windows and an entranceway openings; and
- Two-bay east elevation with window openings in the second storey.