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2024/05/16
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Ontario Heritage Trust

Office of the City Clerk

May 15, 2024

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Dear [REDACTED]

Re: Kingston City Council Meeting, May 7, 2024 – By-Law Number 2024-210; A By-Law to Designate the property at 3994 Howes Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on May 7, 2024, Council gave three readings to By-Law Number 2024-210; A By-Law to Designate the property at 3994 Howes Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-210, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-210
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-199, 2024-200, 2024-205, 2024-206, 2024-207, 2024-208, 2024-209, 2024-210, 2024-211 and 2024-323 were passed by Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-14 on May 7, 2024 to designate the following lands to be of cultural heritage value and interest:

112 Ordnance Street (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House; and

114 Ordnance Street (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

2045 Middle Road (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

281 Princess Street (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store;

322 Division Street (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac);

3578 Highway 38 (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead;

390 King Street East / 42 Queen Street (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac);

3994 Howes Road (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse;

75-77 Princess Street / 52-56 Queen Street (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building; and

84 Yonge Street (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any person who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 14th day of May, 2024

City of Kingston

City Council voted in favour of this by-law on May 7, 2024

Written approval of this by-law was given on May 7, 2024 by Mayoral Decision Number 2024-14

(Clause 1, Report Number 31, March 5, 2024)

By-Law Number 2024-210

A By-Law to Designate the property at 3994 Howes Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: May 7, 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 February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Stevens Farmhouse at 3994 Howes Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On March 5, 2024, *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 March 12, 2024, 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

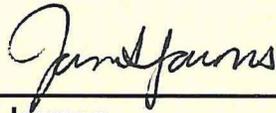
No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

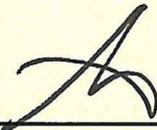
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this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

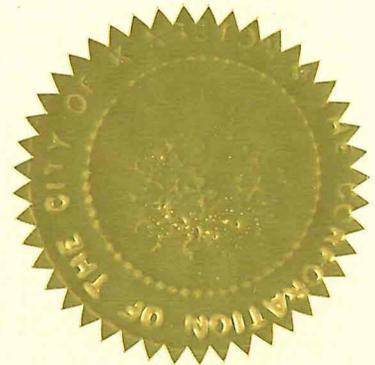
Given All Three Readings and Passed: May 7, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Stevens Farmhouse

Civic Address: 3994 Howes Road
Legal Description: Part Lot 9 Con 5 Western Addition Kingston Part 3
13R549; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 220 16201

Introduction and Description of Property

The Stevens Farmhouse, located at 3994 Howes Road, is situated on the north side of the road, near the western limit of the municipality, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare rural residential property contains a one-and-a-half storey limestone farmhouse built in the 1860s for the Stevens family with a modern (2006) two-storey addition and a number of 20th and 21st century outbuildings.

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

Thomas Stevens obtained the property from his father Abraham Stevens in 1864. Abraham Stevens continued to live with his son on the property until at least 1871. Thomas Stevens was a British-born farmer who married (Hannah) Matilda Smith. They had one daughter, Fanny (Dora) Myrtle Stevens, on December 10, 1890. Thomas Stevens died in 1898, but the property remained with the Stevens family for several more years.

The Stevens Farmhouse is a well-crafted example of a one-and-a-half storey, mid-19th Century, Ontario Gothic Revival Cottage with excellent limestone construction and fine masonry work that display a high level of craftsmanship.

The building is typical of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, gabled roof (its missing its twin chimneys), a central steeply pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings.

The Stevens Farmhouse is unusual for a vernacular building, however, with its oversized flat-headed main entrance with side lights and transom, flanked by large window openings, also flat heads but embellished by tall stone voussoirs. The central window opening above the main entrance however has a dramatic half round arch with radiating stone voussoirs.

The high degree of craftsmanship is evidenced by the neatly dressed and squared stones, laid in even courses along the main/south façade and side/west elevation, as well as the tall voussoirs above the openings and smooth stone sills beneath.

Heritage Attributes

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

- One-and-a-half storey limestone farmhouse with medium-pitched side gable roof with central steep-pitch front gable and deep cornice;
- Limestone construction of dressed and squared stone laid in even courses;
- Symmetrical front façade with central entrance, flanked by large window opening with stone sills and tall voussoirs;
- Central entrance with sidelights and transom; and
- West side elevation with symmetrical two-bay fenestration pattern.

Non-Heritage Attributes

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

- Modern detached outbuildings, pool and fences.