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Properties

PIN

36120 - 0021 LT

Description

PT LT 2-3 CON BROKEN FRONT KINGSTON AS IN FR206281; KINGSTON

Address

1193 FRONT RD
KINGSTON

RECEIVED

2025/06/09

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KINGSTON

Address for Service

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

Jennifer Lynn Doupe

216 Ontario Street
Kingston
K7L 2Z3

acting for
Applicant(s)

Signed 2025 06 05

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

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

2025 06 09

Tel

613-546-4291

Email

jdoupe@cityofkingston.ca

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90

File Number

Applicant Client File Number :

LEG-G01-001-2024



I, **Janet Jaynes** hereby certify this to be a true and correct copy of **By-Law Number 2024-222, "A By-Law to Designate the property at 1193 Front 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 May 21, 2024, and approved by Mayoral Decision Number 2024-15 on May 21, 2024

A handwritten signature in cursive script, appearing to read "Janet Jaynes".

Dated at Kingston, Ontario
this 12th day of August, 2024

Janet Jaynes, City Clerk
The Corporation of the City of Kingston

City Council voted in favour of this by-law on May 21, 2024

Written approval of this by-law was given on May 21, 2024 by Mayoral Decision Number 2024-15

(Clause 2, Report Number 41, April 2, 2024)

City of Kingston By-Law Number 2024-222

A By-Law to Designate the property at 1193 Front Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: May 21, 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 March 20, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 1193 Front Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On April 2, 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 April 9, 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.

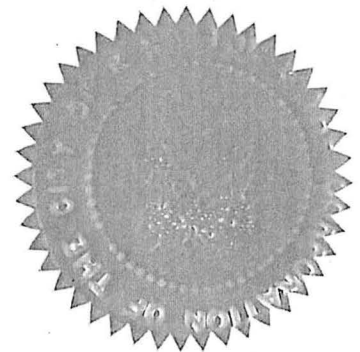
Given All Three Readings and Passed: May 21, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Charles Grass House

Civic Address: 1193 Front Road
Legal Description: Part Lot 2-3 Con Broken Front Kingston as in FR206281;
City of Kingston, County of Frontenac
Property Roll Number: 1011 080 030 09000

Introduction and Description of Property

The Charles Grass House at 1193 Front Road is situated on the south side of the road, in the former Township of Kingston, now the City of Kingston. The approximately 3.7-hectare waterfront parcel contains a two-storey residence with Italianate elements, constructed in the late 1860s.

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 Italianate style is rare in Kingston Township, making the Charles Grass House a rare example of a two-storey 'L'-shaped house with Italianate influences in this part of Kingston. The main front entrance and façade of the house sits perpendicular to Front Road, facing east.

The house is constructed of limestone laid in even courses on the front/eastern façade and in uneven courses on the side elevations. Typical of the Italianate style is the rectangular massing and hip roof with cornice brackets. Also typical of the style is the paired arched windows on the front façade. The house has three chimneys, including a double-flue chimney on the west side. The front / east façade is asymmetrical, featuring an enclosed porch with a hip roof and balcony with spindles, posts and post finials. The window openings feature limestone voussoirs and stone sills. The north elevation is two-bay with rectangular window openings that have limestone voussoirs and stone sills.

A one-storey limestone wing features a hip roof, an entranceway with engaged columns and entablature, flanked by rectangular window openings that continue the stone voussoirs and stone sills from the main portion of the house. There are also stone gate posts flanking each of the two entrances to the property. The property also features several outbuildings, including a wooden barn with a gable roof and a rear addition, located immediately south of the stone dwelling, likely constructed prior to 1900.

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 Grass House is associated Charles Grass and family. Charles Grass was the son of Peter Grass, and grandson of Captain Michael Grass, a lieutenant in the volunteer militia that fought against the rebels in the American Revolution (and was then promoted to Captain). The Grass family is associated with the settlement of United Empire Loyalists at Cataraqui and is understood to be one of the first settlers in the former Township of Kingston. Charles Grass (1827-1896) married Isabella Ann Graham (1827-1876), circa 1852-1853, and they had four children, Ester Maria (1853-unknown), James (1855-unknown), William (1857-1919), and George (1859-unknown). The family lived in the stone house, which was constructed between 1861 and 1878. In 1876 Isabella Grass died. Charles Grass remarried in 1880 to Mary Stewart (1831-1914). Charles Grass died on September 28, 1896 of cancer.

Heritage Attributes

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

- Two storey limestone house in an 'L'-shaped plan, constructed of limestone laid in even courses on the front façade and uneven course on the side elevations;
- Hip roof with cornice brackets and three brick chimneys, including a double flue chimney;
- Asymmetrical front façade, with rectangular and arched window openings with limestone voussoirs and sills;
- Porch with a hip roof and balcony with spindles, posts and post finials;
- Symmetrical two-bay north elevation; and
- One-storey square limestone addition with a hip roof, entranceway and entablature, flanked by window openings.

Non-Heritage Attributes

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

- Various detached outbuildings;
- Sunroom addition on south side;
- Southern addition with horizontal siding; and
- Pool and pool enclosure.