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**City of Kingston**

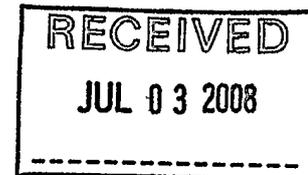
216 Ontario Street  
Kingston, Ontario  
Canada K7L 2Z3

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2008-06-26

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385 Bath Road  
Kingston, ON K7M 2Y1



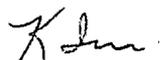
Dear ██████████

**RE: HERITAGE DESIGNATION – 385 BATH ROAD, KINGSTON**

Pursuant to Section 29(6) of the Ontario Heritage Act, attached please find a copy of By-Law No. 2007-216, "A By-Law to Designate 385 Bath Road, Also Known as the 'Mouldey House' to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (RSO 1990, Chapter 0.18)", which By-Law was registered on title on June 17, 2008, as Instrument No. FC58487.

If you require any further information, please do not hesitate to contact Marcus Letourneau, Heritage Planner.

Yours truly,

  
for Carolyn Downs  
City Clerk

/ki

Enclosure

Cc: L. Thurston, Commissioner, Community Development Services  
M. Letourneau, Heritage Planner, Culture & Heritage Division (with copy of By-Law)  
S. Powley, Committee Clerk (KMHC)  
Ontario Heritage Trust (with copy of By-Law)  
J. Moran, Records Clerk (By-Laws & Agreements) (with original By-Law)

File No. P18

**City Clerk's Department**  
Corporate Services

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232 cdowns@cityofkingston.ca



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I, Carolyn Downs, hereby certify this to be a true and correct copy of **By-Law No. 2007-216, "A BY-LAW TO DESIGNATE 385 BATH ROAD, ALSO KNOWN AS THE "MOULDEY HOUSE", TO BE CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, CHAPTER 0.18) (See Clause (6), Report No. 113)"**, which By-Law was passed by the Council of the Corporation of the City of Kingston on December 4, 2007.

**Carolyn Downs, City Clerk**  
The Corporation of the City of Kingston

**DATED** at Kingston, Ontario  
this 7th day of May, 2008

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## BY-LAW NO. 2007-216

A BY-LAW TO DESIGNATE 385 BATH ROAD, ALSO KNOWN AS THE "MOULDEY HOUSE", TO BE CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, CHAPTER 0.18)

PASSED: December 4, 2007

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 a property located at Plan 354 PL L 49 B 44 (385 Bath Road) on December 4, 2007;

AND WHEREAS notice of the designating by-law was published in the Kingston Whig Standard, which is a newspaper having general circulation in the municipality, on June 2 2007;

AND WHEREAS no notice of the objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston;

NOW THEREFORE, 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:
  - (a) 385 Bath Road, also known as the 'Mouldey House'
2. The above mentioned property is more particularly described in Schedule "A" attached hereto.
3. 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.
4. For the purpose of interpretation, 'Maintenance' on this property will include the following works:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general 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); repointing areas of wall space under 1.5 square metres; works on the rear deck and gardens; and all works on the non-original windows in the rear ell.

- 5 For the purpose of interpretation, interior works will be considered as delegated to Culture and Heritage Division Staff for approval with the understanding that approval of said works must follow the process as outlined in By-Law 2005-227 (A By-Law to Delegate to an Appointed Officer Specific Approvals under the *Ontario Heritage Act*).
6. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READINGS November 20, 2007

GIVEN THIRD READING AND FINALLY PASSED December 4, 2007

*[Faint signature]*

CITY CLERK

*[Handwritten signature]*

MAYOR

Schedule "A"  
Description and Reasons for Designation  
385 Bath Road also known as the 'Mouldey House'

**Legal Description**

Civic Address: 385 Bath Road  
Lot/Concession: Plan 354 Pt L 49 B 44  
Property Number: 101106001002300

**Description of Property**

The property at 385 Bath Road (Plan 354 Pt L 49 B 440), also known as the 'Mouldey House', is located on the north side of Bath Road just west of Portsmouth Avenue. It is of cultural heritage value not only because of its physical/design elements, but also because of its historical/associative values and contextual values. Its physical and design elements include the c. 1845 double-bricked, two-storey farmhouse that incorporates an original c.1840s structure, the double chimneys on the roof of the c. 1845 structure, French doors with transom lights, the front entrance way with original door and transom light, verandah with rounded columns, original fenestration and the interior staircase, centre hall design with early interior doors and hardware, and the east sitting room. The property's historical/associative value lies in its connections with prominent Kingston families including the Herchmer family, the Van Order family and the Mouldey family, as well with the Grenville Park Cooperative Housing Association. The property's contextual value is as a symbol of Kingston's rural history and as a landmark on Bath Road.

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

The cultural heritage value of the property at 385 Bath Road, also known as 'the Mouldey House,' is found in its design and physical values, as well as its historical and contextual associations.

*Physical/Design Values*

385 Bath Road was originally a farmstead consisting of a roughcast house and barn (now demolished). The property was later purchased by the Mouldey family, who ran a brickworks business and a small farm. The surviving farmhouse building is a two-storey double-bricked c. 1845 farmhouse that incorporates the original 1840s structure as a rear ell. Its significant features include its fenestration, a pair of French doors on either side of the front doorway, the front entrance way with the original door and transom, a verandah with graceful columns running across the front façade, notable fenestration and the interior staircase, centre hall design with early interior doors and hardware, and the east sitting room.

*Historical/Associative Values*

The history of this property dates to the early nineteenth century, when two Crown patents were issued for the 200 acres of Lot 16, Concession 2 in Kingston Township - one for the eastern 100 acres and one for the western 100 acres. A portion of the original lot was granted in 1804 to Joseph Herchmer, who was a captain in the American Revolutionary War. 385 Bath Road is situated on the eastern section and has

been used as a farmstead and a brickworks business. A roughcast farmhouse is thought to have been constructed on the property by the Van Orders in c. 1840. In 1890, Isaac Mouldey acquired the eastern 100 acre section and the south-west 50 acres. The property remained in the Mouldey family until 1945 when John Mouldey and his wife conveyed it to the trustees of the Grenville Park Cooperative Housing Association, a non-profit co-operative subdivision. In keeping with the Garden Cities movement in England, 22 co-operatively owned acres in this subdivision were set aside for parks, playgrounds and other community uses.

#### *Contextual Values*

385 Bath Road is a landmark on Bath Road and is symbolic of Kingston's rural history.

#### **Character Defining Features/Heritage Attributes**

##### *Physical/Design Attributes*

##### Exterior

- The vernacular Ontario farmhouse style of the building which incorporates the original c. 1840s structure as a rear ell
- The double brick construction of the c.1845 addition which used materials from the Mouldey brickworks and was produced on site
- The double chimneys on the roof of the c 1845 structure
- The building's original fenestration and French doors with transom lights and generous door frames with knife-edge molding profile and muntin bars
- The front entrance way with original door and transom light
- The verandah with original woodwork and rounded columns

##### Interior

- The staircase
- The centre hall design with early interior doors and hardware
- The east sitting room

##### *Historical/Associative Attributes*

- Its association with the Herchmer family, who were granted the property in 1804
- Its association with the Van Order family who are thought to have been constructed the roughcast farmhouse in c. 1840
- Its association with the Mouldey family, who acquired the farm in 1890 and remained in their family until 1945
- Its association with Grenville Park Cooperative Housing Association, a non-profit co-operative subdivision, which remains as an example of the Garden Cities movement of the mid-twentieth century

##### *Contextual Attributes*

- Property is symbolic of rural life in Kingston
- It is a landmark on Bath Road

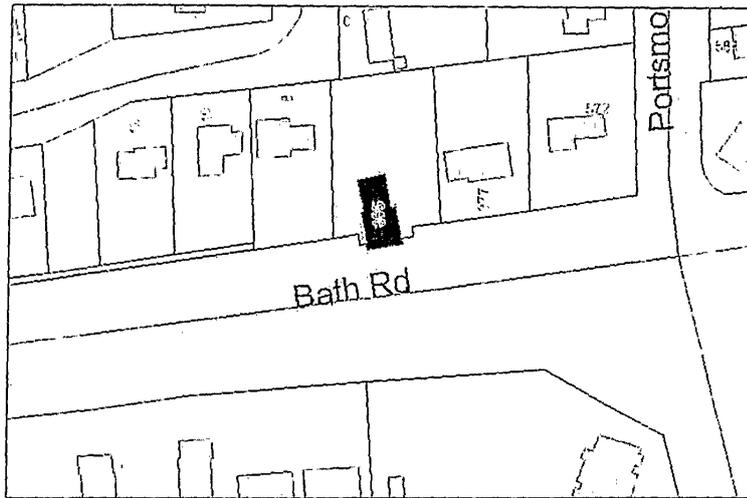


Image 1: GIS Image of 385 Bath Road Property



Image 2: 2004 Ortho Image of Property

Image  
Bath



3: 385  
Road

(Photographed 2007)

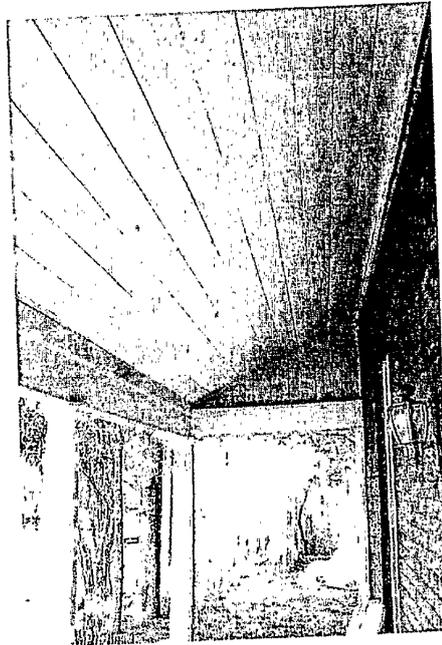


Image 4: Porch at 385 Bath Road (Photographed 2007)

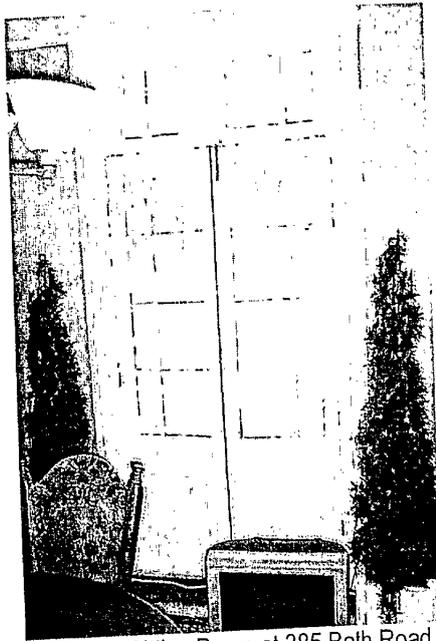


Image 5: French Doors in East Sitting Room at 385 Bath Road (Photographed 2007)



Image 6: Interior Staircase and Newel Post (Photographed 2007)



Image 7: Interior door located on centre hallway (Photographed 2007)



Image 8: East Sitting Room (Photographed 2007)