



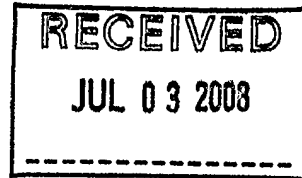
An agency of the Government of Ontario



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Clerk's Department
MEMORANDUM

TO: Lance Thurston, Commissioner, Community Development Services

FROM: Carolyn Downs, City Clerk

DATE: 2008-06-27

SUBJECT: DESIGNATION OF 87-111 NORMAN ROGERS DRIVE – ONTARIO HERITAGE ACT

Pursuant to Section 29(6) of the Ontario Heritage Act, attached please find a copy of By-Law No. 2007-218, "A By-Law to Designate 87-111 Norman Rogers Drive Also Known as "The Upper Farm" and "The New Farm", to be of Cultural Heritage Value 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. FC58483.

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

Yours truly,


Carolyn Downs
City Clerk

/ki

Enclosure


Cc: 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)

Our File No. P18



I, Carolyn Downs, hereby certify this to be a true and correct copy of **By-Law No. 2007-218, "A BY-LAW TO DESIGNATE 87-111 NORMAN ROGERS DRIVE ALSO KNOWN AS "THE UPPER FARM" AND "THE NEW FARM", TO BE OF CULTURAL HERITAGE VALUE PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter 0.18) (See Clause (6), Report No. 120)",** which By-Law was passed by the Council of the Corporation of the City of Kingston on December 4, 2007.

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


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

BY-LAW NO. 2007-218

A BY-LAW TO DESIGNATE 87-111 NORMAN ROGERS DRIVE ALSO KNOWN AS "THE UPPER FARM" AND "THE NEW FARM", TO BE OF CULTURAL HERITAGE VALUE 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 1158 LBLKMPT B494D (87-111 Norman Rogers Drive) 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, September 4, 2007;

AND WHEREAS no notice of 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 significance the following property in the City of Kingston:

(a) 87-111 Norman Rogers Drive

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

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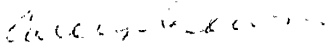
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under 1.5 square metres; works on and in the greenhouses and gardens; and environmental protection and enhancement work.

5. 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 ALL THREE READINGS AND PASSED December 4, 2007



CITY CLERK



MAYOR

Schedule "A"
Description and Reasons for Designation
Rodden Park
Also known as "The Upper Farm" and "The New Farm"

Legal Description

Civic Address: 87-111 Norman Rogers Drive
Lot/Concession: PLAN 1158 LBLKMPT B494D
Property Number: 101106021013100

Description of Property

Rodden Park, a 7.55 acre park located at 87-111 Norman Rogers Drive (PLAN 1158 LBLKMPT B494D), also known as "The Upper Farm" and "The New Farm", is of cultural heritage value not only because of the superb masonry and architectural features of the farmhouse and limestone barn, but also as a coherent whole property, because of its association with Corrections Canada, as a historical remnant of the once extensive Kingston Penitentiary farm complex, and as a landmark in the Calvin Park area. Its architectural value lies in the details of the 19th century limestone farmhouse and barn. The two-storey double house residence consists of two identical sides separated by a projecting masonry fire wall, each with a storey and a half wing and wooden porch which shelter the entranceways and a single storey frame entrance at the rear of each wing. Also notable are the over-sized ashlar lintels with labels above the windows, the large coursed limestone base with stone lintels over the cellar windows, as well as the subtle quoins on the main section, all of which provides a contrast to the rougher coursed limestone walls above the large foundation stones. It retains most of its original doors, and the west residence contains original interior mouldings, doors and mantelpieces. The limestone barn is a large, impressive structure, constructed in regularly coursed limestone ashlar and set into a hill, with upper and lower level openings. Its asphalt roof is vented by three symmetrically placed cupolas; the original stone openings are segmentally arched; and the original six-over-six sash window with its elliptical arched voussoirs in the second storey is intact. The building is set on a water course foundation of long pieces of coursed limestone into which are set the simple decorative lintels.

Statement of Cultural Heritage Value/Statement of Significance:

Rodden Park a 7.55 acre park located at 87-111 Norman Rogers Drive (PLAN 1158 LBLKMPT B494D), is of cultural heritage value both because of the physical attributes of the limestone barn and farmhouse, because of its historical associations with the Correctional Service of Canada and it has contextual value in its representation of Kingston's rural and penitentiary heritage.

Physical/Design Values

Physical/Design value can be found in the architectural features of the barn and farmhouse. These structures are valued not only for their simplicity, handsome proportions and stature, but also in the case of the limestone barn, for its rarity. Few limestone barns remain in the Kingston area. The barn is an impressively large and well executed structure, a good example of its type and may date from the mid 19th century. It is constructed in regularly coursed limestone ashlar with a medium pitched gable roof and the purlins, exposed at the gables, as 'lookouts'. The roof retains its metal panel roofing with three ventilating cupolas equally spaced along the length of the ridge. All the original stone openings are segmentally arched. The original six-over-six ash window with its elliptical arched voussoirs in the second storey is intact. The east end opening is flanked by a pair of sash windows equidistant from the sides. A stone water

table is constructed around the base of the building. The original massive barn door remains on the north side. Original wagon access to the barn was from the south and north through monumental segmentally arched openings. Original wagon arches were in-filled, on the north, only partially to serve a loading platform and, on the south, with two storey of windows separated with a squandrel in between.

The farmhouse is a significant representative example of penitentiary architecture, of late 19th century composition. Its purpose is that of a 'double house' and is composed of a limestone 2 storey centre block with 1 ½ storey wings, extending to the east and west. Wings are topped by a pitched roof, currently asphalt, and the original one tall and slender brick chimney at the end of each. The roof of the main block takes the form of a clipped gable while those of the additions are asymmetrical gables with the eave lower at the rear and extending out to verandahs on the front. The roof has been divided in two by the exposed part of the masonry firewall with its limestone coping. Particularly unusual is the division of the centre block roof with a stone parapet. The stone work is laid up in coursed ashlar with cut stone quoins, water table, sills and voussoirs. The voussoirs, present at the wings as well, are cut to an unusual decorative form. Subtle quoins on the main section provide a contrast to the rougher coursed limestone walls above the foundation stones. Two brick chimneys rise from the main ridge and there is another at the end wall of the east wing. The entranceways are covered by storm doors but the original doors with single side light and transom are visible. The building retains most of the original doors, and the west residence retains original interior mouldings, doors and mantle pieces.

Historical/Associative Value

Rodden Park has historical/associative value because of its historical association with the Correctional Service of Canada. The property was known alternatively as "The Upper Farm" and "The New Farm," and contains two of the finest limestone buildings built by and for the penitentiary service. All the limestone for both buildings was quarried by the convicts from neighboring prison quarries. At the time of its purchase in 1875, 45 acres were fit for cultivation, 61 acres were stumped and roots and stones removed. Warden Creighton noted in 1879, that "It is, with improvements now made upon it, worth three times what it cost the Prison", and he also considered it "a profitable investment". The barn and residence for the farming operation were completed in 1880 and by 1883, the farm was completely fenced. While the residence served as living quarters for the manager of the prison, it also provided a workplace and food for inmates of the penitentiary, was a center of economic importance to the Village of Portsmouth, and supplied stone and lumber for a number of projects in the City of Kingston. Rodden Park was deeded to the City of Kingston as a park and used as the centre of its horticultural operation.

Contextual Value

Rodden Park has contextual value as a landmark of penitentiary and rural heritage in the Calvin Park area with the 1879 buildings situated on a dominant site, at the crest of the hill. Although many of the penitentiary lands have been subdivided, the property exists as a remnant of the Correctional Services of Canada lands.

Character Defining Features/Heritage Attributes

Physical/Design Attributes:

Important attributes of this property include:

Farmhouse:

- An eclectic late 19th century composition whose purpose is that of a 'double-house'
- The unusual shaping of the voussoirs of the window arches
- The clipped gable of the centre block with parapet extending across the ridge and down the center of the shortened gable
- The asymmetry of the eave placement between front and rear
- The original interior mouldings, doors and mantle pieces of west residence
- The wings topped by a pitched roof, currently asphalt, and one original tall and slender brick chimney at the end of each
- 'The entrance ways covered by storm doors with the original doors with single side light and transom still visible'
- The over-sized ashlar lintels with labels above the windows
- The large coursed limestone base with stone lintels over the cellar windows
- The subtle quoins on the main section which provide a contrast to the rougher coursed limestone walls above the large foundation stones
- The roof on the main section which is divided in two by the exposed part of the masonry firewall with its limestone coping
- The pitched roof with a hipped section at the centre front and rear
- The two brick chimneys that follow the line of the fire wall along the ridge

Barn:

- Its large scale
- Its regularly coursed limestone ashlar
- The medium pitched gable roof and the purlins, exposed at the gables, as 'lookouts'
- The roof with its metal panel roofing with three ventilating cupolas equally spaced along the length of the ridge
- The original stone openings that are segmentally arched
- The water course foundation which is comprised of long pieces of coursed limestone into which are set the simple decorative lintels
- The original and intact six-over-six sash window with its elliptical arched voussoirs in the second storey'
- The original wagon access to the barn which was from the south and north through monumental segmentally arched openings
- The original massive barn door which remains on the north side

Historical/Associative Attributes:

- Its association with the Correctional Service of Canada and the Penitentiary farmlands

Contextual Attributes:

- The dominant situation of the 1879 buildings at the crest of the hill
- The park serves as a landmark in the Calvin Park area

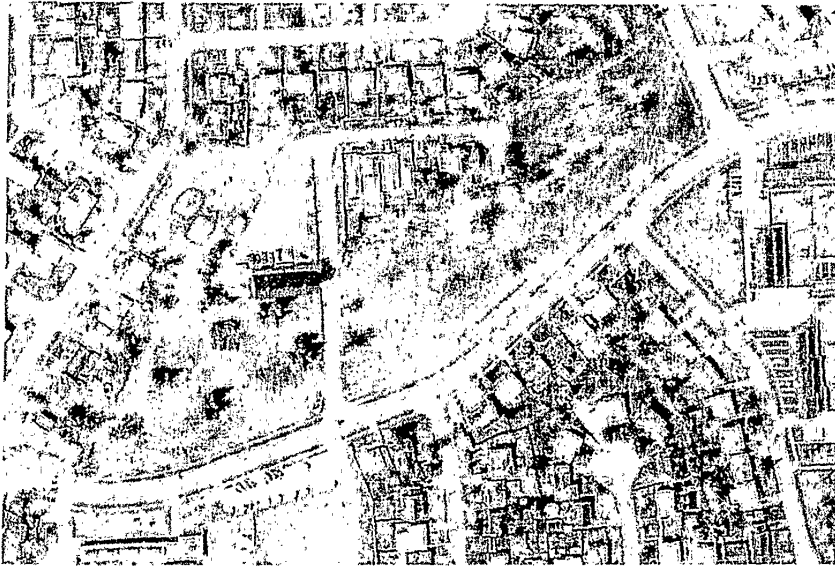
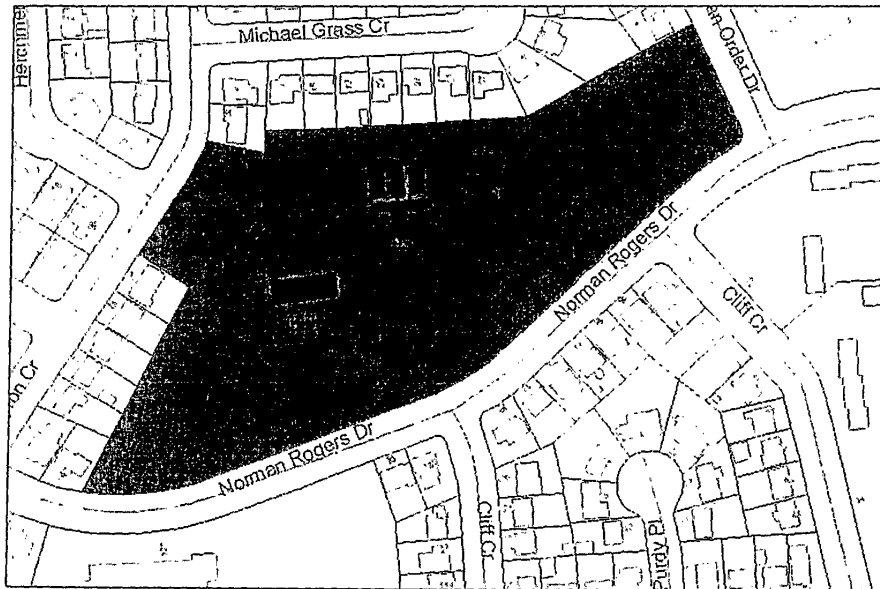


Figure 1: Rodden Park, 2004 ortho image.

Figure



2:

Location of properties and structures, City of Kingston GIS data

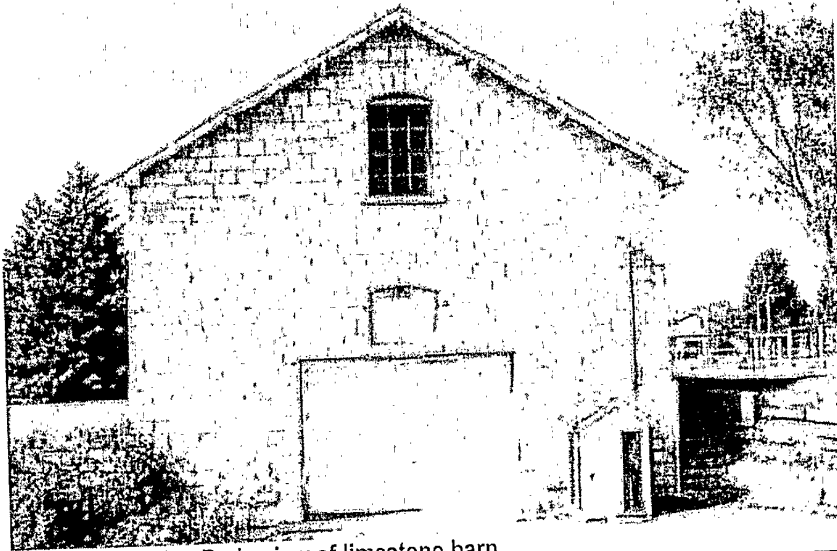


Figure 3: Rodden Park, view of limestone barn.

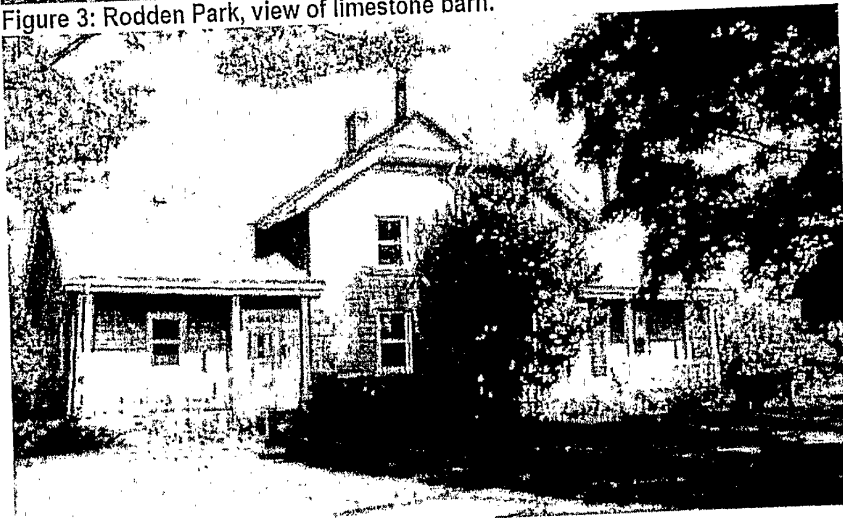


Figure 4: Rodden Park, view of farmhouse.

