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Office of the City Clerk

ONTARIO HERITAGE TRUST

JUN 26 2017

RECEIVED

June 22, 2017

[REDACTED]
4111 Bath Road
Kingston, ON K7M 4Y8

Re: Heritage Designation – McGuin House at 4111 Bath Road

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law 2017-83 entitled "A By-Law to designate the McGuin House at 4111 Bath Road to be of Cultural Heritage Value and Interest pursuant to the provisions of the Ontario Heritage Act, (R.S.O. 1990, 0.18)", which was registered on title on June 19, 2017, as instrument number FC241906.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Sincerely,


John Bolognone
City Clerk

/s/

Enclosure – Registered By-Law

cc: P. Agnew, Director, Planning & Development
R. Leary, Senior Heritage Planner
M. Kimm, Planner

Ontario Heritage Trust

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

Page 1 of 7

Properties

PIN 36126 - 0178 LT
Description PT MILE SQUARE KINGSTON PT 1 13R1652, S/T DEBTS IN FR271437, S/T DEBTS IN FR271438 & S/T BENEFICIARIES INTEREST IN FR271438; KINGSTON
Address 4111 BATH RD
KINGSTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON
Address for Service 216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, 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

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2017 06 19
Tel	613-546-4291			
Fax	613-546-6156			

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	2017 06 19
Tel	613-546-4291	
Fax	613-546-6156	

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Applicant Client File Number :

LEG-C01-002-2017



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-83 "A By-Law to Designate the McGuin House at 4111 Bath Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)**, which was passed by the Council of the Corporation of the City of Kingston on June 6, 2017.

Dated at Kingston, Ontario
this 8th day of June, 2017

John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2017-83

A By-Law To Designate the McGuin House at 4111 Bath Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: June 6, 2017

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 Heritage Kingston Committee and has approved the designation of the property located at 4111 Bath Road, also known as the McGuin House (Part Mile Square, Being Part 1 on Reference Plan 13R-1652; Subject to Debts in FR271437; Subject to Debts in FR271438 & Subject to Beneficiaries Interest in FR271438; City of Kingston, County of Frontenac) on April 5, 2017; 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 April 25, 2017; 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: 4111 Bath Road, also known as the McGuin House, 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 individual 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 April 18, 2017

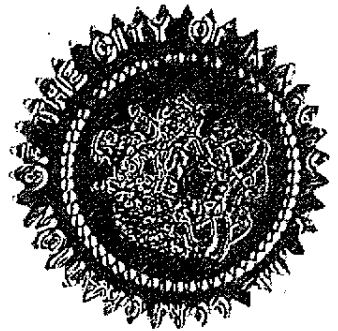
Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

McGuin House

Civic Address: 4111 Bath Road

Legal Description: Part Mile Square, Being Part 1 on Reference Plan 13R-1652;
Subject to Debts in FR271437; Subject to Debts in FR271438 &
Subject to Beneficiaries Interest in FR271438, City of Kingston,
County of Frontenac

Property Roll Number: 10110801301790100000

Introduction and Description of Property

The McGuin House, also known as the W.H. Rankin Summer House, located at 4111 Bath Road, is situated on the north side of the road, in the former Township of Kingston, now part of the City of Kingston. The property contains two buildings, a one-and-a-half storey limestone farmhouse and a two storey limestone farmhouse, both constructed in 1851.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The McGuin House is a good example of a one-and-a-half storey farmhouse and a two-storey farmhouse with classical additions. Typical of this style is the symmetrical facade, at the first-storey; and a low-pitched gable roof with a stone chimney at each end. The exceptional masonry can be seen in the limestone voussoirs on the windows and stone sills that underscore the windows as well as the stone addition. The late 19th to early 20th century screened porch with cornice, cornice brackets, and columns, and the wooden portico on the east side of the main house are distinctive and representative classical characteristics.

The secondary building, located on the east side of the main house, is an example of a two storey limestone farmhouse. The house has a low-pitched gable roof, with a single stone chimney. The front façade has two-bays, with the entranceway located on the west side of the front façade. The front façade also displays a six-over-six sash window with limestone voussoirs and sill. The second storey contains two eight-over-eight sash windows with limestone voussoirs and stone sills. A pre-1920s garage addition is located on the eastern side and blends with the style of the original building.

Historical/Associative Value

The McGuin House is associated with several owners of one family lineage: the McGuins and the Rankins. The McGuins were one of the first families to settle the area

through the United Empire Loyalists immigration from the United States. Anthony McGuin Sr. and his son lived and farmed the property and in 1828 they built a grist mill on Collins Creek at the edge of Collins Bay which was one of the first commercial mills to be set up in the area; a fulling and carding mill were added after; unfortunately in 1855 it was destroyed in a fire, but was rebuilt the following year. In the early 1850s Hugh Rankin Sr. married McGuin Jr.'s sister, and eventually took over the operation of the McGuin's grist mill. In 1866, the milling operation was valued at between \$50,000 and \$100,000 by the Mercantile Agency Reference book. It was later called "McGuin & Rankin". The mill continued in the McGuin Rankin name into the 20th century as "A. McGuin Rankin" operated by Anthony McGuin Rankin, grandson of the mill's founder. At this time the mill is noted making "High Grade Roller Flour" as well as "white lily pastry, kiln dried corn meal, gold dust, corn flour and rye flour".

The house was constructed in 1851 by Anthony McGuin. Anthony McGuin was the son of United Empire Loyalist Captain Daniel McGuin, one of the leaders of the Associated Loyalists. The McGuins were one of the United Empire Loyalist (UEL) families brought to Cataraqui in 1784 by Captain Michael Grass after their persecution and expulsion following the American War of Independence. They were one of the first UEL settlers to arrive in Ontario and provided an important presence against the threat of invasion by the Americans. Anthony McGuin Sr. helped form a company that helped Collins Bay to be a self-contained village that was prosperous in cloth in the mid-to-late 19th century and is said to have "settle[d] differences of the people for whom he provided the necessities of life, was a justice of the peace and held his first court on Oct. 11, 1818 in the old Ferris house at Cataraqui" (Daily British Whig).

Anthony McGuin Jr., the son of Anthony McGuin Sr., who inherited the house, never married and passed on his estate, two of the stone houses and the mills, to his nephew, David Rankin circa 1885 (son of his sister, Mary, and Hugh Rankin). Jennie Reid, wife of Dr. William H. Rankin (son of David Rankin), purchased 4111 Bath Road; the house was extensively renovated to become a summer house for the family. Dr. Rankin held a medical practice in New York where he and his family lived since William and Jennie married in 1895, but summered in Collins Bay. Dr. Rankin's son, Thomas Reid Rankin fought in the First World War.

Contextual Value

The McGuin House's distinctive architecture makes it a landmark along the historic Bath Road. Its association with an important family that helped in shaping the village of Collins Bay, through their local mills, forms the visual and contextual understanding of the historic village and road.

Cultural Heritage Attributes

- Two farmhouses
 - One-and-a-half storey construction
 - Limestone construction
 - Symmetrical facade with a central entranceway flanked by sash windows

- Low-pitched gable roof with a stone chimney at each end
- Central entrance door with sidelights and transom
- Window openings with limestone voussoirs and stone sills
- Screened-in front porch addition with columns, cornice and cornice brackets
- East one-storey limestone addition with double sash window, wooden portico entrance with cornice, cornice brackets, columns/pilasters and a fanlight over the entranceway
- Two storey limestone residence
 - Asymmetrical Front Façade featuring entranceway on the west side with a six-over-six sash window with limestone sill and stone voussoirs to the right
 - Second storey with eight-over-eight sash windows with stone sills and stone voussoirs
 - Low-pitched gable roof with a single chimney
- Low pitch-faced limestone wall with five (5) gate posts and five (5) iron gates.
- Pre-1920s two-bay attached limestone garage with fine masonry arches.