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City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

www.cityofkingston.ca

where history and innovation thrive

2008-09-15

██████████
1345 Woodbine Road
Kingston, ON K7L 4V2

DEC 18 2008

SEP 19 2008

Dear ██████████

RE: HERITAGE DESIGNATION – 1345 WOODBINE ROAD, KINGSTON

Pursuant to Section 29(6) of the Ontario Heritage Act, attached please find a copy of By-Law No. 2008-132, "A By-Law to Designate 1345 Woodbine Road 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 September 2, 2008, as Instrument No. FR 770631.

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: 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



I, **Carolyn Downs**, hereby certify this to be a true and correct copy of **By-Law No. 2008-132**,
"A By-law to Designate 1345 Woodbine Road, To Be Of Cultural Heritage Value And Interest
Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, Chapter 0.18) (See
Clause (1), Report No. 88)", which By-Law was passed by the Council of the Corporation of the
City of Kingston on August 12th, 2008.

A handwritten signature in cursive script, appearing to read "Carolyn Downs".

DATED at Kingston, Ontario
this 15th day of August, 2008

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

BY-LAW NO. 2008-132

A BY-LAW TO DESIGNATE 1345 WOODBINE ROAD, TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE *ONTARIO HERITAGE ACT* (R.S.O. 1990, Chapter 0.18)

PASSED: August 12, 2008

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 Part of Lot 1, Concession 2, Western Addition, Part Lot Mile Square, Part of Road Allowance between Kingston and Western Addition, closed by FR212704, being Part 1 on Plan 13R-4490 and Parts 1 and 2 on Plan 13R-13654, save and except Parts 1, 2 and 3 on Plan 13R-16416 and Parts 1 and 2 on Plan 13R-17428, City of Kingston, Geographic Township of Kingston, County of Frontenac (1345 Woodbine Rd.) on August 12, 2008;

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) **1345 Woodbine Road**

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; all farm related field work; demolition/alteration of the drive shed; all work on the pool and supporting structures; and/or alterations to the barn that do not require a building/demolition permit.

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 June 15, 2008

GIVEN THIRD READING AND FINALLY PASSED August 12, 2008


CITY CLERK


MAYOR

Schedule "A"
Description and Reasons for Designation
1345 Woodbine Road

Legal Description

Civic Address: 1345 Woodbine Road

Lot/Concession: Part of Lot 1, Concession 2, Western Addition, Part Lot Mile Square, Part of Road Allowance between Kingston and Western Addition, closed by FR212704, being Part 1 on Plan 13R-4490 and Parts 1 and 2 on Plan 13R-13654, save and except Parts 1, 2 and 3 on Plan 13R-16416 and Parts 1 and 2 on Plan 13R-17428, City of Kingston, Geographic Township of Kingston, County of Frontenac.

Property Number: 101108013112400

Description of Property

1345 Woodbine Road is a 23-acre property located on the south side of Woodbine Road west of Collins Creek, and is a section of the original 'Mile Square Farm' (640 acres). The property is of cultural heritage value as a rural landscape consisting of a farmhouse, barn and open fields. Its physical/design value lies in the generously proportioned c.1850 one and a half storey limestone farmhouse built by Daniel E. Grass. Notable exterior features of the farmhouse include the central entry with side lights and rectangular transom, the windows with their shutters and openings with arched heads, voussoirs and ashlar sills to the right and left of the main entry, a pair of windows centered in a central gable and prominent profiled wood cornice with soffit and frieze on all four façades. The farmhouse also features two lower level doorways with voussoirs on east façade and, to the south, an attached stone carriage house. The main house has matching single chimneys, located on the roof above each gable. Notable interior features include the mostly original interior doors, a mostly original ground-floor layout of the main part of the house, second floor hall proportions, woodwork on the first floor of the farmhouse, and the kitchen fireplace and bake oven. The historical value of the property lies in its association with several prominent historical Kingston families and individuals, including Rev. John Stuart, and Daniel E. Grass. The contextual value of the farmhouse is its sensitive positioning. It stands at the top of a gentle rise in the land, dominating the view of the property from the road.

Statement of Cultural Heritage Value/Statement of Significance

The cultural heritage value of the property at 1345 Woodbine Road lies in the physical attributes of the farmhouse, and its historical association with several prominent historical Kingston families and individuals. Furthermore, it is contextually valuable as a representation of Kingston's rural heritage and as a landmark on Woodbine Road.

Physical/Design Values

The physical/design values lie with the c. 1850 farmhouse. The farmhouse is a one and a half storey limestone building having an attractively proportioned symmetrical facade with a low-pitched side-gable roof with broad centre gable and matching single chimneys centered on the roof over each gable. The five-bay house has a central doorway with narrow sidelights and a rectangular two light transom. Over the doorway in the central gable is a pair of windows. On either side of the doorway are two windows with slightly arched heads to the openings with voussoirs and ashlar sills. The window elements, including sash, shutters and shutter hardware, are mostly original. They are a significant architectural feature throughout the building, especially on the lower level. There is a prominent profiled wood cornice with soffit and frieze. The central gable is enhanced by a narrow slotted bargeboard and decorative fretwork. Attached to the house at the southeast corner is a stone carriage house. There are also several notable interior attributes. The ground-floor of the main part of the house still retains most of its original plan with the woodwork in the principal rooms of exceptional quality and generous proportions. The baseboards are 16" deep and in one room have an additional wide wainscoting, door and window casings have a wide symmetrical profile with corner roundels and plinths. The window reveals have shutters and deeply recessed double fielded panelling with matching horizontal panels below the windows and vertical panels in the doors. Most interior doors throughout the house are unusual with two long panels and most having their original hardware. The second floor hall is generously wide with mostly original doors. The kitchen fireplace and bake oven are largely original, as are the kitchen doors with their original rim locks.

Historical/Associative Values

1345 Woodbine Road is of historical/associative value because of its historical associations with several prominent local families. Initially, the property was a section of the "Mile Square Farm" (640 acres), granted by the Crown to the Rev. John Stuart in 1801. Stuart left upper New York State after the American Revolutionary War and was one of the first Anglican priests in Ontario. He contributed substantially to the development of the Church of England in Kingston. He sold 441 acres to Anthony McGuin in 1806, and upon his death in 1811, the remainder passed to his son, Rev. George Okill Stuart who was the minister of St. George's church. Smaller sections were sold off during the nineteenth and twentieth centuries. Two hundred acres passed through marriage from the McGuin family to Daniel E. Grass c. 1850. Daniel Grass was the grandson of Capt. Michael Grass, who was a Loyalist Captain in the British Army during the American Revolutionary War. No longer able to remain in New York after the end of hostilities, Capt. Grass brought a party of British Loyalists to Cataraqui in 1783. Members of the Grass family were associated with the property until 1926.

Contextual Values

The property is of contextual value because of its maintained agricultural use, characteristics, and open views. It exists as a remnant of nineteenth and early twentieth century land use in the area. Its unique design and its location on a ridge make it a landmark on Woodbine Road.

Character Defining Features/Heritage Attributes

Physical/Design Attributes

Exterior:

- One and a half storey regular coursed squared limestone rubble façade with other faces of broken course limestone rubble construction
- Central entry with side lights and two light transom
- The front façade windows in openings with slightly arched heads, voussoirs and ashlar sills to the right and left of the main entry
- Paired windows in the central gable
- Prominent wooden profiled cornice with soffit and frieze on all four façades
- Narrow slotted bargeboard and fretwork in the centre gable
- Four shuttered windows on west facade. The lower two matching all details of those on front or north façade and two shuttered smaller windows with the same details on the upper level
- Two shuttered windows on the upper level of east façade matching those on upper level of west façade
- Two doorways with voussoirs in the east facade. The one to the northeast, altered long ago, is narrower with "floating" voussoirs above.
- Attached limestone carriage house
- Matching single chimneys on the roof visible from the front façade located above each gable

Interior:

- Original ground-floor layout of the main part of the house
- Second floor hall proportions
- Woodwork on the first floor of the farmhouse
- Kitchen fireplace and bake oven

Historical/Associative Attributes

- Its association with Rev. John Stuart, one of the first Anglican priests in Ontario, who was granted the property in 1801
- Its association with the Grass family who took possession of two hundred acres in c. 1850 until 1926

Contextual Attributes

- Property is symbolic of rural life in Kingston
- It has maintained agricultural use, characteristics and open views
- Its unique design and its location on a ridge make it a landmark on Woodbine Road

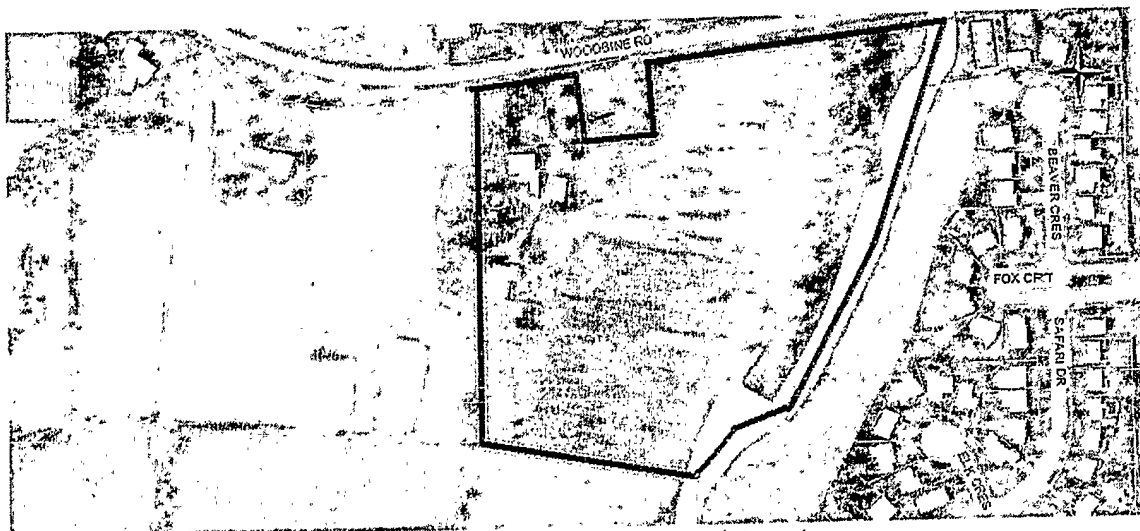


Figure 1: 2004 Ortho Image showing area of cultural heritage interest.



Figure 2: Main House

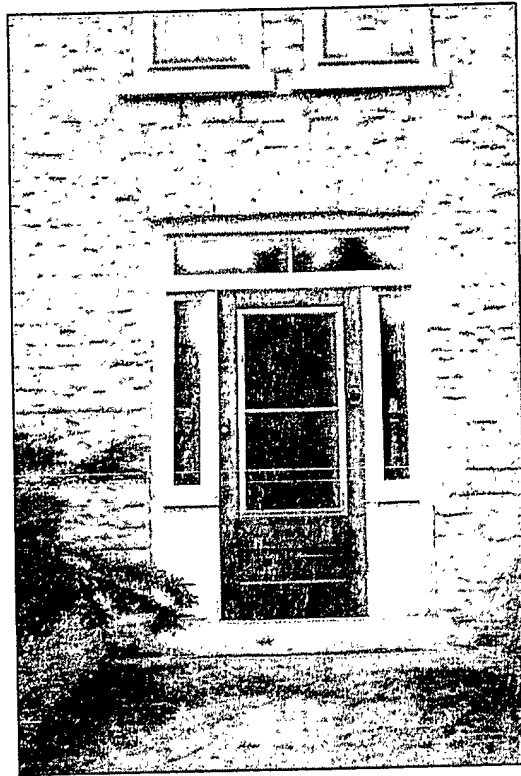


Figure 3: Main Entrance Detail

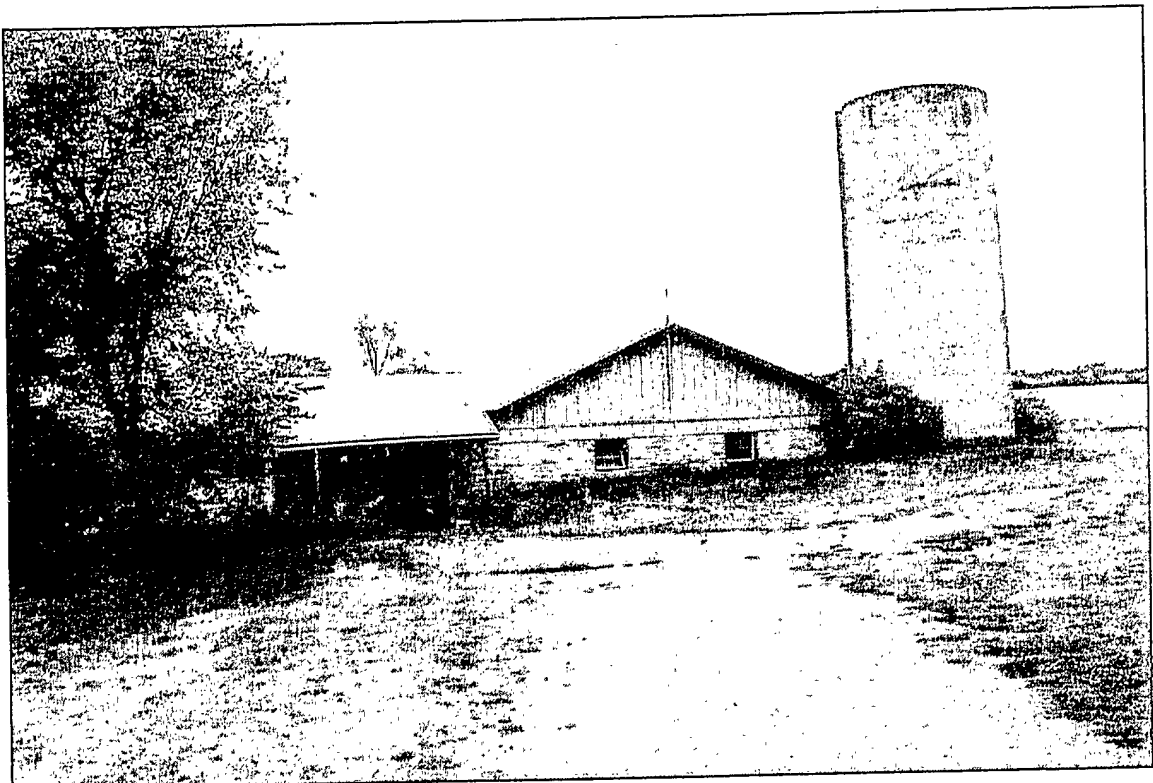


Figure 4: Barn and Silo

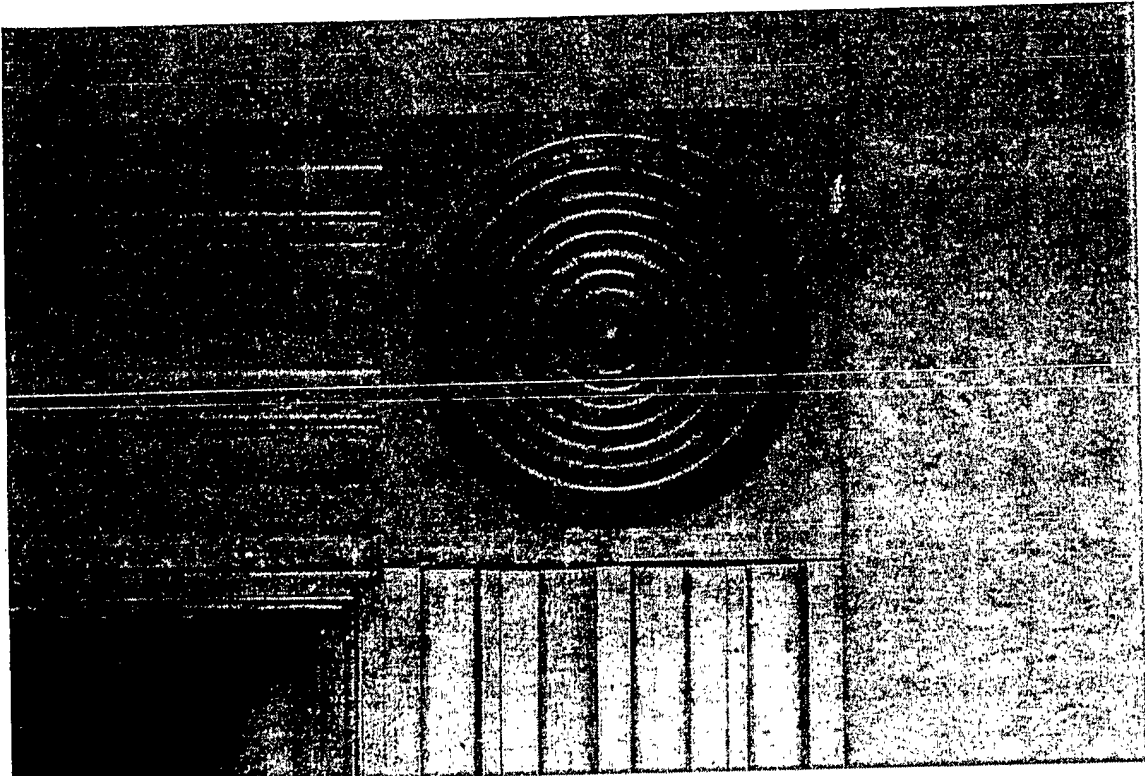


Figure 5: Door Trim Detail