

**Notice of Intention to Pass a By-Law to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Kingston intends to pass by-laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

**13, 15 & 17 Colborne Street** (13 Colborne Street – Part Lot 383 Original Survey Kingston City as in FR150114; T/W FR150114; City of Kingston, County of Frontenac; 15 Colborne Street – Part Lot 383 Original Survey Kingston City as in FR500747; S/T & T/W FR689696; City of Kingston, County of Frontenac; and 17 Colborne Street – Part Lot 383 Original Survey Kingston City as in FR372846; S/T FR372846; City of Kingston, County of Frontenac), known as the Lower Colborne Street Victorian Terrace:

13, 15 and 17 Colborne Street has cultural heritage value as it contains an excellent example of a Victorian-era terrace, built circa 1886. The heritage attributes of the property include its two-storey red-brick structure with projecting bays at each section, featuring a pair of segmentally arched windows on each storey, topped by a gable. The property contributes to the historic character of the streetscape.

**321 Days Road** (Part of Lot 8, Concession 1 as in FR716247; City of Kingston, County of Frontenac), known as the Crystal Springs Schoolhouse:

321 Days Road has cultural heritage value as an excellent example of an early two-storey Ontario schoolhouse with “teacher’s quarters” on the upper storey. The heritage attributes include its simple two-storey rubblestone limestone building with gable roof that was built in 1869. The former school, known as S.S. #2, historically served as the center of education in this community for over 80 years. It is contextually important in defining the former rural character of the area.

**3574-3578 Princess Street** (Part of Lots 3-4, Concession 3, Western Addition as in FR642729; Except Part 1, 13R21543, former Township of Kingston; now City of Kingston, County of Frontenac), known as Sproul’s Inn:

3574-3578 Princess Street has cultural heritage value as a representative example of an early 19<sup>th</sup> century Ontario vernacular limestone building, built as both a dwelling and a commercial inn, and is a good example of a bank house (i.e. a house built into the hillside). The heritage attributes of the property include its two-storey limestone building with gable roof and regular fenestration pattern. Sproul’s Inn is historically associated with the Metzler family who built the house in the early 1840s, who, along with subsequent owners the Sprouls, the Benjamins and the Ashleys operated an Inn on the property until 1892. With its limestone construction, the property is important

to maintaining the historical integrity of the streetscape of former rural village of Westbrook.

**3728 Princess Street** (Part of Lots 5-6, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-7302, former Township of Kingston; now City of Kingston, County of Frontenac), known as Gardiner-Hegadorn Farmhouse:

3728 Princess Street has cultural heritage value as a good example of a mid-19<sup>th</sup> century Ontario vernacular frame farmhouse. The heritage attributes of the property include its one-and-a-half storey frame farmhouse, with gable roof with wide eaves, central entrance and regular fenestration pattern. The Gardiner-Hegadorn Farmhouse is associated with the Gardiner family who built the house and farmed the lands for three generations and the Hegadorn family who purchased the property in the mid-20<sup>th</sup> century and continues to own it today. The property is important to maintaining the historical character of the streetscape.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, senior heritage planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

**Dated** at the City of Kingston

this XXX day of XXXX, 2021

John Bolognone, City Clerk

City of Kingston

Clause (\_\_\_\_) to Report (\_\_\_\_)

**By-Law Number. 2021-XX**

**A By-Law To Designate the Lower Colborne Street Victorian Terrace at 13, 15 & 17 Colborne Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2021

**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 the property located at 13, 15 and 17 Colborne Street, also known as the Lower Colborne Street Victorian Terrace (13 Colborne Street - PT LT 383 Original Survey Kingston City As In FR150114; T/W FR150114; Kingston; The County Of Frontenac; 15 Colborne Street - PT LT 383 Original Survey Kingston City As In FR500747; S/T & T/W FR689696; Kingston; The County Of Frontenac; and 17 Colborne Street - PT LT 383 Original Survey Kingston City As In FR372846; S/T FR372846; Kingston; The County Of Frontenac) on July 21, 2021; 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 XXXXXXX, 2021; 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: 13, 15 and 17 Colborne Street, also known as the Lower Colborne Street Victorian Terrace, 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):

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“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 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 XXX, 2021

Given Third Reading and Passed XXX, 2021

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**John Bolognone**

**City Clerk**

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**Bryan Paterson**

**Mayor**

City of Kingston By-Law Number 2021-XX

## Schedule “A”

### Description and Reasons for Designation

#### Lower Colborne Street Victorian Terrace

Civic Address: 13, 15 & 17 Colborne Street

Legal Description: 13 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR150114; T/W FR150114; KINGSTON; THE COUNTY OF FRONTENAC

15 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR500747; S/T & T/W FR689696; KINGSTON; THE COUNTY OF FRONTENAC

17 Colborne Street - PT LT 383 ORIGINAL SURVEY KINGSTON CITY AS IN FR372846; S/T FR372846; KINGSTON; THE COUNTY OF FRONTENAC

Property Roll Numbers: 1011030070045000000; 1011030070043000000; 1011030070042000000

### Introduction and Description of Property

The Lower Colborne Street Victorian Terrace comprises three separate properties, at 13, 15 and 17 Colborne Street. The terrace is located on the north side of Colborne Street between Sydenham and Clergy Streets, in the City of Kingston. The two storey red-brick terrace with three related but distinctive façades was constructed circa 1886. The portions of the properties visible from Colborne Street contribute most to its cultural heritage value and interest.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

The Lower Colborne Street Victorian Terrace has design value as an excellent example of a Victorian-era terrace. Its Victorian-era residential style is exemplified by the building's two storey red-brick massing, which has a vertical emphasis in massing and proportions, and the application of a variety of decorative wood, brick and stone detailing. The projecting gabled bays and tall and narrow window openings reinforce the sense of verticality, and in combination with the main gable roof form and three brick chimneys, provide a striking and distinctive roofline. The decorative architectural detailing, including, but not limited to, the circular/oculus openings with brick keystones, the brick hood moulds over the windows and the dentilled cornice and eave and decorative bargeboard on the west façade, display a high level of craftsmanship and are typical of the ornate detailing found on Victorian-era residential buildings. Despite alterations to the porches, windows and the removal of some architectural detailing, the

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terrace retains many of the characteristic exterior features associated with its Victorian style, and maintains a high level of visual integrity.

*Contextual Value*

The Lower Colborne Street Victorian Terrace has contextual value for how it supports and maintains the historic residential streetscape of Colborne Street. The terrace is located within the St. Lawrence Ward Heritage Character Area in the Official Plan. It is part of a low-rise residential streetscape that occupies several blocks north of the Lower Princess Street Heritage Character Area and the Central Business District. The surrounding blocks contain a variety of architectural styles dating from the earliest settlement of the City to the late Victorian era. The terrace's distinctive Victorian architectural style, detailing, and red-brick construction defines late 19<sup>th</sup> century development on Colborne Street and within the surrounding neighbourhood.

**Cultural Heritage Attributes**

Exterior elements that contribute to the properties' cultural heritage value include its:

- Terraced house form comprising three related but distinctive façades with individual entrances;
- Limestone foundation with ashlar top course;
- Red brickwork construction;
- Two storey massing and form with gable roof and projecting gabled bays;
- Projecting gabled bays with pairs of segmentally arched window openings on each storey;
- Wood eaves on the projecting gables and gable roofs on the middle and west façades;
- Decorative bargeboard in the projecting gable of the west façade;
- Decorative wood dentil course below the eave of the main roof on the west façade;
- Stone corbels at the foot of each terminating gable of the main roof (east and west);
- Circular/oculus openings with brick keystones in each projecting gable (western and middle façade have original or period appropriate vents; the middle façade appears to have the least altered opening and vent);
- Original decorative wood cornice and fascia above the ground floor windows on the west façade and modern replacement of cornice and fascia above the ground floor windows on the east façade;
- Segmentally arched window openings with brick hood moulds and corbelled steps;
- Stone window sills;
- Original or period appropriate wooden vertically sliding two-over-two sash windows with original or period appropriate wooden storm windows on the west façade;

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- Segmentally arched entrance openings on each façade with brick hood moulds and corbelled steps, and transom windows/lites; and
- Three brick chimneys.

Clause (\_\_\_\_) to Report (\_\_\_\_)

**By-Law Number. 2021-XX**

**A By-Law To Designate the Crystal Springs Schoolhouse at 321 Days 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:** XXX, 2021

**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 the property located at 321 Days Road, also known as the Crystal Springs Schoolhouse (Part of Lot 8, Concession 1 as in FR716247, City of Kingston, County of Frontenac) on July 21, 2021; 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 XXXXXXX, 2021; 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: 321 Days Road, also known as the Crystal Springs Schoolhouse, 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. In accordance with the City's Procedural By-law for Heritage, those alterations defined as 'Maintenance' herein will not require prior approval under the *Ontario Heritage Act*. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural

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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, including the erection of low decorative fencing which does not obstruct the view of the house and personal (non-business) signage/plaque, provided plans are approved in advance by Heritage staff; replacement of glass in broken windows; minor exterior repairs, including replacement of asphalt shingles where there is little or no change in colour or design; repainting provided any change in colour is approved in advance by Heritage staff; 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 XXX, 2021

Given Third Reading and Passed XXX, 2021

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**John Bolognone**

**City Clerk**

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**Bryan Paterson**

**Mayor**

City of Kingston By-Law Number 2021-XX

## Schedule “A”

### Description and Reasons for Designation

#### Crystal Springs Schoolhouse

Civic Address: 321 Days Road  
Legal Description: Part of Lot 8, Concession 1 as in FR716247; City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 090 1000000

#### Introduction and Description of Property

Crystal Springs Schoolhouse, located at 321 Days Road, is located on the west side of Days Road, south of Henderson Boulevard, in the City of Kingston. The property includes a two-storey rubblestone limestone former schoolhouse building, constructed in 1869. While the entire property aids in conserving its cultural heritage value, the area that is most important are those portions visible from Days Road.

#### Statement of Cultural Heritage Value/Statement of Significance

##### *Physical/Design Value*

Crystal Spring Schoolhouse (School Section Number 2 or S.S. No. 2) has design value as an excellent example of an early two-storey Ontario schoolhouse in Kingston. This simple two-storey rubblestone limestone building was built by Hayes Construction Company of Kingston in 1869. It has a front-end gable roof that features a square opening with a cast iron ventilation, stone voussoirs and a stone sill. The design of the central doorway with classical detailing and fanlight, is common for this age and style of schoolhouse. The façade has a simple one-storey porch along its entire length, which is a later addition, likely added when the property was converted to residential use. The porch does not contribute to the property’s cultural heritage value. The original fenestration has been retained and includes six-over-six vertically sliding wood sash windows with stone voussoirs and stone sills. The schoolhouse is unusual in its design in relation to other late 19<sup>th</sup> century schoolhouses with a two-storey massing and use of the second floor as a “teacher’s quarters” on the second floor.

##### *Historical/Associative Value*

Crystal Spring Schoolhouse (named after a natural spring to the east of the schoolhouse) has historical value as it represents a shift in the planning and accommodation of education in the 19<sup>th</sup> century in this area, which included a transition to larger centralized schools. The Crystal Spring School was constructed in 1860 and replaced two earlier, smaller schools in the immediate area. It was the centre of education in the community 1869 until its closing in 1950. The upper storey served as

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the “teacher’s quarters”. Later, when it was no longer used as the teachers’ living quarters, it was used by the United Farmers’ Club. Until it closed in 1950, up to 60 students at a time attended the Crystal Spring Schoolhouse. Students were transferred to J. R. Henderson School after the school’s closure. The building was purchased by private owners in 1951.

The Crystal Spring Schoolhouse also has associated value for its connection to Dr. Amos Samuel Bristol who donated the land for the school. It was conveyed legally to the Common School Trustees of S.S. No. 2 of the Township of Kingston by deed registered July 1873. Dr. Bristol was a notable local figure. He was the surgeon of the 4th regiment of Cavalry and retired in 1884 with the rank of Surgeon Major. He later opened his own practice in Napanee. In addition, Dr. Bristol was active in making improvements to the local community, was a member of the Township Council and a School Trustee who helped erect schoolhouses, churches and other public buildings.

### *Contextual Value*

The Crystal Spring Schoolhouse is located in the Henderson neighbourhood overlooking the Collins Bay Prison Farm lands to the east. Once a rural one-room schoolhouse, now a dwelling, it is surrounded by modern era suburban residential development. Rather than commanding attention as rural Ontario schoolhouses tended to do with their locations surrounded by farmed fields and close to the road, the present land use pattern and built form surrounding Crystal Springs Schoolhouse is relatively uniform, and so the property more readily blends into the surrounding context.

The view of farmland to the east reflects its once-rural context, when students traveled from surrounding farmhouses to attend classes.

### **Cultural Heritage Attributes**

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

- Two-storey massing and form;
- Rubblestone construction;
- End gable roof;
- Square opening in gable end with cast iron ventilation grill, stone voussoirs and stone sill;
- Three-bay façade with adorned limestone exterior;
- Central entrance on the façade with original or period appropriate paneled wood door, with classical surround, and fanlight; and
- Symmetrical window openings on the façade with stone voussoirs and stone sills..

### **Non-Cultural Heritage Attributes**

Elements that do not contribute to the cultural heritage value of the property include its:

- Chimneys
- Shutters
- Interior

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- Front porch; and
- Rear additions

Clause (\_\_\_\_) to Report (\_\_\_\_)

**By-Law Number. 2021-XX**

**A By-Law To Designate the Sproul's Inn at 3574-3578 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2021

**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 the property located at 3574-3578 Princess Street, also known as the Sproul's Inn (Part of Lots 3-4, Concession 3, Western Addition as in FR642729; Except Part 1, 13R21543, former Township of Kingston; City of Kingston, County of Frontenac) on July 21, 2021; 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 XXXXXXX, 2021; 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: 3574-3578 Princess Street, also known as the Sproul's Inn, 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. In accordance with the City's Procedural By-law for Heritage, those alterations defined as 'Maintenance' herein will not require prior approval under the *Ontario Heritage Act*. For the purpose of interpretation, the term 'Maintenance' will

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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 Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features, including the erection of black iron fencing to the side of the building and chain link fencing to the rear of the building, provided plans are approved in advance by Heritage staff; replacement of glass in broken windows; minor exterior repairs, including replacement of 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 XXX, 2021

Given Third Reading and Passed XXX, 2021

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**John Bolognone**

**City Clerk**

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**Bryan Paterson**

**Mayor**

City of Kingston By-Law Number 2021-XX

## Schedule “A”

### Description and Reasons for Designation

#### Sproul’s Inn

Civic Address: 3574-3578 Princess Street

Legal Description: Part of Lots 3-4, Concession 3, Western Addition as in FR642729; Except Part 1, 13R21543, former Township of Kingston; now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 220 01800 0000

#### Introduction and Description of Property

Sproul’s Inn, located at 3574-3578 Princess Street, is situated on the north side of Princess Street, in the village of Westbrook in the former Township of Kingston, now part of the City of Kingston. The property is approximately 0.8 hectares and contains a two-storey limestone former Inn, built between 1838 and 1848. While the entire property contributes to its cultural heritage value, those portions of the property that contain the limestone building and are visible from the public realm are most important.

#### Statement of Cultural Heritage Value/Statement of Significance

##### *Physical/Design Value*

Sproul’s Inn has design value as a representative example of an early 19<sup>th</sup> century vernacular limestone building with Georgian architectural influences, constructed to accommodate both a dwelling and a commercial inn. It is also a good example of a bank house (i.e. a house that is built into a hillside). Its’ Georgian influence is expressed through its symmetrical massing and form and its simple and restrained detailing. This style was popular in Canada from the 1780s to the 1860s. The Inn is a two storey building, constructed in evenly coursed limestone. The Inn has a side gable roof and a five-bay façade and is in keeping with the simple Georgian style of vernacular dwellings of this era. All façade window openings are plain with stone sills, except two first-storey window openings on the east side that exhibit stone voussoirs. The east elevation exhibits two off-centre second storey window openings. Typical of the Ontario Gothic or Ontario vernacular style of dwelling, there are two chimneys, one is redbrick on the east gable and the other is stone and centrally located just east of the dormer. A two-storey side gable west wing/carriage house was added to the original building.

### *Historical/Associative Value*

Sproul's Inn has associative value for its connections with four families: the Metzlers, the Sprouls, the Benjamins and the Ashleys. John Metzler purchased 20 acres (west part) from Charles Powley in 1838. John Metzler was a German-born settler who commissioned the construction of the inn between 1838, when he purchased the land, and 1848 when he is listed as having a license to own a tavern. Metzler's daughter, Catharine, married Stephen Benjamin (a relative of Ebenezer Benjamin who would eventually own the inn in 1870). In 1851 Metzler deeded the property to James and Robert Sproul. James Sproul bought up many parcels of land in Westbrook around this time. He was born in Ireland in 1813 and immigrated to Canada around 1837-1839. He married Martha Young in 1844 and was living in Westbrook by 1851 where he was an Innkeeper. The 1857 West Brook business directory lists the inn as "Sproul's Farmers' and Drovers' Inn". James Sproul lived at the inn with his wife and children until he died in 1868. The "tavern stand" was deeded for \$1,400 to Ebenezer B. Benjamin in 1870. Benjamin owned the hotel for 12 years until 1882 when it was sold to George Ashley. George Ashley was a hotel keeper who lived in the hotel with his wife Hannah and their son. Ashley sold the property in 1892.

Sproul's Inn also has historical value for its connection to York Road, an important historical transportation route that connected Toronto and Kingston. Historically, Princess Street formed part of the original 1817 road from Toronto to Kingston, and later Highway 2. The Inn's location on this key transportation route was commercially advantageous in its ability to cater to the travelling public prior to the invention of the automobile. Prior to the construction of Highway 401, which replaced this older route, Highway 2 was a transportation corridor offering many overnight accommodations. In 1839, York Road was one of the first in the region, and the first Highway in Canada, to be "macadamized" (a type of small stone aggregate-layering on native soil road construction developed by Scottish pioneer and engineer John McAdam circa 1820).

### *Contextual Value*

Sproul's Inn is situated within the historic community of Westbrook on a key transportation route – the York Road. As an early stone building it has contextual value in its historical connection to the development of the community. Its limestone construction, characteristic of the 19<sup>th</sup> century development along this section of Princess Street, is important to maintaining and defining the historical integrity and character of the streetscape of the former rural village of Westbrook.

### **Cultural Heritage Attributes**

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

- Two storey evenly coursed limestone construction;
- Gable roof with one brick and one stone chimney;
- Five-bay façade;
- Form as a 'bank house' - built into the hillside;

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- Window openings with stone sills;
- Limestone voussoirs on the two façade window openings on the first storey on the east elevation;
- Two-bay east elevation; and
- Location close to the road and within the historic community of Westbrook.

Clause (\_\_\_\_) to Report (\_\_\_\_)

**By-Law Number. 2021-XX**

**A By-Law To Designate the Gardiner-Hegadorn Farmhouse at 3728 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2021

**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 the property located at 3728 Princess Street, also known as the Gardiner-Hegadorn Farmhouse (Part of Lots 5-6, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-7302; City of Kingston, County of Frontenac) on July 21, 2021; 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 XXXXXXX, 2021; 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: 3728 Princess Street, also known as the Gardiner-Hegadorn Farmhouse, 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

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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 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 XXX, 2021

Given Third Reading and Passed XXX, 2021

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**John Bolognone**

**City Clerk**

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**Bryan Paterson**

**Mayor**

City of Kingston By-Law Number 2021-XX

## Schedule “A”

### Description and Reasons for Designation

#### Gardiner-Hegadorn Farmhouse

Civic Address: 3728 Princess Street  
Legal Description: Part of Lots 5-6, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-7302, former Township of Kingston; now City of Kingston, County of Frontenac  
Property Roll Number: 1011 080 220 04000 0000

### Introduction and Description of Property

The Gardiner-Hegadorn Farmhouse, located at 3728 Princess Street, is situated on the north side of Princess Street, on the western edge of the historic community of Westbrook in the former Township of Kingston, now part of the City of Kingston. The property is approximately 0.8 hectares and contains one-and-a-half storey frame house constructed between 1860 and 1871. While the entire property contributes to its cultural heritage value, those portions of the property that provide views of the historic building from the public realm are most important.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

The Gardiner-Hegadorn Farmhouse has design value as a good example of a mid-19<sup>th</sup> century one-and-a-half storey frame Ontario vernacular farmhouse. It has a clapboard exterior, an asymmetrical façade with a side gable roof and wide eaves, all consistent with vernacular frame construction. Also representative of the Ontario vernacular style is the front façade featuring a central gable with a small segmentally arched window opening over a gable roof covered portico with square posts on concrete pillars and turned post balustrade. The entranceway is flanked by large windows with twelve-over-six storm windows. The east elevation is two-bay with eight-over-eight storm windows on the second storey. The west elevation has eight-over-eight storm windows on the second storey and one central entranceway with a twelve-over-eight storm window on the south side. The multi-pane storm windows were added by the current owner in the late 20<sup>th</sup> century but are appropriate for the age and style of this building.

#### *Historical/Associative Value*

The Gardiner-Hegadorn Farmhouse is associated with the Gardiner family, who built the house and farmed the land for three generations. In 1856, William Gardiner, an Irish-

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born Episcopalian Methodist farmer, purchased the west half of Lot 5, Concession 3 WERN (100 acres) for £700. The Gardiner family land holdings were expanded over a few years: William Gardiner bought the NE ¼ (50 acres) of lot 6 from the widow Mrs. Love in 1863, then Jacob J. Gardiner bought the SE ¼ of lot 6 (less the plot for the schoolhouse) in 1870. William lived with his wife Mary and children John, Matilda, Agnes, Jacob, Joseph and William Jr. By 1881, the home was occupied by William, Mary, their three grown youngest sons as well as a 60 year old farmer named Henry Hutcheson. William Gardiner died of cancer in Westbrook in 1890. His youngest son, William Jr., continued to live in the house with his wife Jane. The property remained in the Gardiner family into the 20<sup>th</sup> century when it was purchased by relatives of the current owners, the Hegadorn family.

*Contextual Value*

The Gardiner-Hegadorn Farmhouse has contextual value as it supports the rural and historic character of the surrounding streetscape. The rural context of the farmhouse continues to exist in 2021. The historic streetscape is complemented and strengthened by the designated Red Rock Schoolhouse across the road, which is recognized for similar heritage values.

The farmhouse's traditional and vernacular character and prominent location close to the road, contributes to maintaining and defining the historic character of the former York Road and the urban/farming transition on the immediate outskirts of the former rural village of Westbrook.

**Cultural Heritage Attributes**

Exterior elements that contribute to the cultural heritage value of the property include its

- One-and-a-half storey frame Ontario vernacular farmhouse;
- Side gable roof with central gable with small segmentally arched window opening;
- Clapboard siding;
- Deep eaves;
- Limestone foundation;
- Asymmetrical façade with central entranceway flanked by large window openings;
- Two-bay west elevation with windows and an entranceway openings; and
- Two-bay east elevation with window openings in the second storey.