

**City of Kingston By-Law Number 2024-XX**

**A By-Law to Designate the property at 3857-3889 Seabrooke Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** [insert date]

**Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On June 19, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally at 3857-3889 Seabrooke Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [insert date], *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

**Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

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3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

Given First and Second Readings XXX, 2024

Given Third Reading and Passed XXX, 2024

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

**Schedule “A”  
Description and Criteria for Designation**

Civic Address: 3857-3889 Seabrooke Road

Legal Description: Lots 37-38 Con 9 Pittsburgh; Part Lot 36 Con 9 Pittsburgh as in FR435433, Except FR191319 (Secondly) & Part 4 13R9336; City of Kingston, County of Frontenac

Roll Number: 1011 090 010 25600; 1011 090 010 25700; 1011 090 010 17400

**Introduction and Description of Property**

The property is situated on the south side of the road, east of Highway 15, in the former Pittsburgh Township, now part of the City of Kingston. This approximately 180-hectare rural property contains a one-and-a-half storey, T-shaped, wood frame Ontario Gothic Revival Cottage style farmhouse built circa 1870 at civic address 3889 Seabrooke Road. The property also includes a second dwelling at 3857 Seabrooke Road, built in the latter half of the 20<sup>th</sup> century, with no heritage value, and a series of detached agricultural buildings from various eras.

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

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The frame house is representative of the Ontario Gothic Revival Cottage, as demonstrated through the symmetrical façade, pitched gable roof with tall brick chimney at the roof peak (once a chimney at each end) and a front elevation that includes a balanced arrangement of openings, with a central gable that features an arched window opening. The centrally located front entranceway is flanked by large window openings, typical of the Ontario Gothic Revival Cottage style. With the exception of the central gable window, all of the windows and doors appear to be modern replicas, however they are designed to complement the Ontario Gothic style of the dwelling.

In addition to displaying architectural elements common to the style, the property also demonstrates several unusual elements. For example, its oversized flat-headed main entrance, is slightly recessed with side lights and moulded side panels and transom window. The entranceway is embellished by a delicate array of dentils, brackets and pilasters. The side lights and transom window feature an elaborate tracery pattern. The

window openings have flat heads and moulded surrounds that rise from the foundation, however older pictures indicate that they (as well as the windows on the side of the building) once included wooden surrounds with a slightly peaked head. The central window above the main entrance includes a half round arch surround with a rosette in key and a sash window with a decorative tracery design.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

The property shares a visual and historical relationship with its surroundings and supports the historic agricultural character of the area. The distinct Ontario Gothic Revival style, which was a common design in Ontario farmhouse construction during the second half of the 19<sup>th</sup> century, maintains the historic agricultural character along Seabrooke Road. The building's location on a high point of land close to the road and the presence of several large agricultural buildings visible from the road are key features that support and maintain this context of the area.

### **Heritage Attributes**

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

- One-and-a-half storey wood frame construction, clad in clapboard style siding;
- Medium-pitch side gable roof with a central medium-pitch front gable and tall brick chimney;
- Semi-circular arched window opening located in the central gable with moulded surround and sash window with tracery;
- Symmetrical front façade with a central entranceway flanked by window openings; and
- Large entranceway, slightly recessed with moulded surround complete with dentils, brackets and pilasters, sidelights and transom window with elaborate tracery, and moulded side panels.

### **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include:

- Various detached outbuildings and structures; and
- Modern dwelling at 3857 Seabrooke Road.