

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 3250 Quabbin 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 2016;

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 3250 Quabbin 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

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

Schedule “A”
Description and Criteria for Designation
Guess Farmstead

Civic Address: 3250 Quabbin Road
Legal Description: Part Lots 6-7 Con 7 Western Addition Kingston Part 2,
13R15217; City of Kingston, County of Frontenac
Property Roll Number: 1011 080 230 08100

Introduction and Description of Property

The subject property, located at 3250 Quabbin Road, is situated on the south side of the road, west of Highway 38, in the former Township of Kingston, now the City of Kingston. The approximately 12-hectare irregularly shaped rural property contains a one-and-a-half storey limestone farmhouse, built in the latter half of the 19th century for farmers Fergus and Eleanor Guess. Several modern additions have been added to the dwelling, including a central shed dormer; two detached former agricultural buildings are also present on the property.

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 Guess Farmstead is a representative example of a mid-19th century limestone farmhouse with Georgian influences. The house’s simple vernacular architecture is expressed by its restrained profile with regular plan, constructed from random buff and grey limestone laid in regular courses with a grey course at the frieze. Common for the Georgian-influenced Ontario vernacular style of house is the medium-pitched side gable roof with twin stone chimneys that are located at the gable ends of the main house, and a central main entrance, flanked by large rectangular window openings.

However, various embellishments point to a high degree of craftsmanship and artistic effort that are somewhat unusual in a vernacular farmhouse of this era. The oversized main entranceway features a transom window and side lights, topped by segmental arches made of tall, flared stone voussoirs. The demonstrable craftsmanship is visible in the attention to construction methods and materials, such as the evenly coursed limestone construction and fine masonry work on the façade.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The Guess Farmstead is associated with the Guess Family, who were early settlers on Quabbin Road and farmed the lands for at least two generations. Fergus and Eleanor Guess purchased the property in 1846. Initially they lived in a one storey log house with their children: Elizabeth, Anson and Francis, until the current stone farmhouse was constructed sometime between 1851 and 1860. By 1865, Francis Guess is noted as the primary resident at the farmhouse and took full ownership in 1881. Fergus Guess was still listed as the property freeholder as late as 1886.

The property has contextual value because it is important in defining the, 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 Guess Farmstead has contextual value as its simple vernacular design, integrity, multi-coloured limestone construction, unpaved circulation routes, various former agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road.

With its Ontario vernacular style, limestone construction, the Guess Farmstead shares a visual and historical relationship with its surroundings and is an important part of the historical rural 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 farmhouse constructed of multi-coloured, dressed and squared limestone, laid in even courses;
- Medium-pitched gable roof with two stone chimneys;
- Central entranceway with sidelights and transom, topped by tall radiating limestone voussoirs; and
- Original fenestration pattern of window openings with stone voussoirs and stone sills.