

**By-Law Number 2024-XX**

**A By-Law to Amend By-Law Number 8497 (A By-Law To Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest) and By-Law Number 8892 (A By-Law to Amend By-Law No. 8497) Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** [Meeting Date]

**Whereas** pursuant to By-Law Number 8497 (A By-Law To Designate Certain Properties within the Municipality to be of Historic or Architectural Value or Interest), as amended through By-Law Number 8892, the subject property was designated as a property of historic or architectural value and interest in accordance with the provisions of the *Ontario Heritage Act*, R.S.O. 1974, Chapter O.18 (the “Act”); and

**Whereas** Section 30.1(2) of the Act authorizes the Council of a municipality to amend a by-law designating a property to be of cultural heritage value or interest; and

**Whereas** the Cultural Heritage Attributes and Statement of Cultural Heritage Value of the former Rockwood Asylum property does not meet the current requirements of the *Ontario Heritage Act*,

**Whereas** Council has consulted with its Municipal Heritage Committee on the amendment to the designation by-law for the subject property on October 16, 2024; and

**Whereas** Council served a notice of proposed amendment of a designating by-law on the property owner and the Ontario Heritage Trust and published in *The Kingston Whig-Standard*, which is a newspaper having general circulation in the Municipality, on XXX, 2024; and

**Whereas** no notice of objection to the proposed amendment 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. By-Law Number 8497, and Schedule “A” of By-Law Number 8892, as they related to the subject property only, is deleted and replaced with Schedule “A” attached to and forming part of this by-law;
2. A copy of this 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

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this by-law to be served on the owner of the land described in Schedule “A” hereto and on the Ontario Heritage Trust and on those lands formerly included in By-Law Numbers 8497 and 8892, and to cause notice of the passing of this by-law to be published in *The Kingston Whig-Standard*;

1. By-Law Numbers 8497 and 8892 shall be removed from the land title of 730 King Street West;
2. The City reserves the right to install a designated property plaque or interpretive panel; and
3. This by-law shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed: XXX, 2024**

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**Janet Jaynes**

**City Clerk**

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**Bryan Paterson**

**Mayor**

## Schedule "A"

### Description and Reasons for Designation

#### Former Rockwood Asylum

##### Civic Addresses:

8 Estate Lane; 8, 14 & 17 Gable Lane; 15 Leahurst Lane; 25, 38 & 46 Heakes Lane;  
18 & 24 Penrose Lane; 18, 36, 42 & 46 Lakewatch Lane

##### Legal Description:

Part of Lot 17 Broken Front Concession; Part of Road Allowance between Lots 17 and 18 Broken Front Concession; Parts of Blocks 60 and 63 and All of Blocks 61 and 62 R.P. 54; shown as Parts 6-17 (inclusive) and Parts 20-23 (inclusive) on Reference Plan 13R22309, save and except Part 3 on Plan 13R22567; City of Kingston

Property Roll Number: 101107015000100

#### Introduction and Description of Property

The former Rockwood Asylum, also known as the former Kingston Psychiatric Hospital (KPH), is located on the south side of King Street, at the junction of King Street West and Portsmouth Avenue. The subject portion of the total property is approximately 22 hectares and consists of several buildings, the majority of which were constructed between 1842 and 1910, contained within a cultural heritage landscape. While in the ownership of the Province of Ontario, the property was identified as having provincial heritage significance and as meeting criteria under both Ontario Regulations 9/06 and 10/06 under the *Ontario Heritage Act*.

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

##### Physical/Design Value

The former Rockwood Asylum parcel is a relatively intact cultural heritage landscape set on the shore of Lake Ontario. Two prominent buildings within the landscape, Rockwood Villa (8 Estate Lane) and Penrose (8 Gable Lane), are examples of buildings that can be considered rare or uncommon.

Rockwood Villa was a country villa that features an unusual two-storey octagonal rotunda topped with a rose-coloured glass dome flanked by two sets of four chimneys, a stucco finish that emulates stone ashlar and a columned portico and balconies. These features result in a very rare architectural expression.

Penrose is the oldest extant purpose-built asylum building in Canada. It is the best preserved and most accurate representation in the province of the Kirkbride Plan.

Further, the complex of infirmary, residences, garden, workshop, storage and other associated buildings are rare surviving examples of the type of infrastructure required for a self-sustaining large institution of this nature, including the production of food and full accommodations for the staff and residents.

The various limestone buildings on the former Rockwork Asylum site display a high degree of craftsmanship, including the prominent Leahurst nurses' residence (15 Leahurst Lane), Beechgrove Infirmary (17 Gable Lane), and South Cottage (14 Gable Lane). The craftsmanship is visible through the remarkable scale and quality of Penrose's symmetrical Italianate Revival design. Due to the durability and quality of construction (i.e. limestone construction, conservation of early decorative features), Penrose and the other asylum buildings have survived largely intact. Further, Rockwood Villa displays sophistication as an estate house through its fine architectural details.

The property demonstrates a high degree of technical achievement as the former Rockwood Asylum was designed to be self-contained and reliant on its own resources for food, heat and power. Specifically, the Penrose building displays a high degree of scientific achievement as it was functionally designed to accommodate the needs of a progressive mental health facility for its time.

#### Historical/Associative Value

The former Rockwood Asylum is associated with prominent local citizen John Solomon Cartwright, who commissioned and used Rockwood Villa as his cottage estate from 1842 until his death in 1845. Cartwright was a lawyer, militia officer, author, judge, justice of the peace, businessman, politician, farmer and architectural patron and was a local representative in the legislative assembly. Beginning in 1854, John Palmer Litchfield, a British physician and educator, used the Villa for a private asylum, and in 1856 the estate was purchased by the government of Upper Canada for use as an asylum.

The former Rockwood Asylum is also associated with Dr. William G. Metcalf and Dr. Charles K. Clarke who were asylum superintendents that practiced a progressive approach to mental health care. The buildings and grounds of the former Asylum provide insight into the extent to which political and social views aligned with medical theory in mental health care. Additions over time represented changes in perceptions. The nurses' residence (Leahurst), Beechgrove Infirmary and the South Cottage represent efforts to modernize the property throughout the 19<sup>th</sup> and early-20<sup>th</sup> century as views around patient treatment evolved.

The property is also associated with two prominent architects, George Brown and William Coverdale. George Brown was the architect for Rockwood Villa and was an early architect in the Province of Upper Canada who designed many noteworthy buildings in Kingston, the majority of which were constructed with the City's iconic grey limestone, including Kingston City Hall.

William Coverdale was the architect for the Asylum lands, most notably the Penrose building. Coverdale was also one of the master builders for the Kingston Penitentiary and City of Kingston architect from 1846-1865. William Coverdale designed the site in keeping with the latest ideas in hospital design at the time, relying heavily on Kirkbride's 1854 book *The Construction, Organization, and General Arrangements of Hospitals for the Insane with Some Remarks on Insanity and Its Treatment*.

The landscape is also of particular interest as a cultural heritage attribute because it was purpose-designed for the former Asylum and its programming. Its history is well-documented in surviving written and visual records. Further, there are a number of registered archaeological sites located on the property that span hundreds of years of history and demonstrate the evolution of the property from a Pre-Contact Middle Woodland site through its use as a mental health institution from the 19<sup>th</sup> century on.

### Contextual Value

The former Rockwood Asylum is one of a number of properties home to historic public institutions along the shore of Lake Ontario, west of the original Town of Kingston limits. The former Asylum is linked to the nearby Kingston Penitentiary contextually through views and historically as both properties evolved in tandem. In its early years, Rockwood received patients from the neighbouring Kingston Penitentiary, representing an early shift in institutional approach to the treatment of those with mental illness. It is reported that Penrose was built using inmate labour and materials quarried nearby.

The former Asylum, much like the Kingston Penitentiary, has a close historical link to the nearby Portsmouth Village neighbourhood and played a key role in supporting growth of the village during the mid-19<sup>th</sup> century by providing employment opportunities for local residents.

The property is also landmark in Kingston due to its size and lakeside location. The former Rockwood Asylum is a landmark along King Street West due to its contrast with the generally urban area – the grounds have the character of an urban arboretum. It is also a landmark on the waterfront trail that runs along the shore of Lake Ontario. The property sits on a point and is visible from the shore both to the east and west of the property as well as from the lake.

The former Rockwood Asylum is an early example of a mental health facility designed specifically to address care and treatment of individuals with mental health conditions in Ontario from the mid-19<sup>th</sup> to the mid-20<sup>th</sup> century. All of the structures and grounds/landscaping, including outbuildings and extensions to the main asylum complex, were constructed to address the treatment and care of patients.

The property is an intact example of a large, pre-Confederation public work, with a landmark building by William Coverdale, a leading architect of the period. The drive and lawns from Rockwood Villa to King Street and extending south to Lake Ontario waterfront are included within the boundaries of this cultural heritage landscape. The

former Kingston Psychiatric Hospital/Rockwood Asylum is the oldest psychiatric facility in the country, accompanied by a purpose-designed landscape.

The cultural heritage value of the archaeological resources on the property lie in the cultural and temporal associations of multiple instances of significant Indigenous archaeological resources and relating to early Canadian settlement and use of the property.

### **Cultural Heritage Attributes**

#### Cultural Heritage Landscape

- Overall arrangement of the site with Rockwood Villa at the middle of the site facing King Street and Penrose located near the Lake facing King Street West;
- Landscape elements and circulation patterns that contribute to understanding of the residential function of the asylum for patients and staff and the pre-asylum agricultural era of Rockwood Villa;
- Organization of circulation routes and patterns to maintain a purposeful distinction between the Rockwood Villa, used as the residence, and the former Rockwood Asylum complex;
- Orientation of service buildings towards the lake, which was the primary transportation route until the early 20<sup>th</sup> century;
- Views to and from the key buildings, primarily Rockwood Villa and Penrose, and Lake Ontario;
- McLeod Basin, a fountain designed and built by a patient in 1894, and other elements of the designed landscape, including dry-stone walls, stone pillars, stone stairs and garden beds; and
- Extensive ornamental plantings established in the 19<sup>th</sup> century, including mature tree specimens, particularly in proximity to the noted heritage buildings and Lake Ontario.

#### Building Exteriors

- Massing, configuration, consistent use of limestone and select exterior attributes and finishes of the following buildings of the former Kingston Psychiatric Hospital/Rockwood Asylum:
  - Penrose (Rockwood Asylum) complex; including Ongwanada Industrial building; Islandview Workshop; Paint Shop; Boiler House and Weld Shop; Tractor Shed; Root House; and Ward 9 and Recreation buildings;
  - South Cottage;
  - Beechgrove Infirmary;
  - Leahurst Nurses' Residence;
  - Rockwood Villa; and
  - Outbuildings: Greenhouse Storage; Horse Stables; Greenhouse;.
- Rockwood Villa: including its Palladian inspired design with symmetrical façade, monumental pedimented central portico with columns and original rotunda with octagonal lantern; its hipped roof with tall brick chimneys; deep cornice with

dentils, balconies, including covered balcony on south side; stucco finish with quoins and banding; and its limestone foundation;

- Penrose Complex: its Italianate Revival detailing following the Kirkbride Plan, including the purposeful arrangement of buildings and extensions; its symmetrical fenestration pattern with arched openings including key stones and lintels; stone chimneys; pedimented main door surround with arched transom and side lights; tower features with bell-cast steel roofs and oculus windows; and three-storey projecting bays;
- Leahurst: including its original four-square plan (not included - later rear additions), its conical roofed rounded tower feature; deep cornice with dentils; verandah; mix of openings including arched, flat-head, four-sided bay windows with transoms, and oval window with torch and Laurel wreath stained glass; its elliptical arched three-piece stained-glass transom with the word "Leahurst" over the main entrance way, flanked by wooden pilasters and multi-paned side lights;
- Beechgrove Infirmary: including its three-storey central tower with pyramidal roof with finial and recessed semi-circular window on three sides; its three-sided projecting bay with gabled roof, decorative brackets and round opening on both its east and west sides; its symmetrical fenestration pattern of flat-headed openings; its prominent stone staircase leading to the main entrance (once flanked by a large covered verandah) with arched opening; its stone quoins include date stone "Beechgrove 1893"; and its two storey stone addition;
- South Cottage: including its hipped and gable roofs, stone chimneys, tympanum with triple window; and regular fenestration pattern of narrow flat-headed windows; and
- Survival of special-purpose buildings, such as the Penrose Complex workshops and storage buildings, the Greenhouse, Horse Stables and Greenhouse Storage building, each of which having a utilitarian design, and simple unadorned style that was an integral part of an ideal 19<sup>th</sup> century asylum complex.

#### Building Interiors

- Penrose Complex: select surviving original interior attributes, including heavy timber roof structure in Penrose and Ward 9, some chamfered with decorative scrollwork; select features of the basement including exposed brick and stone walls and arched ceilings;
- Leahurst: select surviving original attributes, including stained glass windows and vestibule;
- Rockwood House: select surviving original interior attributes, including main entrance wood door and vestibule, two-storey rotunda with rose coloured stained glass dome, and curved staircase with newel post and railings between the main and second floor.