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Office of the City Clerk

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2024/07/22  
(YYYY/MM/DD)  
Ontario Heritage Trust

July 19, 2024

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Dear [REDACTED]

**Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-317; A By-Law to Designate the Property at 375 Maple Ridge Drive to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-317; A By-Law to Designate the Property at 375 Maple Ridge Drive to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-317, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-317  
Notice of Passing

C.C. Ontario Heritage Trust  
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws 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 Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-304, 2024-305, 2024-306, 2024-313, 2024-314, 2024-315, 2024-316, 2024-317, 2024-318, 2024-319, 2024-320, 2024-321, and 2024-322 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-18 on July 9, 2024 to designate the following lands to be of cultural heritage value and interest:

**605-607 Bagot Street** (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);

**45 Charles Street** (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

**384 Division Street** (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

**3578 Unity Road** (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

**1553 Sunnyside Road** (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

**265 King Street East** (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building;

**275 King Street East** (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building;

**2785 Lee Road** (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac);

**375 Maple Ridge Drive** (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse;

**730 Hillview Road** (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House;

**149 Brock Street** (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House;

**161 Brock Street** (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House;

**319 King Street West** (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac);

**321 King Street West** (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac); and

**347 Wellington Street** (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock.

**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 who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This 16th day of July, 2024

City of Kingston

City Council voted in favour of this by-law on July 9, 2024

Written approval of this by-law was given on July 9, 2024 by Mayoral Decision Number 2024-18

Clause 2, Report Number 47, May 7

### **By-Law Number 2024-317**

#### **A By-Law to Designate the property at 375 Maple Ridge Drive to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** July 9, 2024

#### **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 April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Carolan Farmhouse at 375 Maple Ridge Drive (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On May 7, 2024, *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 May 14, 2024, 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*.

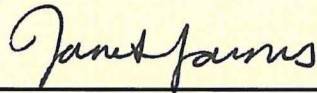
#### **Therefore, *Council* enacts:**

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.



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 All Three Readings and Passed: July 9, 2024**



Janet Jaynes  
City Clerk



Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Carolán Farmhouse**

Civic Address: 375 Maple Ridge Drive

Legal Description: Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac

Property Roll Number: 1011 080 130 05400

**Introduction and Description of Property**

The Carolán Farmhouse, located at 375 Maple Ridge Drive, is situated on the southwest side of the street, just west of the intersection with Bath Road, in the former Township of Kingston, now part of the City of Kingston. This 0.4-hectare residential property contains a one-and-a-half storey L-shaped Ontario vernacular limestone farmhouse contracted circa 1851 for Cornelius and Jane Carolán (Caroline). A single storey rear addition was added to the building in 1994.

**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 Carolán Farmhouse is a representative example of a mid-19<sup>th</sup> century, 'L'-shaped limestone farmhouse, built on a high point of land overlooking the water. The house's main entrance faces Bath Road and is located on a slight rise facing Lake Ontario. Two stone pillars remain at the former entrance to the property along Bath Road.

The house's simple vernacular architecture is expressed by its restrained profile, uncoursed limestone and symmetrical front façade. However, various embellishments point to a high degree of craftsmanship and artistic effort and are somewhat unusual in a vernacular farmhouse of this era. The cross-gable roof, for example, features two tall grey-brick chimneys with decorative banding and dentils. The oversized main entranceway and window openings feature segmental arches with stone voussoirs and sills. The main entrance includes a large transom and quoining; there are also stone quoins at the building corners. The gable end has a dramatic half-round arched window opening in the peak, with stone voussoirs and sill. The small gabled dormers were added in the 1960s.



*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 Carolan Farmhouse is associated with the Carolan family who owned the property for over 100 years. The property was purchased by Cornelius Carolan (also noted as Caroline in several places) in 1835 from George Okill Stewart. Carolan was an Irish Catholic farmer who initially lived in a log home on the property with his wife Jane and daughters Bridgett, Grace Ann and Eliza. Carolan was elected as Road Master in 1835. The stone farmhouse replaced the log house around 1851. The property passed to daughter Grace Ann Carolan in May 1872. Grace Ann Carolan married Peter Nugent in June 1872, and they remained at the farmhouse into the 20th century.

### **Heritage Attributes**

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

- One-and-a-half storey, 'L'-shaped limestone farmhouse;
- Cross-gable roof with two tall grey-brick chimneys with banding and dentils;
- Symmetrical front façade with original segmentally-arched oversized openings with stone voussoirs and stone sills;
- Half-round arched window opening in the peak of the gable roof;
- Quoining at building corners and around the main entrance;
- Large transom and sidelights framing the main entrance; and
- Location on a slight rise overlooking Bath Road.

### **Non-Heritage Attributes**

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

- Detached outbuilding.