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**By-Law Number 2021-140****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:** October 5, 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 August 17, 2021; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

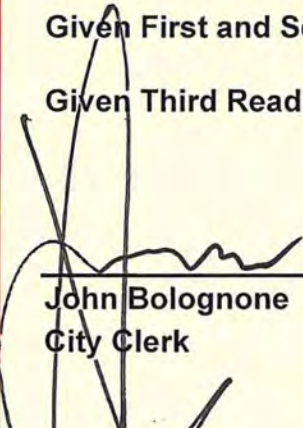
Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

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 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: August 10, 2021

Given Third Reading and Passed: October 5, 2021



John Bolognone
City Clerk



Bryan Paterson
Mayor



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 19th 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 19th 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;
- 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.