

City of Kingston By-Law Number 2024-XX

A By-Law to Designate the property at 217-221 Princess Street 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 at 217-221 Princess Street (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.

City of Kingston By-Law Number 2024-XX

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

Civic Address: 217-221 Princess Street
Legal Description: Part Lot 309 Original Survey Kingston City as in FR544525;
S/T FR544525; City of Kingston, County of Frontenac
Property Roll Number: 1011 030 080 08100

Introduction and Description of Property

The property at 217-221 Princess Street is located on the north side of the street, midblock between Montreal and Sydenham Streets, in downtown Kingston. The 200 square metre commercial property contains a three-and-a-half-storey limestone building, substantially reconstructed following a fire, in 1877.

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.

217-221 Princess Street is a representative example of a 19th century Georgian commercial building in downtown Kingston. While the building was substantially rebuilt in 1877, a newspaper storey of the time noted that the front wall could be salvaged, which indicates that the Georgian characteristics are likely from the earlier 19th century building. For example, its simple three-and-a-half-storey massing with three bays, restrained architectural detailing (i.e. coursed, squared and roughly dressed limestone masonry façade, stone windowsills and voussoirs, and stone corbels), low-pitched gable roof with parapets, and the overall impression of balance and rhythm is typical of 19th century Georgian commercial rows on downtown main streets in Ontario.

Earlier images illustrate multi-pane wooden sash windows (6 over 6 pattern) on the second and third floors and a wooden storefront with a wooden cornice. Although the original/early windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style. Even though the original storefront has been altered, the arched entranceway with transom window and carriageway opening (once arched also) retain what may be the original pattern of openings.

Its commercial use on the ground floor maintains the historic development pattern in downtown Kingston (i.e. commercial at grade with residential/office space above). While the carriageway, even though it has been altered, is characteristic of downtown Kingston and the era of this building.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has historical/associative value through its connection to the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1, and the Frontenac County Registry Office. The property at 217-221 Princess Street was one of several buildings along this stretch of Princess Street that the Power firm helped redesign following the fire of 1876. John and Joseph Power were known for their attention to detail both on the exterior and interior of buildings. The decorative corbels and round arched opening on the ground floor are likely examples of this.

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 has contextual value for its role in supporting and maintaining the historic and commercial character of this portion of Princess Street and downtown Kingston. Being one of the only limestone facades on the block, and one of only a few buildings with an open carriageway along this portion of Princess Street (between Montreal and Sydenham streets), this property plays an important role in maintaining the 19th century origins and character of this area. Its continuity of window lines, street-wall presence and Georgian commercial style creates a physical, visual and historical link to the commercial buildings on this block of Princess Street.

Heritage Attributes

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

- Three-and-a-half storey three-bay massing with low-pitch gable roof, parapets and decorative stone corbels;
- Coursed, squared and roughly dressed limestone masonry façade;
- Original window openings on the façade with stone voussoirs and stone window sills;
- Half-round arched doorway with engaged pilasters with capitols, and an arched transom topped by stone voussoirs; and
- Open carriageway flanked by engaged pilasters with capitols.