



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-25-004**

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**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Director, Heritage Services

**Date of Meeting:** January 15, 2025

**Subject:** Amendment to Designation under the *Ontario Heritage Act*

**Address:** 2312 Princess Street

**File Number:** R01-080-2024

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designating by-laws passed under Section 29. Council shall, before giving notice of a proposed amendment to a designating by-law, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee.

This report provides background information regarding the proposed amendment to the designating by-law for 2312 Princess Street, known as Pleasant View, to correct the legal description of the property thereby refining the boundaries of the resource. This will have the effect of removing the existing designation from lands to the north, now subject to various Planning applications, which was severed from the larger parcel in December 2024. Pleasant View has recently been purchased by the City of Kingston and will retain its heritage designation.

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An owner's representative of the larger vacant parcel to the north has been contacted and they have no concerns with this application.

The Notice of Proposed Amendment and updated designation by-law have been prepared in accordance with the *Ontario Heritage Act*. Staff recommend serving the Notice of Proposed Amendment on the subject properties to ensure the continued conservation of Pleasant View (2312 Princess Street) and to refine the boundaries of the designation by-law to only the property that contributes to its cultural heritage value.

**Recommendation:**

**That** Kingston Heritage Properties Committee recommends to Council:

**That** Council direct staff to serve a Notice of Proposed Amendment for the properties formally located at 2312 Princess Street, pursuant to Section 30.1 of the *Ontario Heritage Act*, attached as Exhibit C to Report Number HP-25-004; and

**That** should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Proposed Amendment, the Designation By-Law for 2312 Princess Street, known as Pleasant View, attached as Exhibit D to Report Number HP-25-004, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 30.1 of the Act.

January 15, 2025

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

The two properties subject to this application (an approximately 2,400 square metre lot around the brick dwelling at 2312 Princess Street and an approximately 12,000 square metre vacant parcel to the north) are located on the northeast corner of the intersection of Princess Street and Andersen Drive (see Exhibit A – Context Maps). Both parcels are currently designated under Part IV of the *Ontario Heritage Act* through By-Law Number 2014-175, passed in 2014 (Exhibit B – Current Designation By-Law).

**Background**

While the original property (now two properties) was designated in 2014, the then owner requested that the cultural heritage value of the property be confirmed to include only a portion of the total holding. With the assistance of heritage consulting firm MTBA, the City agreed to limit the statement of cultural heritage value to only those lands immediately around the historic brick dwelling. A survey was prepared at the time (Plan 13R-20830) to define the boundaries of the portion of the property that included the cultural heritage attributes. The designation by-law (Exhibit B) was specifically prepared to reference this survey to define the extent of the heritage attributes.

In 2024, *Planning Act* approvals (File D35-004-2022) were granted to construct a six storey multi-unit residential complex on the vacant portion of the property to the north of the heritage building. The heritage resource is to be retained and restored and separated from the overall development.

The City of Kingston purchased the heritage property on December 11, 2024. The heritage property was resurveyed to ensure that the boundaries of the heritage resource were clearly defined and separated from the approved development to the north and east.

As part of the land transaction, the owners hope to remove the heritage designation from the larger vacant parcel to the north and to refine the boundaries of the heritage property to follow the updated survey (Plan 13R-23255). The Business, Real Estate & Environment department, on behalf of the City of Kingston and adjacent property owner, has applied under Section 30.1(2) of the *Ontario Heritage Act* to request Council amend the designation by-law to correct the legal description. This will change the boundaries of the property designated under Part IV of the *Ontario Heritage Act* to follow the resurveyed property and remove the designation from the larger vacant property to its north (Exhibit A – Context Maps).

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address.” If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

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## Process

Section 30.1 of the *Ontario Heritage Act* authorizes the Council of a Municipality to enact by-laws to amend designation by-laws passed under Part IV, Section 29 of the Act. Council shall, before giving notice of a proposed amendment to a designating by-law, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee.

For technical amendments, such as a correction to the legal description, the Act provides a streamlined process under Section 30.1(2). Through this streamlined process, no public notice is required to be published in the newspaper and appeal rights are limited to only the effected property owners themselves. The draft Notice of Proposed Amendment is attached as Exhibit C. The draft amending by-law is attached as Exhibit D.

Similar to the process for new designations, as outlined in Report Number HK-21-004 (January 20, 2021), the 2020 changes to the *Ontario Heritage Act* created a new two-tier appeal process for amending existing designations. Under the streamlined process, as noted above, and following consultation with its heritage committee, Council can choose to serve a notice of its intention to amend the existing designation under Section 30.1(3) of the *Ontario Heritage Act* on the property owner(s). Within 30 days of receipt of the notice, the owner can object by providing a notice of objection to the City Clerk.

Any notice of objection received by the Clerk's Office is then sent to City Council for consideration. Council has 90 days to decide if it wishes to withdraw its Notice of Proposed Amendment or not. Its decision is required to be served on the owner, the Ontario Heritage Trust and be published in the newspaper in the form of either a Notice of Passing (after giving final reading to the by-law) or a Notice of Withdrawal (section 30.1(8) or (9)).

Regardless of whether an objection is received or not, the owner is afforded a second opportunity to appeal the amendment to the Ontario Land Tribunal within 30 days of the publication of the Notice of Passing. The Tribunal will review the appeal, hold a hearing and render a binding decision on the fate and content of the amendment.

## Cultural Heritage Analysis

The heritage property currently spans two separately conveyable lots and contains a two-storey brick building with a series of additions, known as Pleasant View, which was built in the 1860s and fronts onto Princess Street.

The 2014 designation by-law was prepared and approved with the purpose of conserving the heritage value of Pleasant View, including the brick dwelling, mature vegetation and its presence and visibility from the Princess Street and Andersen Drive intersection.

The approved development on the rear property (currently vacant) will significantly change the appearance of this part of the previous holding. The impact to the adjacent heritage resource was evaluated as part of the *Planning Act* applications. A heritage impact statement, prepared

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by Heritage Downtowns, was submitted in 2022. The heritage consultant outlined the cultural heritage value of the subject property (section 4.0) and concludes that “no cultural heritage attributes listed in the designating by-law will be affected by the redevelopment of the North Part of the property. Furthermore, the farm lot [heritage portion of the property] retains the front yard and trees around the house. Therefore, the designated property land parcel will remain unchanged.” Staff reviewed the analysis prepared by the heritage consultant and determined that the cultural heritage value of the resource will be appropriately conserved through the new development. The report prepared by Heritage Downtowns is available through [DASH](#) under file number D35-004-2023.

The 2014 designation by-law satisfies the current *Ontario Heritage Act* requirements. The portion of the property that includes the cultural heritage value was clearly defined and agreed to by both parties. The revised (2024) survey includes only very minor adjustments to the extent of the affected area (Exhibit A). As a result of staff’s evaluation and the assessment of the previous heritage consultants, staff finds that the larger rear parcel (now a separate property) does not have cultural heritage value and should be removed from the designation by-law. As such, it is recommended that the designation by-law be amended to update the legal description of the heritage property. The draft amending designation by-law is attached as Exhibit D. Photographs of properties are included in Exhibit E.

### **Comments from Department and Agencies**

The following related internal department has commented on this application and provided the following comments:

**Planning Services** - As of December 11, 2024, the City of Kingston is in the ownership of the heritage building and property surrounding it, which forms a rectangle at the corner of Andersen and Princess Streets. The remainder of the property is now a separate property with a building proposed to be constructed on this otherwise vacant parcel of land.

### **Consultation with the Heritage Properties Committee**

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. One written comment was received at the time of writing this report, it noted no concerns.

### **Conclusion**

Staff recommend proceeding with serving the Notice of Proposed Amendment to the two (2) property owners, thereby removing the designation from the northern vacant parcel and updating the legal description for 2312 Princess Street to reflect the updated survey boundaries. It is recommended that the Notice be served by the Clerk as required by Sections 30.1(3) and (4) of the Act. Should no notice of objection be received by the Clerk within the thirty (30) day timeframe, staff recommends that Council approve the amended designation by-law, attached as Exhibit D, and serve a Notice of Passing in accordance with Section 30.1(9) of the Act.

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**Existing Policy/By-Law:**

*Ontario Heritage Act*, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest (Ontario)

Ontario Regulation 385/21 – General Regulations (Ontario)

City of Kingston Official Plan

Designation By-Law Number 2014-175

**Notice Provisions:**

Notice of Proposed Amendment and Notice of Passing/Withdrawal must be served on the property owners, the Ontario Heritage Trust and published in *The Whig Standard*, as required, pursuant to Sections 30.1(3) and (8) or (9) of the *Ontario Heritage Act*.

**Financial Considerations:**

None

**Contacts:**

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, Heritage Services, 613-546-4291 extension 3256

Ryan Leary, Senior Planner, Heritage Services, 613-546-4291 extension 3233

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A            Contextual Maps

Exhibit B            Current Designation By-Law Number 2014-175

Exhibit C            Draft Notice of Proposed Amendment

Exhibit D            Draft Amending Designation By-Law – Pleasant View

Exhibit E            Photographs of the Properties



# Kingston Heritage Properties Committee Neighbourhood Context

Address: 2312 Princess Street  
File Number: R01-080-2024  
Prepared On: Dec-12-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: ncameron  
Prepared On: Dec-12-2024

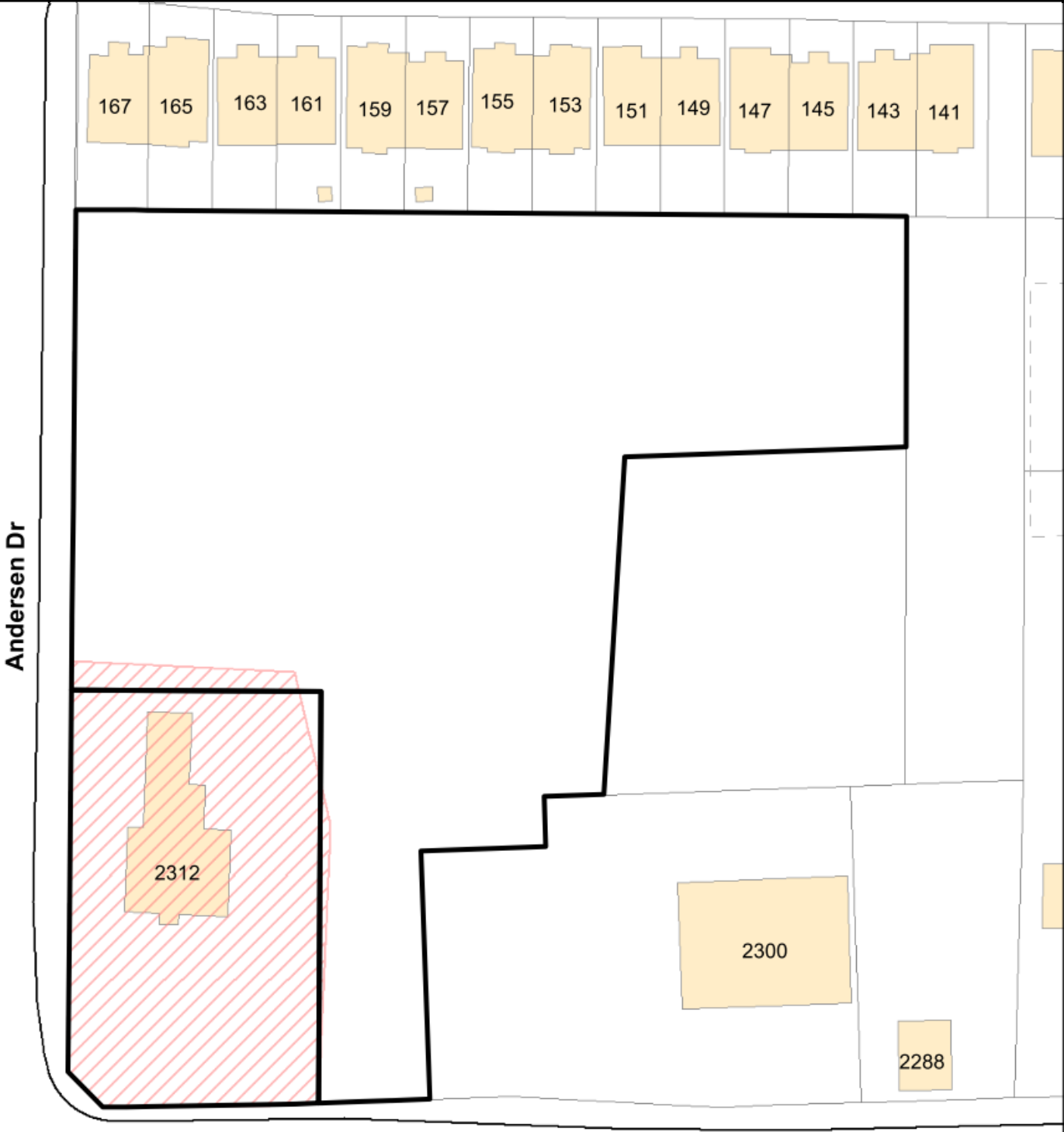
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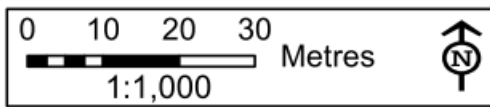


Kingston Heritage Properties Committee  
**City of Kingston Existing Heritage Register**  
Address: 2312 Princess Street  
File Number: R01-080-2024  
Prepared On: Dec-12-2024

Subject Lands  
 Designated Property



Princess St





Prepared By: ncameron  
Prepared On: Dec-12-2024

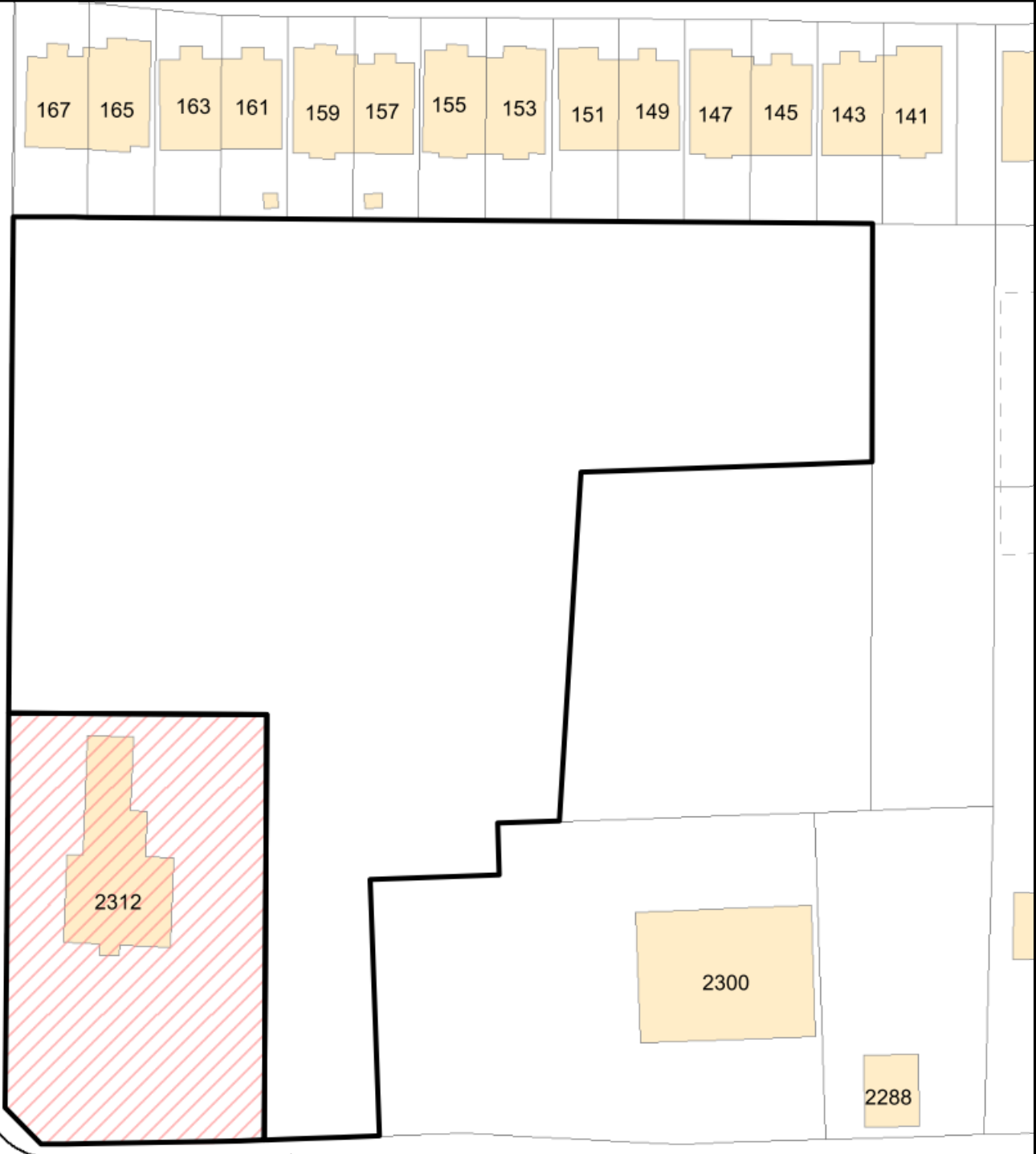


# Kingston Heritage Properties Committee City of Kingston Proposed Amendment Heritage Register

Address: 2312 Princess Street  
File Number: R01-080-2024  
Prepared On: Dec-12-2024

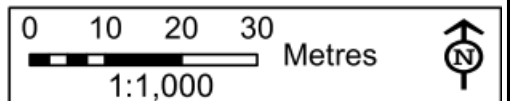
 Subject Lands  
 Designated Property

Andersen Dr



Princess St

Prepared By: ncameron  
Prepared On: Dec-12-2024



**By-Law Number 2014-175****A By-Law To Designate 2312 Princess Street, Also Known As  
Pleasant View, To Be Of Cultural Heritage Value And Interest  
Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O.  
1990, 0.18)****Passed:** November 18, 2014

**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 consulted with its Municipal Heritage Committee and approved the designation of a property located at 2312 Princess Street on November 2, 2009; 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 December 2, 2009; and

**Whereas** an objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston on December 21, 2009; and

**Whereas** the objection has been resolved as set out in the Minutes of Settlement dated August 11, 2014 based on which the appellant has withdrawn their objection, and which references the "Site Development Guidelines, Pleasant View, 2312 Princess Street, Kingston Ontario, July 2013", and accordingly under Section 29(15) of the *Ontario Heritage Act*, the Council of the Corporation of the City of Kingston may now complete the designation process in accordance with the S. 29(6) of the *Ontario Heritage Act*;

**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 located at 2312 Princess Street, also known as Pleasant View, 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. For the purpose of interpretation the term 'Maintenance' will include the following:

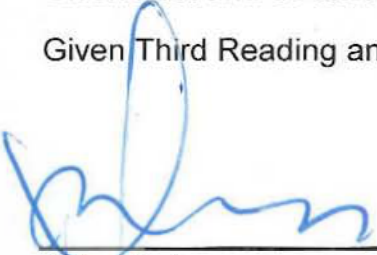
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of Protected Heritage Properties, including the following: periodic inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual 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.

5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 4, 2014

Given Third Reading and Passed November 18, 2014



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**John Bolognone**  
City Clerk



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**Mark Gerretsen**  
Mayor



## **Schedule "A"**

### **Description and Reasons for Designation**

2312 Princess Street (Pleasant View)

### **Legal Description**

Civic Address: 2312 Princess Street

Lot/Concession: Formerly Con 3 Part Lot 15 Reg. Plan 60 Part Lots B 15 16 17  
Registered Plan 13R 7698; now Part 1 of 13R-20830

### **Description of Property**

2312 Princess Street (formerly described as CON 3 PT LOT 15 PLAN 60 PT; LOTS B 15 16 17 RP 13R7698; PART 1), known as Pleasant View and formerly known as Walnut View, is located on the north side of Princess Street west of Sydenham Road. The property subject to this designation by-law has 36.71 metres of frontage onto Princess Street, and 69.74 metres of frontage onto Andersen Drive, with an approximate area of 3168 square metres. This red brick building, built from 1865 to 1869 has cultural heritage value through its physical/design values, its historical associations, and its contextual values.

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

#### **Design/Physical Values**

2312 Princess Street (Pleasant View) is of physical/design value because of its high degree of craftsmanship and its Italianate influenced architecture. Pleasant View was built by Lewis Johnson Day between 1865 and 1869. It is a fine two-storey Italianate influenced building with the brickwork of the south façade laid up in Flemish bond (the other elevations are common bond) on a limestone foundation with the red brick coming from Day's own brickyard.

The corners of the façade feature brick pilasters and the complex segmental arches over the windows at the façade are formed as part of panels set in relief. The façade is a symmetrical three bays, the focus of which is the main entrance treatment. This features the original six panel door with its deep, layered panel moldings, large segmentally arched transom with unique light configuration semi-circularly arched sidelights and pilasters forming the inner section of the door surround. The central main entrance is further emphasized by the portico with its bracketed cornice (heavy scroll brackets at the columned corners and smaller modillion brackets between), large chamfered columns and pilasters with Tuscan capitals and the geometric designs and 'crests' in relief on the shafts (typical of the Italianate). The balustrade itself consists of a heavy molded railing and vase turned balusters. It appears a balcony surmounted the

portico. Four large chimney stacks rise symmetrically at the corners of the building through the medium pitched hipped roof. Each stack incorporates a niche in the brickwork with corbelling and dentils above surmounted with a limestone capstone. The cornice/frieze features large scrolled brackets with groupings of smaller modillion brackets between, again organized symmetrically. The original louvered shutters still in place form to fit the segmental arch head. The original front door also remains. The sills are limestone incorporating stone corbels in the design. The other elevations are a much simplified version of the façade with the opening placed more according to interior requirements (and the massive chimney stack location) than formal symmetry.

The brick kitchen 'tail' and carriage house behind were also completed by 1869, (however the evidence indicated is for the building footprint only) reflected in the continuity of design expressed in the segmentally arched openings, including the large carriage doors (now significantly altered), complex brick arches and the corbelled treatment of the extremely tall chimney stack. There is stained glass to a geometric design at the transom of the 'tail' door. The fenestration of these sections appears original and all small pane though the openings at the 'tail' are of varying sizes no doubt a reflection of its service function. Certainly Day took advantage of this brickmaking operation in constructing his prominent home. Portions of the floors of the cellar have been paved with brick set in a herringbone pattern.

The front and west side yards are an important aspect of the property with their mix of mature deciduous (black walnut, birch) and coniferous plantings (though the c.1910 historic photo show that the plantings directly in front of and to the west of the house are of 20<sup>th</sup> century origin) helping to screen the property from the busy road and maintaining a sense of its rural origins. Despite the changes all around it, the building retains a high degree of integrity.

#### Historical/Associative Values

This property has historical associative value because of its association with persons important to the community, and in the case of Warren A. Marrison, internationally. This property was part of the original land grant (Lot 15, Concession 3, Kingston Township) to John Ferris (United Empire Loyalist). All 200 acres of Lot 15, Concession 3, Kingston Township was a Crown grant to John Ferris, who was formerly of New York and was active in the New York Militia during the Revolutionary War. He received patent in 1798 and by 1815 had erected a 1 ½ storey stone house on the property (demolished 1988) and a stone 'smithy' just east of the subject property. This blacksmith shop, located at the 'strategic' corner of the old trail which had become the York - Kingston Road (Highway 2) and the Concession Road (which was an early road north to the hinterland which became known as the Portland Road & Sydenham Road), no doubt contributed to the establishment of a hamlet (Sandville, later Waterloo, and finally Cataraqui) at that location.

From 1823 Daniel Ferris began selling off parcels of the lot and these parcels developed into the village. Beginning in 1843, Lewis Johnson Day began buying sections of the lot and, over the course of eight separate purchases transacted between then and 1869, established the holding indicated on the 1878 County Atlas Map. Day was both a farmer and a 'brickmaker,' establishing a brick yard on the property by mid century. The bricks were used in many local structures, including 'Pleasant View' itself. The scale and relatively sophisticated detailing of the home reflect Day's prosperity during this period.

On December 20, 1899 (reg. January 12, 1900) the Day family sold 25 acres of their property including the fine brick dwelling to Robert A. Marrison for \$5500.00. It is Marrison who gave the name "Pleasant View" to the property and developed his acreage as a market garden, orchard and apiary. A naturalist as well as an agriculturalist, he wrote and published "*The Winter Birds' Paradise at Pleasant View*" recording his observations of the birds wintering on the property. Two of his sons went on to notable careers and achievements. G.E. (Bert) Marrison was one of the major early photographers in Kingston. However, it is his brother Warren A. Morrison whose scientific work has been recognized as internationally significant. W.A. Morrison, who was a brilliant student while at Queen's University and Harvard University, worked for the Western Electric Company where he undertook the research leading to his c.1930 invention of a clock which used quartz crystals as the time-keeping element. In 1947, his pioneering work on the quartz crystal clock earned Marrison the gold medal from the British Horological Institute. Within decades, the quartz crystal watch had virtually replaced the mechanical timepiece worldwide.

After World War I, Pleasant View was purchased by John Riley (an old area family also associated with brickmaking) and its market garden operation expanded by his son Edward H. Riley. Edward and his wife used the house as tourist accommodation to supplement their income during the Depression. He supplied fruit and vegetables to many stores and customers while also maintaining a stall at the Kingston Market for many decades. His son Harold stayed in the business expanding the greenhouse side of the operation and the sale of shrubs and flowering plants. The family continued to live in the house and operate the greenhouse business until relatively recently.

#### Contextual Values

The property has contextual value as it is visually linked to its surroundings and serves as a local landmark. For over 140 years, Pleasant View has been a landmark at the 'brow' of the hill along the King's Highway. Sited on a knoll close to the junction of two main roads, it survives as a representative of the capacious farm/country houses of the area, and is a property of high cultural value.

### **Character Defining Elements/Heritage Attributes**

- The overall 'T' plan including kitchen 'tail';
- The symmetrical south façade;
- The general form and existing roofline of each component;
- All original window and door openings – most typically the segmentally arched openings;
- The brickwork of all elements most notably the Flemish bond of the facade, the details (niche, dentils, etc.) of the massive chimney stacks at the main block, tall, slender stack at kitchen, corner pilasters at front wall and arches set in relief;
- Bracketed cornice/frieze combining scrolled consoles with smaller modillions;
- Heavily moulded six panel door at main entrance with semi-circularly arched sidelights and geometrically configured lights at transom;
- Portico including chamfered columns with Tuscan capitals, decorative relief treatment on shafts and bracketed cornice, heavy-turned balustrade;
- Deep setback from Princess Street with mature trees (both deciduous and coniferous) in front and west side yard.



**Notice of Proposed Amendment to By-Law Number 2014-175  
Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that the Council of The Corporation of the City of Kingston intends to pass a by-law under the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to amend By-law No. 2014-175 “A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act”, to correct the legal description in order to remove reference to those portions of the former parcel, now a separate property, and retain the heritage designation on Part 1 on Plan 13R-23255, in Part of Lot 15 Concession 3, City of Kingston only, in order to clarify the lands that contribute to the cultural heritage value and interest of the resource.

**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, ext. 3233, or by email at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

The registered property owner has the right to object to the proposed amendment by filing a notice of objection, setting out the reason for objection and all relevant facts, with the City Clerk within 30 days of the receipt of this notice.

**Dated** at the City of Kingston  
this XXXX day of AAAAA, 2025

Janet Jaynes, City Clerk  
City of Kingston

**By-Law Number 2025-XX**

**A By-Law to Amend By-Law Number 2014-175 (A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*) Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)**

**Passed:** XXX, 2025

**Whereas** pursuant to By-Law Number 2014-175 (A By-Law to Designate 2312 Princess Street, also known as Pleasant View, to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*), the subject property was designated as a property of cultural heritage value and interest in accordance with the provisions of the *Ontario Heritage Act* in 2014; 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 subject property was separated into two lots, and as a result, it is necessary to amend the legal description contained in the designation by-law to include only those lands at 2312 Princess Street (Part 1, Plan 13R-23255) upon which the brick heritage building is situated; and

**Whereas** Council consulted with its Municipal Heritage Committee on the amendment to the designation by-law for the subject property on January 15, 2025; and

**Whereas** Council served a notice of proposed amendment of a designation by-law on the property owner, on XXXXXXXX, 2025; 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. Schedule "A" of By-law 2014-175 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 this By-law to be served on the owners of the land described in Schedule "A"

City of Kingston By-Law Number 2025-XX

hereto and on The Ontario Heritage Trust and on those lands formerly included in By-Law 2014-175;

3. By-Law 2014-175 shall be removed from the land titles of those lands not included within Part 1 on 13R-23255 on Part of Lot 15 in Concession 3, formally at 2312 Princess Street, Kingston; and
4. This By-Law shall come into force and take effect on the date of its passing.

**Given all Three Readings and Passed XXX, 2025**

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**

## Schedule "A"

### Description and Criteria for Designation

#### Pleasant View

Civic Address:	2312 Princess Street
Legal Description:	Formerly Con 3 Part Lot 15, Part of Lot B, 16 and 17 Plan 60, now Part 1 of 13R-23255; City of Kingston, County of Frontenac
Property Roll Number:	1011 080 190 00900

#### Introduction and Description of Property

2312 Princess Street, known as Pleasant View, and formerly known as Walnut View, is located on the north side of Princess Street west of Sydenham Road. The property subject to this designation by-law has approximately 37 metres of frontage onto Princess Street, and 65 metres of frontage onto Andersen Drive, with an approximate area of 2590 square metres. This red brick building, built from 1865 to 1869 has cultural heritage value through its physical/design values, its historical associations, and its contextual values.

#### 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.*

2312 Princess Street (Pleasant View) is of physical/design value because of its high degree of craftsmanship and its Italianate influenced architecture. Pleasant View was built by Lewis Johnson Day between 1865 and 1869. It is a fine two-storey Italianate influenced building with the brickwork of the south façade laid up in Flemish bond (the other elevations are common bond) on a limestone foundation with the red brick coming from Day's own brickyard.

The corners of the façade feature brick pilasters and the complex segmental arches over the windows at the façade are formed as part of panels set in relief. The façade is a symmetrical three bays, the focus of which is the main entrance treatment. This features the original six panel door with its deep, layered panel moldings, large segmentally arched transom with unique light configuration semi-circularly arched sidelights and pilasters forming the inner section of the door surround. The central main entrance is further emphasized by the portico with its bracketed cornice (heavy scroll brackets at the columned corners and smaller modillion brackets between), large, chamfered columns and pilasters with Tuscan capitals and the geometric designs and

'crests' in relief on the shafts (typical of the Italianate). The balustrade itself consists of a heavy molded railing and vase turned balusters. It appears a balcony surmounted the portico. Four large chimney stacks rise symmetrically at the corners of the building through the medium pitched hipped roof. Each stack incorporates a niche in the brickwork with corbelling and dentils above surmounted with a limestone capstone. The cornice/frieze features large scrolled brackets with groupings of smaller modillion brackets between, again organized symmetrically. The original louvered shutters still in place form to fit the segmental arch head. The original front door also remains. The sills are limestone incorporating stone corbels in the design. The other elevations are a much-simplified version of the façade with the opening placed more according to interior requirements (and the massive chimney stack location) than formal symmetry.

The brick kitchen 'tail' and carriage house behind were also completed by 1869, (however the evidence indicated is for the building footprint only) reflected in the continuity of design expressed in the segmentally arched openings, including the large carriage doors (now significantly altered), complex brick arches and the corbelled treatment of the extremely tall chimney stack. There is stained glass to a geometric design at the transom of the 'tail' door. The fenestration of these sections appears original and all small pane though the openings at the 'tail' are of varying sizes no doubt a reflection of its service function. Certainly, Day took advantage of this brickmaking operation in constructing his prominent home. Portions of the floors of the cellar have been paved with brick set in a herringbone pattern.

The front and west side yards are an important aspect of the property with their mix of mature deciduous (black walnut, birch) and coniferous plantings (though the c.1910 historic photo show that the plantings directly in front of and to the west of the house are of 20th century origin) helping to screen the property from the busy road and maintaining a sense of its rural origins. Despite the changes all around it, the building retains a high degree of integrity.

*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.*

This property has historical associative value because of its association with persons important to the community, and in the case of Warren A. Marrison, internationally. This property was part of the original land grant (Lot 15, Concession 3, Kingston Township) to John Ferris (United Empire Loyalist). All 200 acres of Lot 15, Concession 3, Kingston Township was a Crown grant to John Ferris, who was formerly of New York and was active in the New York Militia during the Revolutionary War. He received patent in 1798 and by 1815 had erected a 1 Y, storey stone house on the property (demolished 1988) and a stone 'smithy' just east of the subject property. This blacksmith shop, located at the 'strategic' corner of the old trail which had become the York - Kingston Road (Highway 2) and the Concession Road (which was an early road north to the hinterland which became known as the Portland Road & Sydenham Road), no doubt contributed

to the establishment of a hamlet (Sandville, later Waterloo, and finally Cataraqui) at that location.

From 1823 Daniel Ferris began selling off parcels of the lot and these parcels developed into the village. Beginning in 1843, Lewis Johnson Day began buying sections of the lot and, over the course of eight separate purchases transacted between then and 1869, established the holding indicated on the 1878 County Atlas Map. Day was both a farmer and a 'brickmaker,' establishing a brick yard on the property by mid century. The bricks were used in many local structures, including 'Pleasant View' itself. The scale and relatively sophisticated detailing of the home reflect Day's prosperity during this period.

On December 20, 1899 (reg. January 12, 1900) the Day family sold 25 acres of their property including the fine brick dwelling to Robert A. Marrison for \$5500.00. It is Marrison who gave the name "Pleasant View" to the property and developed his acreage as a market garden, orchard and apiary. A naturalist as well as an agriculturalist, he wrote and published "The Winter Birds' Paradise at Pleasant View" recording his observations of the birds wintering on the property. Two of his sons went on to notable careers and achievements. G.E. (Bert) Marrison was one of the major early photographers in Kingston. However, it is his brother Warren A. Marrison whose scientific work has been recognized as internationally significant. W.A. Marrison, who was a brilliant student while at Queen's University and Harvard University, worked for the Western Electric Company where he undertook the research leading to his c.1930 invention of a clock which used quartz crystals as the time-keeping element. In 1947, his pioneering work on the quartz crystal clock earned Marrison the gold medal from the British Horological Institute. Within decades, the quartz crystal watch had virtually replaced the mechanical timepiece worldwide.

After World War I, Pleasant View was purchased by John Riley (an old area family also associated with brickmaking) and its market garden operation expanded by his son Edward H. Riley. Edward and his wife used the house as tourist accommodation to supplement their income during the Depression. He supplied fruit and vegetables to many stores and customers while also maintaining a stall at the Kingston Market for many decades. His son Harold stayed in the business expanding the greenhouse side of the operation and the sale of shrubs and flowering plants. The family continued to live in the house and operate the greenhouse business until relatively recently

*The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

*The property has contextual value because it is a landmark.*

The property has contextual value as it is visually linked to its surroundings and serves as a local landmark. For over 140 years, Pleasant View has been a landmark at the 'brow' of the hill along the King's Highway. Sited on a knoll close to the junction of two main roads, it survives as a representative of the capacious farm/country houses of the area and is a property of high cultural value.

## Heritage Attributes

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

- The overall 'T' plan including kitchen 'tail';
- The symmetrical south façade;
- The general form and existing roofline of each component;
- All original window and door openings - most typically the segmentally arched openings;
- The brickwork of all elements most notably the Flemish bond of the facade, the details (niche, dentils, etc.) of the massive chimney stacks at the main block, tall, slender stack at kitchen, corner pilasters at front wall and arches set in relief;
- Bracketed cornice/frieze combining scrolled consoles with smaller modillions;
- Heavily moulded six panel door at main entrance with semi-circularly arched sidelights and geometrically configured lights at transom;
- Portico including chamfered columns with Tuscan capitals, decorative relief treatment on shafts and bracketed cornice, heavy-turned balustrade;
- Deep setback from Princess Street with mature trees (both deciduous and coniferous) in front and west side yard.

2312 Princess Street – Pleasant View

