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ONTARIO HERITAGE TRUST

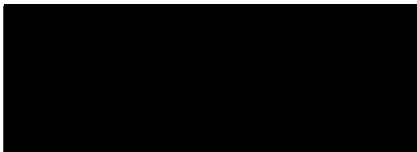
JUN 25 2015

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Office of the City Clerk

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June 18, 2015



Dear [REDACTED]

**Re: Heritage Designation – 291-297 Princess Street to be of Cultural Heritage Value and Interest**

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Pursuant to section 29 of the *Ontario Heritage Act*, attached please find a copy of By-Law No. 2015-78, A By-Law to designate 291-297 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), which By-Law was registered on title on June 12, 2015, as Instrument Number FC200576.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3233, or at [rlenary@cityofkingston.ca](mailto:rlenary@cityofkingston.ca) during regular business hours.

Yours truly,

  
John Bolognone  
City Clerk

/s/

cc: L. Hurdle, Commissioner, Community Services  
P. Agnew, Director, Planning, Building & Licensing  
R. Leary, Senior Heritage Planner, Planning, Building & Licensing  
Ontario Heritage Trust

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The Corporation of the City of Kingston

216 Ontario Street, Kingston ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

[jbolognone@cityofkingston.ca](mailto:jbolognone@cityofkingston.ca)



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I, John Bolognone, hereby certify this to be a true and correct copy of By-Law Number 2015-78 "A By-Law To Designate 291-297 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)", (See Clause (10), Report Number 40) which was passed by the Council of the Corporation of the City of Kingston on June 2, 2015.

**DATED** at Kingston, Ontario  
this 3rd of June, 2015

**John Bolognone, City Clerk**  
The Corporation of the City of Kingston

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The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 7

**Properties**

**PIN** 36049 - 0073 LT  
**Description** PT LT 330 ORIGINAL SURVEY KINGSTON CITY PT 1 TO 6,13R12150; S/T & T/W  
FR662268; KINGSTON ; THE COUNTY OF FRONTENAC  
**Address** 297 PRINCESS ST  
KINGSTON

**Applicant(s)**

This Order/By-law affects the selected PINs.

**Name** THE CORPORATION OF THE CITY OF KINGSTON  
**Address for Service** 216 Ontario Street  
Kingston, ON  
K7L 2Z3

This document is being authorized by a municipal corporation Mayor Bryan Paterson and John Bolognone, City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. BYLAW NO. 2015-78 dated 2015/06/02.

Schedule: See Schedules

**Signed By**

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2015 06 12
Tel	613-546-4291			
Fax	613-546-6156			

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF KINGSTON	216 Ontario Street Kingston K7L 2Z3	2015 06 12
Tel	613-546-4291	
Fax	613-546-6156	

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Applicant Client File Number : LEG-C01-001-2015

**By-Law Number 2015-78**

**A By-Law To Designate 291-297 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: June 2, 2015

**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 291-297 Princess Street, (Part of Lot 330, Original Survey, Being Parts 1 to 6 on Reference Plan 13R-12150; Subject to and Together with FR662268; City of Kingston, County of Frontenac) on April 13, 2015; 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 April 28, 2015; 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: 291-297 Princess Street, 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 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 a 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 in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and

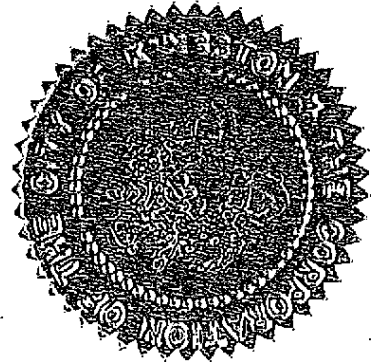
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings April 21, 2015

Given Third Reading and Passed June 2, 2015

  
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John Bolognone  
City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor



**Schedule "A"**

**Description and Reasons for Designation**

**291-297 Princess Street**

Civic Address: 291-297 Princess Street

Legal Description: Part of Lot 330, Original Survey, Being Parts 1 to 6 on Reference Plan 13R-12150; Subject to and Together with FR662268; City of Kingston, County of Frontenac

Tax Roll Number: 101103008005900

**Introduction and Description of Property**

This property is located on the north side of Princess Street at the corner of Clergy Street, with approximately 15 metres (50 feet) of frontage on to Princess Street.

291-297 Princess Street is a row of stone buildings constructed in the period 1850-1870. It has cultural heritage value though its physical/design value, its historical/associative value and its contextual values.

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

*Physical/Design Value*

This property has physical/design value as a substantial limestone building of excellent craftsmanship, occupying a prominent corner location. 291-293 Princess Street has a symmetrical three-bay facade, with three identical window openings in each of the upper storeys, and two doorways with a wider central window on the ground floor. The western (295-297 Princess Street) portion of the building has a five-bay front facade, originally symmetrical, but the two western bays on the ground floor have been converted into modern storefront windows and a doorway. The Clergy Street facade originally had two doorways with windows above, but the doorways have been converted to windows and a new large window inserted near the corner of Princess Street. The stonework features regular courses of squared stones on the Princess and Clergy Street facades, radiating voussoirs over the window and door openings and many original stone sills. The western portion of the building has a base course and quoins of smooth ashlar, although portions of them were lost or replaced during later renovations. The eastern portion of the building (291-293 Princess Street) has a medium pitch gable roof while western portion (295-297 Princess Street) has a hip roof with a dormer on each of the Princess and Clergy Street facades. It appears that the roofline of these buildings is unchanged since the 19<sup>th</sup> century. The windows have been

replaced, but with windows of a design sympathetic with the period of the buildings.

#### *Historical/Associative Value*

Title and assessment records do not reveal clear evidence for dates of construction of these stone buildings. In 1865 the entirety of Lot 330, with 66 feet frontage and 132 feet depth, was sold to Robert Carson. It remained in the Carson family undivided until at least the 1930s. The 1850 Gibbs map shows buildings fronting Princess Street over the full lot width, but these were not necessarily the present stone buildings. They were evidently commercial properties as the Carsons lived nearby on Princess Street opposite St. Andrew's Church.

Street directories of the 1880s show retail occupants at these addresses such as a baker, dressmaker, and a piano agent. In the 1870 assessment records there is a reference to a "new store" at what is now 295-297 Princess Street (the western portion), suggesting an 1869 construction date. A photograph from about 1971 of this building, which was then the Paul Bunyan Restaurant, shows 2 over 2 sash windows, which would be consistent with 1869 construction. However there is good physical evidence that the eastern portion (291-293 Princess Street) was built earlier.

The stonework where 293 joins 295 Princess Street strongly suggests that the building on the east half of the lot was completed first, but only with two storeys. It appears that the current two-storey building on the west half of the lot was then built, but with higher floors and windows than the building on the east half. An additional storey was then added to the east half to bring it to the same roofline as its neighbour.

These alterations were apparently completed by 1875, since the Brosius map shows three storeys for the eastern section and two storeys for the western section. The 1892 Fire Insurance map confirms the number of storeys in each section, unchanged to the present date, and the stone construction for the entire row.

The property has associative value through its connection with Robert Carson and his son, Robert James Carson. Robert Carson was a local merchant who established a grocery at his property at 244-246 Princess Street in the 1860s, and after his death in 1870 this business was continued and expanded by his son Robert James Carson and other family members. The Carson grocery business continued for many years. Robert James Carson served as mayor of Kingston in 1880.

#### *Contextual Value*

This property has important contextual value due to its prominent corner location and its contribution to the streetscapes along both Princess and Clergy Streets. These views include a number of heritage designated commercial properties along Princess Street as well as St. Andrew's Church and Manse on Clergy Street.



**Cultural Heritage Attribute**

- the scale and massing of this limestone row with roofline and parapets unchanged since the 1870s;
- the excellent masonry work with many original window and door openings showing the original symmetrical plan;
- its prominent corner location; and
- its proximity to other heritage buildings and its contribution to the streetscapes along Princess and Clergy streets.