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Office of the City Clerk

February 1, 2024

Via mail

[REDACTED]
[REDACTED]
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RECEIVED
2025/07/15
(YYYY/MM/DD)
Ontario Heritage Trust

Dear [REDACTED]

Re: Kingston City Council Meeting, January 23, 2024 – By-Law Number 2024-122; A By-Law to Designate the property at 131 and 133-137 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act

At the regular meeting on January 23, 2024, Council gave three readings to By-Law Number 2024-122; A By-Law to Designate the property at 131 and 133-137 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act.

Attached please find By-Law Number 2024-122, and the Notice of Passing.

Yours sincerely,

Janet Jaynes
City Clerk
/nb

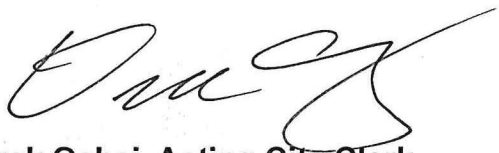
Encl. By-Law Number 2024-122
Notice of Passing

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



I, **Derek Ochej**, hereby certify this to be a true and correct copy of **By-Law Number 2024-122, "A By-Law to Designate the property at 131 and 133-137 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on January 23, 2024, and approved by Mayoral Decision Number 2024-05 on January 23, 2024

Dated at Kingston, Ontario
this 21st day of February, 2024


Derek Ochej, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2024-122

A By-Law to Designate the property at 131 and 133-137 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: January 23, 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 2010;

On November 7, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the properties at 131 Princess Street and 133-137 Princess Street, known as the City Hotel building, (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On November 14, 2023, *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 [November 14, 2023], 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.

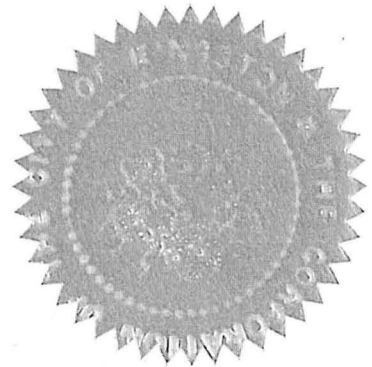
Given all Three Readings and Passed: January 23, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
City Hotel Building

Civic Address: 131 Princess Street and 133-137 Princess Street

Legal Description: Lot 253 Original Survey Kingston City; Part Lot 228 Original Survey Kingston City; Part Lot 229 Original Survey Kingston City; Part Lot 254 Original Survey Kingston City; Part Lot 259 Original Survey Kingston City; Part Lot 260 Original Survey Kingston City As In FR665717 T/W FR665717 S/T FR295002; Kingston; County of Frontenac subject to an easement over Part 1, 13R-2510 in favour of Part Lot 260 Original Survey Kingston City as in FR236435; Kingston; County of Frontenac as In FC252704, now City of Kingston, County of Frontenac.

Part Lot 229 Original Survey Kingston City T/W FR589601 Except the Easement Therein Secondly Described; now City of Kingston; County of Frontenac

Property Roll Number: 1011 030 090 00100 0000 and 1011 030 090 02900 0000

Introduction and Description of Property

The properties at 131 and 133-137 Princess Street are located on the north side of Princess Street on the block bound by Bagot, Queen and Wellington streets in downtown Kingston. The properties contain part of the former City Hotel building, which consists of a three-storey Georgian commercial row, constructed in two phases, circa 1851. The property at 133-137 Princess Street includes the property at 303 Bagot Street, which is located on the east side of Bagot Street north of Princess Street and contains the former LaSalle Hotel building, a four-storey commercial building constructed circa 1926, significantly altered in 1976. The building is currently known as LaSalle Mews.

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 former City Hotel building is a representative example of a mid 19th century Georgian commercial row in downtown Kingston. Its simple three-storey massing with 10 bays, restrained architectural detailing (e.g., coursed, squared and roughly dressed limestone masonry façade, stone windowsills, segmental arches with stone voussoirs, stone cornice and brackets), and the overall impression of balance and rhythm is typical of 19th century Georgian commercial rows on downtown main streets in Ontario.

The clear vertical building line in the masonry between the seven-bay building and three-bay building indicates that they were constructed separately. The seven-bay building has a gable roof, while the three-bay building has a flat roof with fire wall parapets. Evidence of a stone cornice connects the two buildings with decorative stone brackets bookending the seven-bay building, demarcating the carriageway bay (133 Princess Street), and bookending the last two bays to the east (131 Princess). Above the cornice, there may be a low parapet concealed by metal flashing.

Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height as you move from the second to third floors, also reflect its Georgian commercial architectural style. Also of interest, is the placement of the windows such that the two most western bays are set apart from the rest of the windows on the Princess Street elevation. This may be the result of a former firewall division.

131 Princess Street contains a former carriageway at ground level, characteristic of downtown Kingston, which has been in-filled with a classical-style wooden panelled door with transom light and sidelights and appears to be a 20th century intervention. Even though all the historic storefronts have been replaced, their commercial use maintains the historic development pattern in downtown Kingston (i.e., commercial at grade with residential above).

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 property has historical/associative value for its former and long-standing use as a hotel in downtown Kingston. Spanning the 19th and 20th centuries, the former City Hotel, later the Randolph Hotel, was constructed on the site of an earlier hotel that was destroyed by fire. The rebuilt City Hotel, owned and operated by Cornelius Stenson circa 1851 was an unusually popular hotel as evidenced by its daily visit by Stagecoaches to Toronto and Montreal stopping to collect passengers, an activity otherwise reserved for the bigger hotels surrounding Market Square (e.g., British Empire, British American and Irons' hotels). Stenson ran the hotel until 1865 when Rober Irwin became proprietor until 1875. Around 1875, Archie McFaul renovated the hotel, and subsequently Johnson S. Randolph ran the hotel until 1929 when it merged with the new LaSalle Hotel (now the LaSalle Mews building).

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 properties have contextual value for their role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. The properties also have contextual value for their continuity of roofline, window lines, and Georgian commercial style, which link them both physically and visually to this block of Princess Street.

Cultural Heritage Attributes

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

- Three-storey row massing with gable roof over the seven-bay building (133-137) and flat roof with fire wall parapets over the three-bay building (131);
- Coursed, squared and roughly dressed limestone masonry façades;
- Original window openings on the façades with segmental arches, stone voussoirs and stone window sills;
- Stone cornice above the third floors, punctuated by decorative stone brackets; and
- Evidence of former carriageway on 133 Princess Street, including segmental stone arch;

Non-cultural Heritage Attributes

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

- All interior features