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CORPORATION OF THE
CITY OF KINGSTON

OFFICE OF THE

Clerk-Comptroller

Our Ref. No. 2-4.1

CITY HALL
KINGSTON, ONTARIO
K7L 2Z3
(613) 546-4291

January 26, 1979.

REGISTERED MAIL

Mr. Stephen Otto,
Secretary to the Board, Conservation Review Board,
Ontario Heritage Foundation,
7th Floor, 77 Bloor Street West,
Toronto, Ontario.
M7A 2R9.

Re: Buildings - Designation of 27 Princess
Street as being of Architectural or
Historical Value or Interest

Dear Mr. Otto:

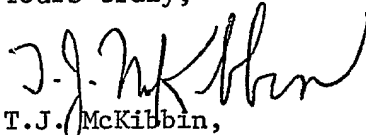
Pursuant to Section 29 of The Ontario Heritage Act, 1974
I am enclosing herewith a copy of By-Law No. 79-11, "A By-Law to Designate
the Property Known Municipally as 27 Princess Street as Being of Architectural
or Historical Value or Interest," which was passed by City Council on January
23, 1979.

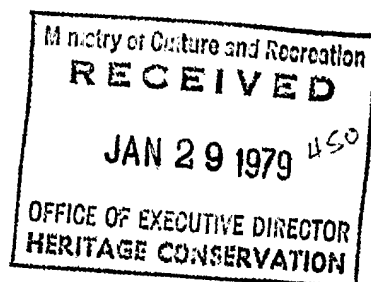
I am also enclosing a copy of the reasons for designation.

Both the by-law and the reasons will be registered on title.

*cg
Encl.

Yours truly,


T.J. McKibbin,
Clerk-Comptroller.



BY-LAW NO. 79-11

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY
AS 27 PRINCESS STREET AS BEING OF ARCHITECTURAL OR
HISTORICAL VALUE OR INTEREST

N.J.
Norman Jackson,
City Solicitor.

BY-LAW NO. 79-11

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 27 PRINCESS STREET
AS BEING OF ARCHITECTURAL OR HISTORICAL VALUE OR INTEREST

PASSED: January 23, 1979.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the City of Kingston has caused to be served on the owners of the lands and premises known as 27 Princess Street and upon The Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the Whig-Standard on October 25th, November 1st and November 8th, 1975; and

WHEREAS the Conservation Review Board has held a hearing to determine whether the property in question should be designated and reported its findings of fact and recommendations to the Council; and

WHEREAS the Conservation Review Board recommended that the property known municipally as 27 Princess Street be designated as being of architectural or historical value of interest; and

WHEREAS the Council has considered the report of the Conservation Review Board:

THEREFORE the Council of the Corporation of the City of Kingston enacts as follows:

1. There is designated as being of architectural or historical value or interest the real property known municipally as 27 Princess Street, more particularly described in Schedule "A" attached hereto.

2. The City Solicitor is hereby authorized to cause a copy of this by-law and the reasons for designation to be registered against the property described in Schedule "A" hereto in the Land Registry Office at Kingston, Ontario.

3. The Clerk-Comptroller is hereby authorized to cause a copy of this by-law to be served by registered mail on the owners of the property described in Schedule "A" hereto and on The Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the

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3. (cont'd)

Whig-Standard once for each of three consecutive weeks.

4. This by-law shall come into force and take effect on its passing.

GIVEN THREE READINGS AND FINALLY PASSED the 23rd day of January, 1979.


CLERK-COMPTROLLER


MAYOR

SCHEDULE "A" TO BY-LAW NO. 79-11

ALL AND SINGULAR THAT certain parcel of land and premises situate, lying and being in the City of Kingston, County of Frontenac and Province of Ontario, composed of Lots Four (4) and Nine (9) according to the original survey of the Town of Kingston, more particularly described as follows:

COMMENCING at the point where the Westerly limit of Ontario Street intersects the Northerly limit of Princess Street One Hundred and Thirty-Two and One Tenth (132.1) Feet, more or less, to the Southwest corner of a stone building;

THENCE North Thirty-Five Degrees Forty-Seven Minutes East (N 35°47'E) along the West limit of Lot Nine (9) and also along the Westerly face of a stone building and its production Northerly One Hundred and Thirty-Two and Six-Tenths (132.6) Feet to the corner of a stone wall;

THENCE South Fifty-Four Degrees Five Minutes East (S. 54°05'E) along the Northerly limits of Lots Four (4) and Nine (9) and being along the Southerly face of a stone wall and its production Easterly One Hundred and Thirty-Two and Two-Tenths (132.2) Feet, more or less, to the Westerly limit of Ontario Street;

THENCE Southerly along said Westerly limit One Hundred and Thirty-Two (132) Feet, more or less, to the place of Beginning. The bearings used herein being deducted from the bearing of Princess Street which is taken as North Fifty-Four Degrees Twenty Minutes West (N 54°20'W).

Being the same lot of land and premises as is contained in a plan and description deposited in accordance with the provisions of the Expropriation Act at Kingston in the Registry Office for Kingston and Frontenac as Plan No. 210 (City).

I HEREBY CERTIFY THAT the following is a true and correct copy of Clause 6, Report No. 13, approved at the meeting of City Council held on January 22, 1979.

Dated: January 23, 1979.

T.J. McKibbin, Clerk-Comptroller,
Corporation of the City of Kingston.

"WHEREAS on April 7, 1975, The Local Architectural Conservation Advisory Committee recommended that 27 Princess Street be designated a property of historic and architectural value under The Ontario Heritage Act, 1974; and

WHEREAS on February 6, 1976 and June 1, 1978, the Conservation Review Board held public hearings to determine if the subject property should be so designated and has reported to Council its findings and has recommended that the property should be designated; and

WHEREAS The Local Architectural Conservation Advisory Committee has considered the report of the Conservation Review Board:

THEREFORE BE IT RESOLVED that 27 Princess Street be designated a property of historic and architectural value for the following reasons:

27 Princess Street - Commercial Mart

This is a fine example of a large commercial building on an important corner, the northwest corner of Princess and Ontario Streets. It reflected the aspirations of the early merchants who were becoming a well-to-do class in Upper Canada through the development of the new country. The original, western part of the building was erected prior to 1820, and in 1841, a new wing was added. This wing is one of the two remaining rounded corner commercial buildings in Kingston designed by George Browne, although now the rounded arches are obscured by a large illuminated sign. Some time later, the mansard roof was added.

The additions to this limestone building are both sympathetic and designed with an eye to proportion and texture. The smooth limestone lends itself well to the graceful curve at the corner. Following a fire in 1908, which gutted the entire building and left only three walls standing, the building was reconstructed in 1909, assisted by a \$10,000.00 grant from the City. During World War II the building was used for barracks and stores and between 1945 and 1959 it was expropriated for use by the Government for Veterans Affairs and Public Works.

In 1965, a local architect, Mr. Wilfred Sorensen, designed the addition to the north, along Ontario Street. The material is concrete block but the height of the blocks was an unusual 12" in order to match the adjacent stone courses. In 1967 another storey was added to this extension. At the present time the building has underground parking, with exits on both Ontario and Princess Streets."