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Office of the City Clerk

December 14, 2022

Via mail

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]:

Re: Kingston City Council Meeting, December 6, 2022 – By-Law Number 2022-170; A By-Law to Designate the Leonard Carriage Shop at 3536 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)

At the regular meeting on December 6, 2022, Council gave third reading to By-Law Number 2023-170; A By-Law to Designate the Leonard Carriage House at 3536 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).

Attached please find By-Law Number 2023-170, and the Notice of Passing.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Bolognone".

John Bolognone
City Clerk
/nb

Encl. By-Law 2022-170
Notice of Passing

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

Notice of Passing By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest 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 passed By-Law Numbers 2022-168, 2022-169, 2022-170, 2022-171, 2022-172 and 2022-173 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

3448 Creekford Road (Part of Lot 2, Concession 4, Western Addition, Being Part 1 on Reference Plan 13R-1655, Former Township of Kingston, now City of Kingston, County of Frontenac), known as the Robert Rose Farmstead:

131 Johnson Street (Part Lot 249 Original Survey Kingston City as In Fr388519; S/T FR388519; City of Kingston; County of Frontenac), known as Mahood House:

3536 Princess Street (Part of Lot 3, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-14064, former Township of Kingston; now City of Kingston, County of Frontenac), known as the Leonard Carriage Shop:

3606 Princess Street (Part of Lot 4, Concession 3, Western Addition, Being Parts 1-3 on Reference Plan 13R-15465; T/W FR687210 except the Easement Therein re Part 5 on Reference Plan 13R-360. Former Township of Kingston; now City of Kingston, County of Frontenac), known as the Marshall Farmhouse:

1212 Woodbine Road (Part of Lot 3, Concession 3, Western Addition as in FR561465, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Horning House:

1332 Woodbine Road ((Part Mile Square as in FR546223, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Daniel E. Grass Frame Farmhouse:

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Acting Manager, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Any person who objects to one or more of these By-Laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

John Bolognone, City Clerk

This 27th day of December, 2022

City of Kingston

By-Law Number 2022-170

A By-Law To Designate the Leonard Carriage Shop at 3536 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: December 6, 2022

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 3536 Princess Street, also known as the Leonard Carriage Shop (Part of Lot 3, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-14064, former Township of Kingston; now City of Kingston, County of Frontenac) on September 21, 2022; 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 October 18, 2022; 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:

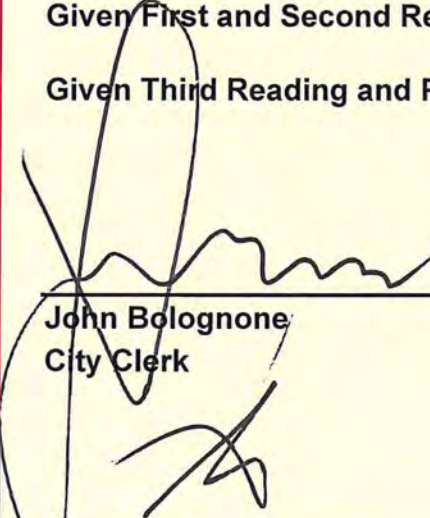
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 3536 Princess Street, also known as the Leonard Carriage Shop, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law 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. In accordance with the City's Procedural By-Law for Heritage, as amended from time to time, those alterations defined as 'Maintenance' herein will not require prior approval under the Ontario Heritage Act. 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: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of 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; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: October 4, 2022

Given Third Reading and Passed: December 6, 2022



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Leonard Carriage Shop**

Civic Address: 3536 Princess Street

Legal Description: Part of Lot 3, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-14064, former Township of Kingston; now City of Kingston, County of Frontenac

Property Roll Number: 1011 080 220 01200 0000

Introduction and Description of Property

The Leonard Carriage Shop, at 3536 Princess Street, is situated on the north side of the road, in the village of Westbrook, in the former Township of Kingston, now part of the City of Kingston. The property contains a two-storey stone shop built between 1855 and 1861.

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

The Leonard Carriage Shop has physical/design value as an unusual example of a mid-19th century two-storey limestone building. The mansard roof, with two gable roof dormers in the front façade as well as the east and west elevations, makes this building unique in this area. The limestone construction is evenly coursed with similar sized rough faced limestone on the front façade and uncoursed with varying sized limestone on the east and west elevations, which is characteristic of an Ontario vernacular cottage. The front façade is symmetrical with a large entrance opening flanked by large window openings. The east elevation features a single window opening and an off-set door opening to the rear. All first storey door and window openings are segmentally arched with stone voussoirs and wooden sills.

Historical/Associative Value

The Leonard Carriage Shop has historical/associative value through its association with Nathaniel Leonard, who was a prominent member of the Westbrook community. Nathaniel Leonard purchased a 3-acre parcel of land from his brother-in-law, John B. Powley in 1855. The building was built between 1855 and 1861 and was likely used as Leonard's shop/office. Leonard was a carriage/wagon maker, agricultural implements maker and contractor. He and his brother Hiram (owned land in Westbrook to the west) likely worked in conjunction, Nathaniel as a carriage maker and Hiram as a blacksmith. Nathaniel Leonard was also a Returning Officer and held at least one poll at "N. Leonard's shop, Westbrooke". Leonard was known for building the stone school

in Kepler (S.S. No. 20) which was later replaced by a brick structure. The property was sold in 1899, seven years before Leonard died in 1906 due to "Senile Decay".

Contextual Value

The Leonard Carriage Shop is situated very close to the road in the historic community of Westbrook. Its limestone construction and unusual mansard roof makes it a landmark along this section of Princess Street. It has contextual value for its role in maintaining the historical integrity of the streetscape of Westbrook.

Cultural Heritage Attributes

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

- Two-storey limestone building laid in uniform courses on the front façade and uncoursed limestone of varying sizes on the east and west elevations;
- Mansard roof, not including the metal hipped roof portion, with two gable roof dormers on each of the south, east and west elevations;
- Symmetrical front façade with large entrance flanked by large window openings;
- All openings with segmentally arched stone voussoirs and wooden sills; and
- Location close to the road.

Non-cultural Heritage Attributes

Elements that do not contribute to the property's cultural heritage value include its:

- Wooden fence; and
- Detached accessory buildings.