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**RECEIVED**  
2024/03/14  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

March 14, 2024

Via email: [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, March 5, 2024 – By-Law Number 2024-157;  
A By-Law to Designate 201 Princess Street and 30-32 Montreal Street to of  
Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act**

At the regular meeting on March 5, 2024, Council gave three readings to By-Law Number 2024-157; A By-Law to Designate 201 Princess Street and 30-32 Montreal Street to be of Cultural Heritage Value and Interest pursuant to the Ontario Heritage Act.

Attached please find By-Law Number 2024-157, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-157  
Notice of Passing

C.C. 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 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-153, 2024-154, 2024-155, 2024-156, 2024-157, 2024-158, and 2024-159 were passed by the Council of The Corporation of the City of Kingston, and approval by Mayoral Decision Number 2024-09 on March 5, 2024 to designate the following lands to be of cultural heritage value and interest:

**101 Logan Street** (Part Lot 21 N/S Logan St, 22 NW/S Yonge St Plan 54 Kingston City Part 2 13R8868 S/T Interest in FR506397; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

**103 Logan Street** (Part Lot 21 N/S Logan St Plan 54 Kingston City Part 1 13R8868; City of Kingston, County of Frontenac), known as Mrs. Dawson's Tavern;

**110 Ordnance Street** (Part Lot 412 Original Survey Kingston City; Part Lot 413 Original Survey Kingston City as in FR440285; City of Kingston, County of Frontenac), known as the Crowley House;

**116 Ordnance Street** (Part Lot 413 Original Survey Kingston City, Part 2- 4 13R2702; S/T & T/W FR295792; Together with an Easement over Part 1, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

**118 Ordnance Street** (Part Lot 413 Original Survey Kingston City; Part Lot 414 Original Survey Kingston City Part 5, 6 13R2702; S/T & T/W FR715232; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace;

**124 Ordnance Street** (Part Lot 414 Original Survey Kingston City as in FR480641; S/T interest in FR480641; City of Kingston, County of Frontenac);

**251 Sydenham Street** (Part Lot 414 Original Survey Kingston City as in FR496131; S/T interest in FR496131; City of Kingston, County of Frontenac);

**201 Princess Street/ 30-32 Montreal Street** (Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac);

**207 Wellington Street** (Part Lot 112 Original Survey Kingston City; Part Lot 117 Original Survey Kingston City as in FR436803 T/W FR685912; City of Kingston, County of Frontenac), known as the Crothers Building; and

**4017 Unity Road** (East 1/2 of NE 1/4 Lot 10 CON 5 Western Addition Kingston, Except Part 5 RP1561; City of Kingston, County of Frontenac).

**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, extension 3233, or at [rleary@cityofkingston.ca](mailto: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

Janet Jaynes, City Clerk

This 12<sup>th</sup> day of March, 2024

City of Kingston

City Council voted in favour of this by-law on March 5, 2024

Written approval of this by-law was given on March 5, 2024 by Mayoral Decision Number 2024-09

Clause 1, Report Number 12, January 9, 2024

### **By-Law Number 2024-157**

## **A By-Law to Designate 201 Princess Street / 30-32 Montreal Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** March 5, 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 December 20, 2023, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 201 Princess Street / 30-32 Montreal Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On January 16, 2024 *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 January 16, 2024, 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.

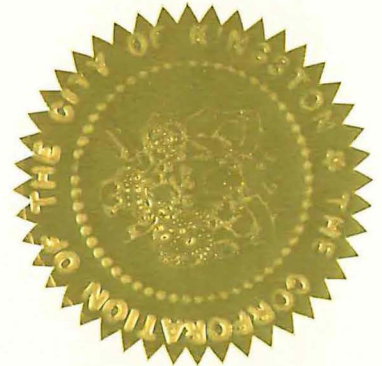
**Given all Three Readings and Passed: March 5, 2024**



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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor





**Schedule “A”**  
**Description and Criteria for Designation**

Civic Address: 201 Princess Street / 30-32 Montreal Street

Legal Description: Part Lot 307 Original Survey Kingston City as in FR281829; S/T & T/W FR281829; now City of Kingston, County of Frontenac

Property Roll Number: 101103008007900

**Introduction and Description of Property**

The subject property, located at 201 Princess Street and 30-32 Montreal Street, contains the three-storey brick corner building, built in 1877 to plans by Power and Son architects. It is situated on the northwest corner of Princess Street and Montreal Street on an 8.5 metre wide, 365 square metre lot in downtown Kingston.

**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.*

The property at 201 Princess/30-32 Montreal Street has physical/design value as a representative example of a mid-19<sup>th</sup> century building purpose-built for both commercial and residential purposes. Character defining elements that reflect this value include its tall, narrow, three-bay by twelve-bay, polychromatic brick construction resting on a limestone foundation. This prominent corner building includes a traditional (likely not original) ground-floor storefront with extensive glazing, recessed main door, a sign band, decorative pilaster and a prominent corner column, which reflects its intended commercial purposes. The second and third residential stories include tall narrow semi-circular arched and flat headed window openings with limestone sills.

The property displays a high degree of craftsmanship and artistic merit through its Italianate design and use of various architectural detailing, such as ornate brick design, polychromatic brick elements, bracketing, and an embellished cornice. Key design details include: brick corbels that form arches to divide the twinned brackets supporting a wide decorative wooden cornice and brick parapet; buff-coloured bricks used throughout to add interest and detailing to the red brick building; and arched openings on the ground floor along the Montreal Street elevation, including a carriageway. This arcade effect may have extended the length of this elevation at one time, but many have been removed or blinded. These design details are unique in Kingston when compared with other commercial brick buildings of this era.

*The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*



The subject property has historical/associative value through its association with the well-known local architectural firm of Power and Son. The Power and Son firm designed many prominent downtown landmarks such as McIntosh Castle, Fire Hall No.1, and the Frontenac County Registry Office. The building at 201 Princess/30-32 Montreal Street shows the firm's enthusiasm for designing corner buildings in the heart of Kingston. Like the Millan Building at 53 Princess Street, John and Joseph Power took advantage of the visibility and prominence of this corner location, and despite the constraints of this long narrow lot, the Power firm demonstrated their creativity by exaggerating its narrowness with the use of tall narrow windows, multi-storey pilasters, and oversized brackets. Buff-coloured brick accents, a mix of window arrangements and styles, an arched ground-level arcade and various brick and wooden detailing furthered the prominence and distinctiveness of this 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 a landmark.*

The subject property has contextual value as it supports and maintains the historic and eclectic commercial character of downtown Kingston, which includes various 19<sup>th</sup> and early 20<sup>th</sup> century buildings constructed of brick, stone and wood, typically at two to three stories in height.

The building's distinctive polychromatic brickwork and architectural detailing, together with its prominent corner location makes it a landmark along Princess Street.

### **Heritage Attributes**

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

- Three storey brick building, with symmetrical fenestration pattern of arched and flat-headed openings, including a carriageway;
- Flat roof with parapet wall, deep decorative cornice, held up by large twinned brackets;
- Traditional wooden commercial façade at the corner, with decorative pilaster, large corner column, recessed entranceway, sign band and large shop windows; and
- Architectural detailing, including buff-coloured bricks above windows and forming a belt courses, limestone sills and labels, and large wooden window surrounds flanking the Montreal Street storefront entrance.