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Office of the City Clerk

**RECEIVED**  
2024/05/16  
(YYYY/MM/DD)  
Ontario Heritage Trust

May 15, 2024

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Dear [REDACTED]

**Re: Kingston City Council Meeting, May 7, 2024 – By-Law Number 2024-211; A By-Law to Designate the property at 75-77 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on May 7, 2024, Council gave three readings to By-Law Number 2024-211; A By-Law to Designate the property at 75-77 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-211, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-211  
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 2024-199, 2024-200, 2024-205, 2024-206, 2024-207, 2024-208, 2024-209, 2024-210, 2024-211 and 2024-323 were passed by Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-14 on May 7, 2024 to designate the following lands to be of cultural heritage value and interest:

**112 Ordnance Street** (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House; and

**114 Ordnance Street** (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

**2045 Middle Road** (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

**281 Princess Street** (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store;

**322 Division Street** (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac);

**3578 Highway 38** (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead;

**390 King Street East / 42 Queen Street** (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac);

**3994 Howes Road** (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse;

**75-77 Princess Street / 52-56 Queen Street** (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building; and

**84 Yonge Street** (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery.

**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 14<sup>th</sup> day of May, 2024

City of Kingston

City Council voted in favour of this by-law on May 7, 2024

Written approval of this by-law was given on May 7, 2024 by Mayoral Decision Number 2024-14

(Clause 1, Report Number 31, March 5, 2024)

### **By-Law Number 2024-211**

#### **A By-Law to Designate the property at 75-77 Princess Street/52-56 Queen Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** May 7, 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 2016;

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Moore Building at 75-77 Princess Street/52-56 Queen Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On March 5, 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 March 12, 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*.

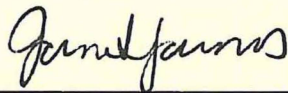
**Therefore, *Council* enacts:**

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.

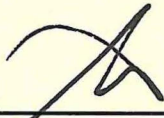


3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given All Three Readings and Passed: May 7, 2024**



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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Moore Building**

Civic Address: 75-77 Princess Street and 52-56 Queen Street

Legal Description: Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 090 05000 0000

**Introduction and Description of Property**

The Moore building is located on the north side of Princess Street, at 75-77 Princess Street, between Wellington Street and King Street East in the heart of downtown Kingston. The property extends the full depth of the block and includes frontage onto Queen Street with civic addresses 52-56 Queen Street. The Moore building consists of a two-and-a-half-storey limestone commercial building facing Princess Street, originally constructed in 1817, and various wood, brick and limestone additions extending the full depth of the block to Queen Street.

**Statement of Cultural Heritage Value**

*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 Moore building is an early example of a stone commercial building in Kingston. The two-and-a-half storey limestone section of the building facing Princess Street was constructed and open for business by 1817. It features a seven-bay second storey, with stone voussoirs at each rectangular window opening. The limestone on the façade is hammer-dressed and laid in even courses. Based on historical photos, the first storey has been altered but the use of large store windows and orientation towards the pedestrian realm remains consistent. Over time, the limestone building has expanded to fill the lot northward to Queen Street with numerous wood, brick and stone additions, some built as early as 1829, thus representing the growing business demands in the downtown core and the evolution of commercial uses on Queen Street in the early to mid-19<sup>th</sup> century. Portions of these additions have been incorporated into the building, creating a patchwork of roof types, materials and window and door openings. The portion of the building closest to Queen Street is a one-and-a-half storey limestone structure with a low-pitched gable roof, built around 1865.



*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 value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*

The building was originally known as Moore's Coffee House, which was opened in the fall of 1817 by proprietor John Moore. It functioned as a Public House for travelers between Montreal and Toronto and was a popular stop for the stagecoach trade. By 1826, it was known as Moore's Mansion House Hotel, operated by Sarah Moore, most likely John's widow. Moore's Mansion House boasted comfortable accommodations, a livery stable and a large yard. The hotel made available carriages and porters to transport passengers and their luggage to the hotel from steamboats docking to the east. A travelling circus frequented the courtyard to the rear of the Moore's Mansion House Hotel, where clowns, horseback acrobats, and an elephant could be seen for a fee.

By 1830 Segro and Mrs. Carmino rented the premises and developed a business relationship with George Mink to run the livery at the Mansion House Hotel. George Mink was a former slave, brought to Upper Canada with Loyalist Johan Jost Herkimer in 1784. After his brief partnership with the Carminos, Mink opened his own livery and cab business, and later drove the Toronto stagecoach.

In addition to the Moore's hotel, the property and various buildings also served the community as a Grammar School, in a portion built in 1829, as a military hospital in the 1840s, and by the 1850s a Mechanic's Institute (precursor to the public library) operated from one of the buildings. The building furthest to the north, fronting onto Queen Street, was built around 1865 as a blacksmith and boilermaker shop, and overtime housed carpenters and carriage making businesses.

In 1890, the building was used as the Elliott Brothers Hardware Store. The Elliot Brothers were known for offering "plumbing, steam fitting, hardware, gas fitting, galvanized iron cornice work, copper work, and tinsmithing". The Elliotts contributed their skilled trades to several large public works projects including: the Rockwood Asylum in Kingston; Armories in London, Toronto and St. Catharines; and the Royal Mint in Ottawa. Robert F. Elliott served as the Mayor of Kingston in 1896 and served on City Council. The building opened as Vandervoort Hardware in 1947 when Claude and Dean Vandervoort purchased the business. The store operated continuously under the Vandervoort name for almost 70 years until it closed its doors during the worldwide COVID 19 pandemic in 2020.

*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 Moore building has contextual value as it contributes and supports the historic streetscape character of Princess Street and is visually linked to its surroundings. The buildings in this area are located at the front of their lots which creates a compact street wall. The street's historic buildings vary in height from one-and-a-half to four stories and the construction materials include brick and limestone. This variety creates visually appealing and diverse streetscape along Princess Street for which this building plays a key role in maintaining.

### **Heritage Attributes**

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

- Two-and-a-half-storey hammer-dressed limestone commercial building, and rear wood, brick and limestone additions;
- Façade with seven-bay second storey, with each window opening being topped by stone voussoirs;
- Sections of rear additions that have been incorporated into the building;
- Location close to the lot line along Princess Street; and
- One-and-a-half storey limestone building fronting Queen Street with a side gable roof, including some original openings with stone voussoirs and sills.