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Properties

PIN

Description

Address

36049 - 0082    LT

PT LT 325 ORIGINAL SURVEY KINGSTON CITY; PT LT 326 ORIGINAL SURVEY KINGSTON CITY PT 1 13R5855 & PT 1, 2 13R5918; KINGSTON ; THE COUNTY OF FRONTENAC

251 PRINCESS ST  
KINGSTON

RECEIVED

2024/07/30

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

Address for Service

THE CORPORATION OF THE CITY OF KINGSTON

216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and Janet Jaynes, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue

Tel        613-546-4291

Fax        613-546-6156

216 Ontario Street  
Kingston  
K7L 2Z3

acting for  
Applicant(s)

Signed

2023 10 10

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON

Tel        613-546-4291

Fax        613-546-6156

216 Ontario Street  
Kingston  
K7L 2Z3

2023 10 10

Fees/Taxes/Payment

Statutory Registration Fee

Total Paid

\$69.00

\$69.00

File Number

Applicant Client File Number :

LEG-G01-001-2021



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I, **Janet Jaynes**, hereby certify this to be a true and correct copy of **By-Law Number 2023-89, "A By-Law to Designate the Henry Brame shop at 249-251 Princess Street to be of Cultural Heritage Value an Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on June 20, 2023

**Dated** at Kingston, Ontario  
this 29th day of June, 2023

**Janet Jaynes, Acting City Clerk**  
The Corporation of the City of Kingston

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**By-Law Number 2023-89**

**A By-Law To Designate the Henry Brame Shop at 249-251 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:** June 20, 2023

**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 249-251 Princess Street, also known as the Henry Brame Shop (PT LT 325 Original Survey Kingston City; PT LT 326 Original Survey Kingston City PT 1 13R5855 & PT 1, 2 13R5918; City of Kingston, County of Frontenac) on April 19, 2023; and

**Whereas** a notice of intention to designate the property has been published in *The Kingston Whig-Standard*, which is a newspaper having general circulation in the Municipality, on May 11, 2023; and

**Whereas** no notice of objection to the proposed designation has been served on 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 the following:


1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 249-251 Princess Street, also known as the Henry Brame 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. 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

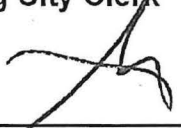
Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor 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."

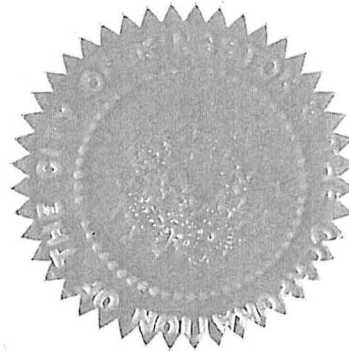
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

**Given First and Second Readings: May 2, 2023**

**Given Third Reading and Passed: June 20, 2023**

  
\_\_\_\_\_  
Janet Jaynes  
Acting City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor



**Schedule "A"****Description and Reasons for Designation****Henry Brame Shop**

Civic Address: 249-251 Princess Street and 187-182 Sydenham Street

Legal Description: PT LT 325 Original Survey Kingston City; PT LT 326 Original Survey Kingston City PT 1 13R5855 & PT 1, 2 13R5918; City of Kingston, County of Frontenac

Property Roll Number: 1011 030 080 04800 0000

**Description of Property**

The Henry Brame Shop is located at 249-251 Princess Street/178-182 Sydenham Street. It is situated on the northwest corner of Sydenham and Princess Streets in the City of Kingston. The property consists of a two-storey red-brick commercial building constructed by 1850 with an early rear tail addition.

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

The Henry Brame Shop is a representative example of an early brick building, that is extant and largely in its original form. The original building is constructed of red-brick and likely had only three symmetrical bays. The rear wing (along Sydenham Street) may be original or date to shortly after initial construction. The building's physical value is exemplified by its early brick construction and gabled roof form, with two chimneys. The Sydenham Street elevation displays a symmetrical second storey with two windows and oval openings above. As is common in early buildings, there is minimal decoration. An offset window on the western portion of the Princess Street façade was added early and may be contemporary with the rear wing and suggests that this building may have housed a separate residence or business on the second floor.

Alterations were made to the ground floor of both the Princess and Sydenham Street facades in 2016, including large sections of new bricks, and a number of new openings on Sydenham Street.

*Historical/Associative Value*

The Henry Brame Shop has associative value with Henry Brame. Originally built as a residence and shop, by 1865 the property was used by Henry Brame, a cabinetmaker and undertaker. Brame lived on the second storey of the building with three of his sisters. Following the custom of the time and given that cabinetmaking and undertaking required many of the same woodworking skills, Brame grew his

business to employ between four and six people. His advertisements describe him as "the leading undertaker and embalmer" and that he has "coffins and caskets, both wooden and metallic. A complete stock of shrouds of every description, and all this appertaining to his line. Keeps always for the use the best quality of embalming fluids. His Hearses are first-class. Funerals conducted in the city and county on most reasonable terms." The business remained in operation at this location for more than 30 years until Brame's death around the turn of the century.

#### *Contextual Value*

This corner of Princess and Sydenham Streets was the location of two other undertakers (who all operated cabinet making or furniture making businesses). James Reid was located directly across the street (254 Princess Street), Frederick C. Marshall was located in the adjacent building at 259, and for a brief time an undertaker business was run at the Oddfellows Block (241 Princess Street). The Henry Brame Shop is an important historic link to its surroundings and past uses.

The Henry Brame Shop has contextual value as a significant part of the commercial core of Kingston. It is located prominently at the corner of Sydenham and Princess Streets. It is one of the earliest buildings along both Sydenham and Princess Streets, which together with its corner location makes it a landmark. The historic buildings of Princess Street vary in height from one-and-a-half to three stories and the construction materials include red-brick and limestone. This variety creates a visually appealing and diverse streetscape which the Henry Brame Shop aids in maintaining.

#### **Cultural Heritage Attributes**

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

- Two-storey red-brick construction, featuring small bricks in a Flemish bond brick pattern on the façade;
- Original part of the building facing Princess Street, with its three bays, plus offset fourth bay, and gable roof,
- Two-storey red-brick rear wing along Sydenham Street ending at the chimney;
- Original window openings on the second storey of the façades, including the symmetrical gable end openings on Sydenham Street with two windows and two oval openings;
- Location situated close to the street on the northwest corner of Sydenham and Princess Streets.

#### **Non-cultural Heritage Attributes**

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

- Recently added ground floor openings on Sydenham Street elevation
- Recently added ground floor brick veneer on Princess Street elevation; and
- Interior features.