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Properties

PIN

36265 - 0073    LT

Description

PT LT 3 CON 3 WESTERN ADDITION KINGSTON PT 1, 13R14064; KINGSTON

Address

3536 PRINCESS ST  
KINGSTON

RECEIVED

2024/07/30

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KINGSTON

Address for Service

216 Ontario Street, Kingston, ON K7L  
2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, 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

216 Ontario Street  
Kingston  
K7L 2Z3

acting for  
Applicant(s)

Signed

2023 02 22

Tel

613-546-4291

Fax

613-546-6156

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

Submitted By

CITY OF KINGSTON

216 Ontario Street  
Kingston  
K7L 2Z3

2023 02 22

Tel

613-546-4291

Fax

613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Total Paid

\$69.00

File Number

Applicant Client File Number :

LEG-G01-001-2021



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2022-170, "A By-Law to Designate the Leonard Carriage Shop of 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),** which By-Law was passed by the Council of The Corporation of the City of Kingston on December 6, 2022

**Dated** at Kingston, Ontario  
this 20th day of December, 2022

**John Bolognone, City Clerk**  
The Corporation of the City of Kingston

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**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."

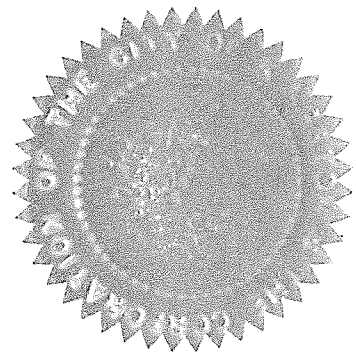
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

**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-19<sup>th</sup> 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.