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Properties

PIN	36049 - 0186 LT
Description	PT LT 307 ORIGINAL SURVEY KINGSTON CITY AS IN FR281829; S/T & T/W FR281829; KINGSTON ; THE COUNTY OF FRONTENAC
Address	30 MONTREAL STREET KINGSTON

RECEIVED
2024/09/25
(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	City Hall, 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

Jennifer Lynn Doupe	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2024 09 05
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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	2024 09 05
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Tel 613-546-4291
Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Total Paid	\$69.95

File Number

Applicant Client File Number : LEG-G01-001-2024



I, **Janet Jaynes** hereby certify this to be a true and correct copy of **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"**, which By-Law was passed by the Council of The Corporation of the City of Kingston on March 5, 2024, and approved by Mayoral Decision Number 2024-09 on March 5, 2024

A handwritten signature in cursive script, reading "Janet Jaynes".

Dated at Kingston, Ontario
this 7th day of June, 2024

Janet Jaynes, City Clerk
The Corporation of the 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.

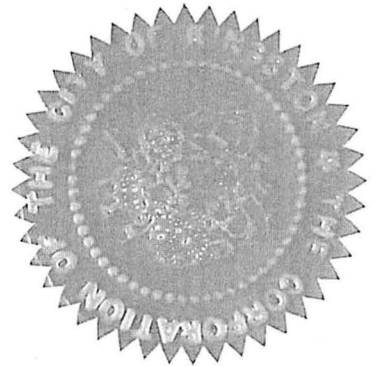
Given all Three Readings and Passed: March 5, 2024



Janet Jaynes
City Clerk



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-19th 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 19th and early 20th 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.