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Properties

PIN 36044 - 0126 LT
Description PT LT 111 ORIGINAL SURVEY KINGSTON CITY AS IN FR652624; KINGSTON ; THE COUNTY OF FRONTENAC
Address 85 PRINCESS ST
KINGSTON

RECEIVED
2024/09/13
(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 acting for Signed 2024 09 05
Kingston Applicant(s)
K7L 2Z3

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 2024 09 05
Kingston
K7L 2Z3

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 2024-9, "A By-Law to Designate 85 Princess 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 December 5, 2023, and approved by Mayoral Decision Number 2024-01 on December 5, 2023.

A handwritten signature in cursive script that reads "Janet Jaynes".

Dated at Kingston, Ontario
this 31st day of July, 2024

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

By-Law Number 2024-9

A By-Law to Designate 85 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: December 5, 2023

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 [October 3, 2023], Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as [insert address] (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On [October 3, 2023], *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 [October 17, 2023], 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

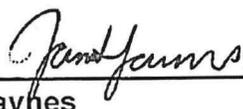
No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, Council enacts:

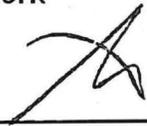
1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this 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.

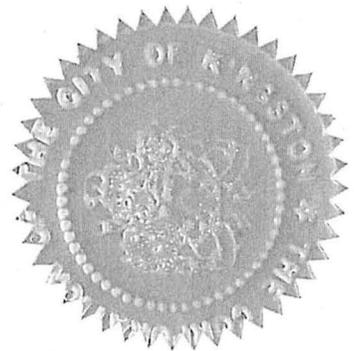
Given all Three Readings and Passed: December 5, 2023



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation

Civic Address: 85 Princess Street
Legal Description: Part Lot 111 Original Survey Kingston City as in FR652624;
now City of Kingston, County of Frontenac
Property Roll Number: 101103009005200

Introduction and Description of Property

The subject property, located at 85 Princess Street, contains the three-storey brick building (now painted brick), built before 1840. It is situated on the north side of Princess Street, between King Street East and Wellington Street in downtown Kingston and most recently the home of Wayfarer Books.

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.

85 Princess Street has physical/design value as a good example of an early-19th century brick building built for residential purposes then converted for multiple uses. Character defining elements that reflect this value include its scale and massing. The first storey of the building consists of a central recessed entranceway of double doors and transom, and flanking show windows framed in square wooden columns with brackets at their capitals, supporting the cornice over the first storey, all of which reflects the historic commercial use on this floor.

A high degree of craftsmanship and artistic merit are evident by the building's double hung sash windows made up of twenty-four panes. The top sash of every window has twelve lights and muntins in the pattern of a Gothic arch. There are also small pediment lintels over each window. Other aspects that demonstrate attention to detail and artistic merit include the cornice made of corbelled brick with brackets and a small blind arcade beneath. Three courses of corbelled brick form a central cornice detail above the third floor.

The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

85 Princess Street has historical/associative value as it played a key role in arresting a substantial and devastating fire that destroyed the buildings to the west (89-95 Princess) in 1847. It is thought that due to its brick construction, the building slowed the progress of fire that raged to the west long enough to be quelled. This event and the building's role is particularly significant as the fire was moving east towards 77 Princess Street, which was then a fully occupied hospital.

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 property's design and brick construction have contextual value as it supports and maintains the historic and eclectic commercial character of downtown Kingston.

Its distinctive brick architectural detailing, together with its unusual windows, makes it a landmark along Princess Street.

Cultural Heritage Attributes

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

- Three storey brick building, with symmetrical fenestration pattern;
- Sash windows made up of twenty-four panes in the pattern of a Gothic arch;
- Architectural detailing, including small pediment lintels over each window, the cornice, with corbelled bricks, and brackets, and the small blind arcade; and
- Central recessed entranceway of double doors and transom, with flanking display windows framed by square wooden columns with brackets at their capitals, supporting the cornice over the first storey.