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**Properties**

*PIN* 36043 - 0179 LT  
*Description* PT LT 290 ORIGINAL SURVEY KINGSTON CITY AS IN FR147156; S/T INTEREST IN FR147156; KINGSTON ; THE COUNTY OF FRONTENAC  
*Address* 156 PRINCESS STREET  
KINGSTON

**RECEIVED**  
2024/10/31  
(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 10 25  
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 10 25  
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, **Derek Ochej** hereby certify this to be a true and correct copy of **By-Law Number 2024-177, "A By-Law to Designate the property at 156 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 April 2, 2024, and approved by Mayoral Decision Number 2024-11 on April 2, 2024

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

  
**Derek Ochej, Acting City Clerk**  
The Corporation of the City of Kingston

City Council voted in favour of this by-law on April 2, 2024

Written approval of this by-law was given on April 2, 2024 by Mayoral Decision Number 2024-11

Clause 2, Report Number 21, February 6, 2024

### By-Law Number 2024-177

## A By-Law to Designate the property at 156 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: April 2, 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 January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 156 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On February 6, 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 February 13, 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

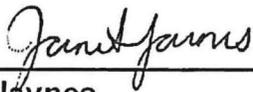
No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

### 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: April 2, 2024**



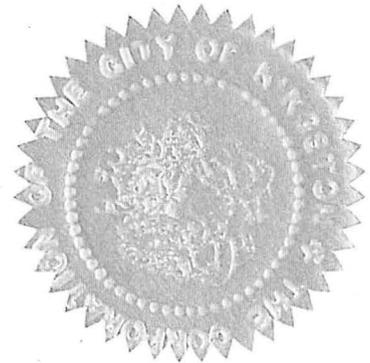
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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor



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

Civic Address: 156 Princess Street  
Legal Description: Part Lot 290 Original Survey Kingston City as in  
FR147156;  
S/T interest in FR147156; City of Kingston, County of  
Frontenac  
Property Roll Number: 1011 010 140 00200

**Introduction and Description of Property**

The property at 156 Princess Street is located on the south side of Princess Street, at the southwest intersection with Bagot Street, in downtown Kingston. The 230 square metre commercial property contains a three-storey limestone building, constructed in 1842, and a later two-storey brick rear addition (likely built in late 19<sup>th</sup> century), with frontage on both Princess and Bagot Streets.

**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 Tolbert Building at 156 Princess Street, is a representative example of an early-19<sup>th</sup> century Georgian commercial building in downtown Kingston. Designed by architect Andrew Drummond, the building was intended to have two ground floor commercial units with residential above. While the ground floor elevations have been altered over the years, evidence of three openings remain along the Bagot Street frontage, aligning with the bays above.

The building's simple three-storey massing with five bays on Princess Street and four bays on Bagot Street, restrained architectural detailing (e.g., coursed, squared and hammer-dressed limestone masonry, stone windowsills and voussoirs, ashlar string courses, etc.), and the overall symmetry of architectural elements is typical of 19<sup>th</sup> century Georgian commercial rows on downtown main streets in Ontario. The building has a shallow hipped roof, currently obstructed by a large modern parapet.

Although the original/historic windows have been removed, the size and proportions of the original window openings, which have a vertical emphasis and decrease in height from the second to third floors, also reflect its Georgian commercial architectural style.

The later brick (now painted) addition to the rear, includes several fanciful, perhaps late Victorian, details that counter the restrained Georgian style of the main stone corner building and provides a rare juxtaposition. While the ground floor brick appears to be a later infill, the detailing on the second floor appears original, including brick pilasters, double rows of dentils voussoirs and string courses, as well as a wooden cornice at the roof with frieze, brackets and corbels, and a smaller wooden cornice between the floor levels with delicate dentils and rounded ends. As opposed to the organized and regularly placed window openings on the stone building, the brick building has three- bays in an almost random pattern, with the northern most bay isolated by brick pilasters that perhaps once coincided with an entrance detail on the ground floor (now lost).

*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 limestone corner building has historical/associative value through its association with local architect and bank manager, Andrew Drummond, who designed the structure in 1841 for Eleanor Tolbert. Born and educated in Edinburgh Scotland, Drummond came to Canada in 1834. His primary employ was as a manager with the Bank of Montreal, but possibly through his position as a Trustee at Queen's College (later Queen's University), he explored his architectural interest by designing and bidding on various building tenders around Queens campus. While none of these buildings was realized, there is evidence that suggests that Drummond designed and lived in the double stone dwelling at 62-64 College Street as well as 156 Princess Street, making the Tolbert Building one of only a few known and extant works of Andrew Drummond in Kingston.

Eleanor Tolbert hired Drummond to design this building in 1841 for a mix of commercial and residential purposes. His design was constructed for Tolbert in 1842, who resided in a residential unit on the property with her daughter Mary until 1853, though she retained ownership of the property into the 1870s.

*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 property has contextual value for its role in supporting and maintaining the historic commercial character of this portion of Princess Street and downtown Kingston. The property also has contextual value for its continuity of at-grade commercial storefronts, zero lot line setbacks and three-storey massing, which link it physically, visually and historically to this block of Princess Street.

### **Heritage Attributes**

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

- Coursed, squared and hammer-dressed limestone construction, with ashlar string courses of the three-storey, five-bay by four-bay massing with hipped roof;
- The flat roofed rear/Bagot Street brick addition, with various brick, stone and wooden detailing including dentils, pilasters, corbels and wooden cornices with brackets, dentils, frieze boards and rounded ends; and
- Original window openings on second and third floors, and evidence of window/door openings on ground floor of the Bagot Street elevation, with voussoirs and sills.