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Office of the City Clerk

November 27, 2024

Via email: [REDACTED]  
[REDACTED]

**RECEIVED**  
2024/11/28  
(YYYY/MM/DD)  
Ontario Heritage Trust

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Re: Kingston City Council Meeting, November 19, 2024 – By-Law Number 2024-403; A By-Law to Designate the Property at 79-83 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on November 19, 2024, Council gave three readings to By-Law Number 2024-403; A By-Law to Designate the Property at 79-83 Princess Street to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-403, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-403  
Notice of Passing

C.C. Ontario Heritage Trust  
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-397, 2024-398, 2024-399, 2024-400, 2024-401, 2024-402, and 2024-403 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-27 on November 19, 2024 to designate the following lands to be of cultural heritage value and interest:

**294 Elliott Avenue** (Part Farm Lot 5, Con West Great Cataraqui River, Kingston, Part 1, 13R18838; City of Kingston, County of Frontenac), known as the Elliott Farmhouse;

**3751 Smith Road** (Part Lot 6, Con 4, Western Addition, Kingston, as in FR329337, Lying E of Part 2, 13R344 & S of Part 3, 13R4158; City of Kingston, County of Frontenac), known as the Bell Farmstead;

**3867 Smith Road** (Part Lots 7-8, Con 4, Western Addition, Kingston, Part 1 on 13R21029; City of Kingston, County of Frontenac), known as the Smtih Farmstead;

**722-766 John Counter Boulevard** (Part Farm Lot 5, Con West Great Cataraqui River, Kingston, as in FR442219, Except Parts 5 & 7 13R8629 & Part 1, 13R17330; City of Kingston, County of Frontenac), known as the John Elliott Farmhouse;

**1901 Jackson Mills Road** (Part Lot 13, Con 4, Kingston, Part 2, 13R18877; S/T & T/W FR762129, Except the Easement Therein Thirdly Described; City of Kingston, County of Frontenac), known as the Jackson Mill;

**617-619 Union Street** (Part Lot 4, N/S Union St, Plan 54, Kingston City, Parts 1, 3, 13R10659; City of Kingston, County of Frontenac); and

**79-83 Princess Street** (Part Lot 111, Original Survey, Kingston City, Part 1, 13R13985; City of Kingston, County of Frontenac), known as the Robert White Building.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours, or by visiting the Development and Services Hub at [www.cityofkingston.ca/dash](http://www.cityofkingston.ca/dash) and searching by address.

Any who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

**Dated** at the City of Kingston

This 26<sup>th</sup> day of November, 2024

Janet Jaynes, City Clerk

City of Kingston

City Council voted in favour of this by-law on November 19, 2024

Written approval of this by-law was given on November 19, 2024 by Mayoral Decision Number 2024-27

Clause 2, Report Number 87, October 1

### **City of Kingston By-Law Number 2024-403**

#### **A By-Law to Designate the properties at 79-83 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** November 19, 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 2016;

On September 18, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property at 79-83 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On October 1 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 October 8, 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:** November 19, 2024



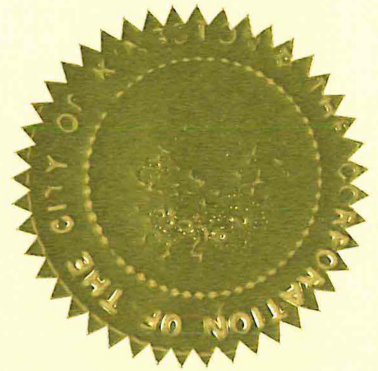
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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor





**Schedule "A"**  
**Description and Criteria for Designation**  
**Robert White Building**

Civic Address: 79-83 Princess Street  
Legal Description: Part Lot 111 Original Survey Kingston City Part 1 13R13985;  
City of Kingston, County of Frontenac  
Property Roll Number: 1011 030 090 05100

**Introduction and Description of Property**

The Robert White Building, located at 79-83 Princess Street, is situated on the north side of the road, mid-block between King and Wellington Streets in downtown Kingston. The approximately 453 square metre property includes a two-and-a-half storey red-brick commercial building constructed circa 1880 for Robert White's fabric dying and cleaning business.

**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 Robert White Building is an example of a late-19<sup>th</sup> century commercial building in the City of Kingston. The recent restoration work, done in an effort to return the first storey to a commercial storefront of the era, shows a high degree of craftsmanship.

The two-and-a-half storey red-brick building with gable roof, has a five-bay second storey. The middle bay is located in a projecting portion of the façade. In addition, the second storey displays segmentally arched window openings. Brick pilasters frame the façade and are likely original features of the building. Historic photos show that the roof had two dormers that were removed then later reinstalled. Though not original, the restored ground floor façade features are typical of commercial storefronts of the building era and add to the cultural heritage value of the building. The façade has a central double door entrance to the store, flanked by a set of three large store windows, all topped by transoms. The storefront is recessed, which is typical of commercial buildings of the 19<sup>th</sup> century. On either side of the storefront, separated by brick pilasters, are two entrances topped by transoms leading to the upper-storey. The façade also displays a retractable awning and an entablature with the store name.

The Robert White Building was restored by Bruce Downey in 2000. Bruce Downey is a well-known architect in the City of Kingston who specializes in the restoration of heritage structures. He was first employed by Wilfred Sorensen (another well-known Kingston Architect), then ran his own practice, and later partnered with Lily Inglis for twenty years (Inglis and Downey Architects) until her retirement in 2001. Bruce Downey has been a member of the Ontario Association of Architects since 1981 and served as Chair and Vice Chair of the Kingston Heritage Committee (formerly L.A.C.A.C.) for many years.



Notable heritage restoration work by Bruce Downey in the City of Kingston includes Springer Market Square, 84 Brock Street, 85 King Street East and the Prince George Hotel. The 2000 restoration works included the period-appropriate recreation of the ground floor commercial façade, the removal of the paint on the brick walls and the reintroduction of the gable roof dormers. To ensure the sensitive conservation of this historic building and to create a historically compatible result, the works were undertaken using historic research and an attention to detail in the craftsmanship.

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

The Robert White Building is associated with fabric dyer and scourer (cleaner), Robert White. He worked as a dyer and scourer beginning in 1865 at various addresses along Princess Street prior to moving to 79-83 Princess Street around 1882. Robert White died March 8, 1890 at age 51. His wife Agnes assumed operation of the business until passing it off to their son Albert in 1894. The property was sold to Robert McLeod in 1895 and used as a commercial rental property. One notable renter is Clark W. Wright, son of Clark Wright (Hatter and Furrier, who lived at 25 Colborne Street). In 1908, after leaving his father's fur business, Clark Jr. operated as an insurance agent and license inspector at 81 Princess Street.

*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 because it is a landmark.*

The Robert White Building is significant in defining and maintaining the character of the streetscape along the north side of Princess Street, between King and Wellington Streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Princess Street vary in height from one-and-a-half to four storeys and the construction materials include primarily red-brick and limestone.

The Robert White Building contributes to the historic streetscape of Princess Street. With its shallow setback, two-and-a-half storey height, red-brick construction, and location close to the lot lines, the Robert White Building shares a visual and historical relationship with its surroundings, particularly the limestone Moore Building at 75-77 Princess Street, which shares a similar scale and design, and the three storey brick buildings at 85-95 Princess Street. As part of this group of buildings, the subject building creates a streetwall and helps maintain the historic and eclectic character of this portion of Princess Street.

This variety creates a visually appealing and diverse streetscape along Princess Street. With its restored façade and red-brick construction, the Robert White Building is a visual landmark along the street.



### **Heritage Attributes**

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

- Two-and-a-half storey red-brick building with gable roof, two gable dormers and a parapet wall;
- Five-bay second storey of segmentally arched windows, with central projection that holds the middle bay;
- Recessed storefront with two round steel columns, central double door entrance, flanked by a set of three large store windows, all topped by transoms; and
- Two entrances topped by transoms on either side of the storefront, separated by brick pilasters with restored capitals.