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Properties

PIN	36044 - 0017 LT
Description	PT LT 297 ORIGINAL SURVEY KINGSTON CITY AS IN FR270028 S/T & T/W FR270028; S/T INTEREST IN FR270028; KINGSTON ; THE COUNTY OF FRONTENAC
Address	163 165 PRINCESS ST KINGSTON
PIN	36044 - 0016 LT
Description	PT LT 297 ORIGINAL SURVEY KINGSTON CITY AS IN FR659440 S/T & T/W FR659440, T/W INTEREST IN FR659440; KINGSTON ; THE COUNTY OF FRONTENAC
Address	167 PRINCESS ST KINGSTON

RECEIVED
2025/06/12
(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	2025 06 05
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Tel 613-546-4291
Email jdoupe@cityofkingston.ca

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	2025 06 11
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Tel 613-546-4291
Email jdoupe@cityofkingston.ca

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

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 2024-389, "A By-Law to Designate the property at 163-165 & 167 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 November 5, 2024, and approved by Mayoral Decision Number 2024-25 on November 5, 2024

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

Dated at Kingston, Ontario

Janet Jaynes, City Clerk

this 16th day of December, 2024

The Corporation of the City of Kingston

City Council voted in favour of this By-Law on November 5, 2024

Written approval of this By-Law was given on November 6, 2024 by Mayoral Decision Number 2024-25

Clause 2, Report Number 78

By-Law Number 2024-389

A By-Law to Designate the property at 163-165 & 167 Princess Street to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: November 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 August 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as 163-165 and 167 Princess Street (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On September 3, 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 September 17, 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.

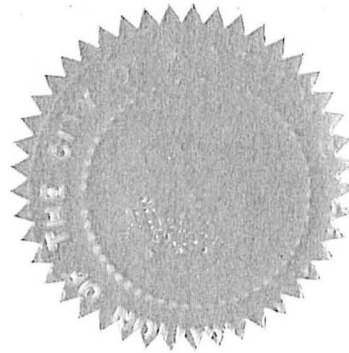
Given all Three Readings and Passed: November 5, 2024



Janet Jaynes
City Clerk



Ryan Boehme
Deputy Mayor



Schedule "A"
Description and Criteria for Designation
Powell Building

Civic Address:	163-165 Princess Street
Legal Description:	Part Lot 297 Original Survey Kingston City as in FR270028 S/T & T/W FR270028; S/T interest in FR270028; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 080 10400
Civic Address:	167 Princess Street
Legal Description:	Part Lot 297 Original Survey Kingston City as in FR659440 S/T & T/W FR659440, T/W interest in FR659440; City of Kingston, County of Frontenac
Property Roll Number:	1011 030 080 10500

Introduction and Description of Property

The subject property at 163-167 Princess Street is located on the north side of Princess Street on the block bound by Montreal, Queen, and Bagot streets in downtown Kingston. Spanning two separate parcels, the subject property contains the Powell Building, a four-storey stone commercial building constructed circa 1840-41. James Powell owned 163-167 Princess Street from 1840 into the 1880s.

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.

Constructed circa 1840-1841, the Powell Building (163-167 Princess Street) has design value as an early surviving example of a four-storey Neo-Classical Georgian commercial building in downtown Kingston. Although the floor-to-ceiling heights are low (likely for financial reasons), its architectural style and height is unusual for its location along Princess Street. The squatness of the façade, resulting from the low floor-to-ceiling heights on the fourth storey, is somewhat mitigated by the forward projection of the two most westerly bays, which helps to increase its sense of verticality.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The craftsmanship is evident in its ashlar stonework façade (the rear elevations are uncoursed rubble masonry), including chisel-tooled (comb finish) margins around the window openings, stone sills and lintels, and overall lack of ornamentation.

The main stone cornice above the third floor and the smaller cornice with parapet above the fourth floor give visual depth and proportion to its four-storey massing. Although the original windows have been removed, photographic evidence indicates a six-over-six patterning, which would have added visual interest to the otherwise austere character of the building. Another characteristic of the Georgian style is the smaller square windows on the top floor, one of which is blind (in-filled with stone). The architectural character and style of the building are common in terrace buildings of the same era in Edinburgh, Scotland, and may reflect the influence of immigrant Scottish masons. The ground floor, including storefronts, has been completely altered.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The properties have contextual value for their role in supporting and maintaining the historic commercial character of Princess Street and downtown Kingston. Together with the Tolbert Building (156 Princess) on the south side of the street, the Powell building is one of only a few remaining limestone facades on the block, all of which play an important role in maintaining the 19th century origins and character of lower Princess Street. The continuity of the buildings' window lines, street-wall presence and Georgian commercial style creates a physical, visual and historical link to the commercial buildings along lower Princess Street.

Heritage Attributes

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

- Four-storey massing with parapet wall;
- Coursed ashlar limestone façade with bush-hammered finish, and approximately 3" wide chisel-tooled (comb finish) margins around second floor window openings;
- Original window openings with stone lintels and sills;
- Projecting ashlar limestone string course above second storey; and
- Cornices above third and fourth floors.