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Properties

PIN	36043 - 0022    LT
Description	PT LT 12 N/S BROCK ST, 12 S/S PRINCESS ST PL SELMA SUBDIVISION KINGSTON CITY AS IN FR278199; S/T & T/W FR278199; KINGSTON ; THE COUNTY OF FRONTENAC
Address	262 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 2024-392, "A By-Law to Designate the property at 262 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

this 16th day of December, 2024

**Janet Jaynes, City Clerk**

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 2024-392**

**A By-Law to Designate the property at 262 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 at 262 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**  
**Strand/Tivoli Theatre**

Civic Address: 262 Princess Street  
Legal Description: Part Lot 12 N/S Brock St, 12 S/S Princess St Plan Selma  
Subdivision Kingston City as in FR278199; S/T & TW  
FR278199; City of Kingston, County of Frontenac  
Property Roll Number: 1011 010 140 07200

**Introduction and Description of Property**

The Strand/Tivoli Theatre property, at 262 Princess Street, is located on the south side of the street, midblock between Montreal and Clergy streets, in downtown Kingston. The approximately 574 square-metre commercial property contains a two-storey building with ornate front facade, built originally as the Strand Theatre circa 1915.

**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 Strand/Tivoli Theatre is a representative example of early 20<sup>th</sup> century theatre building in downtown Kingston completed in the Beaux-Arts Classicism style, with its distinctive neo-classical glazed terra-cotta façade that displays a high degree of craftsmanship and artistic effort.

Consisting of an arcade decorated in the Corinthian style, the rich Baroque facade includes corbelling, arched windows and engaged columns. Its design is reminiscent of the theatres of London and was used for the new movie houses springing up across Ontario in the late 19<sup>th</sup> and early parts of the 20<sup>th</sup> centuries. The arcade has engaged Corinthian columns and decorated keystones in the arches. The large pilasters at the outer edges of the arcade each has cable moulding marking the rectangular panel underneath elaborate capitals. Below the arcade is a recessed panel edged with cable moulding and holding four cartouches (with modern images). The cornice is embellished with consoles, dentils and an egg and dart banding.

The arched second storey windows were blinded during its time as a furniture store but reintroduced in 2011 by the current owners. A substantial restoration of the exterior detailing was also completed in 2011 including an entire reconstruction of the ground floor façade.

Its current commercial use on the ground floor maintains the historic development pattern in downtown Kingston (i.e., commercial at grade with residential/office space above).

*The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*

The property has historical value through its connection to the Strand and Tivoli Theatres and the popularity of theatres in Kingston in the early 20<sup>th</sup> century. Early maps show a two-storey frame building on this property when it was sold to Harry Martin and T.J. Nugent in 1915. A new purpose-built theatre building was constructed later that year and called the Strand Theatre. When it opened its doors on September 18, 1915, it was said to be "one of the most modern and up-to-date on the American continent" with one of the finest front facades "of any building in Canada."

It was later sold to Famous Players who, with the help of many local trades' persons, including well-known local architect Colin Drever, renovated the theatre and renamed it the Tivoli Theatre. Tivoli Theatre's opening night was May 5, 1930 and featured Winnie Lightner and Chester Morris in "She Couldn't Say No".

The property was sold to the Modern Furniture Company Limited in 1946 and was converted to a retail store the following year. The building was again renovated in 2011 after it was sold to the current owners who opened the Trailhead Kingston store. The 2011 restoration was managed by local contractor Pat Powers Construction, with painting done by the Ecclesiastical Group.

*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.*

Its contextual value derives from its important role in defining this former entertainment district and supporting the character of the Princess Street streetscape. The Strand/Tivoli Theatre, in association with the Capitol Theatre (223 Princess), the Grand Theatre (218 Princess) and formerly the Orpheum Theatre (250 Princess) to the east defined the evolving entertainment district along Princess Street from the early 1920s through to the 1970s when the industry shifted to suburban locations.

The former theatre also helps to define and maintain the historic and eclectic character of this section of Princess Street between Clergy and Montreal Streets. The Strand/Tivoli Theatre is an important visual contributor to the historic streetscape within the block that features mostly two and three storey, mixed commercial and residential buildings constructed of stone, brick, and concrete in a number of styles that were successively developed between circa 1860 through to circa 1930, most of which are valuable heritage resources. This collection of buildings is important for its diverse architectural and historical themes of the economic, social and cultural development of Kingston from the late nineteenth through the twentieth centuries.

With its distinct Baroque detailing and grand arched windows, the Strand/Tivoli Theatre is a landmark within downtown Kingston.

### **Heritage Attributes**

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

- Tall two storey, five-bay massing, with low-pitched sloping roof;
- Distinct glazed terra-cotta front façade, including its deep cornice, embellished with consoles, corbelling, dentils, beading and an egg-and-dart banding;
- Entablature, decorated with 6 garlands in high relief and aligned with the pilasters and engaged columns found in the window area;
- Original window openings in an arcade style with engaged unfluted Corinthian columns, round arches with keystones decorated by leaf forms and springing from pilaster-like forms;
- Horizontal panel edged with intricate mouldings below the arcade and interrupted by four cartouches (with images added in 2011); and
- Paired large pilasters supporting the entablature, one located at each side of the row of windows, a panel forms the shaft, each panel has 3 rows of cable moulding, the shaft supports an elaborate capital bearing an unusual convex oval.