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Office of the City Clerk

ONTARIO HERITAGE TRUST

DEC 29 2014

RECEIVED

December 22, 2014


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**RE: HERITAGE DESIGNATION 2312 PRINCESS STREET, ALSO KNOWN AS  
PLEASANT VIEW TO BE OF CULTURAL HERITAGE VALUE AND INTEREST**

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find a copy of By-Law No. 2014-175, A By-Law to Designate 2312 Princess Street, Also Known as Pleasant View to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act*, (R.S.O. 1990, 0.18), which By-Law was registered on title on December 11, 2014, as Instrument Number FC192030.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Planner – Heritage, Planning & Development.

Yours truly,

  
Kevin Arjoon,  
Acting City Clerk  
/s

Enclosure

cc: L. Hurdle, Commissioner, Community Services  
P. Agnew, Director, Planning & Development  
S. Bailey, Manager, Zoning By-Law Consolidation, Planning & Development  
Ontario Heritage Trust

The Corporation of the City of Kingston

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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2014-175, "A By-Law To Designate 2312 Princess Street, Also Known As Pleasant View, To Be Of Cultural Heritage Value And Interest Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which was passed by the Council of the Corporation of the City of Kingston on November 18, 2014.

**DATED** at Kingston, Ontario  
this 9th day of December, 2014

**John Bolognone, City Clerk**  
The Corporation of the City of Kingston

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**By-Law Number 2014-175**

**A By-Law To Designate 2312 Princess Street, Also Known As  
Pleasant View, To Be Of Cultural Heritage Value And Interest  
Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O.  
1990, 0.18)**

**Passed: November 18, 2014**

**Whereas** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

**Whereas** Council consulted with its Municipal Heritage Committee and approved the designation of a property located at 2312 Princess Street on November 2, 2009; and

**Whereas** a notice of intention to designate the property was published in the Kingston Whig-Standard, which is a newspaper having general circulation in the municipality, on December 2, 2009; and

**Whereas** an objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston on December 21, 2009; and

**Whereas** the objection has been resolved as set out in the Minutes of Settlement dated August 11, 2014 based on which the appellant has withdrawn their objection, and which references the "Site Development Guidelines, Pleasant View, 2312 Princess Street, Kingston Ontario, July 2013", and accordingly under Section 29(15) of the *Ontario Heritage Act*, the Council of the Corporation of the City of Kingston may now complete the designation process in accordance with the S. 29(6) of the *Ontario Heritage Act*;

**Therefore be it resolved** that the Council of the Corporation of the City of Kingston hereby enacts as follows:

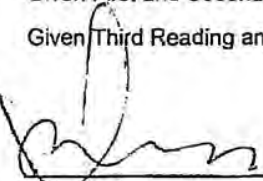
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston located at 2312 Princess Street, also known as Pleasant View, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be


published in the *Kingston Whig-Standard*;

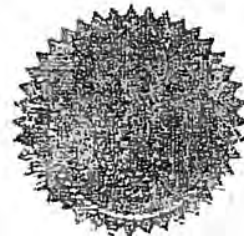
3. For the purpose of interpretation the term 'Maintenance' will include the following:  
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of Protected Heritage Properties, including the following: periodic inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."
4. The City reserves the right to install a designated property plaque or interpretive panel.
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 4, 2014

Given Third Reading and Passed November 18, 2014

  
John Bolognone  
City Clerk

  
Mark Gerdeisen  
Mayor



**Schedule "A"**

**Description and Reasons for Designation**

**2312 Princess Street (Pleasant View)**

**Legal Description**

Civic Address: 2312 Princess Street

Lot/Concession: Formerly Con 3 Part Lot 15 Reg. Plan 60 Part Lots B 15 16 17  
Registered Plan 13R 7698; now Part 1 of 13R-20830

**Description of Property**

2312 Princess Street (formerly described as CON 3 PT LOT 15 PLAN 60 PT; LOTS B 15 16 17 RP 13R7698; PART 1), known as Pleasant View and formerly known as Walnut View, is located on the north side of Princess Street west of Sydenham Road. The property subject to this designation by-law has 36.71 metres of frontage onto Princess Street, and 69.74 metres of frontage onto Andersen Drive, with an approximate area of 3168 square metres. This red brick building, built from 1865 to 1869 has cultural heritage value through its physical/design values, its historical associations, and its contextual values.

**Statement of Cultural Heritage Value/Statement of Significance**

**Design/Physical Values**

2312 Princess Street (Pleasant View) is of physical/design value because of its high degree of craftsmanship and its Italianate influenced architecture. Pleasant View was built by Lewis Johnson Day between 1865 and 1869. It is a fine two-storey Italianate influenced building with the brickwork of the south façade laid up in Flemish bond (the other elevations are common bond) on a limestone foundation with the red brick coming from Day's own brickyard.

The corners of the façade feature brick pilasters and the complex segmental arches over the windows at the façade are formed as part of panels set in relief. The façade is a symmetrical three bays, the focus of which is the main entrance treatment. This features the original six panel door with its deep, layered panel moldings, large segmentally arched transom with unique light configuration semi-circularly arched sidelights and pilasters forming the inner section of the door surround. The central main entrance is further emphasized by the portico with its bracketed cornice (heavy scroll brackets at the columned corners and smaller modillion brackets between), large chamfered columns and pilasters with Tuscan capitals and the geometric designs and 'crests' in relief on the shafts (typical of the Italianate). The balustrade itself consists of a heavy molded railing and vase turned balusters. It appears a balcony surmounted the

portico. Four large chimney stacks rise symmetrically at the corners of the building through the medium pitched hipped roof. Each stack incorporates a niche in the brickwork with corbelling and dentils above surmounted with a limestone capstone. The cornice/frieze features large scrolled brackets with groupings of smaller modillion brackets between, again organized symmetrically. The original louvered shutters still in place form to fit the segmental arch head. The original front door also remains. The sills are limestone incorporating stone corbels in the design. The other elevations are a much simplified version of the façade with the opening placed more according to interior requirements (and the massive chimney stack location) than formal symmetry.

The brick kitchen 'tail' and carriage house behind were also completed by 1869, (however the evidence indicated is for the building footprint only) reflected in the continuity of design expressed in the segmentally arched openings, including the large carriage doors (now significantly altered), complex brick arches and the corbelled treatment of the extremely tall chimney stack. There is stained glass to a geometric design at the transom of the 'tail' door. The fenestration of these sections appears original and all small pane though the openings at the 'tail' are of varying sizes no doubt a reflection of its service function. Certainly Day took advantage of this brickmaking operation in constructing his prominent home. Portions of the floors of the cellar have been paved with brick set in a herringbone pattern.

The front and west side yards are an important aspect of the property with their mix of mature deciduous (black walnut, birch) and coniferous plantings (though the c.1910 historic photo show that the plantings directly in front of and to the west of the house are of 20<sup>th</sup> century origin) helping to screen the property from the busy road and maintaining a sense of its rural origins. Despite the changes all around it, the building retains a high degree of integrity.

#### Historical/Associative Values

This property has historical associative value because of its association with persons important to the community, and in the case of Warren A. Morrison, internationally. This property was part of the original land grant (Lot 15, Concession 3, Kingston Township) to John Ferris (United Empire Loyalist). All 200 acres of Lot 15, Concession 3, Kingston Township was a Crown grant to John Ferris, who was formerly of New York and was active in the New York Militia during the Revolutionary War. He received patent in 1798 and by 1815 had erected a 1 ½ storey stone house on the property (demolished 1988) and a stone 'smithy' just east of the subject property. This blacksmith shop, located at the 'strategic' corner of the old trail which had become the York - Kingston Road (Highway 2) and the Concession Road (which was an early road north to the hinterland which became known as the Portland Road & Sydenham Road), no doubt contributed to the establishment of a hamlet (Sandville, later Waterloo, and finally Cataraqui) at that location.



From 1823 Daniel Ferris began selling off parcels of the lot and these parcels developed into the village. Beginning in 1843, Lewis Johnson Day began buying sections of the lot and, over the course of eight separate purchases transacted between then and 1869, established the holding indicated on the 1878 County Atlas Map. Day was both a farmer and a 'brickmaker,' establishing a brick yard on the property by mid century. The bricks were used in many local structures, including 'Pleasant View' itself. The scale and relatively sophisticated detailing of the home reflect Day's prosperity during this period.

On December 20, 1899 (reg. January 12, 1900) the Day family sold 25 acres of their property including the fine brick dwelling to Robert A. Morrison for \$5500.00. It is Morrison who gave the name "Pleasant View" to the property and developed his acreage as a market garden, orchard and apiary. A naturalist as well as an agriculturalist, he wrote and published *"The Winter Birds' Paradise at Pleasant View"* recording his observations of the birds wintering on the property. Two of his sons went on to notable careers and achievements. G.E. (Bert) Morrison was one of the major early photographers in Kingston. However, it is his brother Warren A. Morrison whose scientific work has been recognized as internationally significant. W.A. Morrison, who was a brilliant student while at Queen's University and Harvard University, worked for the Western Electric Company where he undertook the research leading to his c.1930 invention of a clock which used quartz crystals as the time-keeping element. In 1947, his pioneering work on the quartz crystal clock earned Morrison the gold medal from the British Horological Institute. Within decades, the quartz crystal watch had virtually replaced the mechanical timepiece worldwide.

After World War I, Pleasant View was purchased by John Riley (an old area family also associated with brickmaking) and its market garden operation expanded by his son Edward H. Riley. Edward and his wife used the house as tourist accommodation to supplement their income during the Depression. He supplied fruit and vegetables to many stores and customers while also maintaining a stall at the Kingston Market for many decades. His son Harold stayed in the business expanding the greenhouse side of the operation and the sale of shrubs and flowering plants. The family continued to live in the house and operate the greenhouse business until relatively recently.

#### Contextual Values

The property has contextual value as it is visually linked to its surroundings and serves as a local landmark. For over 140 years, Pleasant View has been a landmark at the 'brow' of the hill along the King's Highway. Sited on a knoll close to the junction of two main roads, it survives as a representative of the capacious farm/country houses of the area, and is a property of high cultural value.



**Character Defining Elements/Heritage Attributes**

- The overall 'T' plan including kitchen 'tail';
- The symmetrical south façade;
- The general form and existing roofline of each component;
- All original window and door openings – most typically the segmentally arched openings;
- The brickwork of all elements most notably the Flemish bond of the facade, the details (niche, dentils, etc.) of the massive chimney stacks at the main block, tall, slender stack at kitchen, corner pilasters at front wall and arches set in relief;
- Bracketed cornice/frieze combining scrolled consoles with smaller modillions;
- Heavily moulded six panel door at main entrance with semi-circularly arched sidelights and geometrically configured lights at transom;
- Portico including chamfered columns with Tuscan capitals, decorative relief treatment on shafts and bracketed cornice, heavy-turned balustrade;
- Deep setback from Princess Street with mature trees (both deciduous and coniferous) in front and west side yard.