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ONTARIO HERITAGE TRUST

NOV 06 2017

RECEIVED

Office of the City Clerk

November 1, 2017

Via Email to: [REDACTED]

[REDACTED]

Dear [REDACTED]

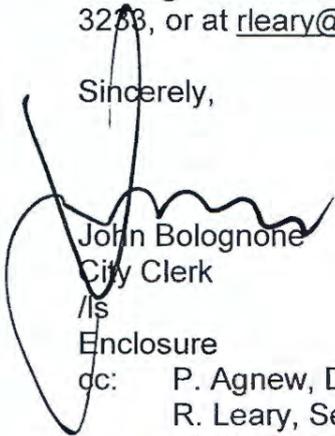
**Re: Heritage Designation – George Newlands House at 506 Princess Street**

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law Number 2017-142 entitled "A By-Law to Designate the George Newlands House at 506 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", registered on title October 31, 2017, as Instrument Number FC250862.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department at 613 546 4291, extension 3253, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Sincerely,

  
John Bolognone  
City Clerk

/s/

Enclosure

cc: P. Agnew, Director, Planning & Development  
R. Leary, Senior Heritage Planner  
M. Kimm, Planner  
Ontario Heritage Trust

**Properties**

*PIN* 36035 - 0065 LT  
*Description* LT 752 PL A12 KINGSTON CITY; PT LT 742-743, 753 PL A12 KINGSTON CITY AS IN FR577457; KINGSTON ; THE COUNTY OF FRONTENAC  
*Address* 506 PRINCESS STREET  
 KINGSTON

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF KINGSTON  
*Address for Service* 216 Ontario Street, Kingston, ON K7L 2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, 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**

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2017 10 31
<i>Tel</i> 613-546-4291				
<i>Fax</i> 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 Kingston K7L 2Z3	2017 10 31
<i>Tel</i> 613-546-4291		
<i>Fax</i> 613-546-6156		

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$63.35
<i>Total Paid</i>	\$63.35

**File Number**

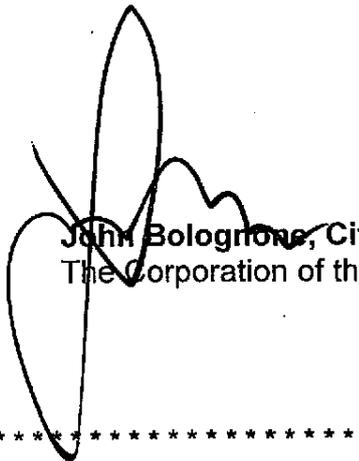
*Applicant Client File Number :* LEG-C01-002-2017



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-142 "A By-Law to Designate the George Newlands House at 506 Princess Street 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 September 5, 2017.

**Dated** at Kingston, Ontario  
this 6th day of September, 2017

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

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**By-Law Number 2017-142**

**A By-Law To Designate the George Newlands House at 506 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)**

**Passed: September 5, 2017**

**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 has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 506 Princess Street, also known as the George Newlands House (Lot 752, Plan A12; Part Lots 742-743, 753, Plan A 12 as in FR577457, City of Kingston, County of Frontenac), on July 5, 2017; 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 July 25, 2017; and

**Whereas** no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

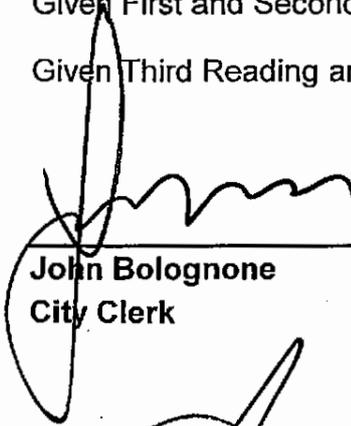
**Therefore be it resolved that** the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 506 Princess Street, also known as the George Newlands House, 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 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 definition (or as otherwise defined in the City's Procedural By-Law for Heritage):  
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Property, including the following: periodical 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; and
5. This By-Law shall come into force and take effect on the date of its passing.

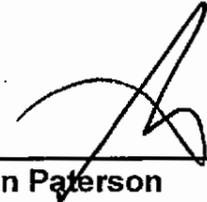
Given First and Second Readings July 11, 2017

Given Third Reading and Passed September 5, 2017



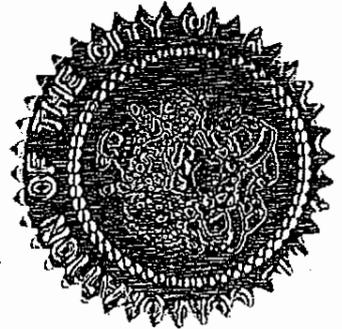
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**John Bolognone**  
City Clerk



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**Bryan Paterson**  
Mayor



**Schedule "A"**

**Description and Reasons for Designation**

**George Newlands House**

Civic Address: 506 Princess Street  
Legal Description: (PIN 36035-0065 LT) Lot 752, Plan A12; Part Lots 742-743, 753, Plan A 12 as in FR577457, City of Kingston, County of Frontenac – Owned by 1259770 Ontario Inc.  
Property Roll Number: 1011020070008000000

**Introduction and Description of Property**

George Newlands House is a two-and-a-half-storey Italianate-style brick house with a limestone foundation. It was designed by Kingston architect John Power (1816-82) and built for local contractor George Newlands in 1874. The house is located on the south side of Princess Street, between University Avenue and Alfred Street. Since 1990 it has been used as a restaurant, bar and music venue. Most of the interior, much of the ground floor exterior and all of the surrounding landscape has been altered to suit this new function.

**Statement of Cultural Heritage Value**

The house was built in the style of an Italianate villa and retains certain features of the style including its form and proportions, low-pitched truncated-hip roof with wide eaves, and four brick chimneys. It is notable for its distinctive, round-arched dormers with round-arched windows. It demonstrates the work of John Power, a prominent Kingston architect who produced many fine residential designs.

It is associated with George Newlands, who built the house and lived in it for many years. Newlands was a contractor who worked with John Power on local projects such as the rebuilding of the Frontenac County Courthouse.

It forms part of a residential streetscape, together with 524 and 520 Princess (Birmingham-Harty House) that reflects the history of residential development along Princess Street.

**Cultural Heritage Attributes**

The heritage attribute essential to the cultural heritage value of this property is the two-and-a-half-storey, brick house built in 1874. Key elements of the former house include:

- the form and proportions of its truncated hip roof with its shallow slope, wide eaves and four brick chimneys;
- its distinctive round-arched dormers with paired, round-arched windows;

- its brick construction, with white stone keystones above flat-arched window and door openings;
- remaining fragments of the original exterior woodwork;
- its limestone foundation, made of rough-faced, cut stone blocks;
- its location and placement in relation to the street, and to the Bermingham-Harty House (520 Princess Street); and
- the visibility and legibility of its heritage attributes from Princess Street.