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Office of the City Clerk

June 22, 2017

[REDACTED]
3516 Princess Street
Kingston, ON K7P 3A8

ONTARIO HERITAGE TRUST
JUN 26 2017
RECEIVED

Dear [REDACTED]:

Re: Heritage Designation – John B. Powley House at 3516-3518 Princess Street

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

1. By-Law 2017-87 entitled "A By-Law to designate the John B. Powley House at 3516-3518 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 registered on title on June 19, 2017, as instrument number FC241910.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Sincerely,


John Bolognone
City Clerk
/s/

Enclosure – Registered By-Law

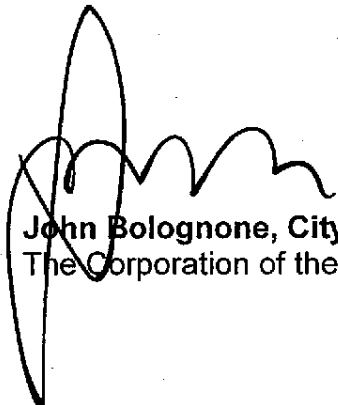
cc: P. Agnew, Director, Planning & Development
R. Leary, Senior Heritage Planner
M. Kimm, Planner

Ontario Heritage Trust



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-87 "A By-Law to Designate the John B. Powley House at 3516-3518 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 June 6, 2017.

Dated at Kingston, Ontario
this 8th day of June, 2017


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

By-Law Number 2017-87

A By-Law to Designate the John B. Powley House at 3516-3518 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: June 6, 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 Heritage Kingston Committee and has approved the designation of the property located at 3516-3518 Princess Street, also known as the John B. Powley House (Part Lot 3, Concession 3 Western Addition, Being Parts 2 & 3 on Reference Plan 13R-759, City of Kingston, County of Frontenac) on April 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 April 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: 3516-3518 Princess Street, also known as the John B. Powley 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 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 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 Properties, 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 April 18, 2017

Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

John B. Powley House

Civic Address: 3516-3518 Princess Street

Legal Description: Part Lot 3, Concession 3 Western Addition, Being Parts 2 & 3 on Reference Plan 13R-759, City of Kingston, County of Frontenac

Property Roll Numbers: 101108022001000000; 1011080220010000010;
1011080220010000020

Introduction and Description of Property

3516 and 3518 Princess Street is situated on the north side of the road, in the village of Westbrook in the former Township of Kingston, now part of the City of Kingston. The property contains a two storey limestone house built prior to 1861.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

3516 and 3518 Princess Street is a representative example of a classically balanced two-storey limestone building. This simple and symmetrical style of building was popular in Canada from 1780s to the 1860s. The limestone is laid in regular courses. The side gable roof exhibits simple wide eaves and a brick chimney at each gable end. All window openings have wood sills. The symmetrical façade is five-bay with a central two-door entranceway flanked by large window openings with three six-over-one sash panes. The east and west elevations are two-bay and the window openings feature two-over-two sash windows.

Historical/Associative Value

3516 and 3518 Princess Street once belonged to the Powley family who operated the Powley Saw Mill in the 1830s. In 1852, John B. Powley sold portions of this land to facilitate the settlement of Westbrook. His land ultimately became the commercial crossroads of the community. It is believed this stone house was built before the land was divided. It was for a time owned by the Sproule family, before coming back into the possession of the Powley family by 1878. Given its possible early construction date, location adjacent to the former site of the old mill, and location on a key transportation route, it is possible that the property served as an inn. The street was historically part of the original 1817 Kingston road from Toronto known as York Road. In 1839, the road was one of the first in the region, and the first Highway in Canada, to be macadamised (a type of small stone aggregate-layering on native soil road construction developed by Scottish pioneer and engineer John McAdam circa 1820).

Contextual Value

3516 and 3518 Princess Street is situated on the edge of the historic community of Westbrook. As an early stone building it is tied to the development of the community. Its limestone construction, common along this section of Princess Street, is important to maintaining the historical integrity of the streetscape of Westbrook.

Cultural Heritage Attributes

- Two storeys
- Constructed from limestone laid in uniform courses
- Side gable roof
- Two brick chimneys in each gable end
- Symmetrical façade
- Window openings with wood sills
- Six-over-one sash windows on the façade
- Two-bay east and west elevations
- Location close to the road within the historic community of Westbrook
- Recessed stone arch opening in each gable end