



**City of Kingston
Report to Heritage Kingston
Report Number HK-21-025**

To: Chair and Members of Heritage Kingston
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Tim Park, Acting Director, Planning Services
Date of Meeting: April 21, 2021
Subject: Application for Heritage Permit
Address: 291 Princess Street P18-1255
File Number: P18-012-2021

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The subject property is located on the north side of Princess Street near the intersection with Clergy Street. The property includes a two-and-a-half storey and a three-storey mixed-use limestone row, designated under Part IV of the *Ontario Heritage Act*.

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-012-2021) has been submitted to request approval to install a new wall sign. The sign will advertise a new commercial tenant of the ground floor unit at 291 Princess Street, a gourmet pizza and pasta restaurant named "Sindibad". The wall sign will be individual, internally illuminated, letters mounted on a track. Detailed plans have been included with the application.

This application was deemed complete on March 22, 2021. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage property under Section 33(4). This timeframe will expire on June 20, 2021.

April 21, 2021

Page 2 of 8

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

Recommendation:

That Heritage Kingston recommends to Council:

That alterations to the property at 291 Princess Street, be approved in accordance with details described in the application (P18-012-2021), which was deemed completed on March 22, 2021 with said alterations to include the installation of a wall-mounted sign; and

That the approval of the application be subject to the following conditions:

1. A Building/Sign Permit shall be obtained, as necessary;
2. An Encroachment Permit shall be obtained, as necessary;
3. The new sign mounting-track (raceway) shall be installed above the ground-floor stone voussoirs;
4. All masonry works shall be completed in accordance with the City's Policy on Masonry Restorations in Heritage Buildings, with special care to avoid creating any new penetrations through the stone units; and
5. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Planning for review and approval.

April 21, 2021

Page 3 of 8

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Community Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|---|--------------|
| Peter Huigenbos, Commissioner, Business, Environment & Projects | Not required |
| Brad Joyce, Commissioner, Corporate Services | Not required |
| Jim Keech, President & CEO, Utilities Kingston | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |
| Sheila Kidd, Commissioner, Transportation & Public Works | Not required |

April 21, 2021

Page 4 of 8

Options/Discussion:**Description of Application/Background**

The subject property is located on the north side of Princess Street at the north-east intersection with Clergy Street (Exhibit A – Context Maps). The property includes a two-and-a-half storey and a three-storey mixed-use limestone row, designated under Part IV of the *Ontario Heritage Act* (Exhibit B – Designation By-Law).

An application for alteration under Section 33 of the *Ontario Heritage Act* (P18-012-2021) has been submitted to request approval to install a new wall sign. The sign will advertise the new commercial tenant of the ground floor unit at 291 Princess Street, a gourmet pizza and pasta restaurant named "Sindibad". The wall sign will be individual, internally illuminated (LED lights), letters, approximately 0.4 metres (15 inches) tall by 2.65 metres (104.3 inches) long, mounted on a 14 centimetre (5.5 inch) wide track (raceway). The letters are to be a red tone with black trim. The mounting track is to be coloured to match the stone (i.e. beige or grey tone).

Detailed plans, prepared by FR Design & Print, have been included with the application and attached hereto as Exhibit C – Concept Plans.

The initial application included the proposal to install a mast-arm style sign in addition to the wall sign. Following a review of the City's Sign By-Law, the applicants have chosen to remove the mast-arm sign from their application.

This application was deemed complete on March 22, 2021. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage property under Section 33(4). This timeframe will expire on June 20, 2021.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

Reasons for Designation/Cultural Heritage Value

The property was designated under Part IV of the *Ontario Heritage Act* in 2015 through By-Law Number 2015-78.

The list of Cultural Heritage Attributes includes the following:

- "the scale and massing of this limestone row with roofline and parapets unchanged since the 1870s;
- The excellent masonry work with many original window and door openings showing the original symmetrical plan;
- Its prominent corner locations; and

April 21, 2021

Page 5 of 8

- Its proximity to other heritage buildings and its contribution to the streetscapes along Princess and Clergy streets.”

The full description and designation by-law have been included as Exhibit B.

Cultural Heritage Analysis

The subject property is a representative, well-crafted and well-preserved example of a mid 19th century limestone commercial building, located on a prominent corner in downtown Kingston, making it an important heritage resource in the City. As note in the designation by-law (Exhibit B), the portion of the building at 291 Princess Street is likely the oldest part of this structure, possibly built prior to 1850.

The applicants are proposing a new wall-mounted sign centrally located on the three-bay wide building frontage at 291 Princess Street. The proposed sign will consist of 8 individual letters, each 0.4 metres (15 inches) tall mounted proud of the stone wall on a 2.65 metres (104.3 inches) long track. It will be constructed of metal with red acrylic lettering (Exhibit C - Concept Plans). The sign will be fastened to the wall in conformity with the City’s Masonry Policy and will be internally illuminated by way of LED lights within each individual letter.

Section 4.3.5 “Guidelines for Buildings – Windows, Doors and Storefronts” in Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’ directs signs to be designed to be “compatible with the heritage building” and not to “obscure, damage or destroy character-defining elements” of the protected property.

The “radiating voussoirs” above the existing (likely original) ground floor openings are noted in the designation by-law as an important heritage characteristic of the building. Often, as a result of taste and need, the ground floor fenestration of commercial buildings is altered over the years. This particular building is one of only a few along Princess Street which has retained its original ground floor door and window pattern. A condition of approval has been included to ensure that the new sign mounting-track (raceway) is located above the voussoirs. In this way the stones that constitution the flat arch over the doors and window will not be damaged, concealed or obstructed by the new sign. The 0.4-metre-wide letters may hang over the top portions of the voussoirs, however they will remain largely visible.

One responding Heritage Kingston member noted concerns over the choice of colour for the proposed new sign (Exhibit D). There are no specific colour requirements in the designation by-law, nor are there any guiding principles directing one to avoid any specific tones. In some situations, particularly in smaller commercial or rural areas, the use of a vibrant colour sign could compete with the heritage attributes of the building and thus detract from its cultural value and contribution to the streetscape. However, in the case of the subject property, lower Princess Street is one of Kingston’s main commercial nodes and includes a variety of commercial businesses with a wide array of signage types and colours. This dynamic collection of signs contributes to the vibrancy and character to this part of Kingston, as it has done for generations. Further, the use of individual letters (as opposed to a large sign box) will allow one to see the aged stonework between the letters and thus lessen the impact of the sign.

April 21, 2021

Page 6 of 8

Staff have no concerns with the proposed location, style and colour of the signage, or the method of installation. The new sign will not interfere with the heritage attributes of the property and will be compatible with the heritage character of the building and the area.

Staff are of the opinion that the proposal will uphold the heritage conservation objectives set out within the City of Kingston's Official Plan, the Ministry of Heritage, Sport, Tourism and Culture Industries' Eight Guiding Principles in the Conservation of Built Heritage Properties, and Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada'.

Broadly, the application will:

- Achieve the goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the city so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations;
- Achieve Principle Number 6 - Reversibility (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Alterations should be able to be returned to original conditions.
- Achieve Standards 11 and 12 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Create new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Previous Approvals

None

Comments from Department and Agencies

The following internal departments have commented on this application and provided the following comments:

Building:

Building department acknowledges there is an active Building Permit application for the proposed construction, however the applicant is advised of the following: A Building Permit is required for the tenant fit-up of the unit.

Engineering:

Engineering Services has no objections to this application provided that, prior to installation, the Owner obtains an Encroachment Permit for the proposed cantilever signage encroaching into the municipal road allowance in accordance with Encroachment By-Law 2004-107. Please note the following per the By-Law: the minimum clearance above existing grade must be 2.4 metres (8 feet) minimum (section 4.28); a Sign Permit is also required (section 4.29); application and annual fees will apply (section 4.31).

April 21, 2021

Page 7 of 8

Consultation with Heritage Kingston

Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The Committee's comments have been compiled and attached as Exhibit D.

Responding members noted general support for the application. Two of the responding members recommended that the sign be centred between the ground and second floor windows, but above the ground floor voussairs. The applicants support this recommendation and have agreed to work with City staff to ensure the new sign is centred as much as possible while still complying with the City's Sign and Encroachment By-Laws.

Conclusion

Staff recommends approval of the application File Number (P18-012-2021), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Heritage, Sport, Tourism & Culture Industries)

City of Kingston Official Plan

By-Law Number 2013-141 Procedural By-Law for Heritage

Designating By-Law Number 2015-78

City's Policy on Masonry Restoration in Heritage Buildings

Notice Provisions:

Pursuant to Section 33(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant. As per Section 33(4)(b) of the *OHA*, notice of the decision must be served on the property owner and the Ontario Heritage Trust.

Accessibility Considerations:

None

Financial Considerations:

None

April 21, 2021

Page 8 of 8

Contacts:

Andrea Gummo, Manager, Heritage Planning, 613-546-4291 extension 3256

Ryan Leary, Senior Planner, Heritage, 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Context Maps and Photographs

Exhibit B Designation By-Law Number 2015-78

Exhibit C Concept Plans

Exhibit D Correspondence Received from Heritage Kingston



HERITAGE KINGSTON COMMITTEE

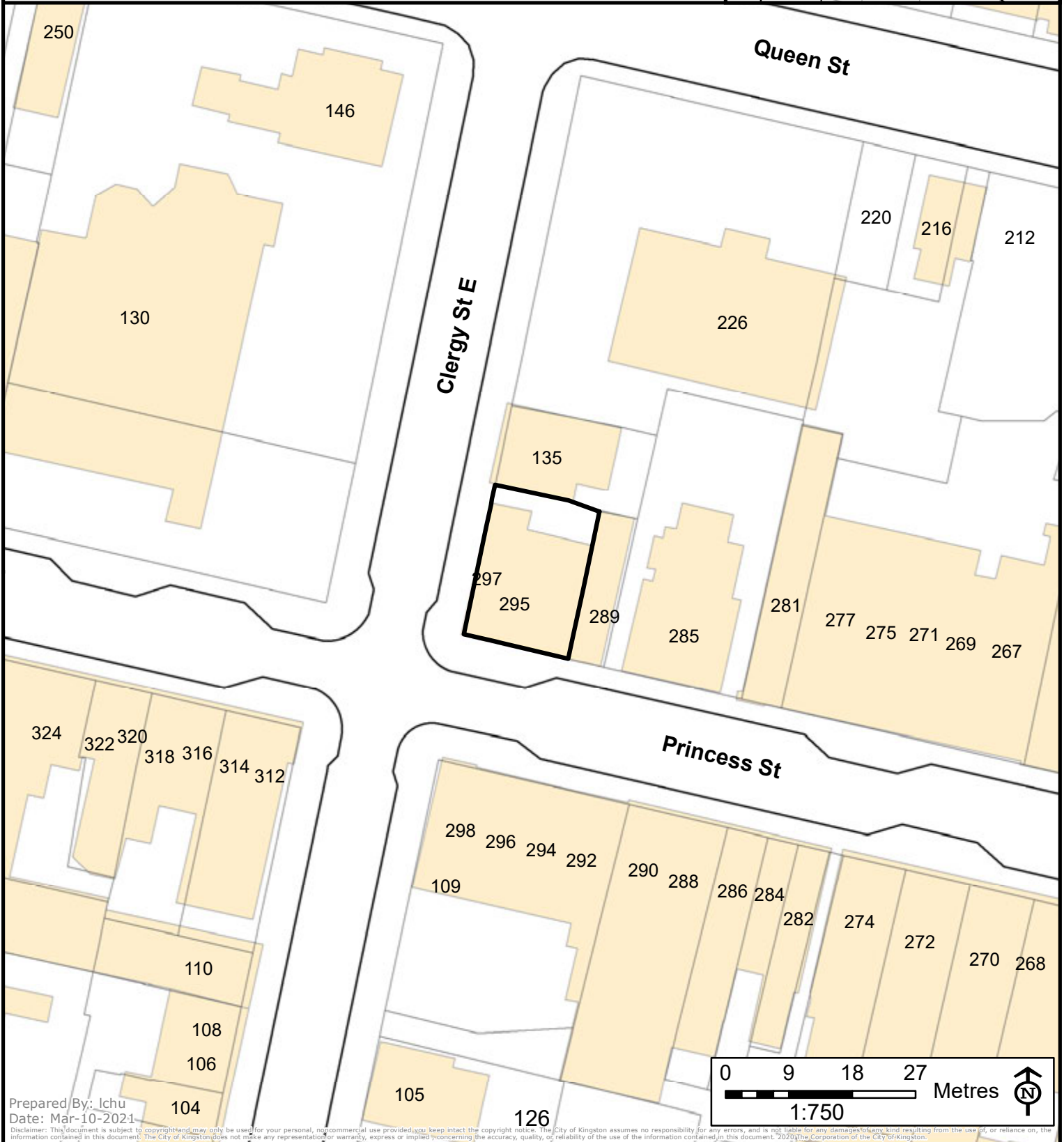
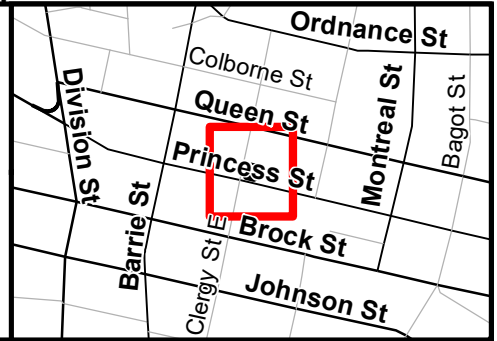
Key Map

Address: 291 Princess Street

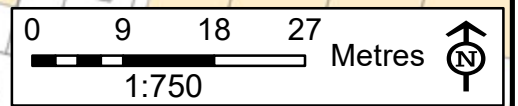
File Number: P18-012-2021

Planning
Services

 Subject Lands



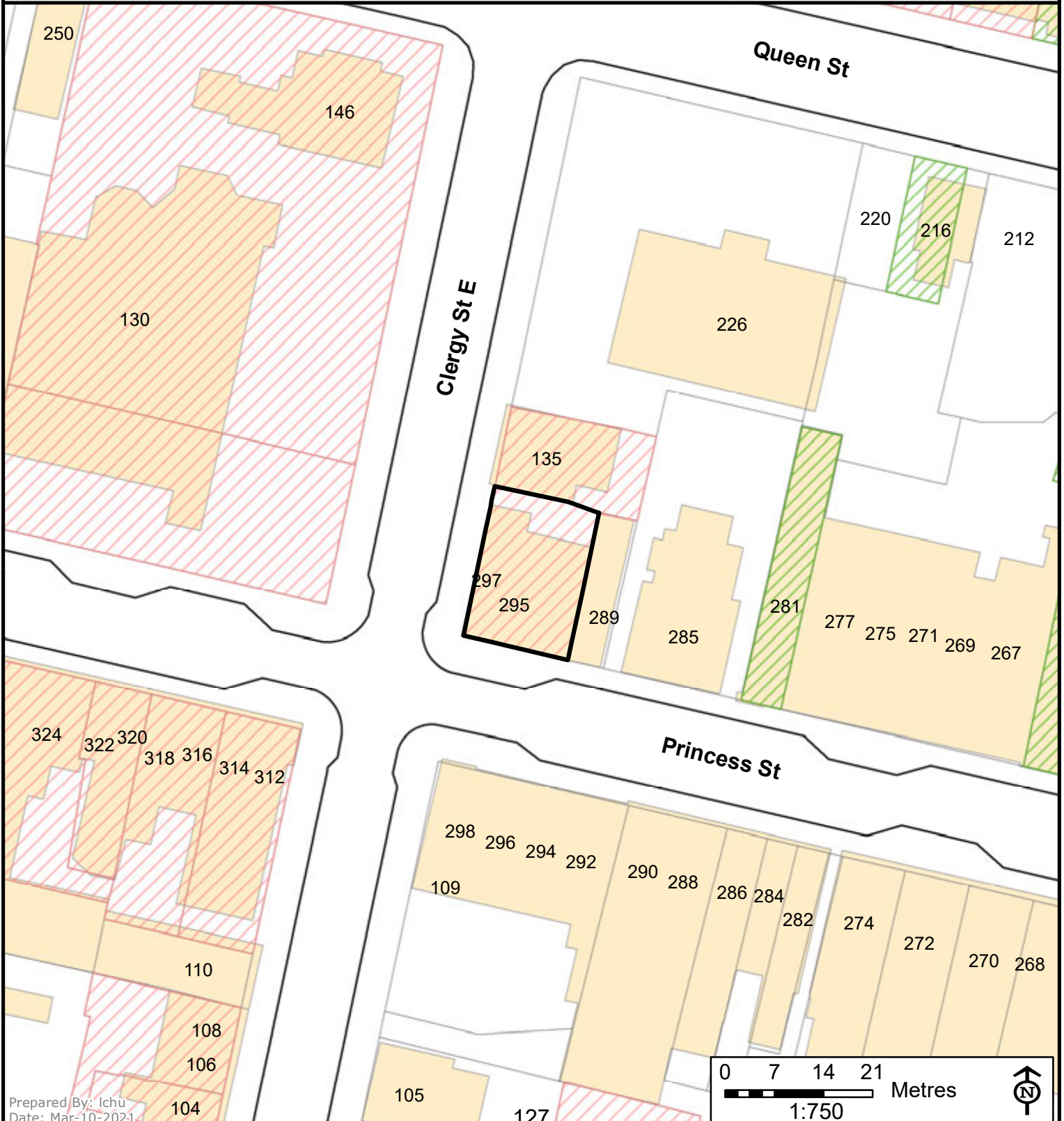
Prepared By: Ichu
Date: Mar-10-2021



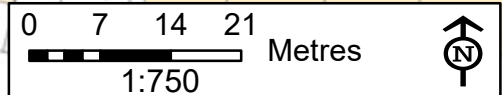


HERITAGE KINGSTON COMMITTEE
City of Kingston Heritage Register
Address: 291 Princess Street
File Number: P18-012-2021

- Subject Lands
- National Historic Site
- Designated Property
- Listed Property



Prepared By: Ichu
Date: Mar-10-2021



Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2021 The Corporation of the City of Kingston.



HERITAGE KINGSTON COMMITTEE
Neighbourhood Context (2020)
Address: 291 Princess Street
File Number: P18-012-2021

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
Date: Mar-10-2021

Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document ©2021 the Corporation of the City of Kingston.

Current View 291-297 Princess Street



View looking north – Google 2019

Current View



291³⁰Princess – Google 2020

Current View



View looking east – Google 2020

By-Law Number 2015-78

**A By-Law To Designate 291-297 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 2, 2015

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 291-297 Princess Street, (Part of Lot 330, Original Survey, Being Parts 1 to 6 on Reference Plan 13R-12150; Subject to and Together with FR662268; City of Kingston, County of Frontenac) on April 13, 2015; 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 28, 2015; 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: 291-297 Princess Street, 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: periodic inspection; property cleanup; gardening and repair of landscape features; replacement

City of Kingston By-Law Number 2015-78

Page 2 of 5

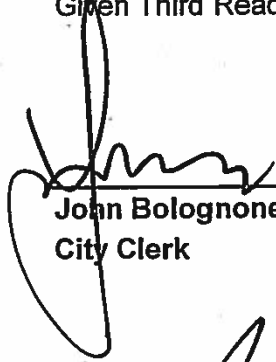
of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres in accordance with the City's Policy on Masonry Restoration in Heritage Buildings; 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 21, 2015

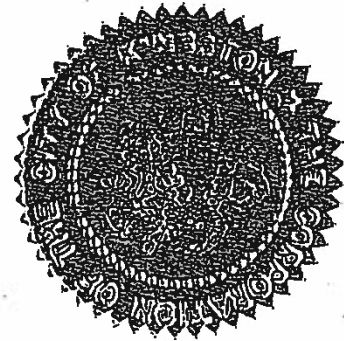
Given Third Reading and Passed June 2, 2015



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

291-297 Princess Street

Civic Address: 291-297 Princess Street

Legal Description: Part of Lot 330, Original Survey, Being Parts 1 to 6 on Reference Plan 13R-12150; Subject to and Together with FR662268; City of Kingston, County of Frontenac

Tax Roll Number: 101103008005900

Introduction and Description of Property

This property is located on the north side of Princess Street at the corner of Clergy Street, with approximately 15 metres (50 feet) of frontage on to Princess Street.

291-297 Princess Street is a row of stone buildings constructed in the period 1850-1870. It has cultural heritage value through its physical/design value, its historical/associative value and its contextual values.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

This property has physical/design value as a substantial limestone building of excellent craftsmanship, occupying a prominent corner location. 291-293 Princess Street has a symmetrical three-bay facade, with three identical window openings in each of the upper storeys, and two doorways with a wider central window on the ground floor. The western (295-297 Princess Street) portion of the building has a five-bay front facade, originally symmetrical, but the two western bays on the ground floor have been converted into modern storefront windows and a doorway. The Clergy Street facade originally had two doorways with windows above, but the doorways have been converted to windows and a new large window inserted near the corner of Princess Street. The stonework features regular courses of squared stones on the Princess and Clergy Street facades, radiating voussoirs over the window and door openings and many original stone sills. The western portion of the building has a base course and quoins of smooth ashlar, although portions of them were lost or replaced during later renovations. The eastern portion of the building (291-293 Princess Street) has a medium pitch gable roof while western portion (295-297 Princess Street) has a hip roof with a dormer on each of the Princess and Clergy Street facades. It appears that the roofline of these buildings is unchanged since the 19th century. The windows have been

replaced, but with windows of a design sympathetic with the period of the buildings.

Historical/Associative Value

Title and assessment records do not reveal clear evidence for dates of construction of these stone buildings. In 1865 the entirety of Lot 330, with 66 feet frontage and 132 feet depth, was sold to Robert Carson. It remained in the Carson family undivided until at least the 1930s. The 1850 Gibbs map shows buildings fronting Princess Street over the full lot width, but these were not necessarily the present stone buildings. They were evidently commercial properties as the Carsons lived nearby on Princess Street opposite St. Andrew's Church.

Street directories of the 1880s show retail occupants at these addresses such as a baker, dressmaker, and a piano agent. In the 1870 assessment records there is a reference to a "new store" at what is now 295-297 Princess Street (the western portion), suggesting an 1869 construction date. A photograph from about 1971 of this building, which was then the Paul Bunyan Restaurant, shows 2 over 2 sash windows, which would be consistent with 1869 construction. However there is good physical evidence that the eastern portion (291-293 Princess Street) was built earlier.

The stonework where 293 joins 295 Princess Street strongly suggests that the building on the east half of the lot was completed first, but only with two storeys. It appears that the current two-storey building on the west half of the lot was then built, but with higher floors and windows than the building on the east half. An additional storey was then added to the east half to bring it to the same roofline as its neighbour.

These alterations were apparently completed by 1875, since the Brosius map shows three storeys for the eastern section and two storeys for the western section. The 1892 Fire Insurance map confirms the number of storeys in each section, unchanged to the present date, and the stone construction for the entire row.

The property has associative value through its connection with Robert Carson and his son, Robert James Carson. Robert Carson was a local merchant who established a grocery at his property at 244-246 Princess Street in the 1860s, and after his death in 1870 this business was continued and expanded by his son Robert James Carson and other family members. The Carson grocery business continued for many years. Robert James Carson served as mayor of Kingston in 1880.

Contextual Value

This property has important contextual value due to its prominent corner location and its contribution to the streetscapes along both Princess and Clergy Streets. These views include a number of heritage designated commercial properties along Princess Street as well as St. Andrew's Church and Manse on Clergy Street.

Cultural Heritage Attribute

- the scale and massing of this limestone row with roofline and parapets unchanged since the 1870s;
- the excellent masonry work with many original window and door openings showing the original symmetrical plan;
- its prominent corner location; and
- its proximity to other heritage buildings and its contribution to the streetscapes along Princess and Clergy streets.

EXISTING
PLACE



This drawing is the property of FR Design & Print Inc. No partial or complete reproduction in any form of this drawing is allowed without the written consent and permission from FR Design & Print Inc.



DATE:
JANUARY 18
2021

Project:
PIZZA EVEN
MORE

Project Location:
291 Princess St.,
Kingston, ON

Contents:
Channel Letters
Sign
Elevation

Contractor:
FR Design & Print INC.

Drawing By:
Fahim

1542 Mendelson Heights, Milton, ON L9E 1H3 | e: info@frprint.ca | www.FRPrint.ca

AFTER
INSTALLATION



This drawing is the property of FR Design & Print Inc. No partial or complete reproduction in any form of this drawing is allowed without the written consent and permission from FR Design & Print Inc.



DATE:
JANUARY 18
2021

Project:
PIZZA EVEN
MORE

Project Location:
291 Princess St.,
Kingston, ON

Contents:
Channel Letters
Sign
Elevation

Contractor:
FR Design & Print INC.

Drawing By:
Fahim

1542 Mendelson Heights, Milton, ON L9E 1H3 | e: info@frprint.ca | www.FRPrint.ca

FINISH SIGN
DIMENSIONS



CHANNEL LETTER SPECIFICATION

- 3.5" ALUMINUM RETURN COIL - AMERICAN MADE (BLACK)
- 3/16" RED PLEXIGLASS FACE
- 1" TRIM CAPS (BLACK)
- 12V LED ILLUMINATION (RED)
- LETTERS MOUNT DIRECTLY ON SIGNCOMP RACEWAY BAR
- APPROX LETTERS HEIGHT 15"
- RACEWAY BAR SIZE 5.5"h x 104.25"w
- RACEWAY COLOR MATCHING TO EXISTING WALL (BEIGE)

This drawing is the property of FR Design & Print Inc. No partial or complete reproduction in any form of this drawing is allowed without the written consent and permission from FR Design & Print Inc.



DATE:
JANUARY 18
2021

Project:
PIZZA EVEN
MORE

Project Location:
291 Princess St.,
Kingston, ON

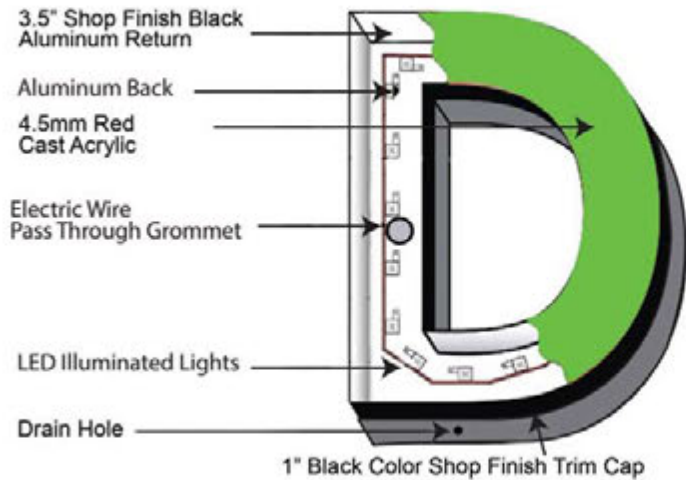
Contents:
Channel Letters
Sign
Elevation

Contractor:
FR Design & Print INC.

Drawing By:
Fahim

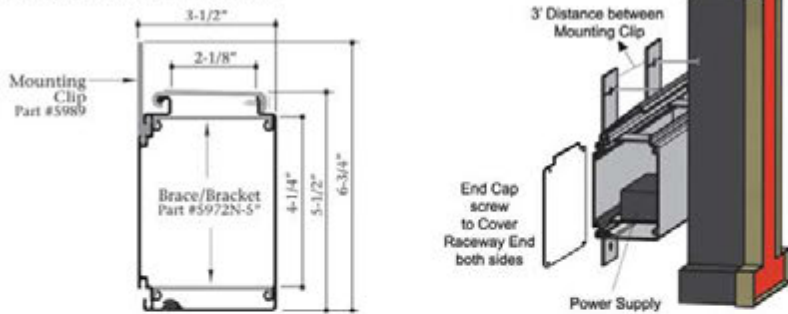
1542 Mendelson Heights, Milton, ON L9E 1H3 | e: info@frprint.ca | www.FRPrint.ca

Front View



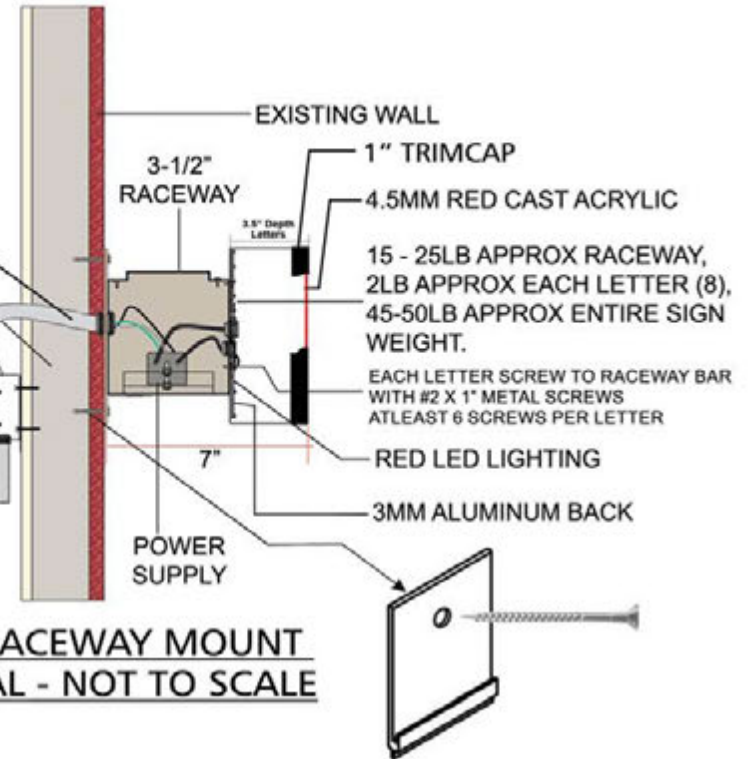
Sideview of Raceway

5" Narrow Channel Letter Raceway
1971 Front / 1972N Back / 1976N Cover



PROPOSED SIGN DETAILS
SCALE: AS INDICATED

12 VOLT ELECTRONIC TRANSFORMER MOUNTED WITHIN WIRING BOX
FLEXIBLE CONDUIT & FITTINGS
WIRING COMPARTMENT EXISTING OR BY OWNER
PRIMARY WIRING WITHIN STEEL CONDUIT. DEDICATED 20 AMP CIRCUIT BY OWNER



LED RACEWAY MOUNT
TYPICAL - NOT TO SCALE

#14 x 4" Concrete Screws Drill on Wall via Mortar joints using Raceway Mounting Clips 3' Apart.
4 TOP and 2 Bottom of Raceway.

This drawing is the property of FR Design & Print Inc. No partial or complete reproduction in any form of this drawing is allowed without the written consent and permission from FR Design & Print Inc.



DATE:
JANUARY 18
2021

Project:
PIZZA EVEN
MORE

Project Location:
291 Princess St.,
Kingston, ON

Contents:
Channel Letters
Sign
Elevation

Contractor:
FR Design & Print INC.


Drawing By:
Fahim

1542 Mendelson Heights, Milton, ON L9E 1H3 | e: info@frprint.ca | www.FRPrint.ca

FRONT LIT CHANNEL LETTERS
FINISH PRODUCT SPECS



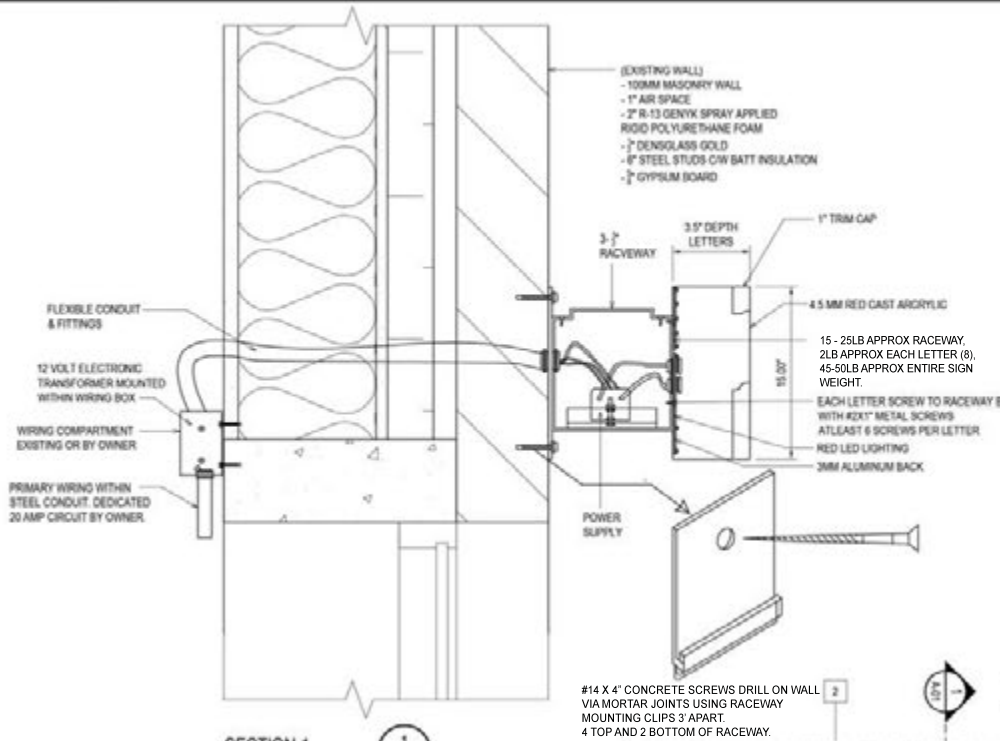
This drawing is the property of FR Design & Print Inc. No partial or complete reproduction in any form of this drawing is allowed without the written consent and permission from FR Design & Print Inc.

| | | | | | | |
|---|---|---|---|---|---|------------------------------|
|  | <p>DATE: JANUARY 18 2021</p> | <p>Project: PIZZA EVEN MORE</p> | <p>Project Location: 291 Princess St., Kingston, ON</p> | <p>Contents: Channel Letters Sign Elevation</p> | <p>Contractor: FR Design & Print INC.</p> | <p>Drawing By: Fahim</p> |
| | <p>1542 Mendelson Heights, Milton, ON L9E 1H3 e: info@frprint.ca www.FRPrint.ca</p> | | | | | |

Owner Name:

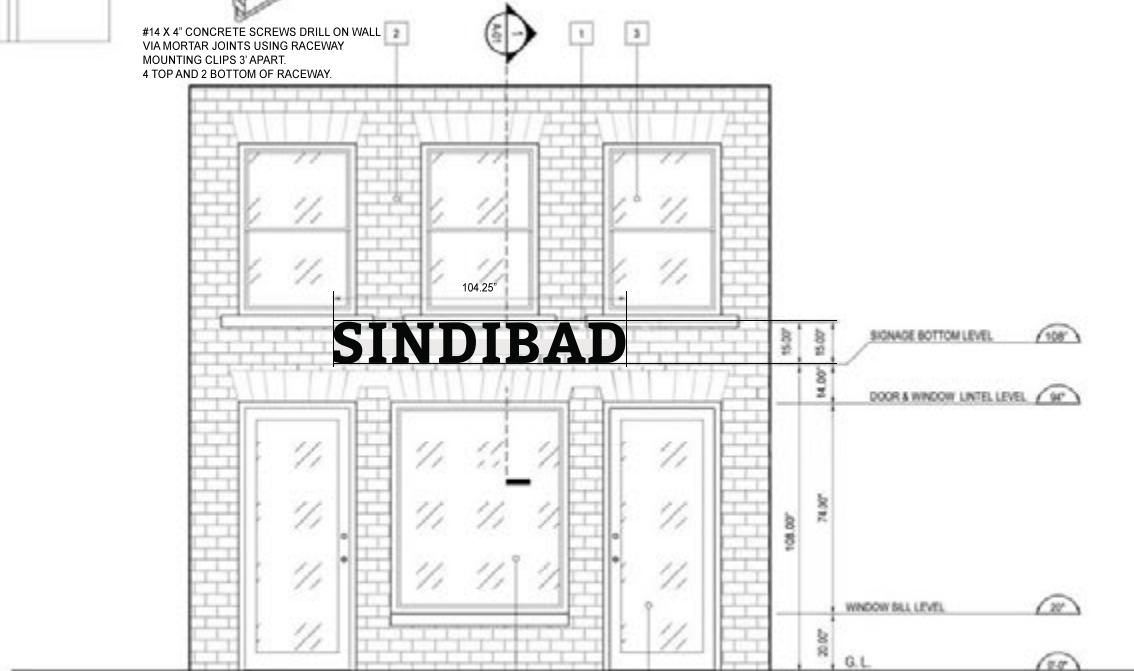
LEGEND

- 1 SIGNAGE AREA
- 2 100mm MASONRY WALL
- 3 CLEAR WINDOW GLASS
- 4 GLASS DOOR



SECTION-1
SCALE: NTS

#14 X 4\"/>



FRONT ELEVATION
SCALE: 3/8\"/>

COMMERCIAL / RENOVATED

| REVISION | | |
|----------|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Title:
FRONT ELEVATION

Project Number:
Date: 25.01.2020
Drawn by:
Checked by:
Sheet Size: A2 (594x420)

A-01

Scale: As indicated

Heritage Kingston

Summary of Input from Technical Review Process

P18-012-2021

| Heritage Kingston Members | Comments Enclosed | No Comments Provided | No Response Received |
|---------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Chair, Peter Gower | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Councilor Bridget Doherty | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Councilor Gary Oosterhof | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Jane McFarlane | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Donald Taylor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jennifer Demitor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Zoe Harris | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Paul Banfield | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Donald Mitchell | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Moya Dumville | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

| | |
|-------------------|---------------------------------|
| Date: | March 9, 2021 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | Peter Gower |
| Application Type: | New Construction |
| File Number: | P18-012-2021 |
| Property Address: | 291 PRINCESS ST |

Description of Proposal:

The subject property is located on the north side of Princess Street near the intersection with Clergy Street. The property includes a three storey mixed-use limestone row designated under Part IV of the Ontario Heritage Act. The applicants are seeking Heritage Act approval to install one new wall sign and one mast-arm style projecting sign. The signs will be for the new commercial tenant of the ground floor unit at 291 Princess Street, a gourmet pizza and pasta restaurant named "Sindibad". The wall sign will be individual, internally illuminated, letters mounted on a track. The projecting sign will be 28.5" in diameter, internally illuminated, and be located to the right of the main door. Detailed plans have been included with the application.

Comments for Consideration on the Application:

I find the proposed size and colouring very much out of context for this gray stone heritage building. I suggest the proponent reduce the size and choose a colour more sympathetic to the building façade.



City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca

TTY: Dial 613-546-4889

where history and innovation thrive

| | |
|-------------------|---------------------------------|
| Date: | March 12, 2021 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | Don Taylor |
| Application Type: | New Construction |
| File Number: | P18-012-2021 |
| Property Address: | 291 PRINCESS ST |

Description of Proposal:

The subject property is located on the north side of Princess Street near the intersection with Clergy Street. The property includes a three storey mixed-use limestone row designated under Part IV of the Ontario Heritage Act. The applicants are seeking Heritage Act approval to install one new wall sign and one mast-arm style projecting sign. The signs will be for the new commercial tenant of the ground floor unit at 291 Princess Street, a gourmet pizza and pasta restaurant named "Sindibad". The wall sign will be individual, internally illuminated, letters mounted on a track. The projecting sign will be 28.5" in diameter, internally illuminated, and be located to the right of the main door. Detailed plans have been included with the application.

Comments for Consideration on the Application:

These comments refer only to the wall sign. The proposed sign should have little effect on the heritage attributes of the building, but the applicants should consider lowering it a couple of inches so that it is more centred between the ground and first floor windows. Since the raceway is only about 5" high and the letters are spaced out from the wall, the voussoirs would be minimally obstructed from street level. Care should be taken to locate the mounting screws in the mortar joints, not in the stones.

City of Kingston
216 Ontario Street
Kingston, Ontario
Canada, K7L 2Z3

Website: www.cityofkingston.ca
TTY: Dial 613-546-4889

where history and innovation thrive

| | |
|-------------------|---------------------------------|
| Date: | March 15, 2021 |
| Form: | Heritage Kingston Reviewer Form |
| Reviewer Name: | Jane McFarlane |
| Application Type: | New Construction |
| File Number: | P18-012-2021 |
| Property Address: | 291 PRINCESS ST |

Description of Proposal:

The subject property is located on the north side of Princess Street near the intersection with Clergy Street. The property includes a three storey mixed-use limestone row designated under Part IV of the Ontario Heritage Act. The applicants are seeking Heritage Act approval to install one new wall sign and one mast-arm style projecting sign. The signs will be for the new commercial tenant of the ground floor unit at 291 Princess Street, a gourmet pizza and pasta restaurant named "Sindibad". The wall sign will be individual, internally illuminated, letters mounted on a track. The projecting sign will be 28.5" in diameter, internally illuminated, and be located to the right of the main door. Detailed plans have been included with the application.

Comments for Consideration on the Application:

This Part IV designated property is part of a designated row and close to a significant corner in Kingston's downtown and any signage will need to be compatible in size, scale, design, material and colour with this historic building. The proposed sign needs to be revised so that it fits between the sills of the upper windows and above the lower window voussiours. Historically appropriate material would be wood letters affixed to a wood background. Perhaps red letters highlighted by black on a grey background could be compatible with the building. For reference, appropriate and successfully executed examples are at 252 Princess Street on Reid's Furniture or 136 Ontario Street on the Common Market, both Part IV designated buildings. Any attachments to the stone must follow the City guidelines on Masonry. The main logo could be painted on the large window in the middle without detracting from the historic character of this building.

Recommended Conditions for the Application:

{Please enter your recommended conditions here}