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Ontario Heritage Trust

Office of the City Clerk

May 16, 2024

Torbonk Ltd.
265 King Street East
Kingston ON K7L 3B1

Dear Sir/Madam:

Re: Kingston City Council Meeting, May 7, 2024 – Clause 2 of Report Number 47: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act

At the regular meeting on May 7, 2024, Council approved Clause 1 of Report Number 47: Received from Kingston Heritage Properties Committee with respect to Notice of Intention to Designate under the Ontario Heritage Act. The section of the resolution pertaining to your property is noted below:

That Council direct staff to serve a Notice of Intention to Designate the property located at 265 King Street East, known as Dr. Connell/Pilot House Building, as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit A to Report Number HP-24-018; and

That should no Notice of Objection be received by the Clerk of The Corporation of the City of Kingston within thirty (30) days of the publication of the Notice of Intention to Designate, the Designation By-Law for 265 King Street East, attached as Exhibit C to Report Number HP-24-018, be presented to Council for all three readings, and that staff be directed to carry out the requirements as prescribed under Section 29(8) of the Act;

Yours sincerely,

Janet Jaynes
City Clerk
/nb

Encl. Notice of Intention to Designate
C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

**Notice of Intention to pass By-Laws to Designate
The following properties to be of Cultural Heritage Value and Interest Pursuant to
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

Take Notice that the Council of The Corporation of the City of Kingston intends to pass By-Laws under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

1553 Sunnyside Road (Part Lot 21 Con 4 Kingston Part 2, 4 & 6 13R5186; S/T TKZ18724; City of Kingston, County of Frontenac), known as the Fairbanks Farmhouse;

The Fairbanks Farmhouse is situated on the northwest side of the road, in the former Township of Kingston, now part of the City of Kingston. This 0.5-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse contracted circa 1840 for Caleb and Nancy Fairbanks. The Fairbanks Farmhouse is a rare example of an early 19th century one-and-a-half storey Georgian influenced vernacular bank house (a house built into a hill) with an asymmetrical front façade that does not face the road. Typical of the Georgian architecture style, the building has a low-pitch side gable roof with a central medium-pitch gable topped with twin red brick chimneys at the roof ridge. The entranceway, which is slightly off set from centre, is flanked by pairs of rectangular window openings with stone sills. The roughly coursed, randomly cut stones and lack of architectural embellishments are indicative of the rural, vernacular nature of this building's construction. The Fairbanks Farmhouse, however, is unusually large for an early vernacular farmhouse, with two extra bays on its primary elevation. It is also a rare example of a 19th century stone farmhouse built into a hill – a bank house. The Fairbanks Farmhouse is associated with long time owners and local farming family, the Fairbanks. With its size, limestone construction and presence on Sunnyside Road, the Fairbanks House shares a visual and historical relationship with its surroundings and is an important part of the historical rural context of the area. Its heritage attributes include the one-and-a-half storey limestone house built partially into a hill, its side gable roof with central medium-pitch gable, original openings and asymmetrical five-bay front facade.

265 King Street East (Part Lot 87 Original Survey Kingston City as in FR365246; S/T FR365246; City of Kingston, County of Frontenac), known as the Connell Building:

The Connell Building is located on the northeast corner of the intersection of King Street East and Johnson Street, in the City of Kingston. This 125 square metre property contains a one-storey brick commercial building, constructed between 1896-1897 for Dr. James Connell's office and clinic. The Connell Building has design value as a rare example of the Classical Revival style applied to a small brick commercial building in downtown Kingston. Its Classical Revival style is expressed through the balance, symmetry and order of its primary façades, and the liberal application of Classical detailing.

The Connell building has associative value because it demonstrates the work of architectural firm, Power & Son, whose work is well-known and includes a variety of residential, commercial, industrial, and religious buildings, constructed in Kingston between 1872 and 1923. The design of the Connell Building demonstrates many of the characteristics of a Power design, including sensitivity to site (i.e., a prominent corner entrance with two primary façades successfully addressing King Street East and Johnson Street), attention to patterning using wall projection and recession (i.e., pilasters, brick banding, pediments) and the use of pronounced surrounds on openings (i.e., raised brick courses and keystone over window and door openings).

The Connell building is also associated with Dr. James Cameron Connell (1863-1947). The building was originally designed as a doctor's office and constructed in 1896-7 for Dr. Connell, where it became the first eye, ear, nose and throat specialist practice in the district and only the second in Canada. Dr. Connell began teaching medicine at Queen's in 1891 and was appointed Dean of the Faculty of Medicine in 1903. In 1925, as President of the Board of the Kingston Health Association, he facilitated the opening of the Douglas Wing and Richardson Laboratories at KGH and established the Mowat Sanatorium for the treatment of tuberculosis in Portsmouth Village. This property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 275 King Street East, on the east side of the street in the block of King Street East between Clarence and Johnson Streets. The Connell Building's heritage attributes include the one-storey brick building, with its original window openings and various brick, stone, wooden and terracotta architectural detailing.

275 King Street East (Part Lot 64 Original Survey Kingston City; Part Lot 87 Original Survey Kingston City; Part 2 13R822; T/W FR693675; City of Kingston, County of Frontenac), known as the Wire Works Building:

The Wire Works Building is located on the east side of King Street East between Clarence and Johnson Streets, in the City of Kingston. This 208 square metre property contains a two-storey red brick commercial building with flat roof, constructed circa 1895. The property has design value as an interesting example of late Victorian commercial architecture. The strong vertical emphasis in its massing and proportions, and decorative brickwork are characteristic of Victorian commercial architecture, while the overall robustness and simplicity of the composition reflects a shift into 20th century architectural styles. The building exhibits a diverse collection of decorative brickwork, including a dentilled cornice on the parapet wall, raised brick string courses connecting the second-floor window openings, herringbone panels above the second-floor windows in the side bays, and a recessed brick panel underneath the ground floor storefront window. The only asymmetrical elements on the building are found on the storefront, where the wood cornice (now clad in copper), with modillions, dentils, and plain frieze, extends over the storefront entrance and window, and not over the secondary entrance to the upper floor, demarcating the storefront. The property has historical value for its original use as a "wire works," by Crescent Wire Works. Owned by Francis W. Partridge, Crescent Wire Works was advertised as a manufacturer of all kinds of wire work, including wire

trellis for verandahs, cemetery, and garden arches; flower stands; fencing; and office, bank counter and steamboat railings. The property has contextual value because it is historically linked to its surroundings as one of the last remaining historic commercial buildings, along with 265 King Street East, on the east side of the block of King Street East between Clarence and Johnson Streets. Its heritage attributes include the two-storey brick building with its original openings and decorative brick detailing.

2785 Lee Road (Part Lot 7-8 Con 7 Kingston as in FR201027 & FR206995 Lying East of FR572023 except FR206996 & FR261437; Description may not be acceptable in future as in FR201027; S/T the Rights of Owners of Adjoining Parcels, if any, under FR261437 & FR727675; S/T TKY17537; City of Kingston, County of Frontenac):

The subject property is situated on the south side of the road near the terminus of Babcock Road, in the former Township of Kingston, now City of Kingston. The 40.2-hectare rural property contains a one-and-a-half storey limestone farmhouse with various additions, built around 1880, possibly for farmer James F. Knapp who owned the property from 1876 into the early 20th century. The property includes a rare example of a late-19th century one-and-a-half storey, Ontario vernacular limestone farmhouse with its main entrance located on the gable end. This placement of the entryway is atypical as Ontario vernacular farmhouses are overwhelmingly designed with a symmetrical facade with central entrance flanked by large rectangular window openings. Common for this Georgian-influenced Ontario vernacular style of house is the medium-pitched gable roof and regular arrangement of rectangular window openings found throughout the building. The high degree of craftsmanship of the dwelling is evident in the exceptional quality of the masonry on the main house, which is squared, dressed and laid in even courses of uniform stone that continue up the large chimney above the front wall. This craftsmanship is also evident in the tall radiating stone voussoirs that top all the doors and window openings of the main house, as well as the stone sills. The oversized entrance is emphasized by a deeply recessed paneled surround with transom window above and flanking sidelights. 2785 Lee Road has contextual value as its simple vernacular design, integrity, limestone construction, unpaved circulation routes, barn-board agricultural buildings and the proximity of these features to the road, supports and maintains the scenic and historic rural character of the road. Its heritage attributes include the one-and-a-half storey limestone farmhouse, with recessed main entrance, original fenestration pattern, one storey western wing with further one storey addition, and the various wooden agricultural outbuildings.

375 Maple Ridge Drive (Part Lot 4, Plan 682, Parts 4, 5 & 6, 13R18691; S/T Easement in Favour of the Municipal Corporation of the Township of Kingston over Part 4, 13R18691 as in FR88315; City of Kingston, County of Frontenac), known as the Carolan Farmhouse:

The Carolan Farmhouse is located on the southwest side of the street, just west of the intersection with Bath Road, in the former Township of Kingston, now part of the

City of Kingston. This 0.4-hectare residential property contains a one-and-a-half storey L-shaped Ontario vernacular limestone farmhouse contracted circa 1851 for Cornelius and Jane Carolan (Caroline). The Carolan Farmhouse is a representative example of a mid-19th century, 'L'-shaped limestone farmhouse, built on a high point of land overlooking the water. The house's main entrance faces Bath Road and is located on a slight rise facing Lake Ontario. The house's simple vernacular architecture is expressed by its restrained profile, uncoursed limestone and symmetrical front façade. However, various embellishments point to a high degree of craftsmanship and artistic effort and are somewhat unusual in a vernacular farmhouse of this era. The cross-gable roof, for example, features two tall grey-brick chimneys with decorative banding and dentils. The oversized main entranceway and window openings feature segmental arches with stone voussoirs and sills. The main entrance includes a large transom and quoining; there are also stone quoins at the building corners. The gable end has a dramatic half-round arched window opening in the peak, with stone voussoirs and sill. The Carolan Farmhouse is associated with the Carolan family who owned the property for over 100 years. The property was purchased by Cornelius Carolan (also noted as Caroline in several places) in 1835 from George Okill Stewart. Carolan was an Irish Catholic farmer who initially lived in a log home on the property with his wife Jane and daughters Bridgett, Grace Ann and Eliza. Carolan was elected as Road Master in 1835. The stone farmhouse replaced the log house around 1851. The property passed to daughter Grace Ann Carolan in May 1872. Grace Ann Carolan married Peter Nugent in June 1872, and they remained at the farmhouse into the 20th century. Its heritage attributes include the one-and-a-half-storey L-shaped limestone farmhouse with cross-gable roof, tall brick chimneys, symmetrical front façade with segmentally-arched oversized openings, quoining, large transom and sidelights framing the main entrance and half-round arched window opening in peak of gable.

730 Hillview Road (Part Lot 2 Con 2 Kingston as in FR642683; City of Kingston, County of Frontenac), known as the John Grass Jr. House:

The John Grass Jr. House property is situated on the north side of the road, just west of Mona Drive and east of John Grass Creek Park, in the former Township of Kingston, now the City of Kingston. The approximately 1800 square metre thru-lot, with secondary frontage onto High Gate Park Drive, contains a two-storey Regency style former farmhouse, constructed in the late 19th century. The John Grass Jr. House is a rare example of a 19th century Regency style farmhouse in the Collins Bay area of Kingston's west end. The two-storey house exhibits a Regency architectural style through its simple, functional design with modest ornamentation. The square-plan structure is constructed of red bricks with a pitch-faced limestone foundation and topped by a steeply pitched hip roof in the typical Regency style. The second floor and eastern elevation retains the original pattern of openings that exemplify the Regency style, including a central arched window opening, flanked by large rectangular openings. The John Grass Jr. House is associated with the Grass family and particularly John Grass Jr who built the house in the late 1800s. John Grass Jr. was born on the property in 1810, when only a single storey framed

building existed. He was a well-known local figure in the Collins Bay area. "Old Uncle John" was described in his obituary as "a kindly spirit" and "while frugal [was] honorable, hospitable and public spirited." He died in his home, where he lived his entire life, in 1893 at the age of 82. The large, naturalized area immediately adjacent the house to the west, that stretches from the northern headwaters of Collins Bay north to Prince Charles Drive is named John Grass Creek Park in his honour. The John Grass Jr. House is a prominent house located at the northern tip of Collins Bay in a settlement area historically (and currently) known as Collins Bay. Together with the two former Methodist church buildings (now residences) at 692 and 704 Hillview Road and the large natural area named for John Grass, the John Grass Jr. House is a defining property in this historic community. The two-storey Regency former farmhouse offers a rare example of this form in this area. Its distinctive architecture, size, brick construction, siting on the property, and location along Hillview Road, across from W.C. Warnica Memorial Park, make it a landmark in the area. Its heritage attributes include the one-and-a-half-storey brick house with limestone foundation, original window openings and hip roof.

149 Brock Street (Part Lot 1 N/S Brock St Plan Selma Subdivision Kingston City Part 2 13R2296; S/T interest in FR689524; City of Kingston, County of Frontenac), known as the McKay Fur House:

The McKay Fur House is located on the north side of the road, mid-block between Montreal and Bagot streets in downtown Kingston. The approximately 250 square metre property includes a two-storey red-brick commercial building constructed circa 1907 for the J. McKay Furrier business. The McKay Fur House is an example of an early 20th century commercial building built as the showroom and business office for a growing furrier business in downtown Kingston. The McKay Fur House was built of red brick with five dramatic semi-circular window openings with decorative hood molds and stone sills, each containing an arched and multi-paned window. The entire building is topped with a flat roofline decorated with an entablature. The entablature features an elaborate cornice and dentils with a stepped centre section, which adds to the grandeur of the building. The McKay Fur House is associated with John McKay who operated a leather, hides and furrier business. It is believed that the business began on the subject property in an earlier building. Eventually the business grew, expanding into 153 and 155 Brock Street and requiring the demolition of the original building and the construction of the new McKay Fur House building around 1907. The subject property became the location of the showrooms and order department, while the adjacent 153 and 155 Brock Street served as the factory and wholesale department. McKay's Fur House operated in this building until the 1960s. The McKay Fur House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half storeys and the construction materials include red-brick, wood frame and limestone. With its shallow setback, grand appearance and two storey height, red-brick construction, and location close to the lot lines, the McKay Fur House shares

a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street as John McKay's business operated in both buildings for the first half of the 20th century. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street. The McKay Fur House is historically linked to the area, as a part of the various fur businesses in this part of the city in the late 19th and early 20th centuries. The heritage attributes include the two storey red-brick building, with its five second floor semi-circular window openings with decorative hood moulds, topped by a decorative entablature.

161 Brock Street (Part Lot 2 N/S Brock St Plan Selma Subdivision Kingston City as in FR486361; T/W FR718826, City of Kingston, County of Frontenac), known as the Norris House:

The Norris House is situated on the north side of the road, just east of the intersection of Montreal and Brock Streets in downtown Kingston. The approximately 163 square metre property includes a one-and-a-half storey wood frame residential building constructed in 1842-3. The Norris House has physical and design value as a rare example of a wood frame dwelling in downtown Kingston. Following a number of devastating fires, in 1847 Kingston City Council passed a by-law to prohibit the erection of wooden buildings "in the thickly-built parts of the City". This one-and-a-half storey wood frame former dwelling represents one of only a few remaining examples in the downtown area. While it has undergone several unsympathetic changes, particularly the Angel Stone veneer, its basic one-and-a-half storey massing and gabled roofed profile remain obvious. The original recessed central entranceway with transom and wooden paneled reveals is still extant. The property is of historical/associative value due to its association with carpenter Benjamin Norris, who constructed this modest house for he and his wife Elizabeth. The 1851 census notes Benjamin and Elizabeth Norris living in the frame house with their children Mary, Catherine, twins John and William and James. After Benjamin's death, Elizabeth operated an inn from the Norris House. The property was eventually converted to a commercial property by the mid-late 20th century and has continued to function as such to the present day. The Norris House is significant in defining the character of the streetscape along the north side of Brock Street, between Bagot and Montreal streets. The street displays many early commercial buildings in the City of Kingston. The buildings on this section of Brock Street vary in height from one-and-a-half to two-and-a-half stories and the construction materials include red-brick, wood frame and limestone. With its shallow setback, modest appearance, wood frame construction, and location close to the lot lines, the Norris House shares a visual and historical relationship with its surroundings, particularly the stone building at 153-155 Brock Street. As part of this group of buildings, the subject building helps maintain the historic and eclectic character of this portion of Brock Street. Its heritage attributes include the one-and-a-half storey wood frame dwelling with gable roof and gable dormers, brick chimney and symmetrical façade with original main entrance.

319 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR639441 Except the Easement therein; City of Kingston, County of Frontenac); and

321 King Street West (Part Farm Lot 22 Con 1 Kingston as in FR226735 Except the Easement therein; City of Kingston, County of Frontenac):

The subject property, which spans two separate properties, is located on the north side of the street, at the northeast corner with Centre Street, in the City of Kingston. The approximately 280 and 318 square metre properties include a two-and-a-half storey duplex that completes the stucco-clad 1841 stone row houses known as Hales Cottages. The two-unit building was constructed around 1900 to replace the western-most Cottage that was partially lost to fire. The subject property is a unique example of an infill building from the early 20th century that took inspiration, if not its partial form, from the adjacent row in its design.

Although the general impression is wood frame with yellow stucco and wood cladding, there are many visual vestiges of the original 1841 design, including its location in line with the row, the rhythm and consistent shape of window and door openings, particularly in the three eastern bays, and its limestone foundation and tall wide brick chimney (shared between 319 and 317). Both buildings have arched transom windows over their main entrances, though 319 King is setback and includes flanking side lights that match those in the original row. Each unit has a main floor Wyatt style window, which, though likely not original, reflects those on the other Hales Cottages. The subject property sets itself apart from the Hales Cottages row, however, with many distinguishing features that indicate its later construction date. As the evolution and expansion of the original 5-unit row of Hales Cottages, 319 and 321 King Street West are a significant part of the history of this important row of houses and are historically and visually linked to their neighbours to the east. This two-unit building contributes to the strong presence of early historic row housing at the corner of Centre Street and King Street West. With its consistent setback from the public right-of-way, architectural detailing, and stucco cladding, 319 and 321 King Street West support the historic character of the area. Its heritage attributes include the two-and-a-half storey building with gable roof, stucco cladding, original window and door openings.

347 Wellington Street (Part Cataraqui Ordnance Water Lot Kingston Part 1, 13R9796 S/T FR393688; City of Kingston, County of Frontenac), known as the Davis Dry Dock:

The Davis Dry Dock property is situated on the east side of the street, just north of Bay Street in the inner harbour area of downtown Kingston. The approximately 3,800 square metre property includes a dry dock, originally constructed in 1878, and a one-and-a-half storey machine shop constructed around 1900. The Davis Dry Dock has physical and design value as a rare example of a still active and functional dry dock in Kingston. The dry dock is constructed of sheet metal with concrete sill and timbered bottom. The Davis Dry Dock has historical/associative value as an important (and still active) boat construction, repair and storage facility along the

waterfront of Kingston inner harbour. It was founded by Robert Davis and his three sons: Mathew, a ship builder, John, the business manager, and George, a carpenter. The company was established in 1867 in the French Harbour (behind Fort Frontenac), but it moved to this location on Wellington Street in 1887. In the late 1890s the location was the largest boat-building facility of its size on Lake Ontario. The Davis Dry Dock Company manufactured various types of vessels, including steam leisure yachts, yawls, and large steamers. Their most famous boat built was an Edwardian steamboat called the Phoebe, which is now found at the Portsmouth Olympic Harbour building in Kingston. The boat manufacturing use of the subject property is still in operation today and being run by MetalCraft Marine Inc. The Davis Dry Dock is located in Kingston's Inner Harbour. This location was the site of the first ship building on the Great Lakes by the French in 1679 and has been a key location of ship building since that time. The only other remaining dry dock in Kingston is a National Historic Site of Canada located on Ontario Street, known as the Kingston Dry Dock. The Davis Dry Dock is significant in defining the historic character of the area as a rare vestige of the City's nearly 350-year ship-building history. With its proximity to the inner harbour, the Kingston Marina and other historic industrial buildings, the Davis Dry Dock is historically and functionally linked to its surroundings. Its heritage attributes include the rectangular dry dock constructed of timber, steel and concrete.

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours, or by visiting the Development and Services Hub at www.cityofkingston.ca/dash and searching by address.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 14th day of May, 2024

City of Kingston