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Ontario Heritage Trust

Office of the City Clerk

July 19, 2024

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

Dear Sir/Madam:

Re: Kingston City Council Meeting, July 9, 2024 – By-Law Number 2024-314; A By-Law to Designate the Property at 265 King Street East to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*

At the regular meeting on July 9, 2024, Council gave three readings to By-Law Number 2024-314; A By-Law to Designate the Property at 265 King Street East to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-314, and the Notice of Passing.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Janet Jaynes".

Janet Jaynes
City Clerk
/nb

Encl. By-Law Number 2024-314
Notice of Passing

C.C. Ontario Heritage Trust
Ryan Leary, Heritage Planner

Notice of Passing 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 Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-304, 2024-305, 2024-306, 2024-313, 2024-314, 2024-315, 2024-316, 2024-317, 2024-318, 2024-319, 2024-320, 2024-321, and 2024-322 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-18 on July 9, 2024 to designate the following lands to be of cultural heritage value and interest:

605-607 Bagot Street (Lots 1-2 Plan D9, City of Kingston, County of Frontenac);

45 Charles Street (Lot 3 Plan D9, City of Kingston, County of Frontenac), known as the Calvary Church;

384 Division Street (Part Lot 8 W/S Division Street Plan A13 Kingston City as in FR335913 Except Part 1 13R19840; City of Kingston, County of Frontenac), known as the Hoagie House;

3578 Unity Road (Part Lot 4 Con 6 Western Addition Kingston as in FR615351 Except Part 6 EXPROP Plan RP1562; City of Kingston, County of Frontenac), known as the Raycroft Farmhouse;

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;

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;

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;

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);

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;

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;

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;

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;

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

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

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.

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.

Any who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Dated at the City of Kingston

Janet Jaynes, City Clerk

This 16th day of July, 2024

City of Kingston

City Council voted in favour of this by-law on July 9, 2024

Written approval of this by-law was given on July 9, 2024 by Mayoral Decision Number 2024-18

By-Law Number 2024-314

A By-Law to Designate the property at 265 King Street East to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act*

Passed: July 9, 2024

Whereas:

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On April 17, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Dr. Connell/Pilot House Building at 265 King Street East (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On May 7, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on May 14, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

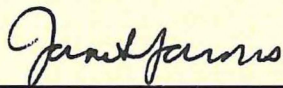
No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

Therefore, *Council* enacts:

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

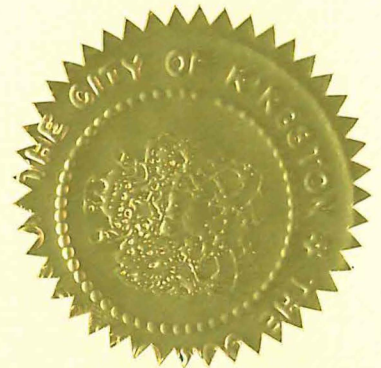
Given All Three Readings and Passed: July 9, 2024



Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule "A"
Description and Criteria for Designation
Connell Building

Civic Address: 265 King Street East
Legal Description: Part Lot 87 Original Survey Kingston City as in FR365246;
S/T FR365246; City of Kingston, County of Frontenac
Property Roll Number: 1011 010 120 09000

Introduction and Description of Property

The Connell Building at 265 King Street East, is located on the northeast corner of the intersection of King Street East and Johnson Street, on the block bound by King Street East, Clarence Street, Ontario Street 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.

Statement of Cultural Heritage Value/Statement of Significance

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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 building's design successfully and effectively addresses its location at the northeast corner of King and Johnson Streets with two formal façades and a prominent corner entrance. The entrance is above grade and recessed within an arched opening framed by slender brick pilasters with a semi-circular arch and keystone. Above the entrance, and resting atop the parapet wall, is a decorative painted wooden motif. The design of the arched entrance opening is largely repeated on the secondary rear entrance on the south (Johnson Street) elevation. Each primary façade features a large three-centred arch window opening framed by pilasters and a pediment. The pediments are decorated with modillions and have returns that align with the pilasters below. The remnants of a box-like structure above each pediment suggests the presence of former decorative features. The south elevation (Johnson Street) is longer and includes two smaller semi-circular arched window openings symmetrically placed on either side of the large window. All the windows have been replaced and although the transoms survive, their transom lights have been filled in.

The primary façades and corner entrance are unified by a variety of horizontal design features, including the parapet wall with cornice, an entablature (i.e., architrave, frieze, cornice), and a slender cornice that aligns with the height of the transoms on the windows. The Classical order is expressed through the framework of the pilasters, pediments, and full entablature. The pilasters reflect an eclectic classicism in that they do not belong to any of the Orders but are their own design.

Other decorative classical detailing includes the modillions under the cornice and on the pilasters and the terracotta egg and dart decorative detailing on the pilasters' capitals and on the entrance keystone. Although painted over, the fine jointed and well-detailed brickwork is evident. It is possible that the brickwork is dichromatic to further emphasize the pattern of projection and recession on the façades.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The Connell building has associative value because it demonstrates the work of architectural firm, Power & Son, whose work is well-known, substantial, and innovative, 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). Moreover, the cornice stepping in and out with the pilasters, and the horizontal brick banding, which gives the impression of stonework through its design and scale, demonstrates a keen attention to detail and understanding of Classical Revival architecture.

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. James was born in Ayr, Ontario and attended Queen's University where he received his B.A., M.A. and doctorate in medicine, graduating in 1888. After postgraduate work in New York, he returned to Kingston where he opened 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, which he would continue doing for the next 40 years. He was appointed Dean of the Faculty of Medicine in 1903. He was instrumental in integrating Queen's University and Kingston General Hospital (KGH) as a collaborative educational program. 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. Dr. Connell would remain active in his field until 1937 when, at age 74, he retired.

The well-known local pub and seafood restaurant – The Pilot House - opened for business in 1981 and continues today with a seasonal patio presence along Johnson Street.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

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.

Collectively these two properties represent the beginning of the redevelopment of this block at the end of the 19th century and are important in supporting the historic commercial character of King Street East and downtown Kingston.

Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-storey massing with flat roof, concealed by parapet wall;
- Finely jointed brick masonry walls with horizontal banding;
- Original window openings with three-centred and semi-circular arches with keystones and limestone sills;
- Classical detailing, including pilasters, cornices, pediments, full entablature, and wooden modillions;
- Terracotta egg and dart decorative detailing on the pilasters' capitals and on the entrance keystone;
- Original door opening on corner entrance with semi-circular arch with keystone;
- Decorative painted wooden motif resting on parapet wall above the corner entrance;
- Original secondary entrance opening with original/early wood paneled door with semi-circular arch with keystone on south (Johnson Street) elevation; and
- Limestone foundation with chamfered ashlar base course.