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Office of the City Clerk

ONTARIO HERITAGE TRUST

NOV 06 2017

RECEIVED

November 1, 2017

Via Email to: [REDACTED]

Richard Paquet  
Bell Canada  
P.O. Box 610K  
Toronto, ON M4P 2H1

Dear Mr. Paquet:

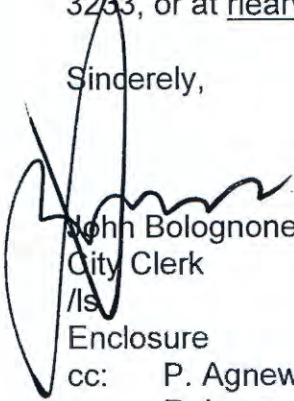
**Re: Heritage Designation – Bell Telephone Building at 450 Princess Street**

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

1. By-Law Number 2017-141 entitled "A By-Law to Designate the Bell Telephone Building at 450 Princess Street to be of Cultural Heritage Value an 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 FC250860.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department at 613 546 4291, extension 3203, 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



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I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-141 "A By-Law to Designate the Bell Telephone Building at 450 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 2017-141**

**A By-Law to Designate the Bell Telephone Building at 450 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 450 Princess Street, also known as the Bell Telephone Building (Lots 5-7, 10-13, Plan 134, Except Part 1 on Reference Plan 13R-2493; Part of Lot 4, Plan 134, Being Parts 2 & 3 on Reference Plan 13R-2493; Part Lane, Plan 134 closed by FR314282, Being Parts 4 & 5 pm Reference Plan 13R-2493; Part Block John Duff, Plan A12 as in CK52810 & CK52964, 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: 450 Princess Street, also known as the Bell Telephone Building, 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."

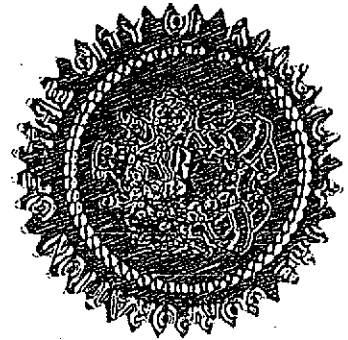
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings July 11, 2017

Given Third Reading and Passed September 5, 2017

  
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John Bolognone  
City Clerk

  
\_\_\_\_\_  
Bryan Paterson  
Mayor



**Schedule "A"****Description and Reasons for Designation****Bell Telephone Building**

Civic Address: 450 Princess Street

Legal Description: Lots 5-7, 10-13, Plan 134, Except Part 1 on Reference Plan 13R-2493; Part of Lot 4, Plan 134, Being Parts 2 & 3 on Reference Plan 13R-2493; Part Lane, Plan 134 closed by FR314282, Being Parts 4 & 5 pm Reference Plan 13R-2493; Part Block John Duff, Plan A12 as in CK52810 & CK52964; City of Kingston, County of Frontenac

Property Roll Number: 1011020140039000000

**Introduction and Description of Property**

The property at 450 Princess Street is known as the Bell Telephone Building. It includes of a two-storey, commercial building with limestone cladding and a flat roof. The building is symmetrically organized and features symbolic, bas-relief sculptures on two podiums flanking the main entrance. The Bell Building was constructed in 1941 to serve as the main office for the Bell Canada Company in Kingston. The original rectangular-footprint building has been expanded at least four times: three times at the rear and once to the west side. The property is located on the south side of Princess Street, just north of the intersection with Division Street, and backing directly onto Barrett Street. The building occupies most of its lot, with a narrow, landscaped setback from Princess Street and very little space between the building and its neighbours.

**Statement of Cultural Heritage Value**

The Bell Telephone Building illustrates an important point in the mid-20<sup>th</sup> century development of the City of Kingston. The building was purpose-built by the Bell Telephone Company in 1941 to provide a central facility for the switching apparatus required for the introduction of dial operation to Kingston's telephone system. The construction of this building marked the end of the old operator-assisted system and the beginning of the new self-dialing system in the City.

The Bell Telephone Building is a representative example of the modern classical style that was used for many government and commercial buildings in the 1930s. The symmetrical placement of vertical, recessed bays on either side of the similarly designed entrance bay, the smooth, stone trim and spandrels, and the lack of other ornamentation, are all typical of the style.

The Bell Telephone Building is a representative example of Bell Telephone Company's approach to the design of dial operation facilities in the 1930s and 1940s, when it sought to design and build modern facilities that were compatible in their architecture and materials with the surrounding environment. The use of rough-faced but evenly coursed limestone cladding, and smooth-faced limestone trim and foundation cladding, was intended to reflect the predominant building material in Kingston and makes the building unique to this city, and among Bell Telephone buildings. The use of the Modern

Classical style with elements of Art Moderne projected an image of modern efficiency and technology in keeping with the company's aspirations.

The Bell Telephone Building displays a high degree of craftsmanship and artistic merit in three works of art: the mural in the lobby and the two bas-relief sculptures located on pylons outside the building. The interior mural was painted by well-respected Canadian artist Adam Sherriff Scott. Its large scale, portrayal of historical events, realistic technique and placement in the public area of the building provide a good example of Scott's work. The two bas-relief sculptures depict nude, male, winged figures carrying bolts of electricity. They were intended to represent the "Spirit of Communication", a 1930s marketing effort by the Bell Canada Telephone Company to promote its services. Allegorical, bas-relief sculptures are found on many government and utility buildings of the time, to convey messages about the function of the building or merits of the owner agency. The bas relief figures are finely executed and clearly discernible.

The property at 450 Princess Street is associated with two significant figures in Kingston's history. Colonel John Duff lived here in a brick house with his wife Jessie, until his death in 1902. Duff was revered as city magistrate for Kingston from 1875-1902 and as the longtime chair of the Board of Trustees of Cataraqui Cemetery. Local veterinarian George W. Bell and his wife Floyd lived here in a brick house from 1902 until Bell's death in 1927. Bell produced the well-known "Dr. Bell's Wonder Medicine" for farm livestock and pet animals, acted as head of the short-lived Queen's veterinary school (1895-1899), and served as city milk inspector. His widow sold the property to the Bell Telephone Company in 1939 and the house was demolished.

The Bell Telephone Building demonstrates the work of Frederick J. Macnab and Hugh Allan Inglis Valentine, both architects for the Bell Telephone Company of Canada. Macnab was chief architect and directly responsible for the design and construction of the Bell Telephone Building. He served as chief architect from 1927-1950, presiding over the design and construction of a whole generation of Bell Telephone buildings that were purpose-built for the conversion from operator-assisted system to dial operation. Valentine (1904-1978) was a junior architect for the Bell Telephone Building, but Macnab delegated much of the selection of materials, interior decoration and artwork to him. Valentine went on to become chief architect for Bell Telephone Company of Canada in 1950, but identified the Kingston building as the job that gave him the most satisfaction.

The Bell Telephone Building reflects the work of Adam Sherriff Scott, a well-known Canadian muralist whose specialty was large-scale murals of events in Canadian history. Scott painted the mural in the main-floor public area of the Bell Telephone Building.

The building functions as a landmark in Kingston because of its associations with the Bell Telephone Company and because of its unique modern classical architecture.

### **Cultural Heritage Attributes**

The heritage attributes essential to the cultural heritage value or interest of this property is the Bell Telephone Building itself. Key elements of the building include:

- the modern classical style of the original portion of the building, evident in:

- the symmetrical placement of the entry door and window openings;
  - the vertically-oriented, recessed bays; and
  - the flat roof;
- the composition of each recessed bay, consisting of first and second floor openings separated by smooth stone spandrels, and surrounded by rounded stone trim;
- the foundation walls, clad in smooth stone and extended eastward to form a landscape wall with metal grille inserts;
- the use of contrasting textures in the limestone finishes of the original portion of the building, including rough-faced stone walls, and smooth stone trim, quoins, spandrels and foundation walls;
- the placement and proportions of the window and door openings, and the pattern of mullioning and glazed panels within the window openings and door unit, including the two-over-two pattern of windows, the door transom and the side panels;
- the two stone sculptures carved in bas-relief and set in stone pylons on either side of the main entry walkway;
- the bronze Bell Canada medallion mounted on the building over the front entry;
- the painted mural by Adam Sherriff Scott in the front lobby;
- any original interior features of the former public foyer which may survive, including marble finishes, Canadian black cherry finishes, and an oak and plate glass screen;
- the shallow setback separating the building from Princess Street; and
- the visibility and legibility of its heritage attributes when viewed from Princess Street.