

# OLD SYDENHAM HERITAGE AREA HERITAGE CONSERVATION DISTRICT STUDY



Prepared for  
The Corporation of the City of Kingston

Prepared by  
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Cover:  
Mozart Terrace,  
Earl at West

All photographs by Carl Bray  
unless otherwise noted

# FREQUENTLY ASKED QUESTIONS

## What is a Heritage Conservation District?

It is an area of special character that has an identifiably distinct “sense of place”. The heritage resources within a district include buildings, structures, cultural landscapes, and sites of archaeological potential. The *Ontario Heritage Act* is Provincial legislation that allows district designation and enables protection of an area’s “heritage character”.

## Why was the Old Sydenham Area selected for study as a Heritage Conservation District?

This primarily residential neighbourhood contains evidence of almost 200 years of local history, with some outstanding examples of buildings and landscapes. In the past, the area has also been used by First Nations and French settlers. Since the early 1960s, the area has been identified by the City as an area of special urban character and, since 1988, has been identified as a potential Heritage Conservation District.

## How would District designation impact residents?

Designation allows residents to manage change within the district by specifying the types of changes that will conserve and enhance the character of the District. Designation also celebrates what is special about the District, building neighbourhood pride and encouraging compatible improvements to both public and private properties. Proposed changes of a major sort are regulated by the City, using guidelines produced as part of the District Plan.

## How does District designation affect changes to my property?

Designation entails a municipal requirement for a heritage permit for any significant change to the public face of your property (i.e. front, sides and roof, but generally not the rear). Routine maintenance – which has been identified by Council – is not affected, and professional heritage staff work with property owners to provide advice on compatible alterations, using guidelines in the District Plan.

## Does designation require an owner to restore their property and does it prohibit changes?

Designation does *not* oblige the owner to either restore the property or maintain the building beyond what is expected of any property owner. However, alterations will have to be evaluated as to their impact on the important heritage attributes of the property. Designation does not affect the zoned use of the property. Changes in use (i.e. zoning) also have been permitted in the past. Designation does not prohibit the development or alteration of a property, but approval is required for certain works, either from Council (via the Kingston Municipal Heritage Committee) or the staff heritage planner. A Heritage Conservation District provides a clear statement of works that should be considered as routine “maintenance” and thus not requiring a permit, those that require staff approval only, and those requiring Council approval via KMHC.

## Does designation mean the public will have access to private property?

Designation does *not* permit public access to private property.

## Does designation prevent changes in use?

Designation does *not* necessarily prevent changes in use (i.e. rezoning).

## Will the value of my property change?

Studies in Canada and the United States have shown that property values in Heritage Conservation Districts either stay the same or are strengthened.

## What are the next steps, and how do I get involved?

The Study will continue over the summer into the Fall, with several more public meetings at which comment is encouraged. There are also surveys to complete on-line at [www.cityofkingston.ca/sydenham](http://www.cityofkingston.ca/sydenham), or you can contact the City’s heritage planner Marcus Letourneau at (613) 546-4291 x 1386. The process then entails a final report submitted to Council and a decision by Council on whether to proceed with the District Plan and guidelines. If Council decides to proceed, then the Plan and guidelines study will take approximately another 6-9 months, after which Council proceeds with designation.



# EXECUTIVE SUMMARY

## Study Purpose

The Old Sydenham Heritage Area (the Study Area) is one of the most desirable places to live in downtown Kingston. Its mix of owner-occupied and tenanted housing makes it attractive to a wide variety of people, and its beauty and convenient location are benefits to all.

The Old Sydenham Heritage Area is remarkable, even when compared with other designated districts in Kingston and elsewhere, for the following reasons:

- Significant historical associations;
- Historic views;
- Over 200 designated properties, with many more eligible for inclusion on the City Register;
- A major cultural landscape, and;
- Portions of a World Heritage Site.

The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact, interwoven urban form. The area has value because of properties that represent each stage of the area's development, because the area is relatively unspoiled, homogeneous and intact, and because it offers examples of some of the best buildings and streetscapes in Kingston.

This study is the culmination of over 40 years of municipal efforts to recognize and protect the evident character of the Old Sydenham Area from the twin pressures of growth and decay. The process began with comments in City-sponsored urban renewal studies in 1960 and 1970, in which were made initial assessments of the area's character and of properties that had special significance. Margaret Angus's pioneering book *The Old Stones of Kingston* and the subsequent City inventory of buildings of architectural and historical interest provided detailed assessments of many of the most important properties in the Study Area and led to a large proportion of them being designated under Part IV of the *Ontario Heritage Act*. Since the 1980s the City's Official Plan has identified the Study Area as a priority for investigation as a potential Heritage Conservation District. But it has been the more recent efforts by the City to enhance its heritage planning and administration capacity, and by

Opposite: William Street carriage house and Rosemount

local residents to push for more control over development in the area, that galvanized the City into action.

## Study Terms of Reference

The scope of work required the successful consultant to “investigate, review and document the cultural heritage resources” within the Study Area, and “to assess the potential for designation of the area as a Heritage Conservation District pursuant to the *Ontario Heritage Act*. The study process was to include “extensive stakeholder consultation” involving “at least four public meetings and a survey of Sydenham Ward property owners and all owners of designated properties in the City”. The consultant was also to examine the proposed district boundaries, review the capacity of City of Kingston staff and the Kingston Municipal Heritage Committee (KMHC) to support designation, and to examine alternative policy and planning tools.

## Study Structure

The Study consists of the following components:

- an inventory and evaluation of cultural heritage resources (buildings and streetscapes primarily);
- an historical overview of the areas’ development;
- an assessment of the regulatory policies currently in place, and those available as alternative policy and planning tools;
- an assessment of the City’s staff and KMHC’s abilities to manage a potential district;
- extensive involvement of the public including public meetings and consultations with property owners, and;
- a rationale for designation, and a proposed District boundary.

## Conclusions

The study has concluded that district designation is the most effective way for the City of Kingston to conserve and enhance the many heritage resources found in the Study Area. For over forty years, the City has identified the Old Sydenham Area as a distinct district within the historic downtown core. Measures to protect its heritage resources have included Official Plan policies and designation of individual properties under Part IV of the *Ontario Heritage Act*. However, these initiatives alone are not sufficient to provide the level of protection for the area that local residents want. Lack of controls on non-designated properties could mean that these properties undergo unsympathetic changes that not only diminish the heritage character of the designated prop-

erties, but negatively affect the heritage character of the area as a whole. Only district designation can ensure that changes in the area are managed in ways that are compatible with area character.

In summary, this study has taken the first essential step in describing that character and identifying the various heritage resources that comprise it. The next step is to prepare a Heritage Conservation District Plan in which are contained the policies and guidelines required to properly manage conservation and development.

## Recommendations

1. It is recognized that the Old Sydenham Heritage Area is remarkable, even when compared with other designated districts in Kingston and elsewhere, for the following reasons:

- Significant historical associations;
- Historic views;
- Over 200 designated properties, with many more eligible for inclusion on the City Register;
- A major cultural landscape, and;
- Portions of a World Heritage Site.

The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact, interwoven urban form. The area has value because of properties that represent each stage of the area's development, because the area is relatively unspoiled, homogeneous and intact, and because it offers examples of some of the best buildings and streetscapes in Kingston.

2. It is recognized that the character of the Study Area conforms to the characteristics of heritage conservation districts, as defined by the Ministry of Culture in the Ontario Heritage Tool Kit, in the following ways:

- A concentration of a wide range of heritage resources, linked by aesthetic, historical and socio-cultural contexts and use;
- A framework of structuring elements (a distinct block pattern on sloping ground, boundaries formed by major routes and changes in land use, many landmarks, a lake shore and major park);
- A sense of visual coherence (building scale, mass, height, proportion) within a varied setting, and;
- A distinctiveness that enables the area to be recognized and distinguishable from neighbouring areas (visually, culturally and historically).

3. It is recognized that the heritage character of the Old Sydenham Heritage Area is that of a mature downtown residential neighbourhood bounded by major institutions and by the lake shore. The area contains properties that represent over 200 years of Kingston's history and are some of the finest examples of 19th-century construction in Canada. Generous park space within the area contains many significant memorials and thus offers both a place of recreation and remembrance. The area remains one of mixed incomes and tenancies, built to a human scale that encourages exploration on foot.

4. It is recommended that the character defining elements of the Study Area be considered as being:

- Views down streets to the lake, to the park and to the downtown;
- Varied ages, styles and types of buildings;
- The presence of important civic buildings (school, courthouse/registry office, churches) integrated within a residential neighbourhood;
- A compact scale comprised of common street widths, building heights (2-3 residential storeys) and setbacks;
- Landmark public buildings dominating the skyline;
- Prominent buildings at street corners;
- Trees lining streets and dominating rear yards;
- Surviving examples of historic landscape elements (e.g. period planting layouts, walls, fences, and street furniture);
- An irregular street grid that offers continuously changing views;
- A predominance of stone and brick construction materials;
- A generally high standard of care for buildings and landscapes;
- Proximity to the downtown, major institutions and the lake, and;
- Physical evidence and historical associations with every stage of Kingston's history.

5. It is recommended that the Old Sydenham Heritage Area, as defined on the accompanying map, be designated as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

6. It is recommended that Council authorize staff to proceed with the preparation of a District Plan and guidelines.

7. It is recommended that, during the preparation of the District Plan and beyond, properties in the Study Area, both those currently designated under Part IV of the *Ontario Heritage Act*, and those currently listed on the City's Register, be re-assessed to bring the property inventories and evaluations into conformity with the requirements of the 2005 *Ontario Heritage Act* and the Historic Places Initiative national register of historic properties. The inventory should be expanded to include cultural landscapes and cross-referenced to the Archaeological Master Plan to include known archaeological resources (i.e. those able to be made public) and areas of archaeological potential.

8. It is recommended that the City initiate a parallel process to that of the current study to address issues of cultural heritage resource management. The proposed process should have a mandate to establish robust cultural heritage programs with sufficient capacity to address the current Provincial heritage policies and the resultant increased workload.

9. It is recommended that the City support the following initiatives to strengthen the ability of volunteers to assist in the inventory, evaluation and stewardship of cultural heritage resources within the Study Area:

- Training in research, inventory and evaluation of heritage properties, using the City's template, and in accordance with the Historic Places Initiative (extending the current Ministry of Culture/HPI project);
- Research and collection of information, including maps and personal documents, on the historical evolution of the Old Sydenham Area;
- In-kind donations, of time and materials, to projects aimed at improving the public realm (e.g. tree planting) that follow guidelines provided as part of any Heritage Conservation District Plan, and;
- Participation in issue-based sub-committees addressing such concerns as property maintenance, parking and access, and tree preservation.



William Street, looking  
north from Bagot

# PART 1

## INTRODUCTION

### 1.1 STUDY PURPOSE

#### Terms of Reference

Authorization for this study comes from a Council resolution of July 24, 2007 in which the City approved Clause 3, Report 78 of the Kingston Municipal Heritage Committee recommending issuance of a request for proposal to conduct a Heritage Conservation District Study of the Old Sydenham Heritage Area (hereafter the Old Sydenham Area), with study boundaries determined by the City. The scope of work required the successful consultant to “investigate, review and document the cultural heritage resources” within the Study Area, and “to assess the potential for designation of the area as a Heritage Conservation District pursuant to the *Ontario Heritage Act*. The study process was to include “extensive stakeholder consultation” involving “at least 4 public meetings and a survey of Sydenham Ward property owners and all owners of designated properties in the City”. The consultant was also to examine the proposed district boundaries, review the capacity of City of Kingston staff and the Kingston Municipal Heritage Committee (KMHC) to support designation, and to examine alternative policy and planning tools.

In January 2008, the City chose the firm of BRAY Heritage, working in association with André Scheinman, Jennifer McKendry, Sorensen Gravely Lowes and Baird Sampson Neuert, to conduct the Heritage Conservation District Study.

### 1.2 WHAT IS “HERITAGE”?

#### Why study?

The Old Sydenham Area (the Study Area) is one of the most desirable places to live in downtown Kingston. Its mix of owner-occupied and tenanted housing makes it attractive to a wide variety of people, and its beauty and convenient location are benefits to all. However, it was not always so: in the mid-20th century, the area was in decline – so much so that it invited a proposal from the City for a major urban renewal project that would have radically al-

tered the physical setting. The recognition of the value of the area – its distinctive streetscapes, its intriguing mix of architectural styles and building types, its public open spaces and private enclosures – came slowly, largely through the efforts of individual homeowners who saw potential and acted to realize it. The high quality of building and landscape evident today, and valued by visitors and residents alike, is largely the result of these individual efforts.

But this is a fragile state. Although the area is no longer subject to the kind of cataclysmic change found in an urban renewal project or a major private sector land assembly, there are still the nagging problems of bad infill, unsympathetic renovations, and careless maintenance. Whereas the City's Official Plan has for some years noted the area as having potential for District designation, Council has taken no further action. And the city is growing, but urban growth across Ontario is constrained by the increasingly stringent Provincial policies for land use planning that supports compact growth. What this means for cities such as Kingston is pressures for intensification within existing built up areas. Where such growth is to go, and in what form, will become a key issue in the forthcoming years. Individual efforts to improve the area will soon need to be supported by clear and firm development controls supplied by the municipality.

This study is the culmination of over 40 years of municipal efforts to recognize and protect the evident character of the Old Sydenham Area from the twin pressures of growth and decay. The process began with comments in City-sponsored urban renewal studies in 1960 and 1970, in which were made initial assessments of the area's character and of properties that had special significance. Margaret Angus's pioneering book *The Old Stones of Kingston* and the subsequent City inventory of buildings of architectural and historical interest provided detailed assessments of many of the most important properties in the Study Area and led to a large proportion of them being designated under Part IV of the *Ontario Heritage Act*. Since the 1980s, the City's Official Plan has identified the Study Area as a priority for investigation as a potential Heritage Conservation District. But it has been the more recent efforts by the City to enhance its heritage planning and administration capacity, and by local residents to push for more control over development in the area, that galvanized the City into action.

On June 5, 2006, the Kingston Municipal Heritage Committee (KMHC) received a request from the Sydenham Ward Tenants and Ratepayers Associa-

tion (SWTRA) to designate parts of Sydenham Ward (including City Park and facing properties as well as the Heritage Corridor along King Street identified in the former City of Kingston Official Plan) as a Heritage Conservation District under Part V of the *Ontario Heritage Act*. On July 24, 2007, Council approved the issuance of a request for proposal to undertake a Heritage District Study of the Old Sydenham Area (Clause 3, KMHC Report 78), with terms of reference that now guide the study process.

As is evident from the letter from SWTRA, the residents of Sydenham Ward have recognized the need to anticipate and manage change through their request to City Council to undertake this district study. They have also indicated their willingness to assist with the study process in any way they can. As a result, there is both evident and practical support from the local community for a District study. This kind of support, in opinion and in kind, is vital for the success of a District Plan and Guidelines.

The letter from SWTRA also notes another important aspect of heritage conservation – the boost it gives to municipal efforts to promote economic development. Cultural tourism is a major factor in the competitive success of cities today, not only for the revenue it produces from highlighting a city's unique setting and culture, but also for its ability to raise awareness of such features and thus attract potential residents and investors. Kingston is already well established as a city with many heritage and cultural resources, but it must continue to both conserve and enhance such resources in order to retain its competitive advantage. Protection of Kingston's key heritage assets via designation is an essential means of doing so, as is building and maintaining support for conservation amongst the population at large.

But how best to apply such support to a complex and challenging project? The proposed District Study (and subsequent Plan and Guidelines) offer an opportunity whereby the project can help local residents to articulate the characteristics of the area they wish to conserve and utilize their talents in ways that both assist the City and educate those participating. The planning process thus becomes a means of producing protective legislation and a way to put into words and actions the aspects of the Study Area that local people value. In the end, the resulting Plan and Guidelines not only provide clear policy direction for the City in planning for the Old Sydenham Area, they also establish a process that can be emulated in designation studies for future candidate areas such as the King Street corridor and Portsmouth Village.

## What is a Heritage District?

A Heritage District is a distinctive urban setting that has significant historical value. Its special character is often a function of the age of its structures, the history of its occupation, and the land uses it contains. The boundaries may be sharply defined, as along a waterfront, or blurry, as in mixed use areas. The Provincial Ministry of Culture, the agency responsible for heritage planning, defines Districts broadly, from a group of buildings to entire settlements. The key is that the defined area has “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings” (Ontario Heritage Tool Kit, Heritage Conservation Districts, 5).

Heritage Districts are not new: they have been widely used in Britain and Europe since the end of WWII, in the United States since the 1950s, and in Canada since the 1970s. They have proven to be effective ways of conserving and enhancing special places while supporting the everyday lives of residents and visitors.

The Tool Kit (op. cit., 10) goes on to describe the common characteristics of Heritage Districts. They are:

- *“A concentration of heritage resources”* (buildings, sites, structures, landscapes, archaeological sites) that have some common link for reasons of use, aesthetics, socio-cultural or historical association;
- *“A framework of structured elements”* that provide edges, such as major routes, shorelines, landforms, or land uses;
- *“A sense of visual coherence”* that is expressed in built form or streetscapes, and;
- *“A distinctiveness”*, whether tangible or not, that makes the district recognizably different from its surroundings.

## Why designate?

The “sense of place” generated by the Old Sydenham Area is determined by the experience of being in and around its physical setting, that is, the buildings and landscapes that make up the Study Area. These “cultural heritage resources”, to use the term found in Provincial planning and heritage legislation, have value and deserve good stewardship. Designation is a means by which local owners and tenants are able to express pride in their property and in the neighbourhood as a whole: it is also a way of promoting public appreciation of local history. Changes brought about by urban intensification, as well as neglect, can threaten these settings and erode local identity.

In response to these threats, District designation is one of the most effective heritage planning tools available to Ontario municipalities. While the *Planning Act* handles most of the land development issues, it makes little reference to matters of community identity and heritage. Except where individual properties have been designated under Part IV of the *Ontario Heritage Act*, Old Sydenham's buildings and landscapes that have evolved over the past two centuries are not protected in any meaningful way by the current policies in the City's Official Plan or Zoning By-law. By contrast, the recently updated *Provincial Policy Statement* and *Ontario Heritage Act* put the onus on municipalities to conserve "significant" cultural heritage resources, and provide policy tools and procedural guidelines with which to do so. Designation of a District under Part V of the *Ontario Heritage Act* is the means by which a municipality puts these tools and guidelines to use, and fills the policy gap left by the *Planning Act*.

Heritage Conservation District designation is not necessarily, as the term may seem to imply, a device for *preserving* an existing setting. The main focus of District designation is *change management*. In recognizing the inevitability of change, designation can plan for its best course. Change in a neighbourhood is the result of conscious action, in the case of renovation or new development, or inaction, in the case of deterioration by neglect. In extreme cases, a neighbourhood buckles under pressure for change before people realize it is too late. The "tipping point" has been reached, and the area's "carrying capacity" has been exceeded. A District designation can help identify these critical thresholds and provide policy tools to ensure that they are respected.

At the very least, designation can identify the types of changes that are desirable for conserving and enhancing neighbourhood character, and those that are not. Property owners get the information they need to make informed choices for improvements, and the City gets the guidelines and legislative mandate to regulate changes. In practice, change management in a Heritage District is seldom imposed from above but, rather, involves an ongoing discussion between property owners and City heritage staff/heritage advisory committee, based on policies and information found in the Heritage District Plan and Guidelines, as to what the best course of action will be.

There is much public support for designation in the Old Sydenham Area, but some people are concerned. Key issues are the degree of regulation imposed by designation (e.g. "will the City tell me what colour I can paint my front

door?”), the potential to “gentrify” the area and remove the income and age mix now present, and the potential effect on property values. The study phase of this process does not deal with the actual regulations – these come in the next phase, the Heritage Plan and Guidelines – but it does comment on the City’s current regulatory process and make recommendations for improvements. The degree and type of regulation is something the Heritage District Plan and Guidelines will address, and is open to discussion. Worries about gentrification and property values can, to some extent, be calmed by reference to the experience of other Ontario municipalities with Heritage Districts that have maintained neighbourhood diversity and stabilized or improved property values. And at a very basic level, one benefit of designation is often improved enforcement of existing property standards, an ongoing concern for residents and the City alike.

## 1.3 STUDY STRUCTURE

### Study method

The City’s scope of work for this study (found in Clause 3, KMHC Report 78) follows closely the Provincial Ministry of Culture’s requirements for such studies, with a few wrinkles. The Study is to fulfil the two basic requirements of such efforts, namely, to assess the cultural heritage resources of the Study Area and judge whether or not such resources qualify the area for designation

- as a Heritage District. The Study consists of the following components:
- an inventory and evaluation of cultural heritage resources (buildings and streetscapes primarily);
- an historical overview of the areas’ development;
- an assessment of the regulatory policies currently in place, and those available as alternative policy and planning tools;
- an assessment of the City’s staff and KMHC’s abilities to manage a potential district;
- extensive involvement of the public including public meetings and consultations with property owners, and;
- a rationale for designation, and a proposed District boundary.

In practice, the study team has addressed each of these requirements. We have provided consultation by working with City staff and a technical advisory committee, by conducting personal interviews with individuals and groups who represent each of the many facets of this area, by facilitating public open

houses, and by posting the study progress on the City's website. The City and study team conducted three on-line surveys of public opinion regarding potential designation of the Study Area and created a website ([www.cityofkingston.ca/sydenham](http://www.cityofkingston.ca/sydenham)) and notified all property owners within the Study Area, along with all property owners within 150 metres of the Study Area, by means of a mailout sent to the tax bill address of each property. The City also placed advertisements in several local newspapers and prepared press releases advising the public of the Study and of the public meetings held to discuss the study. During the Study period, City staff and members of the consulting team facilitated three public meetings:

- Thursday, May 08, 2008 (63 people in attendance)
- Thursday, July 24, 2008 (30 people in attendance)
- Wednesday, September 17, 2008 (37 people in attendance)

35 online surveys were completed with the majority of respondents supporting designation.

## Range of cultural heritage resources studied

The intent of District designation is to see a District as having value for more than the sum of its parts. Rather than assembling a collection of individually fine properties and drawing a boundary around them, a District can – and should – recognize the contribution of both the humble and the grand. Pulling the inventory and evaluation away from a singular focus on buildings is one way to do this. The current *Heritage Act* and its accompanying Ontario Heritage Tool Kit understand this and open the study scope to include cultural landscapes and archaeological sites. At a more fundamental level, international, federal and Provincial best practices in conservation now address both material and associative values. In other words, the physical setting is seen not only as a valuable artifact but also as a container for culture and a repository of the meanings and values that people have for the places in which they live.

## Study team

The consulting team consists of BRAY Heritage, lead consultants and heritage planners (Dr. Carl Bray, Principal), André Scheinman, heritage conservation consultant, Dr. Jennifer McKendry, architectural historian, assisted by Baird Sampson Neuert, architects and urban designers (George Baird, Partner, Ian Douglas, Senior Associate), and Sorensen Gravely Lowes, planning consultants (Cathy Gravely, Partner). The study team has been greatly assisted by the following people:

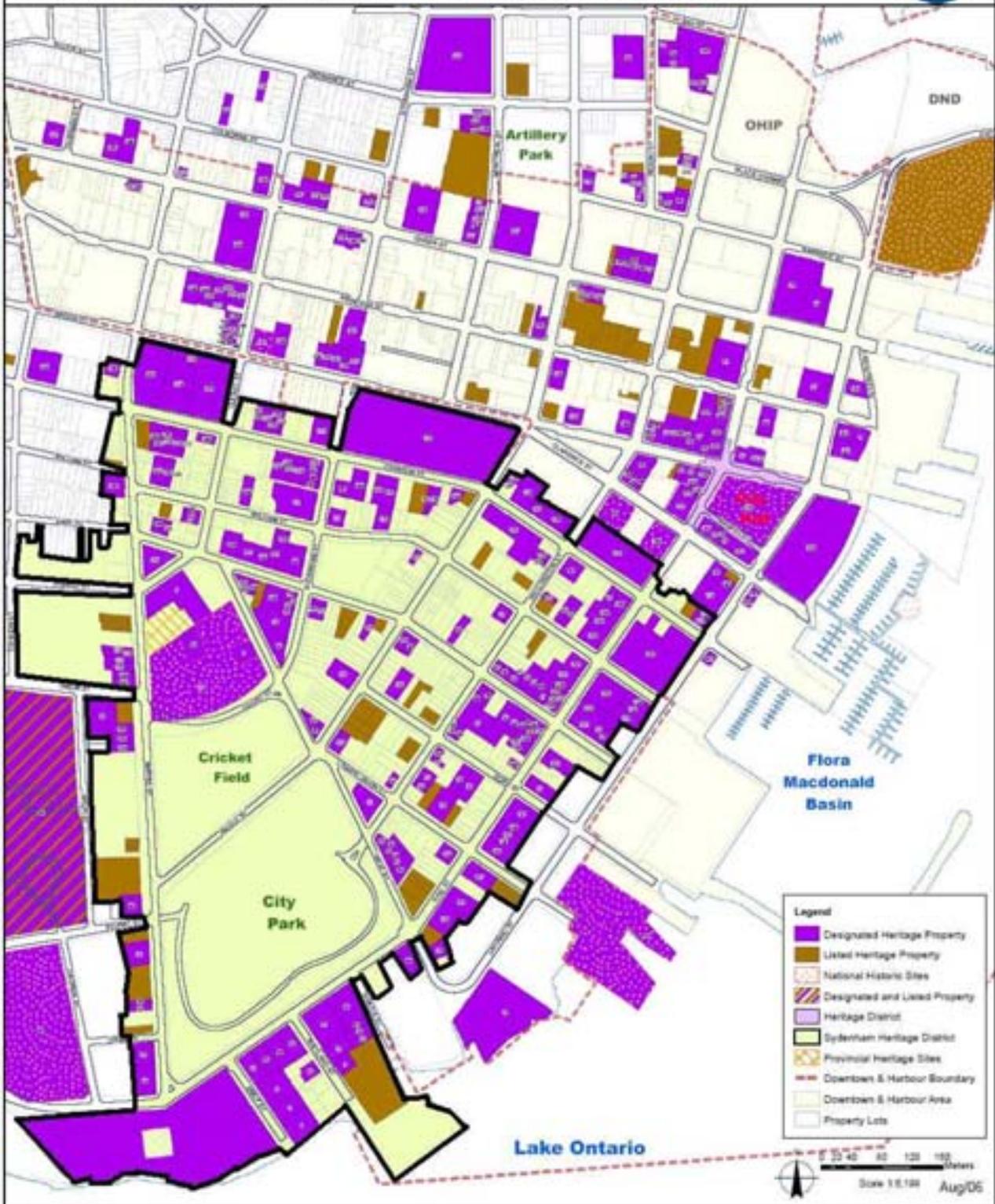
- City heritage staff (Marcus Létourneau, Lindsay Lambert, Mark Fluhrer)
- SWTRA board members (Anita Krebs, Mike Wheeler)
- Queen's School of Urban and Regional Planning (Dr. David Gordon)
- Helen Finley
- Technical Working Group
- Kingston Municipal Heritage Committee

## Study Area

The Study Area is essentially a pie-shaped part of downtown Kingston roughly bounded by Johnson Street on the downtown side, Barrie Street on the western side, and both the waterfront (west of Simcoe Street) and portions of Ontario Street on the south (see map on page 21). The downtown edge is largely defined by major institutional uses (churches and hospital) while the western edge is defined by the hospital and university. Between these boundaries, the Study Area is a discrete residential neighbourhood, with supporting institutional, commercial and open space uses, that has been identified as a distinct district worthy of study in planning studies dating back to the early 1960s, and formalized in the City of Kingston Official Plan since the early 1980s. The study process has now led to slight alterations to the boundary shown in the study terms of reference, with reductions on the edges to exclude large-scale, non-residential land uses (discussion of boundary options, and the recommended boundary, are found in Section 7.2).

Opposite: Study Area  
as suggested in the  
Request for Proposals

# City of Kingston Downtown & Harbour Heritage Properties





McIntosh Castle  
and the Court House

# PART 2

## HISTORIC GROWTH AND DEVELOPMENT OF THE OLD SYDENHAM AREA

### 2.1 THEMATIC HISTORY

The following is a summary of the recorded history of the Study Area. It is based on a chronology of the Study Area, prepared by Dr. Jennifer McKendry (see Appendix A), which is a compilation of historical evidence from published and primary sources and from evidence collected through site investigations conducted as part of this study.

The summary is arranged thematically, by significant historical period, as a way of illustrating the events and trends that influenced the development of the Old Sydenham Area, and which give it historic significance.

## Pre-Contact and the French Regime (10,000 B.C.E.-1763 A.D.)

The Study Area may have been the site of aboriginal activities prior to European contact, but no archaeological evidence has been found to date that would prove this. Given the proximity to the Lake Ontario shoreline, however, the Study Area would have been a likely location for seasonal activities associated with hunting and gathering and, possibly, ceremonial activities of aboriginal groups such as the Iroquois, Algonquins and Mississaugas. Mississauga Point, located just outside the Study Area, is a known site of aboriginal activity, continuing into the post-contact period.

The first record of aboriginal presence in the area is found on the French map of 1673, in which a Récollet mission, with a chapel and graveyard, is shown approximately where Kingston General Hospital now sits, and the area east as far as Fort Frontenac is shown as being occupied by “habitants” and aboriginal settlers. There may also have been links between this area and some of the key historical figures of the French period. The settlement pattern is sparse and there are large unoccupied areas. The land appears to have been cleared and some of it is shown as gardens. What is now King Street may have been an early path along the upper shore linking the Fort with the western bastions built by the French to defend the area overlooking Little Cataraqui Bay, but there is no proof of this. This pattern of land use may have persisted until the British capture of Fort Frontenac in 1758. Following the British occupation, however, lands within the Study Area appear to have been abandoned until almost thirty years later, when the British military begins to rebuild the fort and survey a townsite.

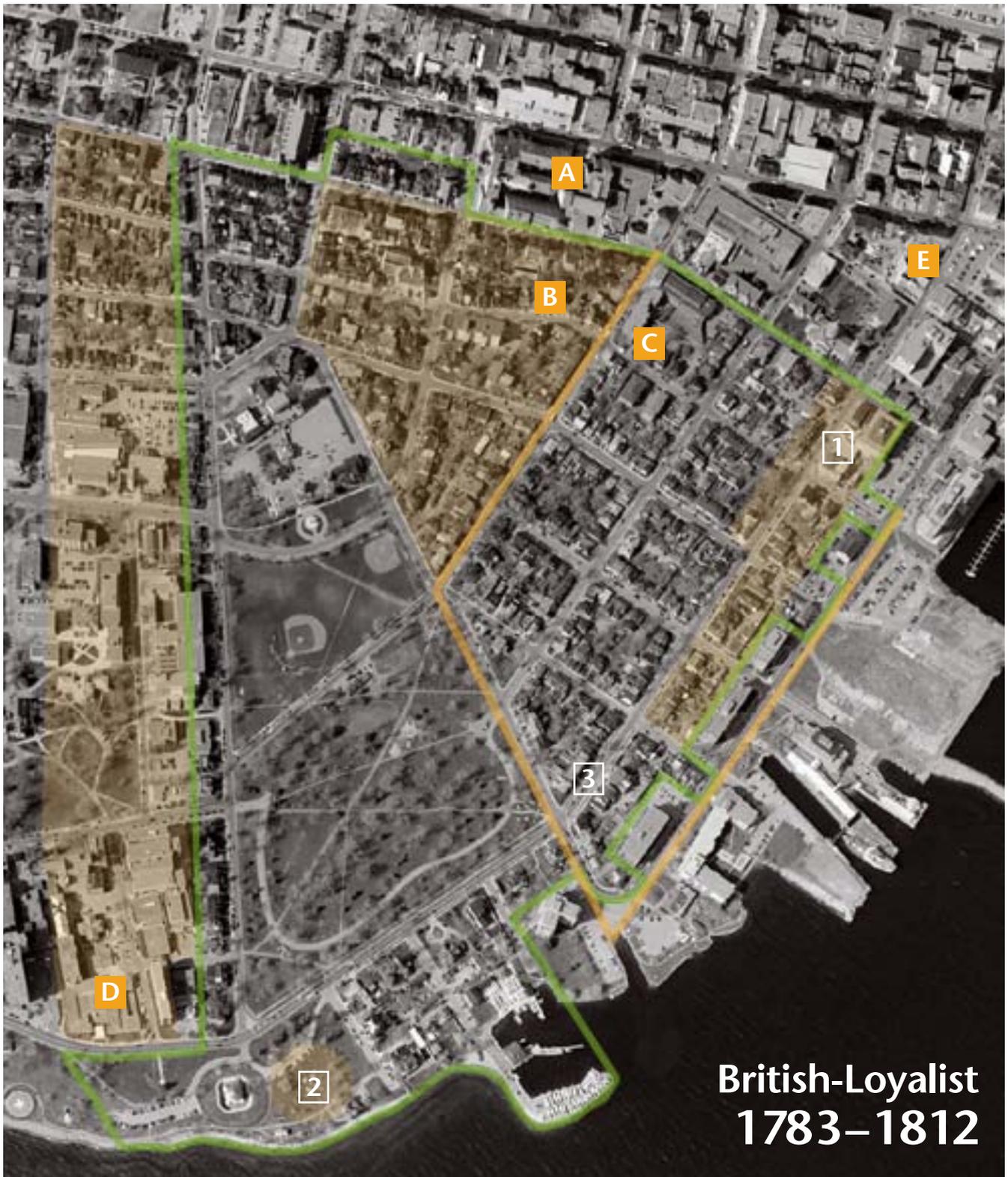
## British-Loyalist (1783-1812)

Following the 1783 “Crawford Purchase” by the British of lands from the Mississaugas, the initial pattern of development in the new settlement was confined to the vicinity of Fort Frontenac, extending in modern day terms only as far west as Brock Street and as far south as Ontario Street. However, development soon spread westwards to what is now West Street, north to Bagot and south to the waterfront. In the original survey, as commemorated now in a plaque in City Park, the blocks are square, the lots rectangular (usually 66 x 132 feet, and 10 to the block). The town was growing in large part due to the influx of Loyalists displaced from their homes in the United States, especially New York State and the Upper Mohawk Valley. They drew for lots in town and in the surrounding township.



## French Regime 1670s–1750s

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li><span style="color: green;">—</span> Sydenham Area Today</li> <li><span style="color: blue;">—</span> Path to Western Defenses?</li> <li><span style="color: yellow;">—</span> Original Shoreline &amp; Stream</li> </ul> | <ul style="list-style-type: none"> <li><b>A</b> Recollet Chapel &amp; Graveyard</li> <li><b>B</b> To Fort Frontenac</li> <li><b>C</b> Mississauga Point</li> </ul> | <ul style="list-style-type: none"> <li><b>1</b> Gardens</li> <li><b>2</b> Aborigines</li> <li><b>3</b> Habitants</li> </ul> |
|--|--|---|



**British-Loyalist  
1783-1812**

— Sydenham Area Today  
 — Town Boundary  
 A Johnson Estate

B Anne Earl Estate  
 C St. Joseph's R.C. Estate  
 D Rev. Stuart Estate

E 1st St. George's  
 1 Early Housing  
 2 Aboriginal Gathering Place

The gradual expansion of the original settlement was confined by several large land assemblies. North of Bagot Street, the lands were owned by Anne Earl, daughter of Molly Brant and Sir William Johnson. Beyond West Street, lands formerly owned by the Mississaugas were bought by the British in 1783 and became a military reserve, while Lot 24, west of Barrie Street, was by 1785 being developed by Reverend John Stuart for his farm and residence. For much of the next half century, the nascent town had to grow within these boundaries.

By 1801, a contemporary map shows approximately 32 buildings within the Study Area, most of them concentrated in the corridor along King Street and closer to the waterfront. Lots further west of the downtown core and north of King Street developed slowly. The development pattern appears to be one in which corner lots were the first to have buildings erected on them, and larger buildings at that, while mid-block lots seem to have been developed later, and with smaller buildings on them. Illustrations from this period show that houses tended to be built on large lots indicating that this was still a pioneering settlement in which individual homes required land for the gardens, sheds and stables for the produce and livestock that were needed to sustain a family in an era before urban services were available. As the town grew, landowners began to subdivide these lots and infill the street frontages of each block.

However, the first evidence of urbanity was in place during this period. It was not only private residences that were being built: the new settlement also gained public buildings. In 1786, Stuart built a school on what is now Lower Union Street, south of King. The Lines House (ca. 1790) was part of the first phase of frame construction. By 1792, the first St. George's Church was built in frame east of the Study Area, opposite Market Square, but this building was soon replaced by a stone structure (in 1825); there is some suggestion that the original church may have been moved to a site within the Study Area (at Lower Union and Wellington) and converted into a house. In 1808, St. Joseph's Roman Catholic Church was erected in stone at the corner of William and Bagot Streets (and demolished in 1891). This was the first in a series of development projects by the Catholic Church along the eastern edge of the Study Area, spearheaded by Bishop Macdonnell, and indicates the establishment of a permanent Catholic presence in this part of Kingston.

## War of 1812 and the Early Growth of the Town (1812-1841)

Bishop Macdonnell's next and perhaps most significant purchase was that of the house and grounds once granted to Sir John Johnson. Given the name Selma Park, the property (immediately adjacent to the Study Area on Johnson Street) later became a centre for Roman Catholic activities in the 1840s. The outbreak of the War of 1812 made it apparent that the edges of the town were vulnerable to attack by land. In response to that threat, the British built perimeter defensive works that consisted of a series of blockhouses linked by a palisade wall. Within the Study Area, these works included a small blockhouse on the waterfront at the foot of West Street, blockhouses along West Street at Wellington and at Sydenham Streets, and another blockhouse and line barracks in the vicinity of Sydenham and William Streets.

A map of 1816 shows these fortifications as well as a horse racecourse, located immediately outside of the palisade, with a "stand house" located just beyond West Street. It is not clear why there was a racecourse built here, but one can speculate that the officers, as well as ordinary soldiers and townspeople, were keen horse enthusiasts. Contemporary accounts note that horse races and sporting events were part of the leisure activities of a garrison town. And there is also an account, possibly apocryphal, of a circus that set up within the racecourse grounds and that, during its stay, was the scene of a murder by one of the circus hands!

With the end of the war, development resumed, aided by an influx of British immigrants. There was a modest amount of infill within the town limits, but no expansion beyond Bagot or West Streets (these areas had not yet been subdivided as part of a street plan). The most significant development consisted of consolidations and expansions of the established institutions and industries in and near the Study Area. By 1822, the Catholic Church constructed a stone presbytery at the corner of Bagot and Johnson Streets, next to St. Joseph's Church (it survives today as part of the Kingston Frontenac Public Library). In 1825, the second St. George's Church was constructed at the corner of King and Johnson Streets. Industrial uses spread westwards along the waterfront from the town centre. One of the first of these was the Molson's brewery, established in 1824 on a site between West and Simcoe Streets. The emergent character of an industrialized waterfront adjacent to a mixed use residential neighbourhood began to be evident during this period, a trend to be strengthened as the century progressed.



## War/Early Growth 1812–1841

- |  |  |  |
|--|--|--|
|  Sydenham Area Today    |  Shoreline Fortifications |  Military Grounds             |
|  Palisade & Blockhouses |  Regiopolis & Presbytry   |  Housing Expansion & Mansions |
|  Racecourse             |  Stuartville              |  |



Charles Place

This period also saw the construction of some of the first, and finest, homes within the Study Area. Post-war peace and the steadily expanding local economy provided the stability and wealth necessary for property owners to invest in substantial houses. Stone replaced frame as the preferred construction material for such homes, thanks in part to an influx of experienced stone masons working on construction of the Rideau Canal. Several grand houses built during that period represented the finest architectural styles, and quality of construction, of their day. Examples that survive from the early 1830s include Gildersleeve House (264 King Street East), Charles Place (75 Lower Union Street) and Cartwright House (191 King Street East).

Few of the more modest log and frame structures survive from the early development periods. Not only was wood construction vulnerable to fire, it was also considered to be less preferable to masonry. However, a few examples of early frame construction remain within the Study Area. The oldest until recently was the Lines House (ca. 1790) at Ontario and Earl Streets but, after it was moved in 1987, it was destroyed by arson. Current research confirms that the oldest houses in the Study Area are 59 Gore Street and 232 King Street East, frame houses that appear to be the same ones indicated as existing on maps of 1815.

## The Capital and After (1841-1867)

This two-decade period saw some of the most significant construction within the Study Area: surviving structures from this period constitute some of the most historically and architecturally significant properties here. The reason for the number and variety of important properties created during this time is simple: prosperity. The slow and steady pace of development within the Study Area rapidly accelerated with the selection of Kingston in 1841 as the capital of the United Province of Canada East and Canada West. From being a frontier town, a garrison town and minor port to being the capital of an expanding colony in a short span made Kingston take on a new, more confident and worldly character. Its newfound status as a capital city made Kingston a focus for new construction that responded to the need to accommodate civil servants, politicians and the burgeoning service industries that supported this influx of new residents. Many of the newcomers were urbane and well educated and their presence augmented the cultured society already established in Kingston by the officers of the military garrison. By 1844, Queen's College



## The Capital & After 1841–1867

- |                                |                            |                                       |
|--------------------------------|----------------------------|---------------------------------------|
| — Sydenham Area Today          | <b>C</b> Grammar School    | <b>1</b> Housing Expansion & Mansions |
| <b>A</b> Churches and Convents | <b>D</b> Courthouse & Jail | <b>2</b> City Park                    |
| <b>B</b> Queen's College       | <b>E</b> Martello Tower    | <b>3</b> Early Commercial Expansion   |
|                                |                            | <b>4</b> Typhus Sheds                 |

(later Queen's University) began renting premises on William Street. Within a few years, the town had begun to create, in small scale, the essential elements of an established city.

Residential construction was in the forefront of new development aimed at the market created by capital status. As one the closest residential neighbourhood to the town centre, it attracted investors anxious to supply housing to the incoming middle-class residents and visitors (certain other downtown neighbourhoods to the north and east of the downtown were associated with the largely working-class population who worked in the docks and military garrison). Lands formerly held as part of large estates were now released for development and subdivided. Existing lots within the established blocks began to be infilled as the need for self-sufficient landholdings diminished. Residential construction in the Study Area during the capital period consisted largely of high quality housing for rent, as evidenced by the stone town houses along King Street, and the stone duplex built by architect George Browne on William Street. Loss of capital status not only entailed a halt to development; it also led to an absolute loss of population. Contemporary accounts describe neglected streets and a dejected populace. However, after the city recovered from the financial setbacks caused by the loss of the capital – there were recessions in 1844-48 and again in 1856 – the pace of housing picked up again in the 1850s and 1860s. Among the large houses built during these later decades were Rosemount (46 Sydenham Street, 1850), designed by William Coverdale, and McIntosh Castle (14 Sydenham Street, 1851), designed by John Power. Construction of these houses also indicated a trend towards employing architects to design buildings, including many of the houses, schools and churches within the Study Area, as well as the courthouse complex.

From the evidence of this type of housing, it appears that, even after the capital period ended, the wealth accumulated from local commerce and industry paid for construction of substantial new structures of all types. Downtown, the grand City Hall was under construction (a holdover from the capital period); within the Study Area were new schools, churches, public and military buildings, as well as such private enterprises as banks and lumber yards. In 1845, the Bank of Montreal (now the Frontenac Club) was built on property at 225 King Street East (and in 1853, the Commercial Bank, now Empire Life, was built at the opposite corner at 259 King Street East). In 1846, international tensions heightened during the Oregon Crisis of 1845 prompted the British government to improve the city's harbour defences, including a



St. Mary's Cathedral  
and Sydenham Street  
United Church

Martello Tower on the waterfront at the foot of Barrie Street. In 1847, Chalmers Free Presbyterian Church was built on the north side of Earl Street, between Sydenham and Bagot Streets. The next year, Queen's College occupied a new school house on William Street east of Barrie. Around the corner, St. Mary's Roman Catholic Cathedral was completed on the north side of Johnson Street and the former presbytery at Bagot and Johnson was converted and expanded to become the Convent of Notre Dame. In 1852, Sydenham Street Methodist Church was completed; the following year, so was the Kingston County Grammar School (now Sydenham Public School). This remarkable assemblage of buildings and streetscapes was augmented by the formal creation of City Park in 1855. Due to the reservation of open lands for a proposed Parliament Building, the conversion of these grounds to public parkland gave a lasting legacy to Kingston. This was followed closely by construction (1858) of the Frontenac County Courthouse and Jail, at the summit of the Park.

Changes around the edges of the Study Area also had some effect on the character of the neighbourhood. Construction of the Marine Railway Company operation, in 1840 at Mississauga Point, was part of the expanding port facilities in Kingston Harbour. In 1855, the Kingston Locomotive Works was in operation next to the Marine Railway, a major local industry that continued

in operation until the late 1960s. In 1856, the Grand Trunk Railway linked Kingston to Toronto and Montreal (via what is known as the Outer Station, on Montreal Street) and three years later, built a spur line into downtown Kingston. Railways opened the city to a wider range of imported goods and services and aided communication with other centres. Railways and related activities and industries began to vie with port and warehouse uses to dominate the waterfront. Railways also imported new building materials, and the availability of brick, as well as a change in architectural styles, led to a gradual shift away from the predominance of stone as the preferred local building material. Although brick had been made locally as well as been imported by ship, its widespread use as a building material began during this period.

The city also expanded westwards once more, this time encompassing Farm Lot 24, the Stuart estate. During this time of expansion, Kingston's role as a port city meant that it received large numbers of immigrants from Great Britain. This role made it vulnerable to epidemics, one of the most serious being the typhus outbreak of 1847-48. It was in response to this crisis that the typhus sheds were built in converted military structures at the foot of Emily Street, in what is now Macdonald Park.

Kingston was incorporated as a city in 1846 and two of the five wards created are included within the Study Area. Ontario Ward extended from the downtown to William Street and the water's edge while Sydenham Ward was bounded by William, the water's edge and Barrie Street (now the western limit of the city). The expanding town was reflected in changes to street names, made in 1842. The former names indicated significant landmarks of topography or land use, the latter names favoured notable persons or events. Front Street, along the waterfront, became Ontario Street, Grass and Quarry Streets, reflecting the early Loyalist family and a local source of building stone, became Sydenham (later Wellington) Street, Rear Street, where the town formerly ended, became Bagot, Centre, formerly halfway between the downtown edge and the western boundary, became Arthur (now Earl) Street, Point Street, formerly leading to Mississauga Point, became Gore Street, and School Street, site of the early school, became Union (later Lower Union) Street.

There were other, more subtle, changes to the rapidly urbanizing area between Johnson and Barrie Streets. The public realm of streets and open spaces became the focus of civic improvements. The street grid was expanded north of Bagot Street, in a new alignment adjusted for the sloping topography and the

angles of the boundary streets. Introduction of gas lighting in 1848 changed the look of the town at night. Street trees planted earlier in the century began reaching maturity and provided shade. Wooden sidewalks were commonplace, as were fences around public parks. Utilitarian yards gave way to ornamental gardens. The City's purchase and development of City Park provided a pleasure ground that included scenic drives, a cricket field, and a new astronomical observatory, along with grassed open spaces, tree-lined paths, and ornamental plantings. Such a large and generously designed public open space was another indication that the town had indeed matured into a city, and that the lands within the Study Area warranted appreciation as an urban neighbourhood. By the time of Confederation, Kingston was one of the new country's established cities.

## Gradual Change (1867-1960)

The steady urbanization of the early years of the 19th century gave way to a protracted period of slow growth and reduced activity. With improved transportation systems provided by railways, steamships and canals, Kingston gradually lost its prominence as a regional centre and came under increasing competition from other cities and towns. The departure of the British military garrison in 1870, in response to British Imperial policy, was also a major blow. The local economy, though still buoyed by the shipping, industrial and mercantile activities along the waterfront and in the downtown, was becoming more reliant on local institutions for its economic future. There were continuing opportunities for employment provided by the construction of Rockwood Lunatic Asylum in 1859-70, augmenting the work provided by the existing college, hospitals and religious establishments. The livelihoods of residents in the Study Area shifted their focus to these institutions – a trend that continues.

Although the pace of development was reduced, the effect on the physical setting was beneficial in the long run. Spared the pressure for change imposed on other, rapidly growing Canadian communities, Kingston had the luxury of growing incrementally. The Study Area gradually filled in during these years. Subdivision of large lots continued so that streetscapes became characterized by tightly packed rows of houses built to the street line, with rear yards reserved for gardens, outbuildings and carriage houses. A lack of development pressure also spared many older buildings that might otherwise have been demolished and replaced. Some of the larger single family homes continued in



# Gradual Change 1867-1960

- Sydenham Area Today
- A** Church Building & Expansion
- B** Annandale Apartments
- C** Courthouse & Registry Office
- D** Wellington Street School
- E** Kingston Yacht Club
- F** Memorials & Pavilions
- 1** Housing Expansion & Infill
- 2** Industrial Expansion
- 3** Mansions & Macdonald Park

their original uses, others were modified for multiple occupancy. This piecemeal pattern of development is evident in the Study Area, where there are found examples of housing, as well as institutional and commercial development, from almost every decade of the neighbourhood's history.

Notwithstanding the slow rate of growth, there were still important buildings constructed within the Study Area later in the 19th century, many designed by prominent local architects. The firm of Power & Son was responsible for the stone Wellington Street School of 1873, the new dome of 1875 after the Court House suffered a fire, as well as building the registry office and the stone house of 1877 at 85 King Street East. The Power firm also added more fine houses on King and Earl Streets. In 1876, Robert Gage rebuilds the fire-damaged Kingston County Grammar School (Kingston High School as of 1871). As of 1879, the firm of William Newlands began to design houses within the Study Area, as well as the eponymous pavilion of 1896 on the waterfront. After 1891, Arthur Ellis designed many houses in the Study Area, including several on William Street. Church designs also involved resident and out-of-town architects. Along the downtown side of Johnson Street there arose the St. Mary's Cathedral (1843; enlarged by Joseph Connolly in 1889), the Congregational Church (1864; renovated by Power & Son in 1883), and



Townhouses and  
First Baptist Church,  
Sydenham at Johnson

Courthouse fountain



St. George's Cathedral (1825; enlarged by Power & Son in 1890 and 1899). The Coverdale-designed Chalmers Church was demolished and replaced on a new site by the current structure (1888, Gillen & Gillen), and Coverdale's Sydenham Street Methodist Church was enlarged in 1888 by Power & Son. The church building trend continued into the early 20th century with the

construction of First Baptist Church in 1913. It is evident from this development pattern that substantial wealth existed within Kingston during the latter years of the 19th century. The Study Area became the focus for the display of that wealth through construction of fine homes and public buildings.

In the 20th century, two World Wars and the Depression interrupted building development. Even so, several important buildings were constructed in the Study Area, including the rebuilding of 18 Barrie Street in 1908, the 1909 Architect's Office at 258 King Street, the 1917 St. Clare Apartments at 244 Barrie Street, the early-20th-century houses facing City Park along Barrie Street, and the 1919 Richardson Bath in Macdonald Park. Brick single and duplex houses continued to be built, often on narrow lots. A significant break from this pattern was the Annandale Apartments, important because of their size and departure from the established pattern of low rise single family and terraced housing. Built in 1927-29, it replaced a stone carriage house on the otherwise unoccupied rear portion of the large lot where the Carruthers Villa of 1849 stood.

There were general improvements to the public realm during this long hiatus. The first were upgrades to municipal infrastructure, the second additions to public open space. The downtown and the Study Area acquired a series of municipal improvements during the late 19th century, beginning with the horse-drawn street railway (1877; electrified 1893), telephone service (1881), electricity (1888), and an upgraded water pumping station (1890). Street paving became commonplace in the early 20th century, and electric streetlights replaced gas fixtures during this period. More obvious were the changes to the larger public realm of parks and open space. The City gained parkland along the waterfront in 1889 by leasing former military land from the federal government; following the death of Sir John A. Macdonald in 1891, the land was named Macdonald Park in his honour.

The trend towards memorialization in public lands continued in City Park with the erection in 1895 of a statue honouring Sir John. This was soon followed (1903) by installation of a fountain in front of the courthouse honouring a former Lt. Governor of Ontario, Sir George Kirkpatrick, and placement of a statue of a lion in Macdonald Park (1909) honouring the contribution of John Gaskin in securing the land from the federal government. But it was World War One, and subsequent conflicts, that generated many more monuments in this park and City Park in the years following 1918. In 1919, the



## Regeneration 1960–present

— Sydenham Area Today

**A** Library & Housing Infill

**B** Urban Renewal Infill

**C** Demolition of County Jail

**D** Lines House Removed

**E** World Heritage Designation

**1** Decline of Waterfront Industry

**2** Housing Infill & Renovation

**3** University Expansion

Richardson Bath House was completed on the waterfront in Macdonald Park, a memorial to a son of that family killed in the conflict. That park was also chosen as the site of the Cross of Remembrance, erected in 1925 by the Imperial Order of the Daughters of the Empire. In City Park, during the Depression, two large memorials were erected, the first commemorating lost members of the Royal Canadian Horse Artillery, the second, the 21st Battalion. Late in that decade (1938), the Province erected a cairn and plaque commemorating an event of a different sort – the early land surveys.

## Regeneration (1960-present)

Although wartime industries spurred housing demand and boosted the city's economy, including the waterfront factories, two world wars and a depression had largely precluded change within the Study Area. By the 1950s, however, the pent-up demand for housing led the City to annex suburban lands and this triggered an exodus of residents from the central city to new homes in the suburbs. As in many other North American cities, Kingston found this trend to be useful in supplying much-needed housing, but harmful in reducing investment in central areas. The Old Sydenham Area was affected by this economic and social shift and, along with areas in the downtown and waterfront, began to become run down and “blighted”. The completion of the St. Lawrence Seaway in 1959 spelled the end to Kingston's role as a trans-shipment hub and started initiatives to develop the waterfront.

The City's response to these changes was to study the downtown and waterfront for “urban renewal”. As translated into planning recommendations, such renewal often meant wholesale demolition and replacement. In Kingston's case, the 1960 urban renewal plan did propose significant removal of existing buildings and construction of high rise apartments, but the Old Sydenham Area was to be spared. It was the first time that the area was identified in municipal planning documents as an area of special identity warranting conservation and rehabilitation. This theme was reiterated in the 1970 study of the Old Sydenham Area, although this time the interventions included selective removal of “blighted” properties. However, it was the global trend towards downtown living, and the rediscovery of value in older properties, that had the most significant effect in halting the decline of this area. Led by the example of a few local architects and residents, revitalization got well underway in the 1970s and continues to this day.



Physical changes from this period include the wholesale removal of waterfront buildings near the Study Area following the collapse of waterfront industry, and the conversion of a few remnants of working waterfront into museums. A coal pile next to the yacht club became the high-rise Simcoe Apartments. A set of properties on William Street identified in the 1970 urban renewal study as being blighted were demolished and replaced by low-rise apartment blocks surrounded by parking. The courthouse jail and its perimeter wall were demolished in 1973 to create a parking lot. The oldest house in the Study Area was moved in 1987 to create a site for townhouses; it was subsequently burned by vandals. University buildings began to encroach on the residential western edge of the Study Area while the conversion of Johnson Street to one-way flow increased the impact of vehicular traffic on the eastern edge.

But not all changes involved loss. Thanks to a last-minute intervention, the former Catholic convent on Johnson Street became the site of the new public library and included rehabilitation of the former presbytery. Low rise affordable housing was added to the library site. A few corner stores remained open and some expanded. Several large homes formerly subdivided into apartments were restored and converted to bed and breakfast accommodation. Some student-rental apartments reverted to single-family occupancy or were converted to condominium units. Churches in the Study Area undertook maintenance

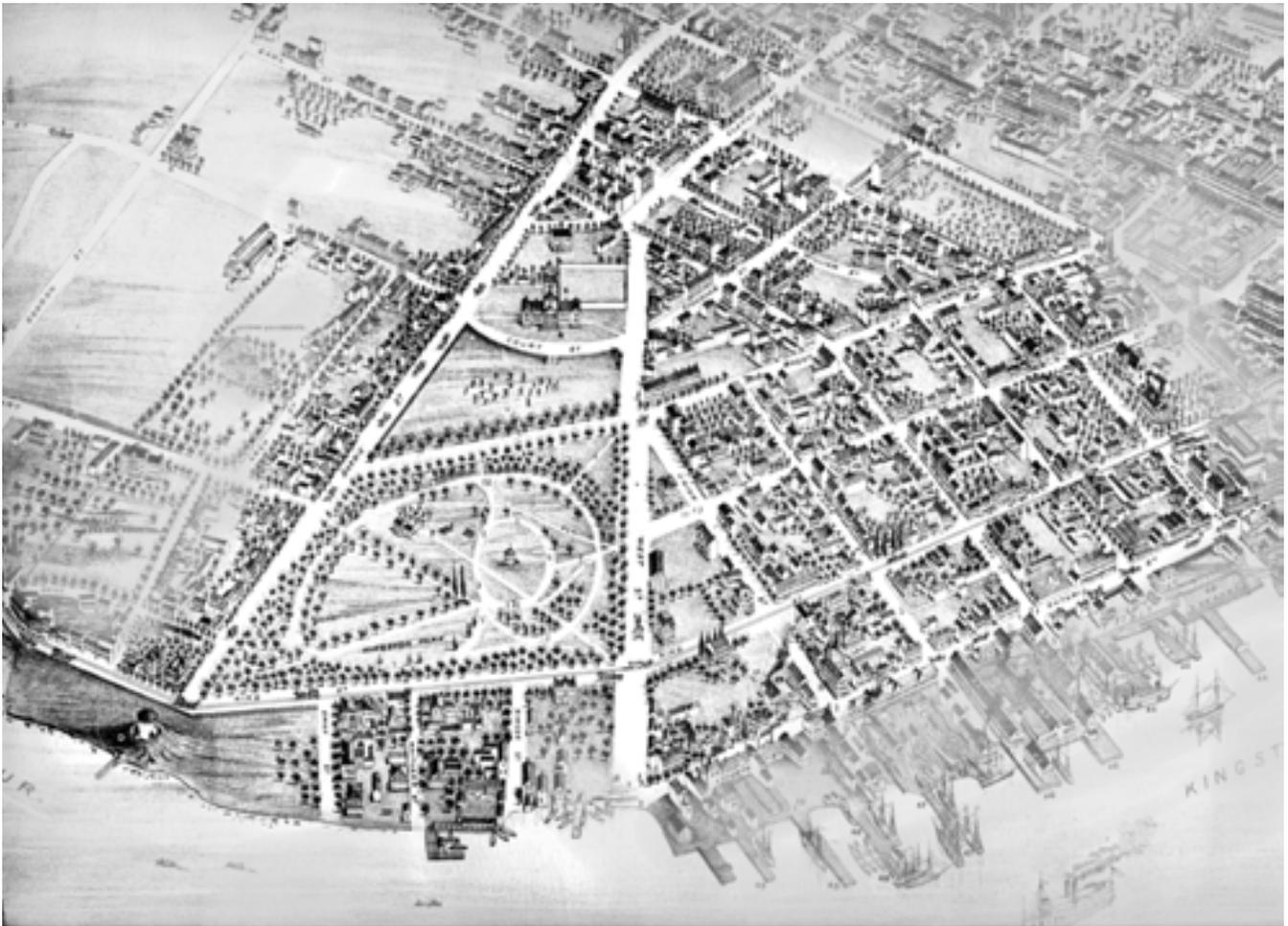
and repair. The Wellington Street School closed but was converted into apartments, while Sydenham Public School was kept open. Following the loss of trees from disease and ice storm, and augmenting many years of work by local residents and Queen's students, major efforts have been made by the City to replant streetscapes and rehabilitate City Park. From the 1970s onwards, the general trend in the Study Area has been one of improvement via renovation and restoration of older properties.

## Summary of Physical and Social Evolution

The Study Area represents over 200 years of settlement and shows evidence of most stages of its evolution. It has consistently been bounded by institutions on both inland sides, and by the waterfront. Within this wedge of land, the district has evolved as a residential neighbourhood that has been profoundly influenced by non-residential forces. Foremost of these was the military, whose needs to protect the town and Points Frederick and Henry dictated the removal of almost a third of the Study Area from development, for a military exercise ground (now City Park) and a Martello Tower, as part of the defences of 1846. The fortunate result is that City Park exists, and that a World Heritage Site now includes the magnificent harbour defences.

The other major influence was a lack of development pressure. Once the boom of the mid-19th century subsided, the Study Area evolved slowly and steadily over the next 150 years. Unlike cities such as Toronto, where the original settlement pattern and building stock was rapidly superseded by successive waves of new development, Kingston was spared that result because of its unusual economic and social structure. It boomed early, reached the heights of a capital, then gradually declined. Loss of the capital and gradually reduced prominence as an industrial and shipping hub still left Kingston with the long term security of a solid institutional economic base. The commercial wealth created in the early years, generally speaking, stayed in the community. It is for these reasons that the Study Area contains so many survivals from earlier eras and is blessed with so many magnificent buildings.

It is also why, at its height in the 1870s, the Study Area looked much the same as it does today. A visitor transported back to the time of the accompanying aerial view (1875) would find the same pattern of streets and blocks, although more of the lots within each block would have been filled in. Although many of the then-surviving early frame buildings are now gone, the stone and brick



Above: 1875 Brosius aerial view of Kingston, detail of Study Area; Opposite page, top: King Street looking towards Brock.

Photo by Jennifer McKendry; Bottom: Same view, 1860s. Photo: PAC

structures that replaced them have largely remained. The fences that once surrounded public parks are gone, and men and boys no longer regularly skinny dip on the waterfront shoreline, but the Murney Tower still sits surrounded by parkland, and City Park and the cricket field are landscaped and in full use, as they were then. King Street was and is a major thoroughfare, although then with a street railway along it. Waterfront industries, coal piles and docks have gone, but the yacht club, built later, continues that association with the lake. Above the rooftops the domes, spires and towers of courthouse and churches still dominate the skyline, and trees still line the streets and park pathways. The essential structure and appearance of the area, established long ago, remains today.

As for social structure, the Study Area has also retained a diverse range of incomes, education levels, and stages of life. For much of the last century, and still so today, census records show the Study Area as having more tenants than property owners. Visual evidence suggests that each block contains some form



of rental accommodation alongside owner-occupied dwellings. Proximity to the downtown and the university, combined with the predominance of older buildings, makes the area attractive to both the well-off and those of limited means, for each can find a place to live in the range of housing types available. This mix of classes, to use an outmoded term, is probably very similar to what has existed here in the past, where masters and servants, owners and employees, would have lived close to each other in the varied dwellings that have always been present in this area.

## Themes

Summarizing the Study Area's history, there are several themes that emerge, each of which has influenced the district's development in some way. They are, with their associated places and persons:

- First Nations
  - Routes to Mississauga Point
  - Recollet Mission and nearby settlements
  - Anne Earl (Molly Brant)
  - Gathering place (Macdonald Park)
- Loyalists
  - Grants of town lots to Grass, Johnson, Anne Earl
  - Stuart estate (eastern edge along Barrie Street)
- Military
  - Townsite survey (street, block and lot pattern)
  - War of 1812 fortifications
  - Oregon Crisis fortifications
  - Military reserve lands (City Park)
  - Houses and institutions owned and rented by/catering to the military
- Queen's College/University
  - Early buildings (William Street)
  - Stuart estate development (Barrie Street edge)
  - Observatory
- Churches and Religious Institutions
  - Catholic (Presbytery, St. Joseph's, Convent of Notre Dame) as well as Regiopolis, Christian Brothers' School, St. Vincent's Academy, and St. Mary's Cathedral, all just outside the Study Area
  - Methodist (Sydenham Street)
  - Anglican (St. George's), just outside the Study Area

- Baptist (First Baptist)
- Congregational and Greek Orthodox, both just outside the Study Area
- Schools
  - Various temporary sites
  - Lower Union site
  - Regiopolis, Christian Brothers' School, both just outside the Study Area
  - Wellington Street School
  - Kingston County Grammar School (now Sydenham Public School)
- Justice and Public Records
  - Courthouse and jail
  - Registry office
- Recreation
  - City Park/Cricket Field/Macdonald Park
  - Yacht Club
  - Racecourse/circus grounds
  - Richardson Bathing Pavilion and beach
  - Waterfront promenade
- Memorials and Museums
  - City Park (various)
  - Macdonald Park (various)
  - World Heritage Site
  - Murney Tower museum
- Important People and Events
  - Sir John A. Macdonald (various residences)
  - Prominent local merchants, clergy, elected officials, academics and professionals (various residences)
  - Examples of work of prominent local architects
  - Charles Sangster, poet (Barrie Street)
  - Sir Richard Cartwright (Cartwright House)
  - Agnes Maule Machar, historian and author (Sydenham Street)
  - Indirect associations with early local and nationally significant persons (John Johnson, Sir William Johnson, Molly Brant, Rev. John Stuart, Oliver Mowat, John Machar)



# PART 3

## INVENTORY AND EVALUATION OF PROPERTIES

### 3.1 ASSESSING HERITAGE VALUES

The evaluation of a district's heritage significance sets the terms for its protection and defines its distinctiveness within a larger, Provincial, context. As in other districts being studied, the Old Sydenham Area's character is a result of its relationship to the patterns of Ontario history, both as an example of Provincial trends and as a unique setting. If the Old Sydenham Area is to be judged worthy of designation, then its heritage attributes must be described and assessed.

Generally speaking, the Old Sydenham Area is remarkable, even when compared with other designated districts. It has significant historical associations, compelling views, and scores of significant buildings. It includes a major cultural landscape and contains part of a World Heritage Site. Its value lies both in its collection of individually important properties and in its combination of these resources within a compact, interwoven urban form.

The following evaluation examines the heritage values of this area, under several broad topics, as a prelude to making any recommendations for designation and boundary designation. The method used follows the guidelines found in the *Ontario Heritage Tool Kit* but augments them in important ways. The City of Kingston has developed a new template for the inventory and evaluation of heritage property and the consulting team has tested this template as part of the current study. Because the template is designed to address individual properties, and given that there are over 500 properties in the Study Area, the City and the consultants agreed to test the template on three sample blocks. Each block was chosen as being somewhat typical of the whole Study Area but with many properties that were not yet assessed by the City for potential heritage value. The method used was to assess each property using the template format and categories, with the team architectural historian working

Lower Union Street  
at Wellington

closely with the team architectural conservation specialist. This allowed the consultants to demonstrate the depth of detail possible in the assessment process and to provide a consistent form of description for the study blocks. The full text and illustrations from the sample block inventory and evaluation are found in the evaluation report, prepared as a separate document accompanying this Study. The evaluation report also contains an inventory of cultural landscapes within the Study Area.

As noted above, the Study Area contains over 500 properties, of which approximately half have already been identified by the City as having heritage significance. There are about 80 properties described within the City's "Buildings of Historical and Architectural Significance", and another 200 or so properties individually designated under Part IV of the *Ontario Heritage Act*. One outgrowth of the current study is to update the City of Kingston Heritage Properties Register" by identifying additional properties of heritage value, and by revising the "reasons for designation" for the Part IV to comply with the requirements of the 2005 *Ontario Heritage Act*.

It is also intended that the City will continue to use the template to complete the assessment of all properties within the Study Area. To assess the physical fabric of the whole Study Area, the consultants used a simplified version of the template and broke down the area into four sub-areas, each with a distinct but related historical and physical character. The text describes the character of blocks within each sub-area, and of streetscapes and landscapes. Each of these is assessed in the following evaluation. Note that descriptions of cardinal directions are arbitrary due to the skewed street grid in the Study Area. For the purposes of the following descriptions, north is a right angles to the lake shore, south is towards the lake, east is towards downtown and west is away from downtown.

The four sub-areas are:

- King Street Corridor
- North to Bagot
- Beyond Bagot
- City Park and Environs

### 3.2 SUB-AREA 1: KING STREET CORRIDOR

This sub-area contains the main east-west corridor across the Study Area and also encompasses all of the visual and direct access to the waterfront. At its eastern end, it includes institutional and commercial office uses spilling over from the downtown. From there, the street is a boulevard lined with housing that ranges from large, single mansions on large lots to town houses, row houses, duplexes and small detached structures. The larger lots are more typical in the western portion, between City Park and the waterfront, and the sub-area ends with public open space surrounding the Murney Tower and extending to the shoreline.



King Street Corridor

## 3.2.1 King Street Corridor: Buildings and Structures

### HISTORICAL ASSOCIATION

This was the first part of the Study Area to be developed, and it also contains the lands that were associated with the French occupation and, before that, aboriginal use. King Street became an important route from the town to outlying farm and estate lots. Expansion of the town into this area began in the early 1800s with housing that served the downtown core and waterfront land uses. West Street is the original town boundary, along which were the War of 1812 defensive works. Beyond them to the west was the 100-acre Grass land grant (now City Park) and, west of that, the 200-acre Stuart land grant (now Queen's University).

Associations with prominent Kingstonians are found in the large houses built in the sub-area from the 1830s to the early 20th century. Other associations include the military lands and their uses, the early farms that bordered the waterfront, and the waterfront commercial enterprises and industries.

### ARCHITECTURE

The oldest known surviving houses in the area date from around 1815; the newest are contemporary structures. There is a full range of early 19th-century to contemporary architectural styles found here. The main styles are Neo-Classical, Second Empire, Arts and Crafts, each representing the dominant style of the era in which the building was designed. Some are especially fine examples of their style: Gildersleeve House (264 King Street East) and Cartwright House (191 King Street East) in the NeoClassical style; the Second Empire style of the Kent House (85 King Street East); the exuberant Queen Anne-cum-Japanese style of Hendry House (95 King Street East), and; the Arts and Crafts-influenced designs of the Upper House (91 King Street East). The 20th century has seen rehabilitation of existing buildings and sensitive extensions and new infill within existing blocks. Materials range from the predominance of frame and stone in early structures to the increasing use of brick in later buildings.

### VERNACULAR DESIGN

Most of the buildings within the area are not architect-designed and rely on standard patterns of the day, or are modest efforts by local architects. Simple interpretations of Classical forms inform both the single-family dwellings and



Left: Modest homes on north side of King Street; Above: Detail of mansion on Emily at King Street

multiple units. Modest housing is interspersed with grander buildings along King Street.

## INTEGRITY

Luckily, most of the investment in older properties has gone into restoring their original features. Most properties have been well maintained but alterations have been made over time. Many of these are the result of multiple tenancies within the building, with the result that exterior fire escapes, multiple electricity meters and mailboxes, garbage and recycling bins crowd the street fronts.

## ARCHITECTURAL DETAILS

There is a full range of architectural detail found here, from the austere in early NeoClassical structures to the increasingly decorative in the late Victorian era. There are interesting chimneys, coloured roof slates, turrets, gables, decorative gable ends and cornices, windows in many shapes, stained glass, terra cotta panels, coloured brick, rusticated and ashlar stone. The shallow setbacks in some of the area preclude front porches, but some elegant recessed doorways or entrance enclosures are found here. Further west, the larger houses have a variety of porches and verandahs, some simple and contained around the main entrance, and some elaborate and extending across the façade.

Barrie Street looking north from King



#### LANDMARK STATUS OR GROUP VALUE

The large houses on the lake side of King Street beyond West Street comprise a group, as do the stone-terraced houses on the north side west of William. The recently renovated brick terraces on the western half of the William-Johnson Block also form a unit. Workers' housing related to the former waterfront industries is concentrated in the street extensions south of King.

Landmarks include the Empire Life and Gildersleeve buildings that form an eastern gateway to the area; likewise, the Murney Tower and the Neo-Georgian mansion on the Barrie Street corner define the western edge. The Hendry House is a landmark opposite City Park.

### 3.2.2 King Street Corridor: Cultural Landscapes

#### LANDSCAPE AND PUBLIC OPEN SPACES

Streets are lined with mature trees and King Street has a boulevard in which trees and ornamental shrubs and perennials have been planted. The street wall of buildings is, in several places, continued by stone walls or cast iron fences, over or through which private gardens emerge. Carriageways give tantalizing glimpses into private rear yards. There are few street furnishings, but Gildersleeve House retains its stone stepping block and iron boot scrapers, and the



Left: Gas lamp at Lower Union and King; Above: Wall and fence along King Street

replica of the last gas streetlamp is prominent at the intersection of Lower Union and King. Ornamental iron gates and fences, and carved stone pillars on boundary walls add detail to the sidewalk edge.

### OVERALL SPATIAL PATTERN

The block and lot pattern here extend the pattern found in the original town-site. Square blocks contain rectangular lots aligned parallel to King Street in a generally east-west orientation. Lot sizes are typically 66 x 132 feet, with 10 lots per block. Street rights-of-way are a uniform 66 feet in width – the length



Private rear garden,  
King Street

of a surveyor's chain. Particularly in the older, eastern section, the majority of buildings are built to the edge of the sidewalk and this lack of setback creates a strong sense of enclosure. Early maps seem to show that corner properties were developed first, with later development filling in the mid-block lots.

### LAND USE

The majority of buildings in the sub-area are residential, with commercial office at the downtown end and, at the western end, a museum and public buildings in Macdonald Park. The former industrial uses south of King Street are gone, replaced by high density housing. North of King, residential also predominates east of City Park.

### CIRCULATION NETWORK AND PATTERN

King Street is the spine along which the area is formed and is an arterial road and major east-west route within the City's street hierarchy. North-south streets are local access with the exception of the extension of Ontario Street – a major link to the waterfront and downtown – and Earl Street, which is a secondary access route through the Study Area. The rectilinear pattern of streets and blocks shifts in orientation to reflect the curve of the shoreline. King Street curves as it moves past City Park; West Street is on a diagonal relative to the rest of the blocks flanking King.

### BOUNDARY AND OTHER LINEAR FEATURES/ VEGETATION PATTERNS

The shoreline and King Street are the main linear and boundary features here, with City Park and the institutional zone of university and hospital forming the western edge, and the downtown core forming the eastern edge. Larger lots have a variety of walls and fences along their edges, and townhouses built to the street have carriageways into rear yards closed at the street ends with ornamental gates.

Private gardens and mature trees in side and rear yards are visible from the street, but the boulevard along King Street has also been appropriated for private plantings that augment the street trees there.

### HISTORIC VIEWS

The King Street corridor features two main types of views: linear, sequential views along the street, and; short, direct views across King to the water and into the main part of the Study Area. The views along King are deflected by



the changing angle of the street grid across Brock to the east and across Barrie to the west. Views across King are similarly deflected by the angled grid of the main neighbourhood and on Gore Street, are terminated by a building. Views south end in the lake and distant islands, since the land slopes down from King and allows the water's surface to be fully visible. City Park and Macdonald Park also provide broad vistas through which to see the waterfront on the one side and the courthouse on the other.

Emily Street, looking south from King Street

### 3.2.3 King Street Corridor: Archaeological Resources

Anything close to the shoreline will have potential for pre- and post-contact aboriginal archaeological resources. The draft Archaeological Master Plan for the City identifies this area as an Area of Archaeological Significance.

### 3.3 SUB-AREA 2: NORTH TO BAGOT

This area developed in tandem, or soon after, the area along King Street and, as such, has the regular block and lot pattern of the original townsite. By being a discrete parcel located away from the waterfront, this area was able to avoid any distortions of the street grid caused by the shoreline. Its street pattern limits through traffic and provides great visual variety with dead end or deflected streets. The tightly packed mix of housing age, type, size and materials is another source of interest, and the predominantly low rise, human scale of development encourages walking.



North to Bagot



Wellington Street,  
west of Lower Union

### 3.3.1 North to Bagot: Buildings and Structures

#### HISTORICAL ASSOCIATION

This was the first area of residential expansion beyond King Street during the early 1800s. It was bounded by the Anne Earl estate to the north and by the military reserve to the west, with West and Bagot Streets forming the original town boundary. The War of 1812 defence works formed a distinct edge from about 1813 with elements surviving into the mid-19th century.

#### ARCHITECTURE

The buildings here are more modest, with multiple dwellings predominating and the detached dwellings situated on small lots. With notable exceptions such as Charles Place, there are no grand mansions here. Stone and brick are the dominant building materials, with some frame and stucco. Stylistically, the area has buildings influenced by the NeoClassical and Queen Anne trends, as well as the Gothic-influenced former school on Wellington Street. Anomalies include the Modernist apartment blocks and the neo-vernacular townhouses on William Street and the private hospital extension to the Dutch sub-consulate on Lower Union. The public library is also Modernist, though more contextual, as are the infill housing units on Bagot at William.



Above: Infill house  
Earl at Bagot; Right:  
Verandah on Lower Union



## VERNACULAR DESIGN

As befits an area with more modest development, vernacular interpretations of popular mid-to-late-19th-century architectural styles predominate. There is also an unusual interpretation of historical styles on Earl at Bagot, where a new house makes stylistic references to the past, and some exotic touches to brick buildings along the west side of Earl above King. However, most buildings are unpretentious versions of pattern book styles from the Victorian era, with a few early-to-mid-20th-century insertions.

## INTEGRITY

Aside from poor maintenance on some of the rental buildings, the general integrity is good. There are, however, several additions and alterations to older structures that are not compatible with the original design.

## ARCHITECTURAL DETAILS

The predominance of more modest and vernacular buildings entails a reduction in ornament. However, there are still examples of detailing in gable ends, door and window surrounds, and cornices. There is some stained glass and a few decorative panels applied to building facades. Porches and balconies also provide an ornamental face to the often plain main block.



Top: Charles Place;  
Bottom: Row houses  
on Earl above King



### LANDMARK STATUS OR GROUP VALUE

The former Wellington Street school is the main landmark building in this sub-area, as is Charles Place (75 Lower Union). There are solid, well-designed buildings on most street corners, and it is they that tend to define the block edges. Several groupings of buildings are notable, such as the row facing City Park along West Street south of Wellington, the stone row on the east side of Earl above King, and the brick and stone row on William south of Wellington.

## 3.3.2 North to Bagot: Cultural Landscapes

### LANDSCAPES AND PUBLIC OPEN SPACES

There are no parks within this sub-area but the streets are tree-lined and many houses have ornamental plantings in their front yard, and extensive gardens to the rear. Also prominent here and elsewhere in the Study Area are mature trees in rear yards, their canopies towering over the predominantly low rise buildings and providing a natural backdrop to the built street edge. These private but visually accessible natural elements enhance the public realm. Bagot Street from West to Earl has a fine mature canopy of street trees that arches over the street, reminiscent of the effect created by the American Elms that formerly lined city streets.

### OVERALL SPATIAL PATTERN

The pattern of square blocks and rectangular lots continues here, with the only exception being the angled shapes in the blocks between West and Lower Union, caused by the diagonal orientation of West Street. As was the case along King Street and elsewhere in the Study Area, buildings were originally on large lots and infill took place gradually. Street corners seem to have been built on first, with later construction filling in the middle of each block face.



Tree canopy on Bagot  
west of Gore

As elsewhere in the Study Area, corner buildings tend to be built closer to the street edge while those within the block are set slightly back. The diagonal alignment of West Street forms a triangular block (a “gore”) bounded by West, Lower Union and Wellington Streets.

## LAND USE

This is an almost exclusively residential area, the exceptions being the public library on Johnson below Bagot, the small amount of commercial along the south side of Bagot between William and Earl, and the Dutch sub-consulate and private clinic at Bagot and Lower Union. There is a mix of owner occupied and rental accommodation throughout this sub-area.

## CIRCULATION NETWORK AND PATTERN

Bagot and Earl are through routes that have tertiary importance in the downtown street hierarchy. Bagot has a bus route and Earl is a popular link across the Study Area. Johnson Street is a one-way collector street feeding the downtown core. Otherwise, streets within the area carry limited through traffic, in part because of their truncated links. Wellington dead ends at City Park, Gore at Bagot, West at Earl, and William only goes as far as Barrie. This interrupted pattern calms traffic through the area and reinforces the residential character.

## BOUNDARY AND OTHER LINEAR FEATURES/ VEGETATION PATTERNS

Johnson, Bagot and West Streets form firm edges to the sub-area. Within each block, rear walls from former outbuildings form a secondary set of boundaries, as do more recent fences. Private gardens in the shallow street setback provide visual delight throughout this sub-area. Rear gardens and mature trees are also visible, but the street edge is where the property owners have added to the public realm. This area also has significant tree groupings (e.g. along Bagot west of Earl). The canopy of street trees along Wellington and Bagot provide a vegetative edge to the area when viewed from the downtown, contrasting with the bare streets farther east.

## HISTORIC VIEWS

The irregular street grid contains views here. There are views down to the water along all north-south streets but views in all other directions are either deflected or terminated by buildings or City Park. The terminated vista looking west down Wellington to the 21st Battalion monument in City Park is one of the most delightful planned views in Kingston; look the other way and the



Stone walls in rear yards,  
Earl Street

View west to City Park  
along Wellington



downtown commercial buildings deflect the view, another satisfying visual effect. Also memorable is the view north along Lower Union Street in which the courthouse dome commands the scene, especially when the leaves are off the trees.

### 3.3.3 North to Bagot: Archaeological resources

There is likely to be a lower potential for historical archaeological resources here due to the degree of disturbance from subsequent development and, for pre-contact resources, due to distance from the water. However, there may still be historical resources in the relatively undisturbed rear yards and the draft Archaeological Master Plan designates this area as an Archaeological Significant Area.

### 3.4 SUB-AREA 3: BEYOND BAGOT

Topography and the street grid of the adjacent districts have distorted the layout of this sub-area, but account for its great visual interest. Blossoming during and after the capital period in Kingston's history, this area runs uphill from Bagot Street and narrows to the junction of Barrie and Johnson Streets. Within this oddly shaped parcel are a series of irregular blocks on which are a mix of housing, commercial and institutional land uses. Many of the Study Area's important landmarks are here, taking advantage of the higher ground.



Beyond Bagot

### 3.4.1 Beyond Bagot: Buildings and Structures

#### HISTORICAL ASSOCIATION

This area was part of the Anne Earl estate, beyond the original town boundary, and was held out of development until after the War of 1812. During the war, the perimeter palisade and blockhouses ran through here, and the barracks were at its centre. It is associated with the post-war and capital period as well as the mid-century building boom. Sir John A Macdonald rented lodgings here, and many of Kingston's prominent merchants and elected officials built houses or lived here. The churches, school and courthouse have also been the site of significant events.

#### ARCHITECTURE

Some of Kingston's best architects have built structures in this area. Their work includes several large houses as well as the churches and other institutional buildings. The dominant styles are NeoClassical and Gothic Revival, with some examples of later styles such as Queen Anne, Arts and Crafts and Modernist. Anomalies include the Annandale Apartments, with its Modernist influences, and the contemporary infill on Sydenham Street. Grand houses have been built on Sydenham Street close to City Park and up Earl; the rest of the area has mostly multiple housing with some smaller detached dwellings.



Sydenham Street looking east across Earl



Left: Earl Street looking west to Barrie; Above: Houses on Johnson Street south of Clergy

## VERNACULAR DESIGN

There are many humble structures in this sub-area, and most buildings are vernacular interpretations of architectural styles of the day. The standard of vernacular design is high, with good craftsmanship and evidence of understanding of Classical orders. Some of the buildings on Barrie north of Earl are remnants of the former working class subdivision of Stuartville and are of poorer quality.

## INTEGRITY

In common with the rest of the Study Area, the general condition of properties is good, with some poor maintenance of rental property, and some awkward renovations and additions.

## ARCHITECTURAL DETAILS

There is excellent stone detailing on the churches and public buildings, as well as on the grander homes. In general, the local stone does not lend itself to detailed carving and the ornament is normally found in wood trim on door and window surrounds, cornices and porches. Brick buildings have some interesting corbelling patterns and terra cotta inserts; there are also a few examples of roughcast and wood shingle cladding.

## LANDMARK STATUS OR GROUP VALUE

There are many landmarks here. Most prominent is the courthouse, followed closely by Sydenham and Chalmers Church, and Sydenham School. Promi-



ment buildings are found on many streetcorners – the Rosemount, McIntosh Castle and the Annandale Apartments are examples – but commercial buildings such as the local bistro/corner store and several bed and breakfast enterprises also stand out because of their function and their jaunty colour schemes. Corner treatments with turrets or towers also create local landmarks. There are also many building groups of importance, such as the brick rows along both sides of Johnson Street flanking Clergy Street, as well as rows on William, Sydenham, Earl and Bagot. The trio of stone detached homes on Earl above Sydenham form an important group by their similar massing, materials and style.

### 3.4.2 Beyond Bagot: Cultural Landscapes

#### LANDSCAPES AND PUBLIC OPEN SPACES

There are no parks in this area, but the schoolyard and the large grounds around the courthouse offer recreation space and visual relief from the tightly packed streetscapes. As in the other sub-areas, this area relies on City Park for its open space.

#### OVERALL SPATIAL PATTERN

The sloping topography and angular street grid in this area create blocks and



Converted carriage houses  
in lane south of Sydenham

lots unlike those in the rest of the Study Area. Here the blocks are rectangular and the lots are sometimes square. Larger blocks are bisected by rear lanes. No two blocks are the same; each has an irregular shape in order to create as many more or less rectilinear lots within a triangular area. Lots also vary in size and have irregular outlines. Setbacks also vary, with a sawtooth edge along Barrie Street where the rectilinear grid meets the diagonal street, deep front yards along Johnson and William above Clergy Street, and extending half into the block in the case of a carriage house on William above Sydenham. There are also houses behind houses, in the case of converted carriage houses in the rear lanes north of Bagot, or tucked into rear yards as is the case on Bagot and Sydenham Streets.

## LAND USE

Residential uses predominate, but there are also churches, a school, offices, a courthouse and registry office. Some of the churches also serve as community meeting places and concert venues.

## CIRCULATION NETWORK AND PATTERN

Johnson, Barrie and Bagot Streets carry most traffic through the area, but Earl is another important through route and Court/Sydenham Streets link Union Street with the one way collectors on Johnson and Brock Streets. However, the

Trees as corner posts  
at Sydenham and Earl



area has such an irregular layout that streets tend to meet at odd angles, such as at West and Earl, or Court and Sydenham. This alignment forms a gore, or triangular block, bounded by West, Earl and Sydenham Streets.

### **BOUNDARY AND OTHER LINEAR FEATURES/ VEGETATION PATTERNS**

Barrie and Johnson Streets are firm boundaries at the north end of this area, and Bagot Street, located at the foot of a hill, is another.

Trees perform several functions in this sub-area. More than elsewhere in the Study Area, street trees are used as gateway elements and corner posts. Approaching the area from the east along Sydenham Street, for example, the trunks and canopies form a gateway, contrasting to the streetscape further east. At the corner of Sydenham and Earl, or at William and Barrie, mature deciduous trees extend over the street, screening the distant view and providing a visual stop to the view along the street. Whether planned or coincidental, these tree locations are important space defining elements.



Left: West Street looking north to Earl and Clergy; Above: View south towards St. George's along lane between Johnson and William

## HISTORIC VIEWS

The area is rich in views. The most prominent are those down streets towards City Park, but the skyline is dominated by the domes and towers of the courthouse and churches, and by the main block of the Annandale Apartments. The irregular street grid serves up delights such as the view up William Street from Bagot, where a stone cottage is the elbow in the bend, and the skyline is punctuated by the spires of Sydenham and St. Mary's churches, which do a complicated dance as one moves northwards. Looking the other way, from the hilltop, the view drops off downhill and deflects to the right as the grid changes orientation. Buildings form visual stops at the west end of William Street and the east end of Sydenham Street. The views down laneways are also intriguing, from the looming presence of St. Mary's Cathedral behind the Johnson Street houses, to distant views (winter only) down that lane towards the dome of St. George's Cathedral.

### 3.4.3 Beyond Bagot: Archaeological Resources

As in the other built-up parts of the Study Area north of King Street, there is likely to be a lower potential for archaeological resources here due to the degree of disturbance from subsequent development and, for pre-contact resources, due to distance from the water. However, there may still be historical resources in the relatively undisturbed rear yards and the draft Archaeological Master Plan designates this area as having archaeological potential..

### 3.5 SUB-AREA 4: CITY PARK AND ENVIRONS

The character of this area is determined by the scale and functions of City Park and Macdonald Park. Both of these open spaces were established in the 19th century and have evolved since. Both parks contain a wide variety of spaces for active and passive recreation, from the cricket field, skating rink and outdoor play structures in City Park to the waterfront trail and (potential) swimming area at Richardson Beach. Structures in both parks offer indoor recreation space as well as public washrooms. Bounding these parks are residential rows on the west and east, and the courthouse and waterfront on the north and south.



City Park and Environs



Barrie Street houses

### 3.5.1 City Park and Environs: Buildings and Structures

#### HISTORICAL ASSOCIATIONS

The park is associated with the military, especially the War of 1812 defensive works that ran along its eastern boundary, and the subsequent military exercises conducted by the local garrison. In the years during which Kingston was the capital, the park was to be the forecourt to the parliament buildings, planned to be located where the courthouse is now. The cricket field is associated with early organized sports, such as cricket and baseball (it was the home field for a local professional baseball team that was active in the mid-19th century).

The housing flanking the park along Barrie Street is associated with some of the prominent Kingston families of the mid- to late 19th century and the manse at the Union Street corner is linked to St. James Anglican Church, one of the earliest churches in this part of the city. The 19th-century Canadian poet Charles Sangster may have lived in one of the cottages south of Union Street, although there is no proof of this. Links to aboriginal use for seasonal activities are found in Macdonald Park, as are associations with the military fortifications during the War of 1812. Other memorials found in Macdonald

Park commemorate notable persons and events. Association with the Rideau Canal World Heritage Site is an important new connection to the wider world.

## ARCHITECTURE

There is a modest washroom/changeroom building in City Park and the architect-designed Richardson Bath House in Macdonald Park. There had been an observatory in the early days of park development, but it soon was moved to the university campus. Since then, the park has become the location for play structures and monuments. Buildings along Barrie Street are mostly brick semi-detached houses now converted to office and institutional use. There are prominent houses at the corners: the brick Neo-Georgian mansion at the King Street corner is almost matched in grandeur by the Queen Anne house at the corner of Stuart Street, and there is also the elegant NeoClassical manse at Union Street. Prominent local architects such as William Newlands designed some of the Barrie Street homes, and the brick cottages south of Union have been attributed to William Coverdale. The Modernist and Post-Modernist designs of the university buildings (Earl Hall and Life Sciences) are the most recent additions to the streetscape.

## VERNACULAR DESIGN

There is little evidence of vernacular design in this area, as most of the buildings appear to have had the involvement of professional architects or military engineers.

## INTEGRITY

The University-owned buildings are generally well maintained, although some are in need of repairs to exterior elements and trim. The Murney Tower is well maintained as a federal National Historic Site and municipal museum, but the Richardson Bath House is in need of repair (it is subject to the City's Building Conservation Master Plan). The Newlands Pavilion was restored in the 1970s.

## ARCHITECTURAL DETAILS

The mid-Victorian buildings are rich in decoration, from verge boards and balcony rails in gable ends to decorative brick work, panelled doors and stained glass. The building massing is often varied with protruding bays and recessed balconies. The house at King and Barrie displays all of the three dimensional modelling effects of that style, while other more restrained Neo-



Classical and Queen Anne buildings show detail in porches and verandahs, as well as rooftop cresting. While brick predominates, wood is used extensively for details, and both the mansion and the manse make effective use of painted masonry surfaces.

#### LANDMARK STATUS OR GROUP VALUE

The brick buildings on Barrie Street between King and Stuart Streets form a common group as do those north of Union. The mansion, the houses flanking the Stuart Street intersection, and the manse all are local landmarks.

### 3.5.2 City Park and Environs: Cultural Landscapes

#### LANDSCAPES AND PUBLIC OPEN SPACES

City Park, with the adjacent Cricket Field, is one of the earliest Canadian ex-



Top: Houses along Barrie;  
Above: Detail of Manse  
at Barrie and Union



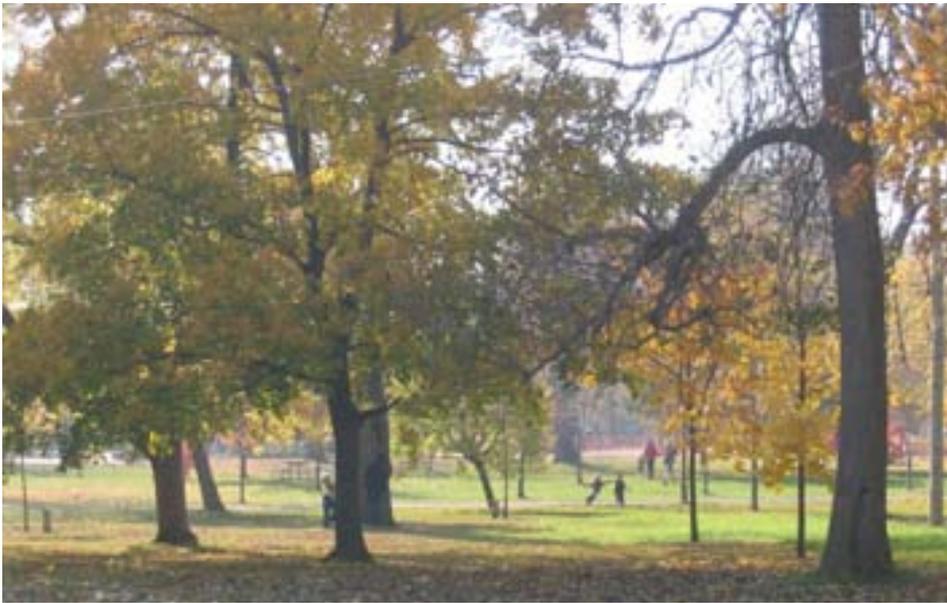
Above: Newlands Pavilion,  
Macdonald Park

amples of a park design and is in part the work of the famous landscape architect Frederick Todd.

Macdonald Park is the other major open space within the area, bordered on one edge by the Emily Street houses and on the other by the hospital heating plant. It is a linear waterfront park flanking the Murney Tower and containing the significant structures of the Richardson Bath House, Newlands Pavilion and the cenotaph. Ornamental plantings and a waterfront walkway complement the generally open nature of this park. The rocky shoreline is accessible but is currently not made suitable for swimming.

### OVERALL SPATIAL PATTERN

Its layout is in the Picturesque style popular in public parks of the time and has the curving walkways and drives and asymmetrical layout of that style. The original plan consisted of a perimeter drive crossed by paths linking the adjacent streetcorners, within which was a smaller circle at the centre of which stood the observatory. Trees were massed around the perimeter of the park and



Top: Children playing in City Park, from West Street; Bottom: Tree-lined walkway and curving drive



Cricket Field and lined the main pedestrian routes. There were probably also more informal plantings of ornamental shrubs, perennials and annuals to frame views and shelter sitting areas.

## LAND USE

Aside from its everyday function as a public open space and recreation ground, the park is the site of special events. It is also a location for monuments and memorials, many of which are found around the perimeter.



### CIRCULATION NETWORK AND PATTERN

The original circulation pattern of drives and walkways survives mostly intact, with the exception of the interior circle. Bagot Street still separates the park from the Cricket Field.

### BOUNDARY AND OTHER LINEAR FEATURES

The houses along Barrie Street form a defined edge to the west, as do the houses on the east side of West Street. Court Street and the courthouse complex close the northern side while King Street and the waterfront form the southern limit. The park itself and the Cricket Field are edged with trees.

### VEGETATION PATTERNS

Trees are arranged alongside walkways and drives and placed informally in the spaces between. Trees also define the park and Cricket Field edges.

### HISTORIC VIEWS

The courthouse dominates views from within the park to the north, while the Murney Tower, the King Street houses and the waterfront dominate the southern views. Views from the waterfront are of the outer islands and the open lake.

### 3.5.3 City Park and Environs: Archaeological Resources

There is considerable archaeological potential in the area. Close to the shore is the gathering place reported to be in what is now Macdonald Park. The area is also rich in post-contact historical archaeological potential. There were farms, military structures, and temporary hospitals on the Park lands. As described in the Stage 1 Archaeological Assessment of Macdonald Park, “all of the Study Area [Park] apart from where extensive fill has been added in the late twentieth century has moderate to high pre-contact and historic period archaeological resources” (Past Recovery, 2008: 57). Although the rest of the area has not been assessed for archaeological potential in any detail, the current draft of the City’s Archaeological Master Plan shows the sub-area to be an Area of Archaeological Significance. In City Park and the Cricket Field, there may be evidence of War of 1812 fortifications and of structures associated with the racecourse. Further archaeological investigation is needed to explore this potential.



William Street looking north from Wellington

## PART 4

# PLANNING POLICIES AFFECTING HERITAGE IN THE OLD SYDENHAM AREA

## 4.1 FEDERAL AND PROVINCIAL POLICY CONTEXT

Heritage resources within the Study Area are primarily governed by Provincial heritage policies but the presence of federally owned historic sites, and of the overlap with the Rideau Canal World Heritage Site adds another layer of significance. Recent enhancements of Provincial and federal heritage policies have attempted to harmonize the two levels of legislation so that, as far as jurisdiction over properties in Old Sydenham, the two are essentially in accord. For example, the Murney Tower is federally owned and covered by Parks Canada's heritage resource management policies and procedures. The World Heritage Site designation adds support to these policies but does not impose additional controls. The Murney Tower building is operated as a museum by the local Kingston Historical Society.

### 4.1.1 Provincial Policy Statement

As of 2005, Ontario now has considerably stronger heritage policies thanks to revisions to the *Provincial Policy Statement* and to the *Ontario Heritage Act*. The *Provincial Policy Statement* (PPS) governs all planning in Ontario and is the overarching policy with which all municipal planning must conform. The PPS as revised in 2005 contains key changes to the Province's approach to heritage conservation. The most significant changes are the improved definitions of conservation terms and its strengthening of language used to require municipalities to pay attention to conservation in all planning activity. Conservation in the PPS involves both natural and cultural heritage resources: the focus in the following discussion will be on the latter.

Key terms (in italics, below) are fully defined in the glossary attached to the main PPS text. These terms are used within the primary policy statements in Section 2.6, Cultural Heritage and Archaeology, as follows:

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*
- 2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Measures to mitigate impacts and /or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

This policy text is considerably stronger than anything previously found in Provincial heritage legislation and provides the first clear indication of the Province's intent to support conservation of cultural heritage resources. The third sub-section is new and important because it affects designated Heritage Conservation Districts as well as individually designated properties. For the first time, the context within which a designated property or district is situated must be considered for the effects of development "next door" could have on the heritage attributes that led to district designation (note: Kingston has now in place an Adjacent Properties policy).

With these revisions, municipalities must conserve: they no longer have the option of imposing their own interpretations of Provincial intent. The term used in the PPS (Section 4.2) is that all planning decisions "shall be consistent with" the PPS. In practice, this means that all planning decisions, in this case involving cultural heritage resources, must meet the minimum standards as presented in the PPS.

#### 4.1.2 Planning Act

The Provincial intent for heritage conservation supported and made more explicit by the changes made to the *Planning Act* in the 2005 revisions. For example, Part 1, Section 2 of the *Planning Act* states that:

2) *Provincial Interest* – *The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this act, shall have regard to, among other matters, matters of provincial interest such as,*  
d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.*

Section 5 of the *Planning Act* states that *A decision of the council of a municipality, a local board, a planning board, a minister of the Crown, and a ministry board, commission or agency of the government, including the Municipal Board, in respect to the exercise of any authority that affects a planning matter, shall be consistent with* [emphasis added] *policy statements issued under subsection (1), 2004, c.18.s.2.*

### 4.1.3 Ontario Heritage Act

Revisions to this Act in 2005 also resulted in clearer policies and stronger legislative powers. As outlined in the Ontario Heritage Tool Kit that the Ministry of Culture produce to accompany the *Ontario Heritage Act*, the key changes that affect heritage conservation districts in Part V of the *Ontario Heritage Act* can be summarized as follows:

- District designation requires Council adoption of a district plan that must now include a statement of objectives as well as policies and guidelines for achieving the designation objectives and for managing change within the district.
- During the study period, Council has the option of freezing development within the Study Area for up to one year by adopting an interim control by-law.
- Public consultation is emphasized through the requirement of Councils to consult with the municipal heritage committee and the general public during preparation of the study and plan.
- Municipal works as well as development applications must now be consistent with the district plan.

There are additional controls on alterations to properties within the district.

- Properties within the district that have already been designated under Part IV of the *Ontario Heritage Act* are subject to the guidelines in the district plan.

What is evident from the revised legislation and from the Tool Kit is an expanded and clearer set of objectives and requirements for studying and designating districts. One of the most important of these is Regulation 9/06 in

which the criteria for determining cultural heritage value or interest are defined. Without quoting the entire text, the criteria offer three main categories of value in which a property or district meeting any one or more can be a candidate for designation. They are: design/physical value; historical/associative value, and; contextual value. For the first time, municipalities have a clear process with which to examine settings and assess heritage value. The resultant definitions of value are the foundation for reasons for designating a district and offer a defensible position in the face of any challenges to designation.

Archaeological assessment in Ontario is also overseen by the Ministry of Culture (MCL) under the legislation of the *Ontario Heritage Act*, and is performed by licensed archaeologists licensed by MCL in accordance with Provincial guidelines and licensing requirements. The City of Kingston is in the process of finalizing an Archaeological Master Plan for the municipality which will tie together a comprehensive inventory and assessment of archaeological resource potential and the relevant Provincial legislation.

#### 4.1.4 Municipal Act

Section 135 of this Act allows municipalities to control tree cutting. Although not within the mainstream of planning legislation, this section has been used in the past as a means of conserving trees located on public streets or in private yards. Section 94 of the *Municipal Act* also allows municipalities to undertake certain kinds of heritage programming (for example, the local “Kingston Remembers Program”).

#### 4.1.5 Environmental Assessment Act

The foregoing Provincial policies regarding heritage conservation are further supported by the *Environmental Protection Act (RSO 1990)* which understands “environment” to include, among other things, “the social, economic and cultural conditions that influence the life of humans or a community...any building, structure, machine or other device or thing made by humans...[and] any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities.” Where municipal projects such as, for example, those related to transportation, water and sewage infrastructure under the Municipal Engineers Association Class EA, may impact heritage structures, cultural landscapes or archaeological sites, these resources are to be identified, assessed and protected from impact by various means.

## 4.2 MUNICIPAL PLANNING CONTEXT

### 4.2.1 Conservation Trends

Since 1961, the City of Kingston has identified Old Sydenham as an area worthy of special treatment. In that year, and in 1970, the City commissioned planning studies that addressed what were seen at the time as being issues of urban decay. In the parlance of the time, these were “urban renewal” schemes that attempted to revitalize downtowns with a combination of demolition of “blighted” properties and construction of large scale urban developments. As is evident from the following quotes, these studies identified planning issues that, to some extent, remain relevant today, even if some of the proposed solutions would not be supported by today’s heritage conservation policies.

Here is how the 1961 urban renewal plan characterized the area’s planning issues:

*“(p.32) “Wedged between City Park and the Central Business District is a residential area of the most unusual charm and character known as Old Sydenham Ward. It contains what are undoubtedly among the finest early 19th century residences in Canada...It has been protected from any great commercial encroachment by a barrier of institutional buildings along Johnson Street...”*  
*“Unfortunately, its age and its very proximity to downtown makes (sic) it vulnerable to the processes of decay. There has been a minor infiltration of commercial uses allowed by an unwise zoning by-law. There is a serious lack of off-street parking for residents at night and during the day the streets are lined with overflow parking from downtown; and too many properties have been allowed to run down. Nevertheless, the area is essentially sound, and a few well-directed measures should ensure its continuance as a high-class residential district enjoying a remarkably high degree of convenience and amenities.”*

A decade later, the 1970 urban renewal plan found many of the same pressures and proposed measures that, in most cases, have since been implemented:

*(pp.64-5) “Because of its prime location, the area is subject to pressures for more intensive use – particularly pressures for the extension of professional and commercial services and establishments from the contiguous Central Business District to the East, and for student accommodation from Queens’ (sic) University to the West. The solution proposed by this Scheme is to divert these development pressures to a related – but more appropriate portion of the area [i.e. the waterfront]. However, if the present residential density is to remain relatively*

*undisturbed, it is advisable to institute effective overall constraints on future growth in density and intensity within the area – otherwise the basic purpose of the entire Scheme could be jeopardized.*

*In addition to rehabilitation, conservation and clearance, standard renewal techniques, it is evident that the Ward will require special restrictive measures to preserve the area:*

- *the designation of the area as a Historical District, with the guarantee that the zoning will remain static.*
- *the designation of Buildings of Historical and Architectural Merit – prohibiting their demolition or unsympathetic exterior alteration.*
- *architectural control of existing and future buildings in the area – to maintain the local character.*

*An attempt to regulate items 2 and 3 throughout the City of Kingston, was made in 1962. Unfortunately, By-law No. 4094 was rejected by the Ontario Municipal Board due to a lack of enabling legislation.”*

The last sentence is a reference to the fact that, prior to the enactment of the City of Kingston Act (1970) and the *Ontario Heritage Act* in the spring of 1975, the City of Kingston lacked the legislative means to designate a heritage conservation district.

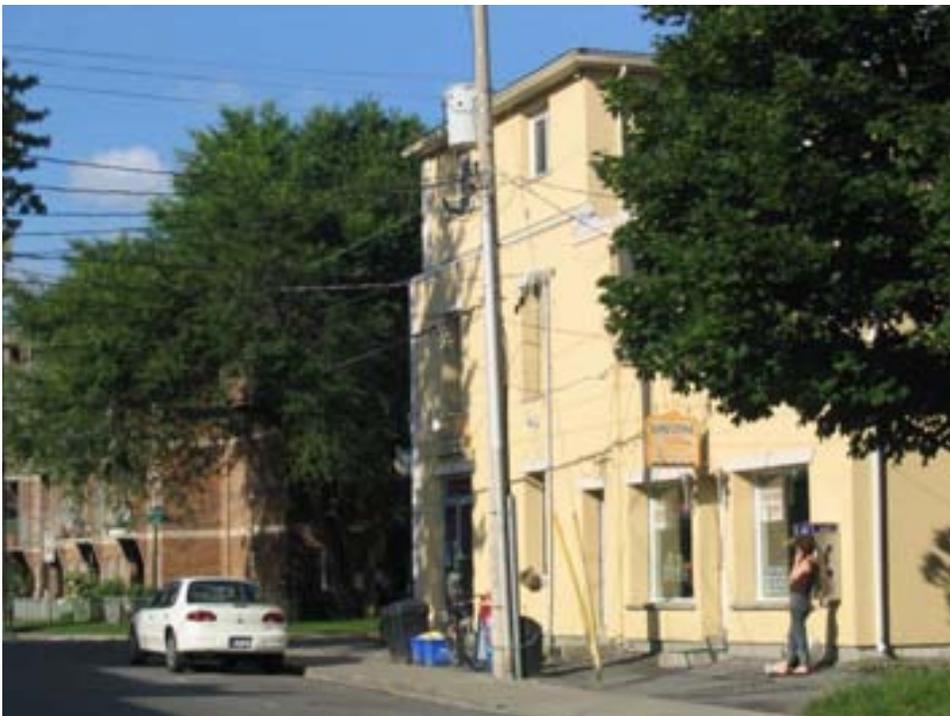
The question today is: to what extent are these pressures still evident? Certainly the observation that the Study Area has been “protected” by institutional land uses remains true in that the barriers of Johnson and Barrie Streets have been maintained within local Official Plans as limits of institutional expansion. As for commercial expansion, this has not been the threat it once seemed now that the area has become attractive again as a residential neighbourhood and residential land values have increased. Pressures for intensification remain in the context of Provincial initiatives to increase the number of people living and working downtown, but the waterfront and the downtown and midtown cores have been the focus for intensification so far, not adjacent stable residential neighbourhoods. As for parking and property maintenance, they remain an issue, as in most mature downtown neighbourhoods.

## 4.2.2 Socio-economic Trends

One of the main reasons why the “blight” identified in the two urban renewal studies has not overtaken the Study Area is that, by the 1960s, there were peo-

ple moving into the area who saw its potential and who bought key properties to renovate. Rather than a wholesale “gentrification” of the area, this trend represented a slow reversal of the exodus to the suburbs and the subsequent filling of downtown properties with low income rentals. The gradualness of the change is reflected in demographic statistics which, by the 1970s, showed approximately 70% of the area in rental accommodation and, thirty years later, the census recorded only a modest decline to 60% rental. The improvements have come in the form of a slow but steady realization on the part of property owners that it made sense to maintain and upgrade older buildings. Today, renovations and enhancements continue. The area is a mixed neighbourhood of rental and owner-occupied dwellings and, with the strength of the local rental property market, is likely to maintain this rough balance into the future.

This mixture also implies a mix of income and education levels which appears to be borne out by the range of students, retirees and career professionals who live there. Almost every block within the Study Area contains some form of rental accommodation. As in other older city neighbourhoods, there are also low income apartments and group homes that accommodate the less fortunate. Overall, the Study Area appears to have stabilized and has not succumbed to the downward trends addressed in the urban renewal studies or to the gentrification found in the inner city neighbourhoods of larger cities.



Seniors housing,  
restaurant, shops  
and apartments,  
Bagot at William

### 4.2.3 Planning Policy Trends

As shown in the City's heritage policies (outlined below), the Study Area is identified as a Special Policy Area. However, there are other, more generic policies in the current Official Plan (1991, as revised) that have a potential effect on heritage conservation.

The area meets the criteria for "Stable" residential areas in terms of its continuity of land use, ownership and built form, its consistency in terms of tenure, its evidence of ongoing maintenance and property improvement, its supportive public infrastructure, and its lack of development pressure of a scale that would de-stabilize the area.

Parking and access are two perennial issues in any residential neighbourhood, and the City's general policies for both offer a standard approach. Parking is normally handled by on-street spots (for short-term parking), by side driveways and garages, and by rear yard parking. In Section 3.14.4, front yard parking is permitted where small lots, extensive lot coverage, limited access and multiple dwelling conversions and lack of rear, side or garage parking exists. There are a few examples of front yard parking in the Study Area, such as on Earl below Bagot. If pressure for more parking persists, this policy could open the door for much more front yard parking than the small amount that currently exists. Future policy recommendations for heritage conservation may need to examine alternatives, such as more efficient use of rear yard parking, or a permit system for on-street parking.

The street system is established and there are no plans to change this system significantly. King, Ontario and Johnson Streets are "Principal roads" (Land use schedule B) and King and Johnson are "Arterial roads" on Schedule E (6.4.2.1 (c)). Both of these designations permit large volumes of traffic which, if allowed to increase, will affect the quality of life within the Study Area. Traffic volumes could increase if the Wellington Street extension is allowed to bring cross-town traffic through what is now a residential area, and as adjacent areas are intensified. There may need to be an assessment of the overall traffic management system in and around the Study Area, within the context of the City's transportation master plan, in order to moderate the effects of through traffic on the special character of this area.

Utilities and the servicing infrastructure are public works that have had a significant impact on the Study Area. The outdated sewers, gas and water mains

underneath local streets need to be replaced, and the overhead electrical supply system is periodically upgraded in response to consumer demand. Municipal improvements to infrastructure involve tearing up streets and trimming or removing trees to accommodate power poles and wires. Comments from Utilities Kingston, the body responsible for infrastructure in the city, indicate that there is relatively little flexibility available in their attempts to balance safety and fiscal restraints with the demands of the public for tree preservation and the removal of overhead wires. Increased safety regulations, the reality of bedrock being close to the surface throughout downtown Kingston, and the inability of their rate-controlled corporation to raise capital to pay for underground services all tend to support continuation of the current system of overhead electrical services. Heritage policies and guidelines for any Heritage Conservation District will have to be prepared in close consultation with Utilities Kingston in order to make use of whatever flexibility may exist. It should be noted that there are no immediate plans for electrical upgrades to the Study Area, just the ongoing process of renewal of sub-surface infrastructure, such as that recently completed for Clergy Street.

Urban design, and the character of urban districts, are not addressed specifically in Land Use Impact criteria (3.4) but the topics are mentioned in “Transitional areas (3.7), where the policy deals with “established streetscape in terms of setbacks, yard, green space, lot coverage, tree planting and signage”. Given that the area meets the criteria for “Stable” areas (3.6), it might be advisable to add similar policies to such areas as those given for “Transitional” areas. Urban design policies (3.10) encourage “serial visual experiences” and protection of view corridors, both of which are dealt with more specifically in the Special Policy Area policies. Intensification of adjacent areas could impact the views outwards from the Study Area if such new development is of a similar height to that recently completed along the waterfront, and which is now visible above the skyline in many parts of the Old Sydenham Area.

Land use policies for this area focus on residential uses and permit a wide variety. Residential areas under the Official Plan permit all forms of apartments, including high rise (4.2.2). There are still no policies for student housing, but the need for them is stated (4.7.4). The wide range of permitted residential uses supports the City’s objectives of providing a range of housing types and tenures, especially affordable/low cost housing, and of intensifying downtown areas (as hinted at in 4.2.5 Residential Multiple Dwelling Conversions). However, the question arises of whether such flexibility will erode the neighbour-

hood character. Property standards are addressed in 7.2.5 (c) but there are no special provisions for their enhanced enforcement within Special Policy Areas.

The other major change management tool, Site Plan Control, does not apply to new single, semi-detached or duplex dwellings or to additions or alterations to same if the dwelling is existing, unless the property is designated under the *Ontario Heritage Act*. It is assumed that District designation under the *Ontario Heritage Act* would entail that all properties within the District would be subject to Site Plan Control; if not, the City has the option of amending its Site Plan Control By-law to apply to all applications within the proposed District.

As for other studies the practical outcomes of which could affect heritage conservation in the Study Area, there are several. They include studies for a waterfront pathway, the transportation master plan, the utilities and infrastructure plan, the archaeological master plan, and the tourism/economic development strategy. Each of these will need to be referenced when policy recommendations are made as part of any Heritage conservation District Plan for the Study Area. In addition, draft policies in the Official Plan review (currently underway) will have to be examined for their ability to address these issues.

Zoning By-law provisions are more specific applications of the general housing policies found in the Official Plan. Here the issue is more graphic because the implications of the zoning regulations are clearly spelled out in terms of number of units permitted. Zone B, in which the majority of the Study Area is situated, permits 3-6 unit dwellings as of right, so no rezoning is needed for conversions of single family dwellings to multiple occupancy. The By-law also has provisions for conversion of houses to multiple units with up to 5 bedrooms each (s. 5.23). Furthermore, the Zoning By-law allows a number of higher density residential uses as of right, such as “rooming and boarding houses” (4.7.2) and Community Homes, Residential Care Facilities, Senior Citizen Housing and Community Support Homes, as well as various types of housing operated by religious or fraternal groups. Distribution of such residential uses is governed by separation distance requirements which, for “care facilities”, are generally 250 m. from any other Care Facility.

The current Official Plan and Zoning By-law reflect trends that have been in place for some time, such as the mix of housing types and tenure, and policies for through traffic and parking, but they do not necessarily support heritage

conservation. They are strong in supporting a diverse neighbourhood and they have been successful in resisting any potential intrusions of commercial or institutional land use. However, the policies are not tailored to the particular character of the neighbourhood because they are not part of a Heritage Conservation District Plan. Because they are generic, the policies can be in conflict with conservation goals, without necessarily intending to be. Of particular concern are the types of conversions allowed to existing dwellings as of right, since many of these have had a deleterious affect on the architectural integrity of older buildings in the Study Area. Also troubling are the inherent conflicts between improvements to the public infrastructure – for traffic, parking, and servicing – and conservation of street trees and viewplanes, since both issues are handled in isolation within current planning policies. The City’s approaches to meeting Provincial accessibility requirements for sidewalk construction, and its Urban Forestry program, are examples of current responses to these issues. A more explicit description of the desired land uses and infrastructure will need to be part of any Heritage Conservation District Plan.



New infill on Sydenham Street

### 4.2.3 Development Trends

One of the reasons that the urban renewal studies recommended conservation of the Old Sydenham Area was in response to what was, at the time, a trend towards the expansion of commercial uses from the downtown into adjacent residential areas. In the years since those reports were written, this trend has not been evident: in fact, for some time, the reverse has been true. As indicated in City records of minor variances and re-zonings from 1998 to the present, residential conversions of former outbuildings (such as carriage houses) and of commercial properties have been the norm, and there have been relatively few of these types of conversions. There have been a few instances of new residential infill.

Generally speaking, there has been little development pressure within the Study Area over the past decade. Planning Department records show that building permits have been issued for such typical improvements as decks, additions, lot severances, accessibility ramps, and demolition and replacement of garages and other outbuildings. City records also show that heritage permit applications in most cases involved changes to windows, roofs, porches and trim, as well as re-pointing and painting of façade elements. Many of these changes constituted repairs to heritage properties or replacement and restoration of deteriorated components.

## 4.3. MUNICIPAL HERITAGE AND URBAN DESIGN POLICIES AND GUIDELINES

Despite the general nature of Official Plan policies and Zoning provisions as they affect heritage properties, the current Official Plan at least recognizes the Study Area as a special place. Heritage policies (7.4.3) show Old Sydenham as a “heritage area”, “bounded generally by King Street, Barrie Street and Johnson Street” (Schedule G, p. 302 in text). That section (7.4.3 (c)) goes on to provide terms of reference for a Heritage Conservation District study which have guided the current work.

Specific text on the Old Sydenham Heritage Area is also provided (7.4.4.2), as follows:

*“The Old Sydenham Heritage Area shown on Schedule “G” as generally bounded by King Street, Barrie Street and Johnson Street is recognized as a Special Policy Area by virtue of its historic role as the residential complement to the historic and traditional Central Business District, Harbour Area and Market Square Heritage Conservation District. The area is distinguished by the pre-eminence of the designated buildings of architectural or historic significance which contribute to the unique character of the area. The Area is also distinguished by the extensive public open spaces consisting of City Park and Richardson Beach which constitute significant reserves of urban forest, link the Area to the recreational opportunities of the waterfront, and provide a setting for the historic County Court House.*

*It shall be the policy of Council with respect to the Old Sydenham Heritage Area to preserve and enhance the historic qualities of the Area in accordance with the general principles of Part III of this Plan, the applicable land use policies of Part IV, and the following specific heritage policies:*

*(a) the enhancement and maintenance of the spirit and character of the Area, and the preservation of buildings of architectural and historic interest, shall be encouraged;*

*(b) the conservation and rehabilitation of historic buildings in a compatible aesthetic and functional context shall be supported by mitigating or discouraging blighting influences such as unwarranted through traffic, excessive on-street parking and incompatible land uses;*



View down Earl Street  
across King

*(c) the conservation of the visual character, charm and historic value of the Area shall not be limited to the preservation of buildings and structures but shall include such general elements constituting or supporting the quality of exterior spaces or streetscapes as landscaping, street lighting, signage and fencing;*

*(d) views of the harbour and visual access to the water shall be protected through such means as protection of street line views from streets which do not run to the water, and appropriate siting of buildings and structures;*

*(e) the historic functions of City Park and Richardson Beach as community open spaces shall be maintained. The role of Richardson Beach as a setting for heritage structures including the Martello Tower, Pavilion and Bath House, shall be protected;*

*(f) establishment of a continuous pedestrian promenade linking observation points and public parkland along the waterfront shall be encouraged in accordance with the Waterfront Pathways policies of this Plan.”*

Viewplanes are also addressed in the Official Plan policies for this area. Under Waterfront Pathway (7.8, schedule H), vantage points are shown as extending outward to the water, from City Park at Maitland and Earl Streets and William at Ontario Streets. Viewplanes to City Hall are outward from Study Area at Maitland, Johnson and King Streets. Missing are policies for views

into the Study Area, or views outwards from the Study Area to adjacent institutional and high density residential areas. Criteria and definitions for compatibility found in Section 3.2 will also need to be refined to suit the special character of the Study Area. Of note, however, is the City's adjacent properties policy, now in place, that reflects the policies in the *Provincial Policy Statement* regarding impact of development on designated properties.

## 4.4 MUNICIPAL REGISTER AND EVALUATION OF HERITAGE RESOURCES

Kingston has been in the forefront of Ontario municipalities in the inventory and evaluation of its built heritage resources. The seven volume "Buildings of Architectural and Historical Significance" remains the standard reference for identifying heritage buildings; it also serves as the primary source for information on buildings that are either listed or designated under Part IV of the *Ontario Heritage Act*.

However, the revisions in 2005 to the *Ontario Heritage Act* now mean that the municipal register needs to be updated to conform to new requirements for "statements of significance". The method for evaluation and criteria for designation have now been specified in Regulation 9/06 and the format for statements of significance has now been shown in the Ontario Heritage Tool Kit. The architectural focus of the original *Ontario Heritage Act* has now been broadened to include cultural landscapes and archaeological resources, and the inventory must add these (note: archaeological resources are being addressed through the Archaeological Master Plan). Provincial heritage requirements are also in the process of being harmonized with those of the federal government, via the Historic Places Initiative, with the ultimate goal of creating a single, national Register of Historic Places. Provincial designations must therefore be compiled in conformity with the federal system if a truly effective national heritage policy is to be created, and financial support for heritage conservation secured. Finally, most of the listings in the inventory were written over 20 years ago and it is apparent from subsequent research and observation that some properties worthy of listing have been missed.

For the Study Area, this means that properties within the area should be re-assessed. Existing descriptions in the listings should be updated and re-formatted to bring them into conformity with the new Provincial requirements.

The inventory should be expanded to include cultural landscapes and cross-referenced to the Archaeological Master Plan and its GIS mapping database to include known archaeological resources and areas of archaeological potential. Such a process will then be a model upon which updates to the rest of the City's inventory can be based.

The current study has made progress towards this goal by testing the new inventory and evaluation template prepared by the City in association with the study team. The three sample blocks included in this study demonstrate the full intent of the revised inventory. The inventory and evaluation employed for the rest of the Study Area on a streetscape and sub-district scale will meet the requirements for assessing a potential Heritage Conservation District.

## 4.5 MUNICIPAL HERITAGE STAFFING AND ADVISORY COMMITTEE

There is a new, more prescriptive and aggressive, cultural heritage legislative environment in Ontario, created by recent changes to the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement*, all of which govern land use decision-making across the province. Municipalities must now establish robust cultural heritage programs with sufficient capacity (policies, practices, process and people) to address their unique needs and circumstances. The most significant change is that the Province now requires municipalities to conserve their resources, instead of strongly suggesting that they do so, as was the case in previous legislation. This has meant that property owners, be they public or private, must now address any heritage aspects of their property if they wish to make substantial changes. Buildings, structures, cultural landscapes and archaeological resources, known or potentially present, must be identified and assessed by professional experts, and conservation and/or mitigation strategies prepared to deal with any heritage resources found. Heritage considerations have become a key element of the due diligence required to buy and develop real property.

Kingston is blessed with a wealth of cultural heritage assets that sets it apart from most municipalities in Ontario. Its long established cultural heritage program has relied heavily on the exceptional skills, passion and expertise of interested members of the community who have volunteered their time to sit on the Kingston Municipal Heritage Committee (KMHC) and its forerun-

ners, the Local Architectural Conservation Advisory Committees (LACACs). In recent years, the City of Kingston has augmented this volunteer strength with a small cadre of professional planning and administrative staff.

Despite the ongoing commitment of volunteers and staff, the capacity of the City's current cultural heritage program is not sufficient to meet the increased workload demands of the new Provincial cultural heritage agenda. There is an identified need to review and strengthen all elements of the program; its policies, processes, practices and staffing/volunteer capacity. Examples that are symptomatic of the pressure on the current program include:

- During public consultation for this review, members of the public expressed frustration with the current review and approvals process, citing timelines, unclear roles between committee and staff, and committee protocols as requiring attention.
- Culture and Recreation Department, Cultural Heritage Division has concerns about a lack of adequate staffing capacity to manage the current program.
- There is a need to clarify the administrative roles of the Clerk's Department, which administers the KMHC, and Heritage staff, which provide professional support to the committee.

Kingston is not alone in this: all Ontario municipalities are faced with changing the ways in which cultural heritage is managed, advisory committees are operated, and municipal programs are administered. Challenges at the Conservation Review Board and the Ontario Municipal Board are likely to increase as the financial implications of heritage conservation rise. Municipalities and their heritage committees must be prepared to meet these challenges by having cultural heritage management policies, process and practices that are clear, consistent and transparent.

While it is within the terms of reference of this study to identify cultural heritage management issues as part of exploring the feasibility of creating a new heritage conservation district, it is not within the mandate of this review to provide advice in this regard. That, it is suggested, ought to be the subject of a separate review by the City.

## 4.6 LOCAL HERITAGE GROUPS

Without going into detail on the mandates and histories of the various heritage groups in Kingston, it is evident that there is considerable potential for involving volunteers in conservation activity within the Study Area. As mentioned previously, one of the goals of the current study is to secure funding to train students and volunteers to undertake inventory work in Old Sydenham. The extent to which the heritage groups are able to provide this work remains to be seen, but there are several common elements. First, the key groups – Sydenham Ward Tenants and Ratepayers Association (SWTRA), Frontenac Heritage Foundation (FHF) and the Kingston Historical Society (KHS) – are all well established and have monthly meetings and newsletters. They each contain an active membership base that can be called upon to support various heritage initiatives. In all cases, they are not in a position to fund heritage work but, as registered charities, they have access to funding and donations that are not available to the municipality. For the purposes of supporting the Old Sydenham Heritage Conservation District Study, the efforts of these groups would best be put towards the following roles:

- training in research, inventory and evaluation of heritage properties, in accordance with the Historic Places Initiative project (if available);
- research and collection of information, including maps and personal documents, on the historical evolution of the Old Sydenham Area;
- in-kind donations of time and materials to initiatives to improve the public realm (e.g. tree planting programs) that follow guidelines provided as part of any proposed Heritage Conservation District Plan, and;
- participation in issue-based sub-committees addressing such concerns as property maintenance, parking and access, and tree preservation.



Cricket Field, looking  
south from Court

# PART 5

## PUBLIC PERCEPTIONS OF HERITAGE VALUE

### 5.1 PUBLIC CONSULTATION PROCESS

Studies such as this one rely heavily on input from the public. In order to ensure that there were plenty of opportunities for people to comment, the study team and the client organized a consultation process that included interviews with individuals with a specific interest in the Study Area (listed in Appendix B), meetings with a technical advisory committee of City staff from affected departments, presentations to tenant/ratepayer and heritage groups, and public open houses. The process also included on-line surveys posted within the HCD study page of the City's website, a site that was regularly updated to mark the study's progress.

### 5.2 COMMENTS MADE AND ISSUES RAISED DURING CONSULTATION PROCESS

Personal interviews (30 in all) conducted by the consulting team as part of this study as well as comments received at meetings of community groups and at public workshops revealed several common themes in local residents' perceptions of local heritage resources. In the most general terms, both those who live in the Study Area and those who live elsewhere in the city recognize it as a special place. Differences arise when the idea of designation is discussed. Responses to the on-line survey (35 so far) are approximately 2:1 in favour of designation, and of those who do not support designation, many have misconceptions about the degree of regulation to be imposed and the potential negative affect on property values.

Common themes amongst those who support designation are the beauty of the setting, with over 150 years of architecture represented, the many delightful details that are constantly being revealed to passersby, and the views down streets to the lake. It is valued as an area that supports and invites walking, that

is close to work, downtown and the waterfront, that is family-friendly yet diverse in its range of residents. Many recognize the need to protect and celebrate this part of Kingston, with some noting the role the area plays, and can play, in promoting the city to visitors and in attracting investment.

Large institutional landowners had some concerns about designation's effect on their expansion plans, mostly in terms of the impact of increased height on viewplanes from the Study Area, but also in terms of a regulatory process that can seem arbitrary instead of clear. The university saw an opportunity to use the study process to improve relations between Queen's and the City. Individual respondents saw opportunities to confirm what is already a fact in many people's minds, and that is the protection of the area from unsympathetic development (i.e. many assume that the area is already protected and act accordingly).

A sample of interview comments is as follows:

- There is a need to convince people that any restrictions are for the greater good.
- Advice is needed on modern windows that suit historic/older buildings.
- Landowners and tenants need to feel a sense of obligation to maintain older properties.
- Maintenance and repair of heritage buildings is expensive: currently there are few funds available to assist property owners.
- Ideas of what is of heritage value are often contested: reaching consensus on what constitutes heritage character in the Study Area will be important.
- The building density, styles, lot pattern and level of craftsmanship, as well as the socio-economic variety, distinguish this area from the suburbs and from other city neighbourhoods.
- Students would like improved enforcement of property standards by the City.
- Property owners would like tax relief for maintaining and conserving heritage buildings (note: the City has a modest tax relief program but it could be expanded)
- Landlords who take care of their properties would like recognition for their efforts from the City and the University in the form of funding and preferential listing on accommodation registries.
- Some people fear that designation implies that the city is going “backwards” and should focus on new development instead.

- Prospective buyers want flexibility to upgrade properties to suit contemporary needs – they don't want to move into an “antique”.
- The local property market is strong (many sales are not advertised) and the area benefits from its heritage cachet.

From these and other comments, there emerge several common issues relating to potential designation:

- The potential spread of the student “ghetto” into the area.
- The potential increase in front yard parking.
- The lack of property maintenance (especially on rental properties) and the need to improve enforcement of property standards by-laws.
- The need for clear roles for volunteer heritage groups in supporting conservation in the area.
- The need to regulate the impact on private rear yards from adjacent development in the centres of blocks and along laneways.
- The University needs to be a party in discussions of the future of the area and the related need to provide planning policies for student housing in residential areas.
- The potential of licensing residential rental properties.
- The potential of instituting permit parking.
- The availability of tax relief and/or grants and loans to assist property owners in maintaining and repairing heritage property.
- The need to find ways of supporting local institutions (i.e. school and churches).
- The need to clarify and streamline the heritage regulatory process.
- The need for better information for property owners and City staff on heritage conservation tools and techniques.
- The need to make City actions in the public realm (e.g. tree cutting) conform to heritage requirements.



Wellington Street,  
looking east from  
Lower Union

## PART 6

# HERITAGE CHARACTER

## 6.1 DEFINING HERITAGE CHARACTER

Comments from local residents and those with a professional interest in the Study Area reveal a strong affection for the physical setting and for the variety of experiences this old and mixed neighbourhood offers. Even those with doubts about designation sense that the area is distinctive. The challenge at this stage of a District study is to take the many views about what makes this area distinctive and place them within an analytical framework upon which decisions about designation can be based.

### 6.1.1 Common District Characteristics and Types

This process has been made simpler through the efforts of the Ministry of Culture in defining the common characteristics of heritage districts. As described in the Tool Kit, these general similarities may include the following four characteristics, each of which is found in the Study Area:

- A concentration of heritage buildings, sites, structures, designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.  
*(the Study Area has all of these)*
- A framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.  
*(the Study Area has a distinct block pattern on sloping ground, is bounded by major routes and changes in land use, has many landmarks, and contains a lake shore and major park)*
- A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.  
*(the Study Area is varied but visually unified in all of these ways)*
- A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas.  
*(the Study Area is visually, culturally and historically distinct from adjacent districts)*

Furthermore, the Tool Kit identifies three main types of districts – designed, evolved and associative – that can be used as a means of defining the distinctive character of the Study Area. From the Tool Kit description of each type, the Study Area is clearly an Evolved district, that is, a place that has grown over time and which has elements that document the process of its evolution, and which is dynamic or continuing to evolve while maintaining a continuum with the past.

### 6.1.2 Previous Descriptions of Study Area Character

Before attempting to describe the heritage character of the Study Area, it is worthwhile to review the ways in which others have done so. One advantage of this area being identified as a distinct district many years ago is that there have been several attempts to define its character found in municipal planning documents and in studies commissioned by the City. As with the planning policy assessments prepared for Old Sydenham in years past, there may also be consistent truths in these texts that will assist in refining current descriptions of heritage character. The following is a sample of quotations from the relevant documents.

The 1961 urban renewal plan has this to say about the Study Area, as a component of the larger community:

(6-7) *“Kingston has this unique quality which makes it such a splendid example of what a city ought to be. Tourists who each year come to Kingston in ever greater numbers have long recognized the City’s beauty and individuality. This uniqueness comes in part from the City’s magnificent setting in one of the most beautiful parts of Canada and also from its numerous limestone buildings – many of noble proportions. Bruce Hutchinson, the author, has described Kingston as “a forever gray masterpiece”. But B.K.Sandwell has seen it as “a bulwark of old-world, nineteenth-century quiet, gradually being surrounded by twentieth-century industry. It is important that the intimate, ordered and historical atmosphere of the city should be guarded jealously and even improved upon by citizens and officials alike...there are not many modern suburbs to equal the quality and character of the Old Sydenham Ward, which lies between the lake-front parks and the centre of town. It is typical of all that is best in Kingston.”*

(12) *“...Sydenham Ward, where there is a fascinating wealth of fine architectural details especially in domestic doors and windows”*



William Street looking  
west to Barrie

(70-2)”...[preservation is recommended on a district scale] *because of its early development with buildings of high quality and interest; many remain as reminders of an age of elegance. In subsequent years the introduction of different styles of buildings have [sic] produced its unique character. The presence of the many older limestone buildings gives it an air of permanence... Old Sydenham Ward has been singled out for study because it forms a homogenous area close to the origin of the City, and it has remained unspoiled over a long period of time. While only certain buildings justify individual preservation, it is as a group that the old Ward provides an interesting example of civic design... The character of the Sydenham Ward may be analyzed partly from an objective viewpoint in the use of materials, the proportion and scale of the buildings, the location of certain fine houses that stand out in the whole design as features, and the very urban quality of the complete group... Many lots where houses were built at an early date were subdivided; a fact which in the end encouraged consolidation and homogeneity... The urban feeling thus induced in an attractive manner is one of the assets of the Sydenham Ward, and is not as apparent in other parts of Kingston... Characteristics of the very good residential neighbourhood are the uses of a unifying material, generally located at focal points such as the corner house in a block, the continuity or grouping of facades, the landscaping, the relationship of street width to building heights... although this area may be looked upon as crowded in comparison to the openness of new suburban developments... it is unusually spacious... the attractive scale of design which should be retained, and above all its delightful urbanity.”*

In a similar vein, the 1970 urban renewal plan characterized the Study Area in this way:

(1) *“A wedge of the Old City of Kingston between the Central Business District, Queen’s University and the waterfront, Sydenham Ward is a residential area of unusual character. It contains some of the finest examples of 19th century Canadian residential architecture”*

(3) *“...buildings are constructed of substantial materials – largely limestone and brick, which lends unity and character.”*

(14) *“Though few of the buildings have been individually designated as historic sites or monuments – collectively they have a unique character or quality. Their charm is borne of a diversity which is evident in the streetscape – “A combination of history, of colour, texture, design and scale.”*

(66) *“Kingston possesses a rich architectural heritage which is manifested in the Sydenham Ward. The Ward’s charm and historical value is not confined to the individual buildings enumerated here – a blend of varying materials, styles and tastes – but in the quality of the exterior spaces or “streetscape” created... Though there is diversity in the architecture there is also continuity or visual link due to the frequent use of native limestone, which has mellowed. Variation in the location of buildings relative to the street, and certain architectural elements (notably strong-courses) [sic: probably a typo, intended to be “string courses”] numerous small cottages and low stone walls established a sense of human scale.”*

Finally, the City of Kingston Official Plan (1991 as amended), Section 7.4.4.2, describes the Study Area with the following observations:

*“The Old Sydenham Heritage Area...is recognized as a Special Policy Area by virtue of its historic role as the residential complement to the historic and traditional Central Business District, Harbour Area and Market Square Heritage Conservation District. The area is distinguished by the pre-eminence of the designated buildings of architectural and historic merit which contribute to the unique character of the area. The area is also distinguished by the extensive public open spaces consisting of City Park and Richardson Beach which constitute significant reserves of urban forest, link the Area to the recreational opportunities of the waterfront recreation link, and provide a setting for the historic county court house.”*

*Council policy is to “preserve and enhance the historic qualities of the Area” through such means as:*

*“(a) the enhancement and maintenance of the spirit and character of the Area...”*

*“(c) the conservation of the visual character, charm and historic value of the Area shall not be limited to the preservation of buildings and structures but shall include such general element constituting or supporting the quality of exterior spaces or streetscapes as landscaping, street lighting, signage and fencing.”*

Other policy goals include protection of views of the harbour and water, including along streets that do not run to the water, and of the historic function of City Park and Richardson Beach as public open spaces and settings for heritage structures.

## 6.2 HERITAGE CHARACTER STATEMENT/CHARACTER DEFINING ELEMENTS

The foregoing descriptions reflect many of the characteristics our historical research has revealed and that are found in comments from our interviews and survey responses. There is certainly an emphasis on architecture but there are also comments on landscape as well as the social and economic aspects of the area. What emerges is a recurring theme of wholeness, a sense that the individual elements identified as having value somehow have a collective identity as well. It is this collective sense of place, of character, that will determine the area’s eligibility for designation as a Heritage Conservation District.

Summarizing the character of an area as old and as varied as this is difficult. To assist in doing so, the study team has adopted the format used by the federal government and now increasingly applied to Provincial and municipal heritage sites, the Heritage Character Statement, and its component Character Defining Elements. When combined, they offer a summary of the Study Area’s heritage character (or a statement of the area’s heritage significance), followed by a list of the elements defining that character. Although the elements are mostly physical ones because it is the physical setting that is controlled by designation, important associative values are also described.



In order to respond to the complexity of the area, the consultants have provided Heritage Character Statements for each of the four sub-areas before constructing a summary Statement and Character Defining Elements for the whole Study Area.

### 6.2.1 Heritage Character: King Street Corridor

King Street is a ceremonial entrance to the downtown lined with ornamental planting and major buildings, and with an alignment that echoes the curve of the shoreline. Character defining elements include:

- Buildings that form a strong street edge
- Views to the lake down each cross street



Above: North to Bagot,  
Wellington streetscape;  
Left: Beyond Bagot,  
Rosemount, at Sydenham  
and Earl

- Views of City Park and Macdonald Park
- Prominent buildings and building groups that reflect the wealth of the community

## 6.2.2 Heritage Character: North to Bagot

The first area of expansion has a distinctive development pattern and a wide range of building types, materials and ages. Character defining elements include:

- Closely packed buildings forming a strong street edge
- Square blocks and rectangular lots
- Trees along streets and in the centres of blocks
- Bagot Street west of Earl has a mature tree canopy overhead

## 6.2.3 Heritage Character: Beyond Bagot

The second area of expansion has a different development pattern in response to sloping topography and an angled street grid. Character defining elements include:

- A wide range of building types, materials and ages
- Irregular elongated blocks and lots
- Rear lanes on some blocks, with outbuildings

City Park,  
from West Street



- Ingenious built responses to triangular or curving street alignments
- Landmark public buildings

#### 6.2.4 Heritage Character: City Park and Environs

City Park, the cricket field and Macdonald Park form a major open space and urban forest dominated by the courthouse and bounded by house-form buildings and the lake. Character defining elements include:

- City Park as an early example of park design in Canada
- Commemorative monuments and pavilions
- Murney Tower as a shoreline landmark

#### 6.2.5 Overall Heritage Character

Overall, the heritage character of the Old Sydenham Area can be summarized as follows:

The Old Sydenham Area is a mature downtown residential neighbourhood bounded by major institutions and by the lake shore. It contains properties that represent over 200 years of Kingston's history and are some of the finest examples of 19th-century construction in Canada. It has generous park space that is both a place of recreation and remembrance. It remains as an area with a mixture of incomes and tenancies. The area is built to a human scale that encourages experiencing it on foot.



View down Lower Union  
to lake

Character defining elements include:

- Views down streets to the lake, to the park and to the downtown;
- Varied ages, styles and types of buildings;
- The presence of important civic buildings (school, courthouse/registry office, churches) integrated within a residential neighbourhood;
- Landmark public buildings dominating the skyline;
- Prominent buildings at street corners;
- A compact scale comprised of street width, building height (predominantly 2-3 storeys) and setback;
- Trees lining streets and dominating rear yards;
- Surviving examples of historic landscape elements such as period planting layouts, walls, fences and street furniture;
- An irregular street grid that offers continuously changing views;
- A predominance of stone and brick construction materials;
- A generally high standard of care for buildings and landscapes;
- Proximity to the downtown, major institutions and the lake, and;
- Physical evidence and historical associations with every stage of Kingston's history.



## PART 7

# CONCLUSIONS AND RECOMMENDATIONS

## 7.1 DESIGNATION

The City of Kingston has studied the Old Sydenham Area since the early 1960s and identified it in its Official Plan as an area worthy of consideration for district designation. In each study and policy, the intent has been to conserve the area's character. The current study has confirmed the worth of this goal and concluded that designation as a Heritage Conservation District is the best way of ensuring that the area's heritage attributes are conserved.

### 7.1.1 Reasons for Designation

It should be made clear that designation does not entail freezing the district in time. As the following quotes show, designation is a form of change management.

*“Historic districts...are not museums but places where people of today live and work. The difference between them and other districts has become one of degree: they are places where **greater** (emphasis in original) emphasis is put on the protection of “historic” features.” (Hamer 1998, 184) and “Because they are still lived in, they also provide models that test the usefulness and relevance of the experience of the past to the circumstances of modern-day living (Hamer 1998, 203)”.*

With this context in mind, the rationale for designation can be summarized as follows:

- The Old Sydenham Area is a discrete district with great heritage character in the form of built heritage resources, structures, cultural landscapes, archaeological resources and associations with important people and events in Kingston's history.
- The inventory and the evaluation of the Study Area have shown that these heritage resources merit conservation.
- The Old Sydenham Area is valuable because its heritage resources are largely intact and the district as a whole retains a distinct character.

Opposite: Chalmers  
United Church, looking  
south from Barrie

- The area shows evidence of all stages of its evolution.
- Provincial planning policies require conservation of significant cultural heritage resources, as does the City of Kingston Official Plan.
- The City of Kingston Official Plan identifies the Old Sydenham (Heritage) Area as a Special Policy Area to be studied for potential district designation.
- The area is a stable, vibrant and mixed neighbourhood under some development pressure from adjacent districts.
- There is strong public support for district designation.
- The area has become a popular component of walking and bus tours of the city.
- District designation has proven to be the best policy tool available to Ontario municipalities for meeting their conservation goals and objectives.

## 7.2 BOUNDARY

One of the key considerations in recommending designation is the determination of a district boundary.

### 7.2.1 Factors to Consider in Boundary Delineation

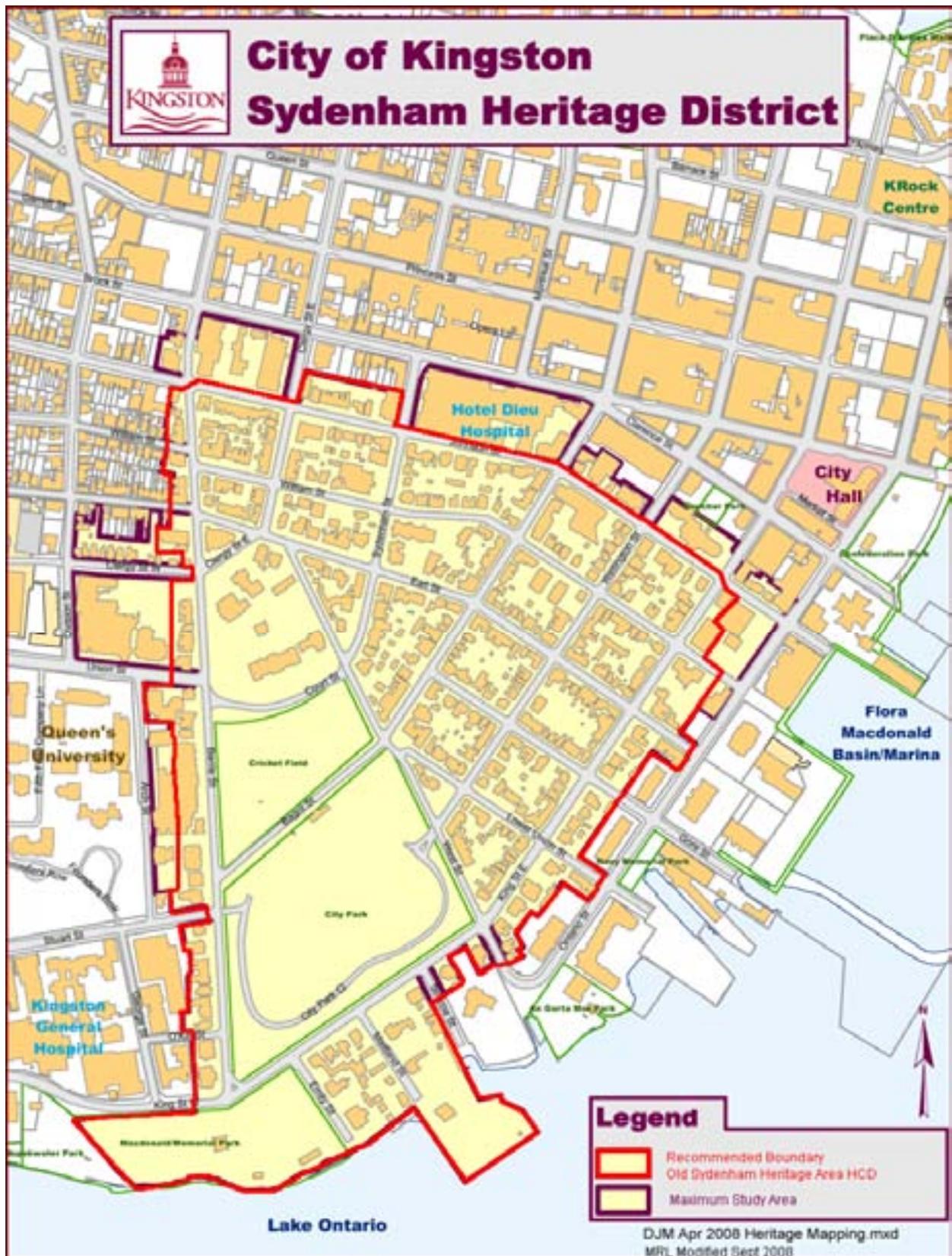
The Provincial Tool Kit outlines criteria for determining a boundary. They include:

- Historic factors
- Visual factors
- Physical features
- Legal or planning factors

### 7.2.2 Recommended Boundary and Boundary Options Considered

The proposed boundary addresses these criteria as follows:

- 1. Historic factors
  - Incorporates the original settlement boundary and public open space, including public portions of lake shore
  - Includes the residential neighbourhood that has developed between the downtown and the university
- 2. Visual factors



- Includes the properties that are predominantly residential along the downtown boundary, and those that frame public open space on the west
- Includes properties framing views towards the lake down streets south of King Street
- Excludes large scale institutional properties on the east or modern institutional extensions to 19th-century buildings on the south and west
- 3. Physical features
  - Uses major streets, the lakeshore and changes in land use and building scale to define its edges
  - Incorporates the main public parks
- 4. Legal or planning factors
  - Follows property lines except in some cases where modern additions are added to 19th-century buildings
  - Stays within the Study Area boundary as defined by the City

The recommended boundary (see map on page 115) is slightly smaller than the Study Area boundary provided in the study terms of reference. The reasons for choosing a modified boundary have been outlined above. However, several boundary options were considered, and the reasons for their rejection are summarized here:

- City's study boundary (follows the current property lines of the buildings on both sides of the streets bordering the neighbourhood):
  - This boundary meets the legal requirements of the *Ontario Heritage Act* by reflecting property lines, but it does not meet the planning or design objectives of the *Ontario Heritage Act* because it includes large scale, non-residential buildings, or modern additions, that are not compatible with the character of the district.
- Western edge of residential land uses (West Street/Court Street/Barrie)
  - This boundary has historical merit in reflecting the original town boundary at West Street and includes the residential properties within the Study Area, but it excludes City Park, the cricket field and Macdonald Park which are integral parts of the residential neighbourhood as well as being city-wide resources.
- Extension to include the older parts of Ontario Street (includes the main heritage sites):
  - This boundary has historical merit through incorporating the former Mississauga Point, an important early site linked to the Study Area,

and in adding the Marine Museum and park and the Pumphouse Steam Museum, however, this part of the waterfront was historically distinct in terms of land use (industrial/commercial) and topography (lower shoreline) and has adjacent high rise development that is out of scale with development in the Study Area.

## 7.3 CONCLUSIONS AND RECOMMENDATIONS

### 7.3.1 Conclusions

The study has concluded that district designation is the most effective way for the City of Kingston to conserve and enhance the many heritage resources found in the Study Area. For over forty years, the City has identified the Old Sydenham Area as a distinct district within the historic downtown core. Measures to protect its heritage resources have included Official Plan policies and designation of individual properties under Part IV of the *Ontario Heritage Act*. However, these initiatives alone are not sufficient to provide the level of protection for the area that local residents want. Lack of controls on non-designated properties could mean that these properties undergo unsympathetic changes that not only diminish the heritage character of the designated properties, but negatively affect the heritage character of the area as a whole. Only district designation can ensure that changes in the area are managed in ways that are compatible with area character.

In summary, this study has taken the first essential step in describing that character and identifying the various heritage resources that comprise it. The next step is to prepare a Heritage Conservation District Plan in which are contained the policies and guidelines required to properly manage conservation and development.

### 7.3.2 Recommendations

1. It is recognized that the Old Sydenham Heritage Area is remarkable, even when compared with other designated districts in Kingston and elsewhere, for the following reasons:

- Significant historical associations;
- Historic views;
- Over 200 designated properties, with many more eligible for inclusion on the City Register;

- A major cultural landscape, and;
- Portions of a World Heritage Site.

The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact, interwoven urban form. The area has value because of properties that represent each stage of the area's development, because the area is relatively unspoiled, homogeneous and intact, and because it offers examples of some of the best buildings and streetscapes in Kingston.

2. It is recognized that the character of the Study Area conforms to the characteristics of heritage conservation districts, as defined by the Ministry of Culture in the Ontario Heritage Tool Kit, in the following ways:

- A concentration of a wide range of heritage resources, linked by aesthetic, historical and socio-cultural contexts and use;
- A framework of structuring elements (a distinct block pattern on sloping ground, boundaries formed by major routes and changes in land use, many landmarks, a lake shore and major park);
- A sense of visual coherence (building scale, mass, height, proportion) within a varied setting, and;
- A distinctiveness that enables the area to be recognized and distinguishable from neighbouring areas (visually, culturally and historically).

3. It is recognized that the heritage character of the Old Sydenham Heritage Area is that of a mature downtown residential neighbourhood bounded by major institutions and by the lake shore. The area contains properties that represent over 200 years of Kingston's history and are some of the finest examples of 19th-century construction in Canada. Generous park space within the area contains many significant memorials and thus offers both a place of recreation and remembrance. The area remains one of mixed incomes and tenancies, built to a human scale that encourages exploration on foot.

4. It is recommended that the character defining elements of the Study Area be considered as being:

- Views down streets to the lake, to the park and to the downtown;
- Varied ages, styles and types of buildings;
- The presence of important civic buildings (school, courthouse/registry office, churches) integrated within a residential neighbourhood;
- A compact scale comprised of common street widths, building heights (2-3 residential storeys) and setbacks;

- Landmark public buildings dominating the skyline;
- Prominent buildings at street corners;
- Trees lining streets and dominating rear yards;
- Surviving examples of historic landscape elements (e.g. period planting layouts, walls, fences, and street furniture);
- An irregular street grid that offers continuously changing views;
- A predominance of stone and brick construction materials;
- A generally high standard of care for buildings and landscapes;
- Proximity to the downtown, major institutions and the lake, and;
- Physical evidence and historical associations with every stage of Kingston's history.

5. It is recommended that the Old Sydenham Heritage Area, as defined on the accompanying map, be designated as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.

6. It is recommended that Council authorize staff to proceed with the preparation of a District Plan and guidelines.

7. It is recommended that, during the preparation of the District Plan and beyond, properties in the Study Area, both those currently designated under Part IV of the *Ontario Heritage Act*, and those currently listed on the City's Register, be re-assessed to bring the property inventories and evaluations into conformity with the requirements of the 2005 *Ontario Heritage Act* and the Historic Places Initiative national register of historic properties. The inventory should be expanded to include cultural landscapes and cross-referenced to the Archaeological Master Plan to include known archaeological resources (i.e. those able to be made public) and areas of archaeological potential.

8. It is recommended that the City initiate a parallel process to that of the current study to address issues of cultural heritage resource management. The proposed process should have a mandate to establish robust cultural heritage programs with sufficient capacity to address the current Provincial heritage policies and the resultant increased workload.

9. It is recommended that the City support the following initiatives to strengthen the ability of volunteers to assist in the inventory, evaluation and stewardship of cultural heritage resources within the Study Area:

- Training in research, inventory and evaluation of heritage properties,

using the City's template, and in accordance with the Historic Places Initiative (extending the current Ministry of Culture/HPI project);

- Research and collection of information, including maps and personal documents, on the historical evolution of the Old Sydenham Area;
- In-kind donations, of time and materials, to projects aimed at improving the public realm (e.g. tree planting) that follow guidelines provided as part of any Heritage Conservation District Plan, and;
- Participation in issue-based sub-committees addressing such concerns as property maintenance, parking and access, and tree preservation.





## APPENDICES

- A. Illustrated Chronology  
of Old Sydenham Ward and Area
- B. Interviews, Presentations and Meetings
- C. References and Bibliography



# APPENDIX A

## Illustrated Chronology of Old Sydenham Ward and Area, Kingston



# ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA, KINGSTON

by Jennifer McKendry

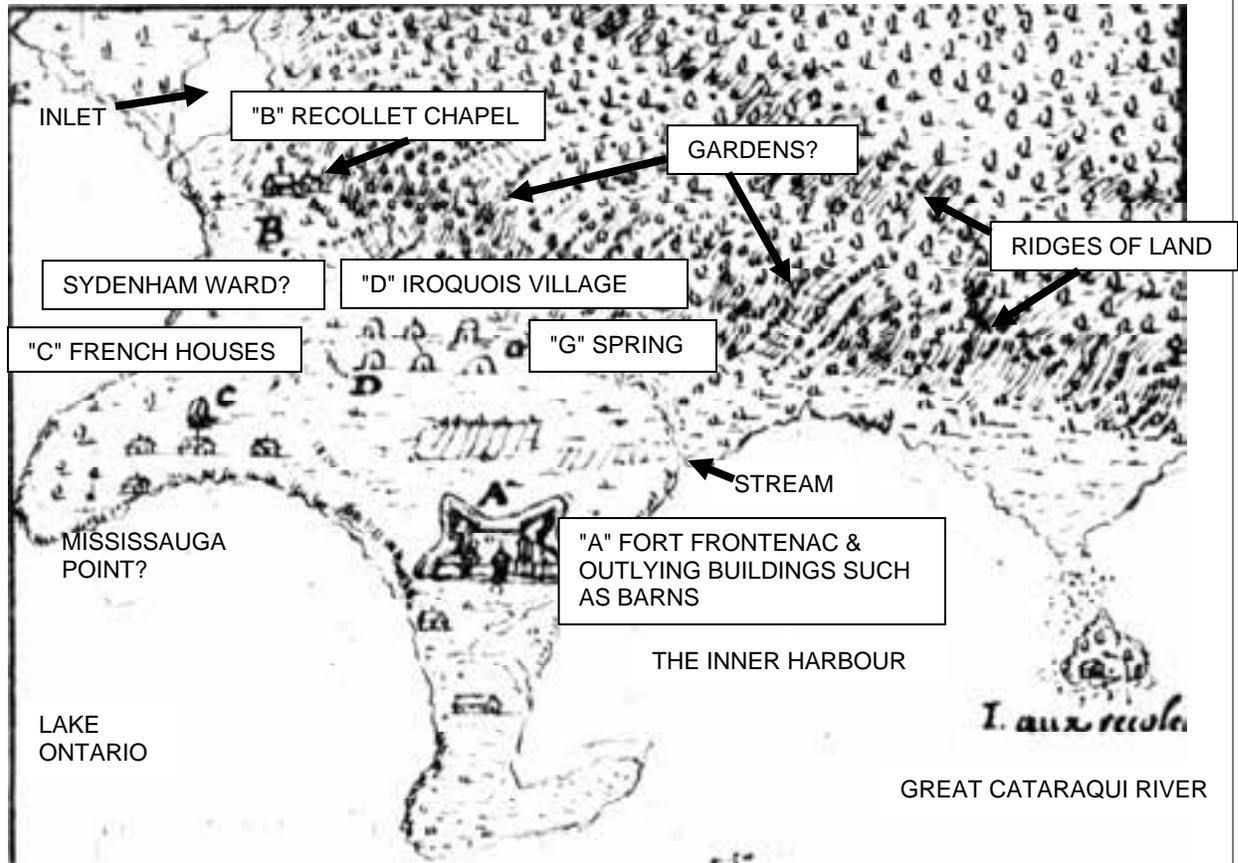
26 February 2009

**N.B. SEE INDEX AT END OF CHRONOLOGY**

“Study Area” refers to the parts of old Sydenham Ward & Ontario Ward under discussion

DATE	EVENT	SOURCE
10,000 BCE -- 1600	Various nomadic aboriginal peoples visited this general area from 10,000 BCE, while searching for food when hunting or fishing or gathering edible plants; there is little or no evidence of early prehistoric settlement in the downtown Kingston prior to 500 AD. In 2002, an archaeological investigation at the Arbour Ridge site on the valley edge of Little Cataraqui Creek discovered a settlement dating from 1425 to 1450 AD near Collin's Bay Penitentiary.	Nick Adams, "The Pre-Contact Occupation of the Kingston Area: an Archaeological Consultant's View" 54 <i>Historic Kingston</i> (2006): 85-98.
1600- 1673	<p>After contact with the French at the beginning of the 17<sup>th</sup> century, written accounts and maps inform us about meetings with various native groups along the north shore of Lake Ontario. On 13 July 1673, Count Frontenac, accompanied by some Hurons (Wendat) and Algonquins, met with representatives from the League of Five Nations, also known as the League of the Iroquois (Onondagas, Mohawks, Oneidas, Cayugas and Senecas) at the proposed site for a new fort (today the latter's site is marked by a plaque near Ontario Street southwest of the causeway. (It should be noted that this is not part of the Study Area.)</p> <p>A series of forts are constructed by the French more or less on the site now occupied as <b>Fort Frontenac</b>; outlying lands were cultivated by habitants who lived in dwellings more or less on the site of present-day Sydenham Ward; nearby were the homes of First Nations; “There are near the fort several French houses, an Iroquois village, a convent and a Récollet church” (report by La Salle 1682) During the 17th century, groups of Mississauga moved into the area north of Lake Ontario; their presence took on particular significance in the late 18th century, when the British government acquired their lands.</p>	<p>NMC6410; and (1685) Archives nationales, Paris</p> <p>R. Preston &amp; L. Lamontagne <i>Royal Fort Frontenac</i>, 1958, 22-23, 32, 107, 111, 128.</p> <p>B. Osborne &amp; M. Ripmeester, "Kingston, Bedford, Grape Island, Alnwick: The Odyssey of the Kingston Mississauga." <i>Historic Kingston</i> 43 (1995): 84-111; Preston &amp; Lamontagne, 63-4, 206-7, 263-4.</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



1682

Fort Frontenac and area in 1682 with selected modern sites added (detail of NMC 6410).

1756-1763	<p>The <b>Seven Years War</b> between England and France. It is said Michael Grass (c1732-1813) may have been a prisoner at Fort Frontenac in 1756-7. In 1783-84, he came to this area with a group of Loyalists. He was granted farm lot 25, composed of 100 acres, forming triangular-shaped property immediately adjacent to the town of Kingston (the shore line, west of West Street and east of Barrie Street). It became an important part of the Study Area in the 19<sup>th</sup> century.</p>	<p>R. Preston, <i>Kingston before the War of 1812</i>, 1959, xlii, 25n; his grant was registered in 1798.</p>
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ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

1758	The French occupation of this area ends when <b>British forces capture</b> Fort Frontenac and demolish parts of it; French civilians and military are permitted to return to Montreal.	
1758-1783	Little significant activity occurs here, although transient traders and First Nations hunting groups may have sought shelter in the ruins of the fort; secondary forest growth occurs.	Preston, <i>Kingston before the War of 1812</i> , xxxvii
1783	<p><b>"The Crawford Purchase"</b>: Captain William Crawford persuades the Mississauga to sell their land along the lake to the British government. Chief Mynass sold his own land and, in return, was promised clothing for him and his family during his lifetime.</p> <p>The British military start to rebuild the fort and <b>survey a street plan</b> for a new town; the October 1784 plan shows town lots on the blocks from Barrack to Brock Streets and Ontario to King Streets, that is, in the area closest to the fort.</p> <div data-bbox="354 831 1182 1619" data-label="Image"> </div> <p>The first town plan of 1784 in the vicinity of Fort Frontenac</p> <p>In June 1783 the commanding officer on Carleton Island was authorized to allow Major Ross to decide if <b>"Houses &amp; Sheds"</b> should be moved to the new site; in August, Ross wrote that only three houses were worth transporting and he needed directions to be given to initiate the move (although the settlement at Cataraqui could also manage without them) but, in November, he wrote that, as there</p>	<p>Preston, <i>Kingston before the War of 1812</i>, xlvi; Osborne &amp; Ripmeester, "Odyssey of the Kingston Mississauga", 92-3</p> <p>NMC 11375</p> <p>Preston, 24, 31, 43, 45; in the introduction on p. xlvi, he states the 3</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	<p>were already houses built at Cataraqui for the same purposes as two houses and a barrack on Carleton Island, the latter were not worth removing; this was agreeable with Lt Gen. Frederick Haldimand: "It is not my intention to remove any of the buildings from Carleton Island."; There are, however, early confirmations of at least two removals from Carleton Island -- the frame Macaulay House on Ontario Street near Princess( in the Macaulay Papers, Archives of Ontario, describing in October 1836 an earlier event) and another early reference that Government House was moved from Carleton Island to what is now the junction of Queen and King Streets.</p> <p>It is firmly entrenched in Kingston's collective memory that more buildings were moved from Carleton Island in the late 18<sup>th</sup> century including Stuart Cottage, <b>59 Gore Street</b> (illustrated below) at King but, for this early a date, the location of Gore at King is surprisingly far from the cluster of buildings near the fort and, furthermore, a building is on that lot is inconsistently recorded in maps (perhaps because a building existed but disappeared because of fire or demolition and the site later built upon); for example, the 1801 map has no building on lot 81 (although Aitken's map of the 1790s shows a building, it was annotated to 1834); historian Margaret Angus argues that Elizabeth Robison rented Stuart Cottage from 1804, when its owner Sheriff Coffin died, to 1807 when she bought 2 lots for £150 from his heirs and that in 1804 and 1805 her brother-in-law, Richard Cartwright, paid to fit up, add to and install a gallery on her house; here is another interpretation -- however, as Cartwright owned buildings in the neighbourhood (lots 41 and 26 on Earl at Ontario Streets), one of these might have been under improvement for Mrs Robison; on the 1815 map, there is a building at the corner of Gore and King, and the next year Mrs Robinson sold two lots to the Reverend George Stuart for £1500 suggesting a house has been built <i>after</i> 1807 when one compares the purchase price of £150 for the property in 1804 (and, in 1815, the higher value is not because there are buildings on the adjacent lot 70, which is not built upon according to the map of 1815); why the corner lot 81 has no buildings on maps dating 1828-9 is hard to explain; finally, in 1833, we can confirm the cottage's existence due to one of the neighbours, Harriet Cartwright, describing it in writing as "long and low", as well as drawing it and its attractive stable (below).</p> <p>There are enough questions about the building history of 59 Gore Street to raise legitimate doubts about its origins on Carleton Island, its date as any earlier than 1807-15 and, as there were about thirty buildings in existence by 1801 in the Study Area (see 1801 map NMC 16334), its claim as the oldest building in the Study Area has to be re-assessed; see also the entry for "By 1815" for the early history of 232 King St E., which may have been built around the same time</p>	<p>buildings were moved – based in a letter of June 1783 - without taking into account the correspondence of November 1783</p> <p>Government House reference in Jacques Viger's <i>Reminiscences of the War of 1812-14</i> (1895) quoted in A.B. Smith <i>Kingston! Oh Kingston!</i> (1987), p. 186-7</p> <p>Margaret Angus, "Loyalist Buildings in Kingston" <i>Historic Kingston</i> 33 (1985), see 107-7</p>
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ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



59 Gore Street in 2008

Photo by J.  
McKendry  
2008



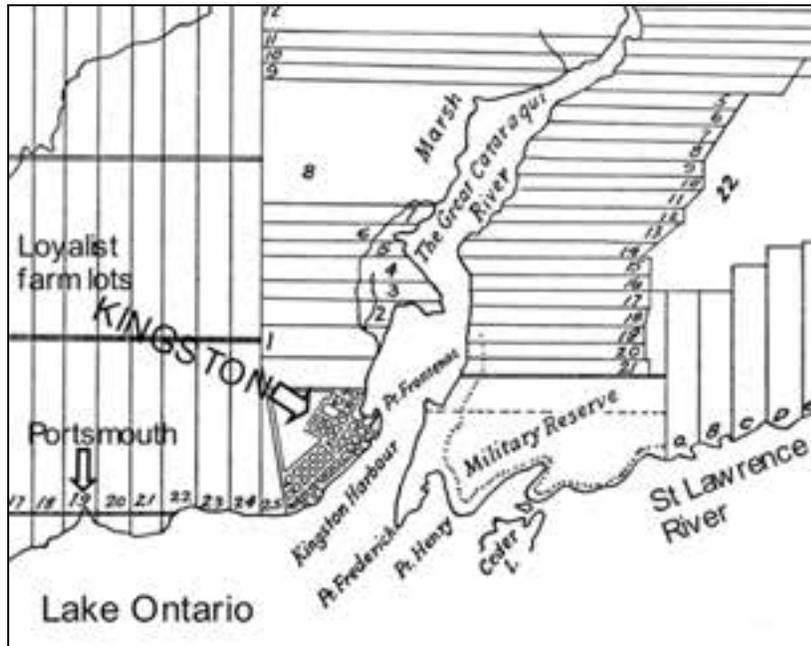
Detail showing 59 Gore Street at King in 1833 by H. Cartwright

View of Gore  
Street from  
191 King  
Street in  
November  
1833 by  
Harriet  
Cartwright,  
Library &  
Archives of  
Canada

1784

**Loyalists**, displaced initially from their homes and lands in New York because of the American Revolutionary War, are displaced again from Quebec and Carleton Island, where they had sought refuge; they draw town and farm lots in the new “Kingstown” and township.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



Preston 1959, 222 (township) & opposite 280 (town)



Numbering system of the town lots (showing buildings in 1815)  
*with detail below*

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



Front = Ontario, Church = King, Grass = Wellington, Rear = Bagot,  
Centre = Earl, Point = Gore, School = Lower Union

As the town develops and expands beyond the area immediately next to the fort and Government House (at Queen and King), the blocks on the other side of the triangle formed by Brock, Clarence and Ontario Streets begin to be built upon; the blocks are laid out in town lots, usually 66 x 132 feet, 10 lots per block; forming **the core of what will become Sydenham Ward**, they run to West Street and from Bagot Street to the waterfront, with buildings concentrated along King and Ontario Streets; on the other side of Bagot is the large acreage of Mrs Anne Earl, daughter of Molly Brant and Sir William Johnson; the town is contained with the eastern side of West Street; the point of land at the foot of Earl Street and of Gore Street is known as Mississauga Point, described as an "Indian camp" on a map of 1801 (below, detail); the British bought the land off the Mississauga in 1783.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



There are about 32 buildings within the Study Area in 1801, NMC 16334

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1785-1786</p>	<p>The Reverend <b>John Stuart</b>, having arrived with his family in August 1785, is “busily employed ever since in building, plowing, sowing, etc.”; he has “200 acres within half a mile of the garrison, a beautiful situation, &amp; tolerable good land”; his home on farm lot 24 is well outside the town proper but now is engulfed by the city (Queen’s University east of University Avenue and KGH are lot 24).</p> <p>In May 1786, he advocates successfully for the Kingston area’s first <b>school</b>, built by the government, on the water side of King St near School Street (now Lower Union); this is thought to be a view about 1834 of the school (detail of a drawing by Harriet Cartwright).</p> 	<p>Preston (1959), lvii, 112 and Doug Stewart &amp; Ian Wilson, <i>Heritage Kingston</i> (1973), 101</p> <p>Cartwright drawing, Library &amp; Archives Canada C-2753</p>
<p>by 1789</p>	<p>By spring 1789, "Kingston" was preferred over "Kingstown".</p>	<p>Preston, <i>Kingston before the War of 1812</i>, lviii</p>
<p>1791-1792</p>	<p>A <b>horse ride</b> through today’s Sydenham Ward in the late 18<sup>th</sup> century, “<i>We rode about a mile up the side of the Grand Lake [Lake Ontario], passed Parson Stewart’s [Rev. John Stuart] house and ... fine farm of 200 acres, which lies on the side of the lake, and large tracts of it clear [now west of Murney Tower]. We crossed again from Parson Stewart’s along the summit of this flat and charming point, to the house of Sir John Johnson, which is situated above the town and harbour of Kingston, and commands a beautiful prospect...[now Brock at Montreal streets]</i>”</p>	<p>Patrick Campbell, <i>Travels in the Interior Inhabited Parts of North America in the Years 1791 &amp; 1792</i> (1793) quoted in A.B. Britton, <i>Kingston! Oh Kingston!</i> (1987), p. 68</p>
<p>1792</p>	<p>The first <b>St George’s</b>, a frame building 32 x 40 feet (and enlarged in 1802), is built by Archibald Thompson on King between Clarence and Brock Street (opposite Market Square); the minister is John Stuart;</p>	<p>Allan Anderson, <i>Anglican</i></p>

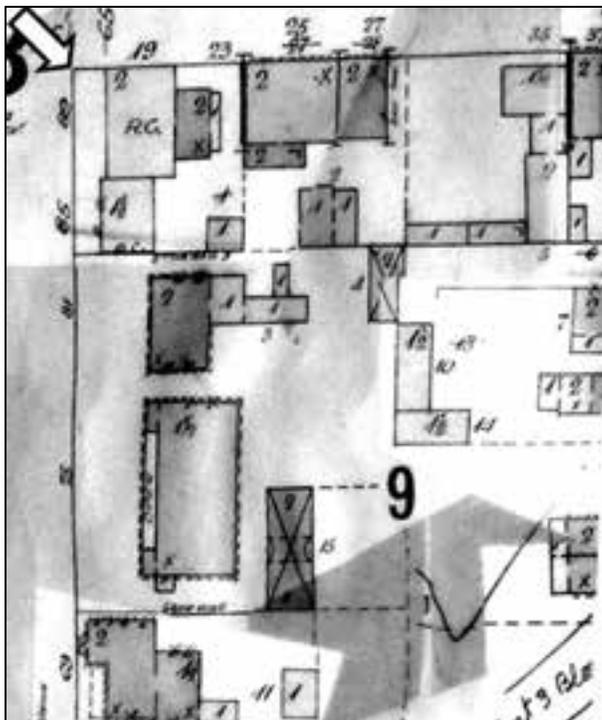
ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	<p>(see 1825 for the church's replacement on a new site).</p> <p>It is in the first St George's church that Lt Governor John Graves Simcoe holds the first meeting of the Executive Council of Upper Canada on 2 July 1792.</p> <p>The church is in situ on a map of 1824 but was likely under pressure to be removed after the new church was opened and when the land occupied by the old church was needed for income through leases (although the church itself could be leased for various functions). While this is outside the Study Area, there is written evidence in 1886 that it was moved to Lower Union at Wellington Street at a yet undetermined date (possibly as late as in 1840). "It was used subsequently as the Lancasterian school house, sold to A[dam] Main and stands to-day [1886] on the corner of Union and Wellington streets. An old resident remembers the building used as the old English church. It had entrances at the side and gable, and small galleries across both ends. It had a belfry and small bell also...The old edifice was a great rendezvous of the military residents, and in it were celebrated many notable marriages." A map of 1829 does not show a building on the relevant corner of Lower Union and Wellington. One cannot tell whether the old church is still in place on its original site at this time, as a solid row of buildings are found along King between Brock and Clarence. Was the old church moved as late as in the 1830s or even early '40s? (Maps showing buildings are scarce for the 1830s and '40s until c1848 when a long building is on the Lower Union and Wellington Street site.) Edwin Horsey, citing the <i>Kingston News</i> of 1894, says it was moved later -- after its use as a Lancasterian School House.</p> <p>Adam Main, a cabinet maker and coffin maker (born 1801 in Scotland and dies in Kingston 1 May 1886), buys lot 170 (Lower Union at Welington) in 1842 and likely uses the old church for a workshop while living in a small cottage attached to one end. Among his customers are the Macaulay and Kirby families. His shop is still assessed in 1884, although likely run by employees, as Main was by then 83 years old. His long time tenant is Mrs Annie Begg, a widow.</p>	<p><i>Churches of Kingston</i> (1963); 12-15, 17-18, 20</p> <p>KHS, <i>Guide to Monuments</i>, 38</p> <p><i>British Whig Supplement</i>, Dec. 1886</p> <p>E. Horsey's manuscript on Kingston, 141</p> <p>Joan MacKinnon, <i>Kingston Cabinetmakers, 1800-1867</i> (Ottawa: National Museums of Canada, 1976): 43-4, 114 Tax assessments</p>
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ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



Detail from Brosius' bird's-eye view of Kingston in 1875; Wellington St is at the top and Lower Union runs diagonally down; the old church has a gable roof on a rectangular body; the smaller attached building may have been Main's house; in the directory for 1855, his business is on Wellington and his residence on Lower Union.



The fire insurance maps from 1892 to 1963 show a large frame house (with a brick back wing) seemingly on the same site. This is the 1892 plan showing a single, two-storey frame house finished in stucco ("R.C.") over frame; by 1908 it has been divided into a double house; the two doors, surrounds and bay windows on the present stuccoed structure likely date from this period.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	 <p>Further research and physical examination are needed to determine the validity of the intriguing premise that this building at <b>87-89 Lower Union Street</b> may contain the timber framing of the first St George's, which was apparently used as a school house in situ before being moved and converted into a workshop for a cabinetmaker and coffin maker from the early 1840s for at least the next 40 years; it was modified for use as a single house by the end of the 19<sup>th</sup> century and, finally, divided for a double house by the early 20<sup>th</sup> century. Alternatively, 87-89 Lower Union Street is a replacement building for Adam Main's workshop, which was converted from the old church. The consistent presence of a frame building at this site gives hope to the survival of the church's frame. On the other hand, one needs to account for Robert Gage designing a double brick, two-storey house with attic and basement, each unit 25 x 34 feet, on "Union Street" [Lower Union] for Adam Main in 1874. This sounds like 87-89 Lower Union, except that it is noted consistently on the fire insurance maps as frame (with a brick rear wing). Another puzzler is that, in 1817, the notice to lease east half of the town lot on which the school house is built in rear of the church, and forming a corner of the street to the market – this suggests the school house was a separate structure from the first St George's but the later informants tell us that St George's became a school house.</p>	<p>Photo by J. McKendry 2007</p> <p><i>Kingston Daily News</i>, 21 May 1874</p> <p><i>Kingston Gazette</i>, 12 August 1817</p>
<p>1790s</p>	<p>The frame <b>Lines House</b> is built at the corner of Ontario and Earl Streets and survives until it is moved in 1987 to North Street, where it is burnt.</p>	

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

		<p>Photo of house on original site by Jennifer McKendry</p>
<p>1801</p>	<p>The <b>Kingston Market</b> is established by charter on the site now occupied by city hall and the market; this is conveniently located for persons residing in the Study Area; see map of 1801 in entry for 1784.</p> <p><b>Street names:</b> Earl is Centre St, as it is the centre street between Johnson &amp; West. Ontario is Front because it fronts the water, King is Church because of the first St George's, Wellington is Grass because of the UEL family who is granted farm lot 25, and Bagot is Rear because it is the rear street of the town. Gore is Point because it leads to Mississauga Point and Lower Union is School because of the location of the school (on King and Lower Union). West (the western boundary of the town), William and Johnson (for the William and John Johnson family) retain their names today.</p>	<p>Map of 1801 (NMC 16334)</p>
<p>1808</p>	<p>Under the guidance of <b>Bishop Macdonell</b> (1762-1840), who arrives from Scotland in 1804, <b>St Joseph's</b> Roman Catholic Church, a stone building by master mason F. X. Rochleau, is erected on William at Bagot. During the War of 1812, it is used as a hospital by the militia. It is not until 1816 that it is in use as a church. Converted to a school in 1859, it is demolished in 1891. There is a graveyard beside the church. See "by 1816" for a view of its appearance in 1875. See also 1822 for the presbytery. See 1892 for St Vincent's Academy.</p>	<p>Jennifer McKendry, <i>Early Photography in Kingston</i> (Kingston, 2007): pl. 28</p> <p>Jennifer McKendry, "The Parish House and the Sir John Johnson House: Unravelling their Histories and Significances"</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	 <p data-bbox="310 1171 1203 1272">View over rooftops of the bell tower, roof and upper front gable (with an oculus) in a detail c1858 by photographer William Sawyer (private coll.).</p>	<p data-bbox="1252 205 1430 443">paper given at Conference, Art History in Canada: Young Scholars, York University, Toronto</p>
<p data-bbox="188 1528 256 1591">By 1811</p>	<p data-bbox="310 1528 1219 1793">Bishop Macdonell buys 18 acres and a house in “<b>Selma Park</b>” (now Johnson, Barrie, Princess, and halfway between Montreal and Bagot) from Allison who bought it from Sir John Johnson who was granted Park Lot 1 as a Loyalist; Macdonell rents the John Johnson house to various tenants (he is centred in Glengarry County and then moves to York in 1826); in 1827, the Johnson house is demolished and Brock Street cut through the property in 1828; Selma Park is the future site of Roman Catholic buildings forming the St Mary’s Cathedral complex.</p>	<p data-bbox="1252 1528 1430 1707">McKendry, “The Parish House and the Sir John Johnson House”</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1812</p>	<p>The <b>War of 1812</b> creates an opportunity to build new defensive works for the town; there is an increase in population; a defensive works, thrown around the land side of the town, gives some protection to Sydenham Ward, first in line to enemy attack if an invading army came from the west; in 1886, Carl Fechter recalled what Kingston looked like some 50 years earlier, "<i>Then the limits were enclosed by a picket fence. It began on the water's edge, on this side of West street, past the Westborne Terrace and the block house on McRossie's gore [still on a map of 1850 at Wellington &amp; Gore]; passed the block house on the site of Rev. Mr Brock's house [still on a map of 1850 at Sydenham &amp; West]; passed the barracks opposite Sydenham Street church, through Park Selma, (the property of the Roman Catholic church, extending from a line some distance above Bagot street to lot 24), passed the block house on Princess street (about Cannon's); past the block house on top of the quarry, and down to the water's edge between Farrely's farm and the house then in occupation by one of the highest military functionaries. There were four entrances to the enclosure – one on King street, one on William street, one on Princess street, and one on the Montreal road.</i>" Some of the blockhouses were 30 feet square in the lower storey.</p> <div data-bbox="365 1003 1170 1518" data-label="Image"> </div> <p>Postcard showing a typical blockhouse, which is <i>not</i> in the Study Area, McKendry Collection</p>	<p>Detail Owen map NAC, Preston 1959, 226a</p> <p><i>Daily British Whig Supplement</i>, 10 December 1886, p. 6</p> <p>Richard Young, Blockhouses in Canada, 1749-1841: a Comparative Report and Catalogue, Occasional Papers in Archaeology and History, Canadian Historic Sites, 1980, pp. 48-9, 84-5, 110</p>
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ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



1816

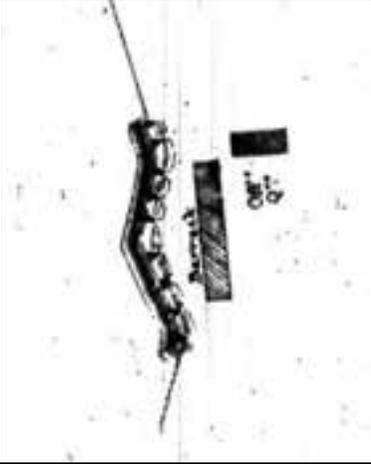


In volume 5 of *Buildings of Architectural and Historic Significance* by the City of Kingston (1980, p. 237), it is suggested that **85 Sydenham** (left) “may be a section of the old line barracks built after the war of 1812”

The Line Barracks -- a one-storey frame building for 220 men with other buildings for officers etc. -- forms part of the defensive works of palisades-blockhouses-batteries. The existing building at 85 Sydenham is in the

Photo J. McKendry 2008

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	 <p>general location, but the line barracks were long (<i>left</i>, 1815) in comparison to the width, unlike the more compact rectangular shape of the front part of 85 Sydenham; however, its <i>neighbouring</i> frame 3-unit, 1½-storey building (not extant) was actually opposite the church (see the 1886 description by Carl Fechter above) and at an odd angle to the street on the fire insurance map of 1892 (suggesting it may have existed previous to the street's existence); although both the shape of 85 Sydenham and its neighbour appear on the Gibbs map of 1850 (<i>right</i>), on a map of 1829 there is only one long building – perhaps the neighbouring one to 85 Sydenham; seen from the side and back on the 1875 Brosius bird's-eye view of the city, the neighbouring building (which must have been only a portion of the original barracks) disappears by 1911 (fire insurance map 1908-11). No longer needed for military purposes, the Line Barracks becomes the property of the owner of the land, namely the Earl family and, by 1818, Hugh Earl is advertising to rent rooms in it; the range once occupied by officers burns in October of the same year. In the 1844 assessment, Mrs Gibson and John Hamilton are assessed for the Line Barrack School.</p> 	<p>Detail of map of 1815: WO55-886f271</p> <p><i>Kingston Gazette</i>, 13 March and 27 October 1818</p> <p>Tax assessments of 1844,</p> <p>Agnes Machar, <i>The Story of Old Kingston</i> (Toronto: Musson, 1908): 231</p>
<p>By 1815</p>	<p>The existing two-storey frame house at <b>232 King Street East</b> (between William and Earl) is not on the map of 1801 but is there by 1815; in 1912, it was claimed to be “one of the oldest in Kingston” and built around 1800; it is of particular interest in that it seems to have survived without major alteration (unlike 59 Gore at King, which barely resembles the building depicted in the Cartwright painting of 1833). Typical of many early houses, it is of frame construction covered in clapboards (now stucco) with massive chimneys but is unusual in being a full two-storeys; in the photograph of 1912, it has casement windows with main-storey shutters and a handsome classical trim around the door; the upper windows do not align with the lower openings but there is good evidence that the upper storey is original, or least in place by 1833 when it is shown in a painting by Harriet Cartwright and a drawing by Edward Frome; for an existing house from the same vintage (raised to two-storeys by 1875), see the entry for 1783 re: Stuart Cottage (although <b>194 King</b> at Gore, a small brick house, is said to be pre 1819, it does not appear on the maps until 1829)</p>	<p>Cartwright in the Library &amp; Archives of Canada; Frome in the Agnes Etherington Art Centre</p> <p>City of Kingston, Vol 5 p. 173</p>

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Photo J. McKendry 2008



December 1912, *Daily British Whig*

By 1816

On the lands granted to Anne Earl and Sir John Johnson (Anne is the daughter of Molly Brant and Sir William Johnson while John is the son of Catherine Weisenberg and Sir William Johnson) west of the palisade and Line Barracks (now Sydenham Street), there is a **horse race course**, 1733 yards long, with a “Stand House” approximately where Sydenham Street school is now located; the course must have been challenging as the land is hilly; it is not shown on maps of the 1820s; one can imagine this is a sport particularly patronized by officers and Kingstonians from the upper class; unfortunately, Private John Barrow is murdered there in October 1817.

Map of 1816, Library & Archives of Canada NMC 11378

*Kingston Gazette*, 7 October 1817

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	<p>By the 1816 map, there is a building on the northwest corner of Wellington and William Streets. This is the <b>Montreal Tavern</b> or French Tavern, a frame two-storey building sporting a two-storey verandah fronting Wellington St. It was said (by Carl Fechter aka Charles Sangster in 1886 and Agnes Machar in 1906) to be a rendezvous for the numerous French Canadians who live nearby. Also nearby are St Joseph's Roman Catholic Church (marked by a star), Graveyard and Presbytery (#13). The tavern's appearance is in decline by the 1880s. It is demolished by 1895, and the site used to build the existing brick house at 100 Wellington St.</p> 	<p><i>Daily British Whig</i> Special Number, Dec. 1886; Machar, <i>The Story of Old Kingston</i>, 150</p> <p>Detail from Brosius bird's-eye view of 187</p>
<p>1820s</p>	<p>Population about 2,500.</p>	
<p>1822</p>	<p>Bishop Alexander Macdonell authorizes the building of a stone <b>presbytery</b> (The Parish House or "Bishop's House") on Bagot and Johnson Streets next to St Joseph's R.C. Church (which is on the corner of William – see 1808). In 1846, it becomes the Convent of Notre Dame and survives today as part of the Kingston Public Library. A top storey and mansard roof were added in 1877; see entry for 1846.</p>  <p>Conjectural drawing of the original 1822 facade, chimneys and roof of the Parish House by Jennifer McKendry in 1985.</p>	<p>Kingston Historical Society, <i>An Illustrated Guide to Monuments, Memorials &amp; Markers in the Kingston Area</i>, 2000, p. 128-9</p> <p>McKendry, "The Parish House and the Sir John Johnson House"</p>

**Union Church**, a frame two-storey building seating 600, is built on the northwest corner of Wellington (which it faces) and Johnson Streets for Baptists, Methodists and Congregationalists (pictures next page). The latter denomination takes over the church in 1831. There are a series of organizational crises but, after moving the old church off the site, they are able to build in 1864 the present stone Congregationalist Church (converted in 1923 into a Masonic Temple, where the society's rites are practised until 2002; it is now a theatre). See 1864 for the replacement church. Moving the old building brought it into the Study Area, as it is placed at 116 Wellington Street. By 1908, it is in use as St Patrick's Hall, by 1924 as the Y.I.C.B.A. Hall and by 1947 for paper storage. On the fire insurance maps of 1892 to 1963, the building material (wood), number of storeys (two), orientation and front entrance porch are consistent with what we know about the 1822 church, which appears as a detail in a Notman photograph of c1859 and a drawing likely based on that photograph (both in the McCord Museum, Montreal). In 1875, the building on its new site is shown as a detail in the Brosius bird's-eye view. In the late 1950s, a newspaper story describes placing a concrete block foundation "beneath the old building, constructed in 1822 on the corner of Johnson and Wellington Streets, where the Masonic Temple now strands." A concrete floor is poured and interior repairs made. This suggests the original frame may have been retained, and possibly is still part of the present frame building (*below*, note the same orientation) on that site.

Jennifer McKendry, "The Congregationalist Church (Masonic Hall): 'A Remarkable Gothic Church.'" *Historic Kingston* 51 (2003): 44-54. See especially note 2 p. 52. In 1886, it was described as near the roller skating rink (on Johnson St - see 1892 map next page).

*Whig-Standard*, Kingston, 2 August 1958.



photo J. McKendry 2009

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



1



2



3



4

UNION CHURCH

1. Touched-up photograph c1859 showing the building on its original site.

2. Drawing made c1859 likely based on the photograph in #1.

3. The building after it was moved to 116 Wellington St c1864 (1875 Brosius). Note the Congregationalist Church now on the original site, Johnson at Wellington.

4. As St Patrick's Hall on the 1892 fire insurance map.

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<p>1824</p>	<p><b>Molson's Brewery</b> is in operation on the shore between West and Simcoe Streets. Thomas Molson (1791-1863) sold it in 1835.</p>	<p>KHS, <i>Monuments &amp; Markers</i>, 138</p>
<p>1825</p>	<p>A second <b>St George's Church</b> (Cathedral since 1862) is built of stone on a new site at the corner of King and Johnson Streets; architect Thomas Rogers; see entries for 1839, 1890 &amp; 1899. Although not in the Study Area, Church of England parishioners from old Sydenham Ward attended.</p> <div data-bbox="399 621 1135 1560" data-label="Image"> </div> <p>Detail from a painting by J.P. Cockburn in 1829 showing the second St George's (before the rebuilding of 1840); in the distance is the first stone Court House of 1824 (demolished 1855 and the site then used for the Customs House) on King at Clarence.</p>	<p>Agnes Etherington Art Centre, gift of Chancellor Agnes Benedickson 1987 30-091</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1830</p>	<p>The <b>Gildersleeve House</b>, one of an important group of stone neoclassical houses, is built about 1830 on the corner of King St East and Johnson St. Other houses include <b>Charles Place</b> (c1830) at 75 Lower Union St, and the <b>Cartwright House</b> (1833) at 191 King St E.; the three houses share a number of similarities in the design of the main doorway, seen here from 75 Lower Union.</p>  	<p>Chronology, <a href="http://www.mckendry.net">www.mckendry.net</a></p> <p>Jennifer McKendry, "The Gildersleeve House &amp; Architect's Office", report for Walter Fenlon, 2003</p> <p>Photo by J. McKendry 2006</p>
<p>1831</p>	<p>Population 3, 587.</p> <p>English-born architect <b>Edward Horsey</b> (1809-69) arrives in Kingston. His commissions include the Frontenac County Court House of 1855, with which he is assisted by his son <b>Henry Horsey</b> (1830-1911). Edward Horsey is the Penitentiary Architect 1846-69.</p>	<p>Chronology, <a href="http://www.mckendry.net">www.mckendry.net</a></p>
<p>1832</p>	<p>The <b>Rideau Canal</b> is open between Bytown (Ottawa) and Kingston. Experienced stone masons are now on hand resulting in an increase of stone buildings in the area (previously dominated by log and frame buildings).</p> <p><b>Fort Henry</b>, completed in 1836, guards the mouth of the Rideau Canal .</p> <p>English-born architect <b>William Coverdale</b> (1801-65) arrives in Kingston from south of Montreal to work at the Provincial Penitentiary from 1834 to 1846. He designs many private residences and businesses, churches and schools, in addition to his work as City Architect from 1846 to 1865.</p>	<p>Chronology, <a href="http://www.mckendry.net">www.mckendry.net</a></p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1832 &amp; 1834</p>	<p>1832: “<i>The appearance of Kingston during the <b>cholera</b> epidemic was most melancholy: ‘while the long funerals blacken all the way.’ Nothing was seen in the streets but these melancholy processions. No business was done, for the country people kept aloof from the infected town. The yellow flag was hoisted near the market place on the beach, and intercourse with steamboats put under quarantine regulations.</i>” 200 deaths.</p> <p>1834: “<i>Nothing but lamentable sounds was heard, not aught was seen but ghastly views of death; infectious horror ran from face to face, and pale despair.</i>” 300 deaths.</p>	<p>Walter Henry, <i>Trifles from My Port-Folio</i> (1839), quoted in A.B. Smith, <i>Kingston! Oh Kingston!</i> (1987), pp. 262, 267-8</p>
<p>1833</p>	<p><b>Fire</b> is often in the minds of Kingstonians in throughout the 19<sup>th</sup> century. In November, Harriett Cartwright wrote to her brother that "We have had a dreadful conflagration at Kingston, which as left 16 large buildings, beside many small ones, in complete ruin [on Brock and both sides of King]. Many of the houses consumed were of stone or brick. But in the vicinity of wooden Houses, and the practise of roofing with wood makes fire particularly destructive in this country." Harriett is grateful that her house (191 King East in the Study Area) stands alone, is made of stone and the roof covered with tin. For more on fires, see 1840, 1851.</p>	<p>Cartwright Letters, Archives of Ontario, 8 November 1833, 114-116. The fire is reported in the <i>Chronicle &amp; Gazette</i> on 2 November.</p>
<p>1834</p>	<p>On 7 February, the <i>British Whig</i> begins publication by Edward Barker, previously affiliated with the <i>Kingston Spectator</i>. One of the main competitors is the <i>Chronicle &amp; Gazette</i>, begun in 1833. Newspapers (the first in Kingston began in 1810) are, of course, an important source of information for buyers, sellers and tenants (and researchers!) about available housing, shops and industry.</p>	<p><i>Kingston Spectator</i>, 31 Dec. 1833</p>
<p>1835</p>	<p>The Provincial <b>Penitentiary</b> (now Kingston Penitentiary) to the west of the town admits its first convicts.</p> <p><b>Richard Cartwright</b> (later Sir Richard and Minister of Trade and Commerce in the 1870s) is born in the Robert David Cartwright House of 1832 at 191 King Street East.</p> <p>The <b>Kingston General Hospital</b> is built but lacks the funds for furnishing as a hospital.</p>	
<p>1837</p>	<p><b>Queen Victoria</b> is crowned and reigns until 1901.</p> <p><b>Rebellion</b> in Lower Canada (Quebec) and then in Upper Canada (Ontario); Kingston, protected by a local militia under the command of Lt Colonel Sir Richard Bonnycastle, remains loyal to the established order.</p>	
<p>1838</p>	<p>Kingston is formally incorporated as a <b>town</b>. There are four wards, including Ward One (west of Brock and south of Grass [Wellington] to</p>	<p>Tax assessments,</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	<p>the line of farm lot 24 [Barrie]) and Ward Two (west of Brock and north of Grass to the line of farm lot 24 [Division]).</p> <p>The Revd George Stuart subdivides building lots on the land he inherited from his father, thus establishing <b>Stuartville</b>, west of today's City Park and outside of the town of Kingston.</p>	<p>Queen's University Archives</p>
<p>1839</p>	<p>The cornerstone of <b>Regiopolis</b> College is laid by Bishop Macdonell. In 1892 the building becomes the <b>Hotel Dieu</b> (below, view from early 20<sup>th</sup> century).</p> <div data-bbox="391 590 1143 1073" data-label="Image"> </div> <div data-bbox="310 1373 704 1608" data-label="Text"> <p><b>St George's</b> is enlarged with the addition of a narthex, portico and bell tower by William Coverdale; the project is not completed until 1842; see entries for 1825, 1890 &amp; 1899</p> </div> <div data-bbox="745 1161 1206 1885" data-label="Image"> </div>	<p>Postcard, no date, coll. J. McKendry</p> <p>Jennifer McKendry, "The Architects of St George's Cathedral, Kingston." <i>Queen's Quarterly</i> 95 (autumn 1988): 699-713</p> <p>Photo J. McKendry</p>

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<p>1840</p>	<p>The <b>Marine Railway Company</b> begins on Mississauga Point (today the site of the Marine Museum).</p> <p>On 17 April a <b>fire</b> breaks out along the waterfront near Clarence and Johnson Streets and quickly spreads to nearby blocks (but not the Study Area). Its devastation of so many buildings reinforces the idea that wood was an inappropriate building material. More fire resistant stone and brick are promoted (and wood forbidden) through a series of by-laws, for example in 1847, in specific parts of the town. The fire of 1840 (one of many in the first half of the 19<sup>th</sup> century) is a catalyst in turning Kingston into "the limestone city" but it is too simplistic to see it as the only reason. In the Study Area, there are already a significant number of stone buildings (St Joseph's, the Presbytery, 75 Lower Union, Gildersleeve House, the 2 Cartwright Houses, the Cartwright law office, 117 Earl, etc.), including houses belonging to the gentry. This reinforces the theory that masonry buildings are thought to be more prestigious and fashionable -- important factors for change in the built environment. Some frame buildings (Lines House, 232 King, 59 Gore) in the Study Area predate the availability of stone masons, who are attracted to this area as a place to live and work after their employment on the Rideau Canal was finished. Throughout the Anglo-American world in the 19th century, the trend was not only to stone but brick, increasingly polychromatic, and usually with stone for decorative trim. Even if there had never been the 1840 fire, it is likely stone and brick would have won the day. It is unthinkable from the point-of-view of fashion that George Browne, for example, would have built in house in frame in 1841 (207 William) or John Carruthers his villa in 1848 (137 Earl). Despite all this, wood buildings continue to be moved into the area (see 1822 for the move of the Union Church in 1864) and to be built (114 Earl, 23 Sydenham, possibly 105-107 Wellington and 53-55 William, in addition to numerous service buildings and lumber yards). There are a significant number of frame houses in the Study Area on the fire insurance maps and many are likely constructed after 1840-47 but further research is needed to confirm this. As the area increases in population in the 1840s, stone houses are being built previous to 1847 (63 William, 213-215 William, Bank of Montreal). See also 1833, 1851, 1858, 1875 for fires.</p> <p>In the early 1840s, <b>City Park</b>, in use as a military exercise ground, is under consideration as the site of a permanent Parliament Buildings but this scheme falls through after the capital moves to Montreal in 1844.</p>	<p>John Spurr, "The Night of the Fire, April 17, 1840." <i>Historic Kingston</i> 18 (1970): 57-66.</p>
<p>1841</p>	<p><b>Queen's College</b> (now Queen's University) receives a Royal Charter.</p> <p>Kingston becomes (until early 1844) the <b>capital</b> of the new United Province of Canada East and Canada West. Parliament meets in the</p>	<p>Jennifer McKendry,</p>

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	<p>converted Kingston General Hospital. There is a building boom to accommodate the influx of civil servants. <b>George Browne</b> (1811-85) arrives as Government Architect but leaves in 1844. He builds a stone house for himself at <b>207 William Street</b>, part of a block subdivided in this year by Charles Hales from the much larger farm lot 25.</p>  <p>Death of <b>Lord Sydenham</b> (born 1799 in England) in Kingston on 19 September while Governor General.</p>	<p>report on Block 14 for the City of Kingston Sydenham study report</p> <p>Photo J. McKendry 2007</p>
<p>1842</p>	<p>Certain <b>street names</b> are changed: Front St becomes Ontario St, Grass and Quarry Sts become Sydenham St (now Wellington), Rear St becomes Bagot St, Centre St becomes Arthur St (now Earl), Point St becomes Gore St, School St becomes Union St (now Lower Union).</p>	<p><i>Chronicle &amp; Gazette</i>, 15 June 1842</p>
<p>1843</p>	<p><b>John A. Macdonald</b> (later Sir John and the first Prime Minister of Canada), a lawyer, is elected to the Town Council.</p>	

1843

*The Insolvent Subalterns Paying Morning Visits* by Sir Edmund Yeamans Wolcott Henderson (1821-1896), coll. Agnes Etherington Art Centre.

View on King St East looking down William St; Dr Sampson's gabled house on the corner burns in the late 19<sup>th</sup> century; at the corner of Wellington is Sidney Scobell's two-storey stone house (63 Wellington); his lumber yard & shop, accessed via Wellington St, is behind the board fence.



ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1843</p>	<p><b>City Hall</b> is complete; architect George Browne; see also 1865 for fire.</p> <p><b>Queen's College</b> rents 207 William Street and then 213-215 William. Classes move to today's campus in 1854 but the college continues to have an interest in William Street to board some of its students and to support a preparatory school.</p> <p>Kingston is represented in the House Assembly of Upper Canada by <b>John A. Macdonald</b>.</p> <p>Kingston loses the status of <b>capital</b> of the United Province. And, with the departure of the Governor General to Montreal, the gentry loses the social life associated with his presence.</p>	<p>J. McKendry, report on Block 14</p>
<p>1845</p>	<p>The <b>Bank of Montreal</b> (now Frontenac Club) is built at the corner of King Street East and William; architect Edward Crane.</p> 	<p>McKendry, <i>With Our Past before Us</i>, 104</p> <p>Photo by J. McKendry 2001</p>
<p>1846</p>	<p>Kingston is incorporated as a <b>city</b> with John Counter as the first mayor. Five wards are defined and named, including Ontario Ward (Brock to William and water's edge to Division) and Sydenham Ward (William to Barrie and water's edge to Barrie).</p> <p>Kingston's defences are improved because of fears raised during the Oregon Crisis results; four <b>Martello towers</b> are built, including -- in Macdonald Park -- the Murney Tower, a National Historic Site of Canada and, since 2007, a World Heritage Site. See also the entry for 1925.</p>	<p>Tax assessments, Queen's University Archives</p>



Photo J. McKendry 2007

Chronology, [www.mckendry.net](http://www.mckendry.net); Jennifer McKendry, "Selected Architectural Drawings & Buildings of John & Joseph Power of Kingston, Ontario, 1850-1900." (M.Phil. Research Paper, University of Toronto, 1986

English-born architect **John Power** (1816-82) immigrates to Kingston, and designs such buildings as St George's Hall and the Registry Office. He is City Architect from 1866 to 1882. In 1873 he forms a partnership, **Power & Son**, with his son Joseph Power (1848-1925).

The Sisters of the Congregation of Notre Dame, who arrived from Montreal in 1841 to teach, finally move into the old presbytery (also known as the Bishop's House when the Bishop was in residence) of 1822 on the corner of Johnson and Bagot Streets; in 1848, a building (not extant) is erected on Johnson Street to accommodate the increasing number of students; in 1877, an extra storey and mansard roof are added to the corner building known as the **Convent of Notre Dame**; in 1897, the building of 1848 is replaced by a stone, 2½-storey addition by architect Henry P. Smith (see view below, postcard cancelled 1909); in 1914, another stone addition is added along Johnson; in 1972, the two stone additions are demolished; their sites occupied since 1978 by the Kingston Public Library

Louis Flynn *At School in Kingston 1850-1973* (Kingston, 1973), 34-39

Re: H.P. Smith & convent -- *Canadian Architect & Builder* (August 1897)



Postcard, coll. J. McKendry

<p>1847-1848</p>	<p>Irish immigrants, fleeing the potato famine, arrive on the shores of Kingston only to die of <b>typhus</b>; they are buried by the hundreds in a mass grave near the Kingston General Hospital.</p> <p><b>Chalmers</b> Free Presbyterian Church is erected in stone in the Gothic Revival style on the north side of Earl Street, east of Sydenham Street, by architect William Coverdale. It is demolished in 1890 when the new Chalmers Church is built on its present location (see entry for 1888). The first Chalmers Church's immediate neighbour is the Carruthers Villa (now part of the Annandale Apartment complex) – see entry for 1927.</p>	<p>Jennifer McKendry, <i>With our Past before Us: Nineteenth-Century Architecture in the Kingston Area</i> (University of Toronto Press, 1995): 79</p>
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ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



Brosius bird's-eye view of Kingston 1875



View in 1875, "G" is Chalmers Church

Chalmers Church in the 1880s

Photo by Henry Henderson, c1880s, Henderson Album, Queen's University Archives

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<p>1848</p>	<p>A new school house (not extant) is built for <b>Queen's College</b> by architect William Coverdale on William St (now occupied by 203-205 William St).</p> <p><b>St Mary's</b> Roman Catholic Cathedral is opened on Johnson Street in Gothic Revival style. For the building's enlargement, see 1889 entry.</p>  <p>View of St Mary's by Henry Henderson pre alterations of 1889 (note, on the left, the original doorway and steps of a house now known as 260 Johnson).</p> <p>The Kingston <b>Gas Light</b> Company is in business providing fuel for street and building lights. "The Last Gas Lamp" was re-dedicated by the Kingston Historical Society about 1960 near 156 King Street East.</p>	<p>Sadler to Williamson, 1 and 11 Sept. 1848, Queen's University Archives, Queen's letters 1845-51; Coverdale Papers E6, private coll.</p> <p>KHS, <i>Monuments &amp; Markers</i>, 133</p> <p>Henderson Album, Queen's University Archives</p>
<p>1849</p>	<p><b>John A. Macdonald</b> moves his family into 180 Johnson Street until 1852.</p>	<p>KHS, <i>Monuments &amp; Markers</i>, 126</p>
<p>1850</p>	<p><b>Farm lot 24</b> (granted to the Stuart family), west of today's City Park, becomes part of the city of Kingston.</p>	

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**Rosemount**, an early example of a house with a campanile or bell tower, is built in stone for the Hardy family at the corner of Sydenham and Earl to the designs of William Coverdale.

Photo J.  
McKendry



ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



1850  
detail from Gibbs map

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1850s</p>	<p><b>Brick</b> begins to compete in popularity with stone as a building material and will eventually become the dominant material.</p>	
<p>1851</p>	<div data-bbox="316 338 1232 1001" data-label="Image"> </div> <p><b>McIntosh Castle</b>, a stone house on Sydenham Street at West, is designed by architect John Power in Gothic Revival, a newly fashionable style for the city. It is placed on an elevated site near the Court House.</p> <p>In October, a <b>fire</b> destroys all the buildings on the west side of William between Wellington and King except Ferguson's corner house. The owners who lost buildings are Derry, Robert McCammon (it started in a stable in the rear of his bakery), Papineau, Paul Hugg and Peter Hanley.</p>	<p>Photo J. McKendry 2006</p> <p><i>British Whig</i>, 27 October 1851</p>

1852



McKendry,  
*With our Past  
before Us*, 79-  
81

Photo pre  
alterations of  
1887, Queen's  
University  
Archives PG-K  
63-6

The stone **Sydenham Street Methodist Church** (now United Church) opens; Gothic Revival style; architect William Coverdale. Enlarged in 1887 by Power & Son.

	<p><b>John A. Macdonald</b> moves his family to Brock Street.</p>	
<p>1853</p>	<p>A new stone school is built for the Kingston County <b>Grammar School</b> (now Sydenham Public School) on Sydenham Street at the rear of the Court House in Gothic Revival style, architect unknown but possibly William Coverdale. Advice on designing schools is given in 1850 to the school board by Egerton Ryerson. It is the Kingston High School in 1871. After a severe fire in 1876, it is rebuilt with a large back wing by architect Robert Gage.</p>  <p>Above: The Midland Grammar School</p> <p>A new stone school (below), operated by the <b>Christian Brothers</b>, is built on Brock and Clergy Streets (and demolished in 1951). For a short time previous to the completion of this school, the Christian Brothers run a school at 50-52 Wellington and Gore, described by Flynn in 1973: "The first building utilized was a little stone double house, which stands on the north west corner of Wellington and Gore Streets, and is now a building of moderate historic import in Sydenham Ward of the city. The first school was named St Joseph's Boys' School, although it was more generally known as the Christian Brothers' School."; the house does not appear on maps 1801 to 1829 (although dated as early as c1817 in vol. 5, pp. 256-7, <i>Buildings of Architectural and Historic Significance</i>) but mention is made of a Catholic School House on Wellington Street in 1844</p>	<p>McKendry, <i>With our Past before Us</i>, 153-5; McKendry, thesis, "William Coverdale", 228, 231-9</p> <p>Photo of the Sydenham Public School post fire from the <i>Special Industrial Souvenir Number, Daily British Whig</i> (Kingston, 1901), 34</p> <p>McKendry, <i>With our Past before Us</i>, 153-4</p> <p>Louis Flynn <i>At School in Kingston 1850-1973</i>, p. 60</p> <p><i>Kingston Chronicle &amp; Gazette</i>, 26 April 1844</p>



Detail from Brosius bird's-eye view of Kingston in 1875

View in 1875 of Selma Park showing St Mary's Cathedral on the left, the Christian Brothers School (see arrow) and Regiopolis or the Hotel Dieu.

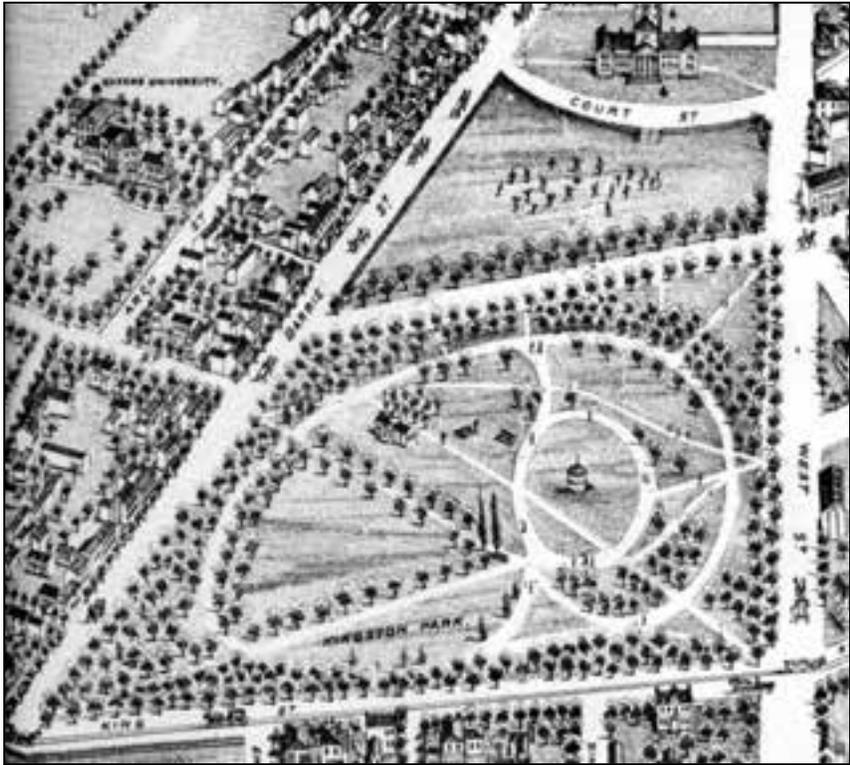


The **Commercial Bank** (now Empire Life) is built on King Street East at William; architect William Hay of Toronto; stone; Renaissance Revival style; one-storey stone extension 1931-2 by Colin Drever. In use as a school for boys from 1895 to 1914 administered by the Roman Catholic College of Regiopolis.

McKendry, *With our Past before Us*, 105; McKendry & Osborne, *Interesting Places & Spaces*, 9-10

Photo by J. McKendry 2006

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1854</p>	<p><i>"The streets are wide and well paved, and there are a great many trees in and about Kingston, which give to it the appearance of an European town. The houses are chiefly of brick and stone along the public thoroughfares, and there are many neat private dwellings enclosed in trim well-kept gardens. The road [King St] leading to the Provincial Penitentiary runs parallel with the water, and forms a delightful drive."</i></p>  <p>King St E. at Lower Union St. c1870s</p>	<p>Susanna Moodie, <i>Life in the Clearings</i> (New York, 1854) quoted in A. Britton Smith, 432</p> <p>Photo by Richard W. Barrow (1841-1881), coll. J. McKendry</p>
<p>1855</p>	<p><b>City Park</b> is being landscaped. Below: view in 1875.</p> 	<p><i>Kingston Daily News</i>, 3 May 1855; Margaret Cohoe, "The Observatory in City Park 1855-1880." <i>Historic Kingston</i> 27 (1979):78-91</p> <p><i>Monuments &amp; Markers</i>, 146</p> <p>View in 1875, Brosius</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	<p>A cricket pitch near the Court House is developed in City Park.</p> <p>The new Kingston Observatory in City Park is the first optical astronomical observatory in the province; placed under the control of Queen's College in 1861 in a new brick building, it is moved to the main campus in 1881.</p>  <p><b>Locomotives</b> are manufactured at Mississauga Point by James Morton.</p>	<p>Brosius 1875</p>
<p>1856</p>	<p>Kingston is connected with Montreal and Toronto via the Grand Trunk <b>Railway</b>. A passenger station is built downtown in 1859.</p> <p><b>John A. Macdonald</b> rents 194 Johnson Street for his mother and sisters from 1856 to 1860; it allows him to retain his Kingston constituency.</p>	<p>KHS, <i>Monuments &amp; Markers</i>, 125</p>
<p>1858</p>	 <p>The Frontenac County <b>Court House and Jail</b>, designed by Edward Horsey, are finished on an elevated site in City Park; the court house</p>	<p>McKendry, <i>With our Past before Us</i>, 141-3</p> <p>Photo pre fire of 1875, Queen's University Archives</p>

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dome is a simple hemisphere covered with tin until severely damaged in a fire of 1875, when it was rebuilt elevated on a ring of windows by the Power & Son firm (see entry for 1875); the stone jail walls, dating from 1867, are demolished in 1973, along with the jail of 1858. With the loss of heritage buildings in the 1970s, public support for preservation surfaces.

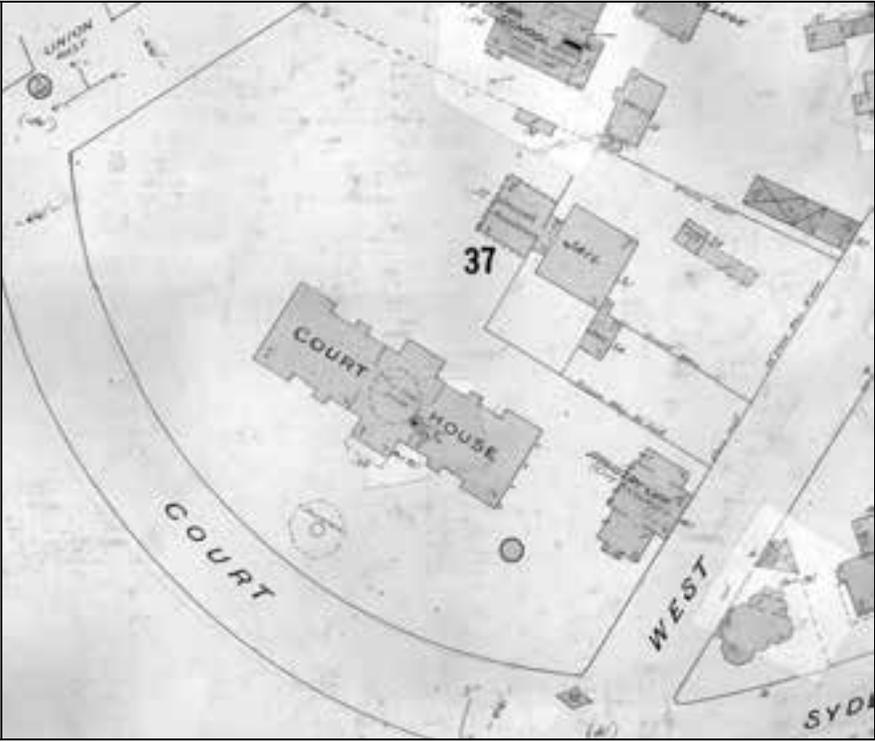
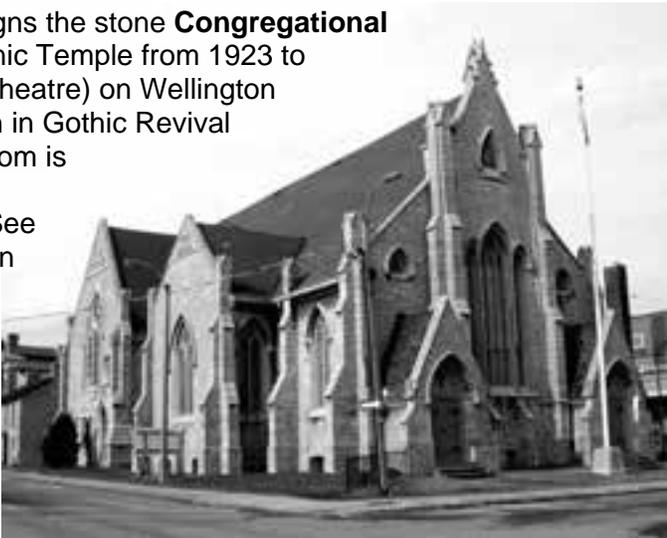


Photo of jail showing the hanging door in 1973 by J. McKendry



Photo by J. McKendry 1973

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	 <p>Site plan of the Frontenac County Court House, Jailor's Residence, Jail and Registry Office (of 1876) in 1908.</p> <p><b>Fire</b> breaks out on 6 April 1858 in the rear part of William Brown's frame <b>Globe Inn</b>, 178 Bagot at William, and destroys it and the adjoining large brick house on Bagot. The present brick house is built on the Inn's corner site by 1861.</p>	<p>Detail from the Fire Insurance Plan of 1908</p> <p><i>Daily British Whig</i>, 6 April 1858; census of 1861.</p>
<p>1861-5</p>	<p>The American <b>Civil War</b></p>	
<p>1864</p>	<p>John Power designs the stone <b>Congregational Church</b> (a Masonic Temple from 1923 to 2003 and now a theatre) on Wellington Street at Johnson in Gothic Revival style. A school room is added in 1883 by Joseph Power. See 1822 for the Union Church previously on this site.</p> 	<p>McKendry, <i>With our Past before Us</i>, 84-5; Jennifer McKendry, "First Congregationalist Church (Masonic Hall): a Remarkable Gothic Church." <i>Historic Kingston</i> 51 (2003): 44-54</p> <p>Photo by J. McKendry 2002</p>

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

1865	The <b>City Hall</b> 's back wing, stretching to King Street East and surmounted by a tall cupola, burns and is replaced with a much shorter version by William Coverdale.	McKendry, <i>With our Past before Us</i> , 136
1867	<b>John A. Macdonald</b> becomes Prime Minister of the new country of Canada.	
1870	The <b>withdrawal of British troops</b> garrisoned in Kingston.	
1873	<p>The architectural firm of <b>Power &amp; Son</b> is formed (see also 1846 for its origins).</p> <p>The stone <b>Wellington Street School</b>, currently in use for apartments, is built in Gothic Revival style at 47 Wellington by the Power firm. It originally had an ornamental iron fringe on top of the bell tower.</p> 	<p>McKendry, "Selected Drawings John and Joseph Power"</p> <p>Photo by J. McKendry 2006</p>

1875

**Fire** severely damages the **Court House** (see also entry for 1858), which is rebuilt with a new elevated dome by architects Power & Son. The stone **Registry Office** is built nearby (joined to the Court House in the 20<sup>th</sup> century).

McKendry, "Selected Drawings John and Joseph Power", 75-6, pls. 29 & 30



Photos J. McKendry 2007-2008



**Brosius's bird's-eye view** of Kingston is published.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA



**1875** detail from the Brosius bird's-eye view of Kingston with the Study Area emphasized.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1876</p>	<p><b>John A. Macdonald</b> rents half of 79-81 Wellington Street for his sister Louisa Macdonald and their brother-in-law James Williamson to 1878.</p> <p>The social and economic hardships created by the withdrawal of the British Garrison in 1870 are softened by the opening of the Royal Military College on Point Frederick.</p>	<p>KHS, <i>Monuments &amp; Markers</i>, 130</p>
<p>1877</p>	<p>The horse-drawn Kingston <b>Street Railway</b> begins operations; it is electrified in 1893.</p>  <p>A fine example of a stone house in the Empire style is designed for the Kent family at <b>85 King Street East</b> by architect John Power.</p>	<p>Photo J. McKendry 2006</p>
<p>1878</p>	<p><b>John A. Macdonald</b> rents 134 Earl Street (built 1866) for his widowed brother-in-law James Williamson and his sister Louisa Macdonald who dies there in 1889.</p>	<p>KHS, <i>Monuments &amp; Markers</i>, 123</p>
<p>1879</p>	<p><b>Population</b> 14, 091.</p> <p><b>William Newlands</b> (1853-1926), a native of Kingston, begins his career as an architect. He designs many of the “Victorian” houses in</p>	<p>Chronology, <a href="http://www.mckendry.net">www.mckendry.net</a></p>

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	<p>the Study Area such as 107-109 Gore St in 1894; Queen's University Archives holds a large collection of his drawings.</p>	<p><i>Contract Record 5</i> (23 Aug. 1894): 1</p>
<p>1881</p>	<p><b>Telephones</b> come to Kingston (as early as 1879, a phone line is installed in Portsmouth Village on the grounds of Rockwood Lunatic Asylum to communicate between the asylum and the superintendent's home).</p>	
<p>1886</p>	<p>Fine <b>Victorian houses</b> are appearing in the old Sydenham Ward such as the Hendry House (King at West, architect Power &amp; Son), the Anglin House (52 Earl St, also Power) and the Upper House (91 King, attributed to William Newlands).</p>	
<p>1887</p>	<p>The city takes over the Kingston <b>Water Works</b> Company.</p>	
<p>1888</p>	<p><b>Electricity</b> is available in Kingston.</p> <div data-bbox="326 858 1211 1440" data-label="Image"> </div> <div data-bbox="318 1472 992 1814" data-label="Image"> </div> <div data-bbox="1008 1476 1219 1843" data-label="Caption"> <p>View from St Mary's Cathedral towards the lake c1888-c1890; Sydenham St Methodist Church has just been enlarged (right foreground), while St George's has not yet been enlarged (left</p> </div>	<p><i>Kingston Illustrated</i> [1912], coll. J. McKendry</p>

background).



McKendry,  
*With our Past  
before Us*, 90,  
92

Photo by J.  
McKendry  
2008

Gillen & Gillen design **Chalmers Church** in Romanesque Revival for an unusual site at the corner of Earl and Barrie Streets. (See 1847-49 for the first Chalmers Church, demolished in 1890.)

1889

**Macdonald Park** becomes a park extending the recreational use of City Park to the water's edge. It is federal land but is leased to the city except for the Murney Tower. After Sir John A. Macdonald's death in 1891, it is renamed in his honour. In 1896, the Newlands Pavilion, designed by architect William Newlands (see 1896 for a picture), is built near the shore; in 1909, the bronze lion is installed (see 1909 for a picture); in 1919, the Richardson Bath House is built to the plans of

Lyndsay Hatlelid,  
"Macdonald  
Park: a  
Cultural  
Overview",  
report for the

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	<p>B.H. Prack of Toronto (see 1919 for a picture).</p>  <p><b>St Mary's</b> (Roman Catholic) Cathedral of 1843 is greatly enlarged on the Johnson St facade by architect Joseph Connolly (1840-1904) in Gothic Revival style.</p>	<p>City of Kingston 2006</p> <p>Photo. J. McKendry 2008</p>
<p>1890</p>	<p>John A. Macdonald (who dies in 1891) lays the cornerstone of the Kingston <b>Dry Dock</b> (now Marine Museum).</p> 	<p>Jennifer McKendry &amp; Brian S. Osborne, <i>Exploring Downtown Kingston: Interesting Places &amp; Spaces</i> (Kingston: KEDCO, 2006), 12-13</p> <p>Photo in 1892 Kingston Dry Dock QUA V23 Boa-Shp-5</p>

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	<p>The city builds a <b>pumping station</b>, designed in brick by Joseph Power in Romanesque Revival and – despite of a threat to demolish it in 1960 -- open today as a tourist site on Ontario Street at the foot of West.</p>  <p><b>St George's</b> Cathedral is enlarged, including a grand dome, by Power &amp; Son; the four small turrets (seen above) at the base of the dome are not rebuilt after the fire of 1899; see also 1825, 1839 &amp; 1899.</p>	<p>McKendry, <i>With our Past before Us</i>, 127-8</p> <p>Postcard, pre fire of 1899</p>
<p>1891</p>	<p>Architect <b>Arthur Ellis</b> (1863-1940) arrives in Kingston; he designs many houses at the turn of the century such as 47 William in 1893 and 183 William in 1905.</p>	<p>Jennifer McKendry, "Arthur Ellis" vol. 33, <i>Allgemeines Künstler-Lexikon</i> 2002</p>

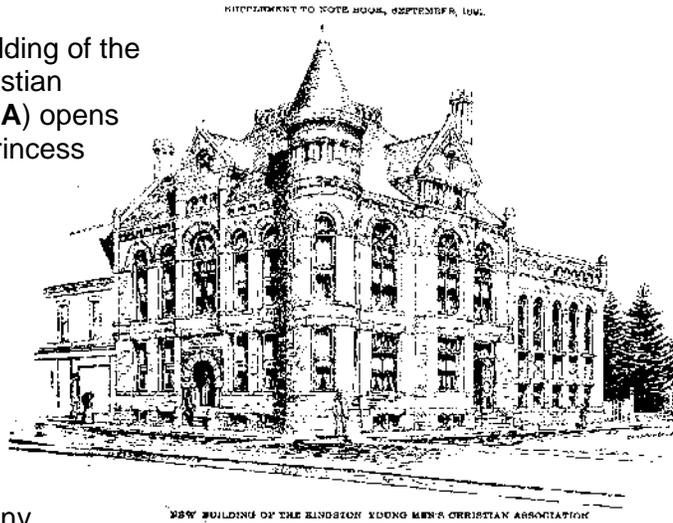
1892



The **Hotel Dieu**, opened in the old Regiopolis building, has a two-storey verandah in Classical Revival style added by architect William Newlands. (See also entry for 1839 for another picture).

Photo. J. McKendry 2006

The new brick building of the Young Men's Christian Association (**YMCA**) opens at the corner of Princess & Barrie Streets, architects Arthur Ellis & J.B. Reid, Romanesque Revival Style, demolished c1960; located conveniently close, its facilities are no doubt used by many residents of the Study Area.



Drawing dated Sept. 1891, collection Jennifer McKendry

W. Stewart Lavell, *Pioneering with Youth* (Kingston: Hanson & Edgar, 1936)

**St Vincent's Academy**, a brick building with a stubby front tower and on a high stone foundation, opens for Catholic female students on the site of St Joseph's Church of 1808 (converted to a school in 1859) at Bagot and William Streets; St Vincent's is demolished in 1951.

Flynn *At School in Kingston*, 38, 76-78

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1893</p>	<p>The Kingston Historical Society is founded. See also 1925.</p>	
<p>1894</p>	<div data-bbox="342 285 1192 779" data-label="Image"> </div> <p>The <b>Eastern Dairy School</b> is established at 181 Barrie Street near the Court House; the present half-timber building is erected in 1923 to replace the original brick one, which burnt the previous year. Now occupied by the Ministry of Health, it once was an important centre in eastern Ontario for instructing about the techniques of butter and cheese making.</p>	<p>For a history of the school, see <i>Special Industrial Souvenir Number of the Daily British Whig</i>, 1909, p. 57</p> <p>Photo J. McKendry 2008</p>
<p>1895</p>	<div data-bbox="321 1066 971 1896" data-label="Image"> </div> <p>A ceremony is held to unveil a bronze <b>statue</b> to Sir John A. Macdonald (died 1891) in City Park at the corner of King and West Streets; by British sculptor George Wade.</p>	<p>Photo J. McKendry 2000</p> <p>Kingston Historical Society, <i>Guide to Monuments</i>, 157 &amp; back cover</p>

1896

Kingstonians can now enjoy watching the activities of the new Kingston Ice Yachting Club.



The Kingston Yacht Club is in operation at its present site by 1896. Undated plans by Power & Son are at the Library & Archives of Canada. It is enlarged in 1906.

A wooden bandstand, the **Newlands Pavilion**, is built near the shore in Macdonald Park, architect William Newlands; restored 1979 by architect Lily Inglis.



Photo J. McKendry 2007

The Power plans are dated c1880 by Joan Mattie in *100 Years of Architecture in Kingston*, John Power to Drever & Smith (1986), entry 18, p. 20

*Daily British Whig*, 20 June 1906

City of Kingston council minutes, 4 May 1896; tender call 7 May 1896, *Daily British Whig*; plans at Queen's University Archives

Photo J. McKendry 2006

<p>1899</p>	 <p><b>St George's</b> is rebuilt by Power &amp; Son after a fire destroys the roof and dome of 1890; see also 1825, 1839 &amp; 1890.</p>	<p>Photo J. McKendry 2006</p>
<p>1901</p>	<p>Death of Queen Victoria who has reigned since 1837 during many of the significant years of old Sydenham Ward. Her son <b>King Edward</b> (born 1841) reigns until his death in 1910. Sentimental support in Kingston for the British monarchy is strong, as is evidenced in the names of streets and institutions (Queen's College, Queen St, Victoria St, Royal Military College, King St, Princess St, etc.).</p>   <p>Queen Victoria as a young monarch and in old age, a year before her death.</p>	

Population 17,961

1903



Photo J.  
McKendry  
2008

The **fountain** in front of the Court House is installed honouring Sir George Kirkpatrick (1841-99), Lt. Governor of Ontario. It is designed by Power & Son.

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1908	The <b>Frontenac Club</b> for gentlemen is formed in the old Bank of Montreal stone building on King at William Streets.	
1909	 <p data-bbox="310 1560 1224 1661">A bronze <b>statue of a lion</b> is installed in Macdonald Park; a gift to the city from R.J. Gaskin whose father, John, advocated in 1891 the lease of this land from the federal government for a municipal park.</p>	<p data-bbox="1252 779 1377 867">Photo J. McKendry 2006</p> <p data-bbox="1252 930 1433 1142">Linda Martin &amp; Kerry Segrave, <i>City Parks of Canada</i> (Oakville ON: Mosaic Press, 1983): 39-40</p>

	 <p>The <b>Architect's Office</b> is built at 258 King St E. by architect Henry P. Smith (1864-1913) in 1909-1910 in concrete moulded to resemble stone; Beaux Arts style; one of the limited number of commercial buildings in the Study Area.</p>	<p>Jennifer McKendry, "The Gildersleeve House", 63-69</p> <p>Photo by J. McKendry 2002</p>
<p>1914-1918</p>	<p>The First World War; post war, many <b>memorials</b> are raised in City Park and Macdonald Park over the following years.</p>	
<p>1919</p>	 <p>The stone <b>Richardson Bath House</b>, a gift from Captain George Richardson (killed in action in 1916), is built to the plans of B.H. Prack of Toronto on the shore in Macdonald Park.</p>	<p>Jennifer McKendry &amp; Brian S. Osborne, <i>Exploring Downtown Kingston: Interesting Places &amp; Spaces</i> (Kingston: KEDCO, 2006): 16-17</p> <p>Photo from lakeshore by J. McKendry 2006</p>

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1924

Detail from Fire Insurance Plan showing part of the Study Area

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<p>1925</p>	<p>Macdonald Park is chosen as the site of a stone <b>Cross of Remembrance</b> by the Imperial Order of the Daughters of the Empire.</p>  <p>The Kingston Historical Society, founded in 1893, opens a museum in the federally owned <b>Murney Tower</b> of 1846.</p>	<p>Inscription on monument</p> <p>Photo J. McKendry 2007</p>
<p>1927-9</p>	<p>The complex forming the <b>Annandale Apartments</b> (illustrated below) is built on Sydenham St between Earl and William Streets on land that was part of the Carruthers Villa estate of 1849. The old stone villa, still standing on Earl at Sydenham, is raised a storey in 1928 and becomes known as the Annandale Court Apartments. A brick, 3-storey annex for 3 tenants with garages to the rear is built at 119 Earl on the site of an earlier brick house. The new high-rise, designed by Colin Drever (1887-1975) for owners Tekla and Matthew Hanson, replaces a stone carriage-house facing William St. Partly occupied by 1931, it has five storeys, each with 6 apartments, plus a basement storey. It may be the first modern high-rise in the city.</p>	<p><i>Kingston Whig-Standard</i>, 25 June 1927</p> <p>fire insurance map of 1947</p> <p>Colin Drever's plans are in the Power Collection, Library &amp; Archives of Canada</p> <p>Selected city directories from 1927 to 1963</p>

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The Annandale Apartments from William & Sydenham.

Photo J.  
McKendry  
2004



*left* Photo J.  
McKendry  
2008 from Earl  
and  
Sydenham

Carruthers Villa, now  
part of the Annandale  
Apartments.



*and right*  
c1900 photo  
from Earl and  
Sydenham,  
Queen's  
University  
Archives

1929

The **Great Depression**

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<p>1930</p>	<p>The <b>Royal Canadian Horse Artillery War Memorial</b>, a stone monument with bronze plaques, is placed in City Park at the corner of Barrie and King Sts to commemorate members of the RCHA killed in both World Wars; in 1996, a 25-Pounder Gun is installed nearby.</p> 	<p>KHS, <i>Guide to Monuments</i>, 145</p> <p>Photo J. McKendry 2006</p>
<p>1931</p>	 <p>The <b>21<sup>st</sup> Battalion War Memorial</b>, a bronze statue on a tall stone base, is placed in City Park across from 65 West St.</p>	<p>KHS, <i>Guide to Monuments</i>, 155</p> <p>Photo J. McKendry 2005</p>

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<p>1938</p>	 <p>A bronze plaque is installed on a stone cairn in City Park on King St near West to commemorate the early <b>land surveys</b>, including planting the first survey marker on 27 October 1783.</p>	<p>KHS, <i>Guide to Monuments</i>, 158</p> <p>Photo J. McKendry 2005</p>
<p>1939-1945</p>	<p>The <b>Second World War</b>.</p> <p>Economic opportunities for those living in the Study Area increase with the development of <b>industries</b> such as Dupont and Alcan. Due to the number of men now in the military, women gain work experience in factories such as the Shipyards and Locomotive Works during the war.</p>	<p>Geraint Osborne, " 'We women found we could run a country': Kingston's Factory Women at War, 1939-1945." <i>Historic Kingston</i> 56 (2008): 61-86.</p>
<p>1950s</p>	<p>Kingston <b>annexes</b> over 5,500 acres in Kingston Township, including Portsmouth Village in 1952. It is a time of prosperity and building activities including the development of suburbs. Population over 62,000.</p>	
<p>1959</p>	<p>The <b>St Lawrence Seaway</b> is opened.</p>	
<p>1960s</p>	<p>An era of enthusiasm in the city for <b>high-rise development</b> such as the Holiday Inn in 1967. This trend continues today.</p>	
<p>1968-1969</p>	<p>Ontario Street loses one of its major industries – the <b>shipyards</b> – followed the next year by the <b>locomotive works</b>. Thereafter, a series of development schemes are proposed for the area, for example</p>	

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

	William Teron's "Marina City" (cancelled in 1972).	
1970	<b>Sydenham Ward Urban Renewal Scheme</b> , Kingston Ontario by Wyllie Unfal Weinberg and Scheckenberger, Town Planners.	
1971	The first of seven volumes listing buildings of <b>architectural or historic significance</b> for potential heritage protection is published by the city.	
1973	The city's <b>Tercentennial</b> creates widespread interest in the past.	
	 <p>The Frontenac County stone <b>Jail</b> and <b>jail walls</b> are demolished Nov. 1973-early 1974.</p>	Photo J. McKendry Nov. 1973 during demolition of jail wall on West St.
1976	The <b>Sailing Olympics</b> are held at the Portsmouth Olympic Harbour.	
	The <b>Marine Museum of the Great Lakes</b> is opened on the site of Mississauga Point, the Dry Dock and the Shipyards.	
		Photo J. McKendry 2006



**1977**

Aerial view of the Study Area  
detail A24648.

ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

<p>1978</p>	<div data-bbox="380 268 1154 783" data-label="Image"> </div> <p>The <b>Kingston Public Library</b> moves into a new red brick building on Johnson Street and converts the old stone presbytery of 1822 at Bagot into library use; architects Sorensen &amp; Inglis.</p>	<p>Photo J. McKendry 2008</p>
<p>1983</p>	<p>Incorporation of the <b>Cataraqui Archaeological Research Foundation</b> to oversee the excavation of Fort Frontenac.</p> <p>In the city and adjoining townships there is a <b>population</b> of 108,502 (51% of this is in the city itself).</p>	
<p>1984</p>	<p>The bicentennial of the <b>Loyalist</b> settlement.</p>	
<p>1987</p>	<p>The <b>Lines House</b>, a frame house dating from the late 18<sup>th</sup> century, is moved from its original site on Ontario Street at Earl Streets but is burnt once installed on its new site on North Street (for a picture, see the entry for 1790s).</p>	
<p>1995</p>	<p>The <b>Burma Star War Memorial</b>, a stone monument, is raised in City Park opposite 55 West St to the memory of those who served in the Far east and Pacific Theatres of War 1941-1945</p>	<p>KHS, <i>Guide to Monuments</i>, 156</p>
<p>1998</p>	<p>The City of Kingston, Kingston Township and Pittsburgh Township are <b>amalgamated</b> with a population of 110,000.</p>	

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Queen's University Papers, Queen's University Archives

Sketches, paintings, photographs, collection Agnes Etherington Art Centre

Tax assessments, Queen's University Archives

Tourist booklets on Kingston, c1900 – c1925, McKendry collection

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Emily Street from King, photo J. McKendry 2006

## INDEX FOR CHRONOLOGY

N.B. – the dates refer to the entries **NOT** the date of the event

- A**  
 Allison, by 1811  
 American Civil War, 1861  
 Anglin House, 1886  
 Arbour Ridge Site, 10000BCE-1600  
 Architects: see Browne, Connolly, Coverdale, Ellis, Gage, Gillen & Gillen, Hay, Horsey, Inglis, Newlands, Power & Son (John & Joseph), Reid, Rogers, Sorensen
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## ILLUSTRATED CHRONOLOGY OF OLD SYDENHAM WARD & AREA

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Bagot St at West St, photo J. McKendry 2008

# APPENDIX B

## Interviews

Ann Browne (Queen's University)  
Dr. Stephen Chambers (Minister, Chalmers United Church)  
Kim Donovan (developer)  
Walter Fenlon (Imagine Kingston)  
Helen Finley (heritage activist)  
Jeff Garrah (KEDCO)  
Mac Gervain (heritage building contractor)  
Prof. Peter Goheen (Emeritus Professor)  
John Grenville (Parks Canada)  
Lily Inglis (heritage architect)  
Elizabeth Macdonald (Minister, Sydenham Street United Church)  
George Muirhead (former City Planning Director)  
Prof. Brian Osborne (Emeritus Professor, author of city history)  
Geoff Smith (area resident, historian and journalist)  
Krista Wells (Providence Care/KGH/Hotel Dieu Hospital)  
Marc Raymond (Frontenac Heritage Foundation)  
Les Wetherby (real estate agent and appraiser)  
Diane Cooke (real estate agent)  
Don Denee (real estate agent)  
Jay and Toby Abramsky (Keystone Properties, rental landlords)  
Brit Smith, Alf Hendry (Homestead Land Holdings, area property owners)  
Anita Krebs (President, Sydenham Ward Tenants and Ratepayers Association)  
Councillor Bill Glover  
Kaitlyn Young (President, Queen's Alma Mater Society)  
Dr. Hans Westenberg (area property owner and developer)  
Ann Blake (Curator, Marine Museum of the Great Lakes)  
Ed Grenda (Kingston Historical Society)  
Merrill Weekes (First Baptist Church)  
The Dean (St. George's Cathedral)  
Wendy McAbee (Empire Life)

## Presentations to and group meetings

Sydenham Ward Tenants and Ratepayers Association

Kingston Historical Society

senior management of Queen's University

Chalmers Church congregational representatives

the congregation of Sydenham Street United Church

Historic Inns of Kingston

Kingston Municipal Heritage Committee

## Technical Steering Committee meetings

February 28, 2008

May 6, 2008

September 16, 2008

# APPENDIX C

## References and Bibliography

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