

## **Property Inventory Evaluation**

### **Bagot Street**



## Property Inventory Evaluation – Bagot Street

### 90-92 Bagot Street

**Built: 1856**

**Architect: William Coverdale**

**Rating: S (Part IV)**



The 90-92 Bagot Street building is a two-storey red brick double house built by architect William Coverdale in 1856. It is prominently placed on the north corner of Bagot and West Street, overlooking City Park and Queen's University. These buildings have physical/design value not only for their individual architectural elements, but also as a coherent whole. Coverdale's style is displayed through distinctive architectural hallmarks, including the use of roll mouldings and a detailed cornice with medallions. The units' first storeys have Venetian windows, while their second storeys contain pairs of round-headed windows. All sills have corbelled brick brackets. Segmentally arched windows are found in the building's high stone foundation, below the base course. The 90 and 92 Bagot Street units are divided by a pilaster with a central round-headed groove. Gable end parapets are found at each side of the roof.

### 90 Bagot Street

The 90 Bagot Street unit consists of the building's left three bays. Its angled side wall is parallel to West Street. It has a central, semicircular arched entranceway containing a recessed door with a roll moulding surround. The central bay also has a two-storey frame porch with a classical entablature, which has a second-storey door providing access to the porch. Two pairs of brick chimneys sit at either end of the 90 Bagot Street unit. There is irregular fenestration with a small round-headed window under the gable peak of the West Street wall, angled to the street line. A three-bay, two-storey, flat-hooded brick wing extends from the unit's rear wall.

### 92 Bagot Street

The 92 Bagot Street unit consists of the building's right two bays. This two-bay section is accessed by a doorway in the north-east bay, which has a small entablature hood-mould supported by consoles, and a single window in the second storey directly above it.

## Property Inventory Evaluation – Bagot Street

### 94-96 Bagot Street

**Built: c. 1859**

**Rating: S**



The 94-96 Bagot Street building is a two-and-a-half storey red brick double house. This building has design/physical and contextual values owing to features that contribute to the longer row of buildings, running from 90 to 104 Bagot Street, of which it is a part. Its massing, setback and composition are compatible with these neighbouring structures. Each unit is two bays wide, with a recessed entranceway on its southwest bay. The entranceways are topped by rectangular transoms, and flanked by wood sides with recessed wood panels. The building's fenestration is rectangular and symmetrical, with tall openings on its first and second storeys. Squat windows are located in the northeast bays of each unit's stone foundation. Openings on their upper half-storeys are truncated at the building's roofline, breaking the flow of its bracketed wood cornice. The building was erected for dry goods merchant Patrick Harty, no later than the fall of 1859.\*

### 94 Bagot Street

This half of the building contains simple rectangular balconies projecting from the second and upper-half stories of its southwest bay. These wood balconies feature iron balustrades and supports containing Greek key motifs.

### 96 Bagot Street

The transom above the 96 Bagot Street entranceway door contains the unit's street number in gold. A modest brick chimney is located at the apex of its side gable roof, flush with a firewall belonging to the adjacent 98 Bagot Street building.

---

\* Property Records; 1860 tax assessment roll.

## Property Inventory Evaluation – Bagot Street

### 97-99 Bagot Street

**Built: 1890**

**Architect: Power &  
Son**

**Rating: S**



Joseph Power of Power & Son called for building tenders for this double house in the June 12, 1890 *Daily British Whig*. The signed detailed drawings for “Semi-detached Residences on Bagot Street for Messrs R. E. Kent & W. MacNee” are in Queen’s University Archives.\* This building is of design/physical value for its high-quality design. The architect has captured variety by contrasting the forms of each half of the building, while retaining harmony through the use of red brick walls, grey course limestone and painted wood trim. The style is typical of the very late 19<sup>th</sup> century, with aspects derived from the British Queen Anne style. The 97-99 Bagot Street building has historical value as a fine example of the Power & Son firm’s work. It has contextual value because of its significant visual contribution to the streetscape.

### 97 Bagot Street

This half of the house is dominated by a two-storey bay window surmounted by a frame gable with a recessed balustrade balcony, partly supported by brackets. The generously sized windows permit a minimum of solid wall. To one side is a wooden verandah with spooled trim, while on the other side (in the house’s centre) is a two-storey recessed verandah shared with 99 Bagot Street. It is well ornamented with spooling. On the roof over this centre portion is a pair of gable dormers – one for each half of the house.

---

\* Kingston Architectural Drawings 27 i-ii.

## **Property Inventory Evaluation – Bagot Street**

### **99 Bagot Street**

In contrast to 97 Bagot's bay window, 99 Bagot features a round corner tower topped by a conical roof, under which is a partial ring of windows. Noteworthy are the decoratively treated shingles, curved rectangular and round-arched windows with stained glass transoms in the tower, and well crafted brickwork. The verandah on one side lacks the ornamental treatment found on the side verandah of 97 Bagot.

## Property Inventory Evaluation – Bagot Street

### 98 Bagot Street

**Built: c. 1859 / 1873**

**Rating: S**



The façade of this building dates to at least 1873, when hardware merchant Edwin Chown had the adjacent 100-104 Bagot Street buildings erected, with which this building's style coheres. Chown and his family were living in a house on this property no later than the fall of 1859, but it is not known whether the present structure incorporates part of the earlier one, which was setback further.\* The Chown family gained a reputation in Kingston as prominent hardware merchants, and as proprietors of a local foundry, which contributes to this structure's historical value. The 98 Bagot Street building has physical/design value for its modest use of ornate elements, complementing its otherwise basic design. Its contextual value derives from the integration of its design with the 100-104 Bagot Street units, and because of its massing, setback, and composition are compatible with the larger row of buildings, running from 90 to 104 Bagot Street, of which it is a part.

The 98 Bagot Street building is a three-bay, two-storey brick structure. It is separated from adjacent units by brick quoins of alternate widths. The building's front entrance features roll moulding, and a half-round transom. The entrance is recessed behind a rounded brick arch with a decorative keystone. Slightly arched windows in the building's foundation contain paired 1/1 windows, divided by a simple mullion. Two dormers with plain pediment tops and simple pilasters project from the roof. The building's remaining fenestration is consists of tall, rectangular and symmetrically-placed windows. Hoods above each of these windows feature elaborate floral designs.

---

\* Property records; 1860 and 1874 tax assessment records; Innes map of 1865.



## Property Inventory Evaluation – Bagot Street

### Coach House (Lily Lane):



A one-and-a-half storey coach house is located behind the building, facing the Lily Lane. This building's two stone walls face the alleyway and West Street. Its other walls are brick, indicating that the original stone structure was once expanded. The alleyway façade of this building contains a wide vehicle door with stone voussoirs. It has a side-gable roof, with a projecting gable-roofed dormer that contains a wood-plank door with wood trim. The West Street side of the building contains an additional, tall and rectangular window-opening that has been boarded-up. A firewall is located on each side of the building, which was once adjacent with other outbuildings along the alleyway. This building appears to be different from the one indicated on Brosius' 1875 map. It does appear on a version of the 1892 Fire Insurance map of Kingston, which was updated in 1904.

## Property Inventory Evaluation – Bagot Street

### 100-104 Bagot Street

**Park Place**

**Built: 1873**

**Rating: S**



The two-bay, two-and-a-half storey brick buildings at 100, 102 and 104 Bagot Street are collectively known as Park Place. This name dates to at least 1904, but may have been adopted as early as 1873, when hardware merchant Edwin Chown had these buildings erected.\* They have physical/design value for their individual architectural elements, and as a whole. Their contextual value derives from their coherence with the adjacent 98 Bagot Street building, and from their compatibility with neighbouring buildings. The composition, setback and massing of 100, 102 and 104 Bagot compliment that of the larger row of buildings, 90 to 104 Bagot Street, of which they are a part.

The front entrance of each unit is located on its southwest bay. They feature half-round transoms and are recessed behind two-tiered brick aches with decorative keystone. Each northeast half contains a slightly protruding rectangular bay window, containing a large, 2/2 full-height opening. These are topped by shallow roofs with simple wood entablatures, supported by tall scrolling brackets with floral motifs. They bay projections extend to grade through their stone foundations, which contain wide, slightly arched basement windows. Each of the unit's second-storey windows rests on an ashlar sill. They are topped by peaked hoods with winged and circular designs. Above these windows, a row of wood brackets support the roof's overhang.

### 100 Bagot Street

A full-width dormer of no heritage value spans the roof of 100 Bagot Street.

---

\* Property Records; 1874 tax assessment records.



## Property Inventory Evaluation – Bagot Street

### 102 Bagot Street

The 102 Bagot Street unit had a wood porch which covers the building's arched front entrance. Its transom has been removed and/or covered by this structure. A gable dormer with a wide opening and flanking pilasters is located over the northeast bay.

### 104 Bagot Street

This unit features brick quoins along its northeast side, and a small brass plaque which reads "Park Place". The window above its front entrance has been expanded to accommodate balcony doors, topped by a rectangular transom. The balcony has an iron balustrade. A gable dormer with a wide opening and flanking pilasters is located over the unit's northeast bay.

## Property Inventory Evaluation – Bagot Street

### 107-109 Bagot Street

**Built: 1874**

**Architect: John Power**

**Rating: S**



The studied symmetry of this double house, once known as Wellesley Place, is in marked contrast to its immediate neighbour built almost twenty years earlier. Here the style, typical of the 1870s shows in the mansard roof and bay windows. This whole block of red brick houses illustrates a developing style from the 1856 house at the corner of West Street, this 1874 dwelling and the high Victorian 1891 house between them. This house was built for Felix Shaw by architect John Power. A verandah was added later by William Newlands.

This two and a half storey brick double house set on a high stone foundation has a bellcast mansard roof with large central brick chimney. The main façade is divided by a central brick pilaster rising to a brick entablature. Each dwelling, two bays wide, has slightly projecting end bays containing the entrances above flights of steps. The paneled doors and rectangular transoms, under radiating brick voussoirs with ashlar keystones, are recessed and protected by a flat hood supported by brackets. There is a single window in the second storey above each entrance.

The central bays each contain the first storey bay windows with angular walls rising from the projecting foundation. The basement bays have three windows with segmental arches. In the first storey the window sills rest on the stone foundation and the bays are topped by a decorated wooden frieze with dentils and paired brackets under a boxed cornice and low hipped roof.

In the second storey of the central bays are paired, narrow windows. All windows are sash, have radiating brick voussoirs and the upper windows have stone lugsills. The roof over the central bays has hooded round-headed dormers with carved wood surround and a keystone. The sides each have two dormers.

## Property Inventory Evaluation – Bagot Street

### 110 Bagot Street

**Built: 1935-38**

**Rating: S**



The 110 Bagot Street building is a large, 3-storey, 3-bay brick and wood structure designed in the Tudor style of architecture. Most of the roof of the building is flat. But it has a very steeply-sloped, wood-shingled, front section, which covers the façade of the building's third storey. Two massive gable-dormers project from the outer bays of the front roof. Their upper sections contain 9-piece, paired, casement windows. A small, slightly-projecting dormer, with matching 8-piece windows, is located between them on the middle bay. Each larger dormer extends through the building's second storey, incorporating box-like projections on each outer bays. The projections contain rows of four, 6-piece casement windows. Two matching windows are located between the projections. The dormers, projections, and the remainder of the second storey, feature half-timbering that characterizes the building's Tudor style.

The first storey of the 110 Bagot Street building has a multi-coloured brick exterior, which is also characteristic of Tudor architecture. Its front entrance is located in the middle bay, below a row of vertical brick voussoirs that form a peak. The front entrance door is flanked by two small, rectangular windows with diagonal muntin bars. These windows are supported by sills comprised of vertical bricks, set at a protruding angle. The concrete front porch has an curved staircase at each side. It is flanked by brick pillars with flat stone tops. An iron balustrade spans the front of the porch between the pillars.

The outer bays of the building's first storey each contain a bay window in three sections. Their main sections contain a row of four, 6-piece casement windows, and single matching windows on their angled returns. Angled bricks form the sills below these windows, merging with the lower brickwork that complete these bays.

This lot was used by the Kingston Curling Club during the 1860s, while the property was owned by Sheriff Thomas Corbett. A curling rink occupied the property until the

### **Property Inventory Evaluation – Bagot Street**

late 1860s or early 1870s.\* The lot then remained vacant for over sixty years. The Minnes family had erected 116 Bagot Street in 1875 and, in 1899, Annie Minnes purchased the 110 Bagot Street land. In 1931 she leased it to the Mutual Relief Life Insurance Company. The present building first appears as a seven-unit apartment complex in the 1939 directory.

---

\* The rink is listed in the 1867 Directory; does not appear on the 1875 map by Brosius.

## Property Inventory Evaluation – Bagot Street

### 116 Bagot Street

**Goreview**

**Built: 1875**

**Architect: John Power**

**Rating: S (Part IV)**



James Minnes, a prominent merchant, in 1875 was assessed \$5000 for an unfinished house on this lot. In both scale and wealth of decoration, it is in contrast to the smaller terraces and double houses near-by and provides an important visual focus at the end of Gore Street.

William Newlands 'plans for improvements' show the addition of a two-storey rear wing.

This three-storey, three bay brick house has a storey below the base course of pitch-faced stone. The central bay, a shallow projection, contains the entranceway with round-headed transom protected by a flat-roofed frame portico. Square columns support a classic entablature decorated with dentils, modillions and brackets. The face of the porch has a semicircular arch and its spandrels are pierced with a floral design.

The flanking bays have, on the main storey, bay windows with angular walls topped by moulded cornices, brackets and dentils. The second storey has segmental arched windows flanking a central French window. All windows have eared surrounds decorated with floral work. An ashlar string course separates the storeys and pilasters mark the corners of the main façade.\*

---

\* Adapted from *Buildings of Architectural and Historic Significance*, vol. V, pp. 11-12 (1980).

## Property Inventory Evaluation – Bagot Street

### 117-119 Bagot Street

**Built: c. 1888**

**Rating: S**



This large two-storey brick house is a prominent and important building located at the corner of Gore Street, facing Bagot. It was erected no later than 1888, as it appears with occupants in the 1889 street directory of Kingston. Its first known occupants were a jeweller named John Smith (117), and Mrs. Francis Lawson (119). Reverend George Ferguson bought the property in 1913, and is still listed as a resident of 117 Bagot in the 1923 directory.

The 117-119 Bagot Street building is a 4-bay, 2½-storey brick double-house on a tall stone foundation. A prominent feature of this building is its two, 2-storey bay windows, located at the ends of the façade. Each protruding bay is narrow and three-tiered, with angled returns. The windows in each tier are tall, 1/1, with simple wood surrounds. Those on the first storey are significantly taller. The first and second storeys of each tier are separated by an inset panel with checkerboard brickwork. Fluted columns flanking each tier feature Corinthian capitals. The tall, full-basement levels of the towers contain inset 2-piece casement windows topped by a solid stone voussoir. Gable ends above the towers' flat roofs feature scrolling brackets which support heavy, simple wood hoods over 1/1 windows. A sunburst design is nestled under the apex of each gable's bargeboards, above the hood. The bargeboards have a series of rectangular and square recessed, wood panels.

Sunbursts are also found on the tympanums of each of the dormer on the roof of each inner bay. These dormers also have heavy wood brackets flanking their 1/1 windows. Further wood brackets are found under the middle bays' cornice, and supporting the outer gable bargeboards.

Each entranceway is fronted by a set of wood stairs flanked by wood railings, and balusters with ball-topped newel posts. The flat porch roof is supported by wood pillars. Its tall entablature contains three sets of paired wood brackets, as well as a dentil-lined



## **Property Inventory Evaluation – Bagot Street**

frieze and cornice. The front entrance doorways each contain wood double-doors with recessed wood panels and an arrangement of 2/1/2 lights. Each inner bay of the second storey contains windows which have replaced balcony doors.

The 117 unit's Gore Street elevation contains a gable over the rear third of the building. Its bracketed and hooded window match those found on the façade. A dormer, also matching those found on the façade, is placed slightly toward Bagot Street from the dormer. The roof overhang along this elevation is supported by heavy wood brackets. Recessed basement windows matching those of the façade are found along foundation wall; two of which are paired near the centre of the wall, while two are set closer to its outer reaches. The remaining fenestration consists of 7, 1/1, windows on stone sills. Two of these are paired on the main storey under the Gore Street gable.

## Property Inventory Evaluation – Bagot Street

### 120-122 Bagot Street

**Built: by 1880**

**Builder: John McMahon**

**(attributed)**

**Rating: S**



In 1875 this lot was purchased by John McMahon, who owned the adjacent lots 62 and 63 on Sydenham Street. McMahon is alternately listed as a carpenter, contractor, and builder in directories and censuses. He built the 23 Sydenham Street house, behind this one, in 1866.\* McMahon likely had this building erected shortly after buying the land. It is not clear whether 124 Bagot Street was erected in the same year, as an original part of this row of houses. The 1881 street directory indicates that all three units were occupied by 1880. At that time the tenant of 120 Bagot Street was George Sears, while 122 was occupied by a Mrs. J. Riddell. In 1883 McMahon divided the property and sold the three units to separate owners.

This 2½-storey, 4-bay, brick double-house sits on a tall stone foundation with slightly-arched window openings. It has a side-gable roof, with a gabled dormers above each unit's northeast bay. Each dormer contains a square window and a wood face. Recessed panels above these windows form blind transoms with elliptical arches. A brick chimney is centred on the apex of the building's roof, between the two units. Each unit has a slightly-projecting entranceway bay, with doors recessed behind two tiers of brickwork, and a large transoms containing their street addresses. Shallow wood hoods, supported by tall, scrolling wood brackets, are found above each northeast bay window on the first storey.

### 120 Bagot

Corbels are located on 120 Bagot Street's southwest elevation, which is highly-visible from Bagot Street. This elevation is mostly blank, apart from an oval hallway light, and a small rectangular opening in its gable end, near the front of the building. The unit's

---

\* See Dana Johnson and C. J. Taylor, *Reports on Selected Buildings in Kingston*, Vol. 1. (Parks Canada, 1976).

## Property Inventory Evaluation – Bagot Street

façade has been altered over time, leaving a door and transom on the second storey. The balcony has since been removed. But the wood porch and staircase, which replaced concrete stairs and stone walls leading to the front door, remains. Brick pilasters flanking its first-storey window appear to have been removed when the window was replaced.

### 122 Bagot

A shallow pediment hood, with deeply-recessed tympanum, tops the entranceway to 122 Bagot. The front door is approached by a set of concrete stairs flanked by stone walls. A second entranceway has been added below these on the basement level. This unit's first-storey northeast bay window is flanked by brick pilaster leading to the hood above.

## Property Inventory Evaluation – Bagot Street

### 123 Bagot Street

**Built: by 1875**

**Rating: C**



The 123 Bagot Street building is a 3-bay, 1½-storey wood structure with a stuccoed façade. The present façade windows and door are modern. An 8/8 window pattern has been retained on the two first-storey windows, which feature slight peaks on their plain wood headers with drip moulds. The same arrangement is found on the upper storey windows, which are joined by stickwork, and which also form radials under the gable. Jagged wood teeth decorate the front gable, which has large eave returns. The building's front door is wood pilasters and a plain hood with drip mould.

This lot was owned by the Roman Catholic Diocese until 1869, when it was sold to William Brophy. In 1873 the 123 Bagot Street property was sold to shipwright Henry Mason, who had the building erected by 1875. The building appears on Brosius' map of 1875, and Mason is still listed as its principle resident in the 1881 street directory.

## Property Inventory Evaluation – Bagot Street

### 124 Bagot Street

**Built: by 1880**

**Builder: John  
McMahon**

**(attributed)**

**Rating: S**

In 1875 this lot was purchased by John McMahon, who owned the adjacent lots 62 and 63 on Sydenham Street. McMahon is alternately listed as a carpenter, contractor, and builder in directories and censuses. He built the 23 Sydenham Street house, behind this one, in the 1860s.\* He likely had this



building erected shortly after buying the land. It is not clear whether 124 Bagot Street was erected in the same year, as an original part of this row of houses. The 1881 street directory indicates that all three units were occupied by 1880. At that time the tenant of 124 Bagot Street was a dry goods merchant named George Wilkinson. In 1883 McMahon divided the property and sold the three units to separate owners.

The 124 Bagot Street building is a 2-bay, 2½-storey brick structure built in the Queen Anne style of architecture. Its full-height bay window features large 2/2 windows, with brick keystones, facing Bagot Street, and tall 1/1 windows on each angled return. The first-storey windows are topped by plain rectangular transoms. A slightly arched window is located in the tall foundation of this bay. The bay forms a tower through the addition of an ornate wood dormer above it. The dormer's steep gable end is supported by two sets of large wood brackets, flanking a 1/1 window. A matching, smaller, dormer is located on the southwest bay of the building's side-gable roof. This dormer is supported by two side-brackets and two that are forward-facing. The two dormers have

---

\* See Dana Johnson and C. J. Taylor, *Reports on Selected Buildings in Kingston*, Vol. 1. (Parks Canada, 1976).

## **Property Inventory Evaluation – Bagot Street**

been joined by an upper-storey extension, which has a flat roof and a wood-shingled face.

The building's front entrance is approached by a small wood balcony and a set of wood stairs. Its wood front door has two tall plain lights over square recessed panels. A plain, slightly-arched transom rests above a dentil-lined transom bar over the door. A second storey balcony on this bay has been enclosed by a sunroom with a set of four 1/1 windows facing Bagot Street, above a wood-shingled lower wall. The balcony is supported by fluted pillars, on tall plain pedestals, and small brackets above their tiered-capitals. A row of turned-wood spindles comprise a hanging balustrade under the balcony roof. This balustrade is supported large, curved wood brackets, with sunburst designs, forming a half-round arch above the porch. A matching set of brackets is located between the porch's main entrance and the main section of the bay window.

Small and very closely-spaced dentils line the bottom of an entablature that runs under the balcony and across the width of the bay window, between storeys. Above this, between main storeys of the bay window, is a short wood wall with square panels, supporting a shallow flat roof with a plain, tiered entablature.

Two 1/1 windows are closely-spaced near along the middle of 124 Bagot Street's first-storey northeast elevation. Above these, the building's side gable is bracketed by stone corbels. A tiered brick chimney, flush with this elevation wall, extends from the apex of the roof.



## Property Inventory Evaluation – Bagot Street

### 125 Bagot Street

**Built: by 1880**

**Rating: C**



The 125 Bagot Street building is a 2-storey brick house with an offset rear extension. Its façade consists of two bays. Rather than being centred, the fenestration of each bay is set toward the southwest side of the building. The structure is generally plain, with little ornamentation. However, elaborate bargeboards along the front gable roof feature a series of S-shaped scrolls, and a wood pendant hanging from its apex. The front entrance contains a plain rectangular transom. The front elevation of the structure's offset rear extension contains a single window on the second storey, and glass-blocks in place of a previous window on the first. All of the windows are set on stone sills.

This lot was owned by the Roman Catholic Diocese until 1869, when it was sold to William Brophy. In 1873 the lot was divided and sold between mariner John Hughes, and shipwrights Martin Clayton, Henry Mason. The 125 Bagot Street building was erected between the Clayton and Mason houses, now 123 and 125 Bagot, between 1875 and 1880. The 1881 Directory lists a labourer, Michael Clancy, living in the building.

## Property Inventory Evaluation – Bagot Street

### 128-130 Bagot Street

**Built: 1871**

**Rating: S**



This building was erected in 1871 for John McKelvey and Samuel Birch, owners of a plumbing and steam fitting shop on Brock Street.\* McKelvey also served as Kingston's mayor in 1877.

The 128-130 Bagot Street building is a 4-bay, 2½-storey brick double house with a mansard roof. Closely-spaced dentils and irregularly-spaced wood brackets line its cornice. Four dormers project from the mansard: one above each bay. Each dormer contains a rectangular window under a shallow gable roof, and wood brackets at each lower side. The dormers are symmetrical across the overall building, but the inner two are closely spaced near its centre. This arrangement reflects the much larger width of the building's outer bays. The inner two bays contain entranceway and balcony doors under rectangular transoms. The entranceway doors contain large, plain lights supported by wood sills, and recessed wood panels with square reliefs. Their transoms contain each unit's street address in gold numbers.

The outer sides of each unit contain bay windows with flat roofs, below tall rectangular, second-storey windows. Each bay contains full-heights 1/1 windows flanked by wood columns with Corinthian capitals. Dentils line the cornice of each bay roof, which is recessed behind slanted tiered, slanted panels. A window is located in the foundation of each bay window's front section.

---

\* Property records; 1871 and 1872 tax assessment records.

## Property Inventory Evaluation – Bagot Street

A common front porch and balcony extends past the building's middle two bays, receding at angles where they cover the bay windows' inner returns. The porch is fronted by a wide concrete staircase. A balcony above this, accessed by second-storey doors with rectangular transoms, is supported by ironwork matching its balustrade.



A brick pilaster is found at each outer side of the building's façade. Brick chimneys, flush with each outer elevation, are located half-way back along the building's main massing. The 128 Bagot Street unit features a small iron balcony, with a balcony door and a small window, on the second storey of its side elevation. The building's main massing converges at an angle to meet its long, slightly-narrower, two-storey brick extension to the rear.

### Stable Building (Lily Lane):

An important stable building is located behind the 128-130 Bagot Street building, facing Lily Lane. This 2-storey, 7-bay, brick structure presently houses five automobile garages, with modern garage doors. The middle bay of its first storey still contains an old vehicle door, comprised of vertical wood planks and attached by long metal hinges. Its second, companion door, has been replaced with a modern residential one. The second storey above these doors contains a large window opening, presently boarded-up, above an ashlar sill.

The centre of each set of three bays features a low, hipped-gable along the front roofline, and a tall-pyramidal louver above this hip, at the peak of the roof. The first and second storeys of the building's alleyway façade are divided by a heavy wood stringcourse, which once provided structural support for its original coach doors. On that side of building located behind 128 Bagot, these have been replaced with a set of three adjacent, modern, garage doors. An opening below the hipped gable, originally constructed for a set of second-storey doors, has been boarded-over. To its northeast is a window opening with a stone sill. It now contains a modern replacement window.

## Property Inventory Evaluation – Bagot Street

### 129 Bagot Street

**Built: 1873-1875**

**Rating: C**



The 129 Bagot Street building is a 2-storey brick house with simple ornamentation and rectilinear features. The building has short decorative pendant at the apex of its front gable roof. The roof has return eaves, and a strong overhang with a series of small dentils. The cornice and entablature are otherwise plain. The structure's large plain windows, and flanking shutters, are of no heritage value. The first-storey façade features a full-width open balcony with plain wood pillars.

This lot was owned by the Roman Catholic Diocese until 1869, when it was sold to William Brophy. In 1873 the 129 Bagot Street property was sold to shipwright Martin Clayton, who had the building erected by 1875. The building appears on Brosius' map of 1875, and Clayton is still listed as its principle resident in the 1881 street directory.



## Property Inventory Evaluation – Bagot Street

### 132 Bagot Street

**Built: by 1860**

**Rating: S**



A building appears at this location on H. F. Walling's map of 1860. Martin Dolan had acquired the property in 1856, and likely had the structure erected shortly thereafter.

The 132 Bagot Street building is a narrow, 2-bay, 2½-storey brick structure on a stone foundation. Its first-storey south-western bay contains a deeply-recessed front door, with a half-round transom under a brick arch. The entranceway's wood reveals contain recessed panels. A dentil-lined wood bar divides the entrance between the door and transom, and along each return. The wood front door contains a large, plain, light over a series of recessed rectangular panels. A tall 1/1 rectangular window on an ashlar sill is located on the second storey above the entrance. Matching windows are located on each storey of the building's north-eastern bay.

A small corbel supports a fire wall along the southwest side of the building's side-gable roof. Dentils line the façade cornice. A single dormer with a front-gable roof is centred along the façade. The building's northeast elevation contains two windows, on the first and second storeys, located near the rear of the building. A stout brick chimney rises from the northeast gable apex. Two upper windows, now bricked-over, are located on each side of the chimney in the gable's upper reaches. The ashlar sill of one of these openings is still intact.

## Property Inventory Evaluation – Bagot Street

### 133 Bagot Street

**Built: 1908**

**Rating: C**



The 133 Bagot Street building is a 2-bay, 2½-storey brick building on a stone foundation. The building's front gable roof contains a small half-round window with a hinged lower section, set on a stone sill. A single window with plain wood trim is found on each storey of the building's northeast bay; the lower window being significantly larger. A basement window is located in the foundation of the façade below these. The wood front entrance door is flanked by heavy wood pilasters and topped by a plain rectangular transom. The entrance is located on a porch in front of the southwest bay. Its roof is supported by thin, plain columns. The balcony which the roof supports has a simple iron balustrade and a rectangular transom above its door.

The building first appears in the 1909 directory, occupied by Alice Stoness, widow of Henry.



## Property Inventory Evaluation – Bagot Street

### 136 Bagot Street

**Built: c. 1907**

**Rating: S**



This building was erected for a blacksmith named William Cockburn, who purchased the property from Mary Mills in 1906.\* It first appears in the 1908-09 directory, and was constructed in the interim.

The 136 Bagot Street building is a 2-bay, 2½-storey, red brick building on a stone foundation. It exhibits the bold, heavy look common to many Romanesque Revival buildings, and includes a broad brick Romanesque arch above its front-porch entranceway. The arch features a rounded brick drip mould and engraved stone keystone. It is supported by wide pilasters with curved stone capitals. A concrete staircase fronts the building's recessed porch. The balcony's northwest side features an elaborate oval window. This window has a large, two-tiered brick surround, heavy wood trim, and a stained-glass window with thick tracery.

Above the porch, in the building's second-storey, is a paired set of tall, 1/1 rectangular windows. These windows share a common ashlar sill, and are topped by a heavy ashlar lintel. Individual but matching lintels and sills frame each opening of the building's southwest bay window. This bay has large, plain windows, with 2-piece rectangular transoms on each storey facing Bagot Street. Those on its angled returns are 1/1. All of the façade windows have moderate wood trim, including a basement window in the southwest bay.

---

\* Property Records for Bagot Street Lot 12, Plan B27.

## **Property Inventory Evaluation – Bagot Street**

A heavy ashlar string and base course span the building's façade. These terminate at the building's southwest corner, but span the building's northeast elevation, which contains a rear projection with matching 1/1 windows facing Bagot Street. The building's hipped-roof has a significant overhang, supported by rafter-modillions. This arrangement continues across all faces of the building visible from Bagot Street. Larger scrolling brackets frame the main section of the bay window.

The bay windows supports a large overhanging dormer with a cut-gable front. The dormer's face is wood, and contains three adjacent 1/1 windows with heavy wood trim. A smaller, matching dormer is located on the building's rear projection, facing northwest. The window of this dormer has been boarded-over. A more conventional dormer, with a gable roof, is located over the northeast bay. This dormer has a wood face and contains a large 1/1 window with a half-round transom.

A limestone wall, about 8 feet in height, divides much of this property from the adjacent 144 Bagot Street property. This wall was once the southwest elevation of a stable building.

## Property Inventory Evaluation – Bagot Street

### 144 Bagot Street

**Built: c. 1852**

**Rating: S**



The property records for this Bagot Street property are complicated by the number of divisions and structures it contains. It was briefly owned by John A. Macdonald, Kingston lawyer and Canada's first Prime Minister. If previous research is accurate, the 144 Bagot Street building was erected prior to the 108-110 Bagot Street, which is attached to it and erected c. 1857. An interpretation would be that the building was erected for Charles Greenwood in c. 1852 after he purchased the lot from Macdonald.\*

The 144 Bagot Street building is a 2½-storey, 3-bay brick structure with limestone walls along its southwest side and rear elevations. This structure has a hipped roof, a shallow stone foundation, and a brick pilaster marking the corner of its façade and Earl Street elevation. The pilaster features a round-headed recessed channel. A wood string course with a projecting upper lip spans the façade and Earl Street elevation, dividing the building's two main storeys.

The building's Bagot Street façade contains a recessed central entranceway with panelled, recessed reveals under a half-round brick arch.

---

\* Property Records for Bagot Street Lot 11, Plan B27; *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 32-33 (1980); maps by T. F. Gibbs, 1850; and J. C. Innes, 1865.

## **Property Inventory Evaluation – Bagot Street**

Openings on each of the building's first-storey outer bays rest on ashlar sills, and contain three tall rectangular main sections. A similar window is located on the first-storey of the northeast elevation. A single, 9/9 window on an ashlar sill is located in the centre bay of the façade's second-storey. Two matching windows are located on the second storey, facing Earl Street. The outer bays of the second storey façade are narrow, paired, and share a common ashlar sill. They feature half-round arches with corresponding transoms.

The roof of the 144 Bagot Street building is shingled and slanted towards Bagot and Earl Street. A small gable-roofed dormer faces Bagot Street. A similar but larger, two-window dormer faces Earl Street.

The building's narrow southwest elevation consists of a blank limestone wall, and a small, 1-storey wood extension. This extension, or a precursor to it, appears on an 1892 fire insurance map. A limestone wall, about 8 feet in height, divides much of this property from the adjacent 136 Bagot Street property. This wall was once the southwest elevation of a stable building belonging to the 144 Bagot Street property.

## Property Inventory Evaluation – Bagot Street

### 152 - 154 -156 Bagot Street

**Built: by 1850**

**Rating: S**



Despite the changes undertaken at 152 Bagot as a result of its conversion for use as a coin laundry this brick row is a relatively early terrace which has retained its general form and much of its mid 19<sup>th</sup> century detailing. It represented an ambitious project in its time as all three units appear to have been constructed as a single building campaign. The brickwork, with stretcher bond face, is well executed incorporating the angled corner readily into the general coursing and providing complex voussoired flat arches at all first storey openings. The hipped roof form is the appropriate resolution of the angled corner at Earl, creating a picturesque effect with a parapeted gable at its other end. Fire parapets, now covered in metal, separate the units and are supported on stone corbels. The west chimney is covered in 'chipboard' at the parapet junction of 152 and 154 with a brick stack with corbelled cap between 154 and 156. The roof of 154 still retains its later 19<sup>th</sup> century metal batten seam roofing.

Along Bagot the original rhythm of window and door openings is intact up to the shop window. The windows retain their later 19<sup>th</sup> century 2/2 double hung sash and the doors of 154 and 156 also appear original to that later period. Door openings have rectangular transoms. The current shopfront windows certainly alter the appearance but the corner unit seems to have been in continuous commercial use from as early as 1854 and the introduction of some version of shopfront window may have occurred by the later 19<sup>th</sup> century. The pseudo historic door treatment at the building edge and serving the abutting addition on Earl Street is unfortunate. The existing abutting structure appears to have evolved from the one storey addition shown on Brosius 1875 'Bird's Eye View' (the building in general is shown with excellent accuracy) to its two storey form as shown on the 1908 Fire Insurance Plan and being brick veneer. The existing 'L' of the addition is also shown as in place by that time.

## Property Inventory Evaluation – Bagot Street

It appears that Lot 8 was sold by John Counter to George Kelly for £130 in 1848 (a figure which suggests the possibility of an existing structure). In 1852 Kelly sells the property to Jeremiah Harrington for £283 suggesting major improvements to the lot. This is consistent with the appearance on the Gibb's map of 1850 which shows a terrace which follows the street angle as is still true of the existing building.

In 1875-76 the occupants were Neil McNeil, a plumber who purchased two sections of the lot from the Kingston Permanent Building Society in 1861 each for \$1020.00 (indicating substantial development of the property by that time); John Henderson, a bookseller and James McLeod, machinist. The 1889-90 directory shows George A. Wilder has a grocery in the corner unit at that time, likely purchased by him in 1887 from James McCloud. The corner section appears to have a long history of commercial use as Jeremiah Harrington's tenant in 1854 is listed as a grocer and the building is still shown as a grocery in the 1947 fire insurance plan.

The brick terrace is an important anchor building to the block with its angled front corner a thoughtful architectural response to the change of street alignment occurring at that point. Comprised of three residences, its scale and the rhythm of its openings are an important component of the Bagot Streetscape.\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.



## Property Inventory Evaluation – Bagot Street

### 159-161 Bagot Street

**Built:** unknown

**Rating:** N



A square 1½-storey wood structure is shown at this location on the 1892 fire insurance map. It is not known whether the present building is related to the earlier one. The present 159-161 Bagot Street building (which involves two separate properties) does not exhibit any contributing design or contextual values.

## Property Inventory Evaluation – Bagot Street

### 160 Bagot Street

**Built: by 1892**

**Rating: S**



The building is an unadorned three bay two storey brick structure laid up in stretcher bond on a hammer dressed limestone foundation which retains much of its original fabric. It has a parapeted side gable roof with the parapet supported by moulded cut stone corbels at the eaves. The window and door openings are all rectangular with complex voussoired flat arches at the first storey and simple voussoirs above. The windows have limestone sills. The windows appear to retain their original 4/4 double hung sash (suggesting a construction date no later than 1885). At some point iron tie rods have been inserted, apparently at the 2<sup>nd</sup> floor structure.

A row of buildings appears straddling the road frontage of Lots 6 and 7 in 1850 but seem unlikely to include the current structure. Again there are depictions of structures on the property on the Innes 1865 and Brosius 1875 maps respectively but neither conforms to the current building's siting or footprint. However the existing building is shown as a double house on the 1892 fire insurance plan and occupants are indicated in the 1889-90 Directory. Robert McCammon, a baker, who bought the property in 1875, is listed as living in one half, appropriate given that a one storey stone bakery is shown on fire insurance plans from 1892 through 1947 at the rear of the lot. The presence of this commercial operation in the 'backyard' may explain the lanes to either side of the building. The building would thus have been built between 1875 and 1889, but given the architectural detailing and McCammon's purchase date of 1875 it is likely built by 1880.

## Property Inventory Evaluation – Bagot Street

The building fits directly into the context of this block of relatively simple brick buildings in terms of its scale, features, distribution of openings and brick walling. It is noteworthy in being freestanding with unpaved lanes to either side.\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

### 160A Bagot Street

**Built: by 1892**

**Rating: S**

Though the style and materials of the façade of 160A Bagot - front gable with returned cornices, wood siding with cornerboards and double-hung multipane windows - suggest a mid 19<sup>th</sup> century date of construction documentary evidence indicates it was built in the late 19<sup>th</sup> century (see following section). Likely, in providing workers' housing for the bakery,



what would have, by then, been considered modest standard wood-frame construction was utilized. The building was originally rough cast likely as fire protection for a residence so close to the bakery and this has been removed in recent years. The current shiplap siding may have originally been the sheathing for the furred out stucco but confirmation would require closer examination. It is the only frame dwelling on the Block.

By the late 19<sup>th</sup> century many buildings were located to the interior of this block. These were mainly sheds, workshops, light industrial and commercial concerns (including a large stone bakery) operated by those living along the perimeter streets, particularly Bagot. The building now known as 160A Bagot and reached by a lane between 160 and 164 has had a municipal address since at least 1892 (162 ½ Bagot on the Goad's Fire Insurance Map). It is noted and colour coded as a 2 storey wood building with rough cast finish with a 1 storey addition at the northeast corner, the orientation of main block and wing consistent with the extant structure. It may have been a residence for those working at the adjacent bakery, as the property was owned by the baker Robert McCammon since 1875 and he is shown as living in 160 (formerly 162) Bagot in the 1889-90 Directory. It would appear that the roughcast (which would have provided some fire protection) has been removed in recent times. It is a surviving representative of the structures and activities which characterized the heart of the block from the late 19<sup>th</sup> century until the Second World War.

This building is contextually important to the streetscape in that it extends the viewer's perception deep within the block as a terminus to the lane and infers a world of activity

## Property Inventory Evaluation – Bagot Street

beyond the street façade which in fact was true in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

### 163 Bagot Street

**Built: by 1865**

**Rating: C**



The 163 Bagot Street building is clad in modern materials of no heritage significance. The location and footprint of the building suggest that an older 2-storey wood dwelling could exist underneath the exterior of the present structure. That building was erected between 1856 and 1865. By 1924 it was clad in brick.



## Property Inventory Evaluation – Bagot Street

### 164-166 Bagot Street

**Built: by 1892**

**Rating: S**



This building extends the row which includes 168 Bagot and 170-172 to the east generally approximating the scale and detailing of 168. The two units mirror each other, with two bays each with the main entrance at the respective 'outside' bays. 164-166 Bagot is a well-built three bay, side gable town house. The parapets walls are supported by moulded cut stone corbels. The brickwork is laid up in stretcher bond. The window and door openings at both storeys all have cambered arches with those on the first storey composed of complex voussoirs. The brick walling rests on a scrabbled, regularly coursed limestone foundation. The original wood window type appears to be the 2/2 units remaining at 164 and unlike 168 there are limestone sills at both storeys.

It appears that Lot 6 was sold by John Counter to George Romanes prior to 1855 when, as with Lot 7, Romanes sold to Thomas Paton. It was purchased by Michel Donaghue in 1864 for \$500.00 and turned over for the same price to Bridget Dwyer in 1867.

The double house does not appear on the 1865 Innes Map nor corresponds to the Brosius view (1875) though the construction details do suggest a pre 1875 date. The building is definitely in place by 1892. It may have replaced earlier (likely frame) buildings as suggested by the Gibbs' map of 1850.

## Property Inventory Evaluation – Bagot Street

164-166 Bagot Street is an integral component of the row which occupies a substantial section of the block. It extends the general rhythm of openings and parapets walls over the side gabled brick terrace\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

**165-167-169 -171**

**Bagot Street**

**Built: c. 1876**

**Rating: S**



Each 2-storey unit of this building features a narrow front entrance on one of its two bays. A plain rectangular transom tops each door. Three 4/4 windows, two of occupy each bay of the second storey, complete the fenestration of each façade. The windows have simple wood sills and are topped by brick flat-arches. Flat-arches are also found above the entranceways, and basement windows of each unit. This structure was originally wood and roughcast, but the façade and side elevations were given a brick veneer by at least 1892. The entire structure was clad with brick by 1908.

This lot 236 was purchased by Matthew Rourk in 1840. Matthew's son, John, is listed as a "fancy soap and potash manufacturer" in Lovell's 1871 directory of Ontario. He subdivided and sold the lot in 1877, suggesting that he had this building constructed at that time. It does not appear on Brosius' 1875 map.

## Property Inventory Evaluation – Bagot Street

### 168 Bagot Street

**Built: by 1850**

**Rating: S**



This building appears to be the earliest in a long row of brick structures which includes 164-166 Bagot to the west and 170-172 to the east. 168 Bagot is a very well built three bay, side gable town house. The parapets walls are supported by moulded cut stone corbels. The brickwork, though generally laid up in stretcher bond features a course of bond bricks just above the arches of the first storey openings. The window and door openings at both storeys all have cambered arches composed of complex voussoirs. The brick walling rests on a limestone rubble foundation. The building retains a wood soffit and frieze with heavy wood roll, a feature it shares with 170-72. The wood window surrounds remain in place (though one opening has been infilled with brick) and the 6/6 double hung sash typical of the mid 19<sup>th</sup> century. The door has a rectangular transom. The carriageway is obviously an important and distinctive feature with the heavy timber lintel cut to fit the angle of the door arch where it is supported. The buttress/pilaster may have been added at the time of the construction of 170-172.

It appears that Lot 6 was sold by John Counter to George Romanes prior to 1855 when, as with Lot 7, Romanes sold to Thomas Paton. It was purchased by Michel Donaghue in 1864 for \$500.00 and turned over for the same price to Bridget Dwyer in 1867. A row which appears to include 168, 170 and 172 Bagot is indicated on both the Gibbs (1850) and Innes (1865) maps. However 168 is clearly differentiated from 170-72 and may be the earliest in the longer row which also includes 164 and 166 to the west.

## Property Inventory Evaluation – Bagot Street

168 Bagot Street is an integral (and possibly the earliest) component of the row which occupies a substantial section of the block. Its lintelled carriageway is an important element within the streetscape both architecturally and as a visual 'portal' into the courtyard within.\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

### 170-172 Bagot Street

**Built: by 1850**

**Rating: S**



The appearance of the façade of this originally solid brick double house has changed a great deal due to the application of stucco in the later 20<sup>th</sup> century. However in scale, rhythm of openings, nature of roofline and remnant detailing it still retains the character of the row of which it forms a part. It shares the same wood soffit/cornice detail as 168 (featuring heavy wood roll) and the narrow wood sills at the 2<sup>nd</sup> storey windows (limestone at the first storey) though the size and shape of the actual openings are slightly different than its neighbour. The roof, which shares a parapet on stone corbel with 168 at the south simply abuts the gable and parapet wall of the taller 174-176 Bagot to the north. The window and door openings have flat arches which, no doubt, are voussoired and the doors have rectangular transoms. The limestone foundation is exposed above grade and appears to be coursed rubble.

It appears that Lot 6 was sold by John Counter to George Romanes prior to 1855 when, as with Lot 7, Romanes sold to Thomas Paton. It was purchased by Michel Donaghue in 1864 for \$500.00 and turned over for the same price to Bridget Dwyer in 1867. A row which appears to include 168, 170 and 172 Bagot is indicated on both the Gibbs (1850) a Despite the relatively recent application of stucco to the façade the scale of the dwelling and rhythm of its openings remain consistent with the character of the row of which it forms a part.



## Property Inventory Evaluation – Bagot Street

Despite the relatively recent application of stucco to the façade the scale of the dwelling and rhythm of its openings remain consistent with the character of the row of which it forms a part.\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

### 174-176 Bagot Street

**Built: by 1875**

**Rating: S**



The appearance of the façade of this originally solid brick double house has changed a great deal due to the application of stucco in the later 20<sup>th</sup> century. However in scale, rhythm of openings, nature of roofline and remnant detailing it still manifests the essential character of the streetscape. The window and door openings have flat arches which, no doubt, are voussoired but it appears that the rectangular transoms at the doors have been infilled. The limestone foundation is exposed above grade and appears to be coursed, roughly squared rubble with a scrabbled finish. Its brick roof parapet at 172 is supported by a cut stone corbel and has a chimney (stack now lowered) at the peak.

The property came into the ownership of William Brown, (noted as an innkeeper and builder in mid 19<sup>th</sup> century directories) prior to 1844. In 1844 Brown sells the property to John Whitcomb for £200 in that year. He turns it over to Cornelius Donaghue only a few years later with little increase in price. Donaghue sells to Michael Halpin in 1855 and seven years later it seems to be sold at a substantial loss to Michael Fahey, possibly indicating a serious fire. In 1865 Fahey is able to sell the property for \$300.00 to boot and shoe maker Henry Dunbar. It remained in the Dunbar family until 1903.

The likely date of construction is between 1865 and 1875 when a 4 bay structure is depicted in the Brosius view, taller than its neighbours to the southwest but lower than, and abutting 178 Bagot built c.1860 by William Brown as his dwelling following the destruction of the Globe See also 178 Bagot.

The appearance of the façade of this originally solid brick double house has changed a great deal due to the application of stucco in the later 20<sup>th</sup> century. However in scale, rhythm of openings, nature of roofline and remnant detailing it still manifests the

## Property Inventory Evaluation – Bagot Street

essential character of the streetscape. It actually creates a 'stepped' link between the terrace comprised of 168, 170 and 172 and the much taller 178 Bagot, diminishing the abruptness of the change of scale.\*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## Property Inventory Evaluation – Bagot Street

### 175 Bagot Street

**Built: by 1963**

**Rating: C\***



The 175 Bagot Street building is a flat-roofed 2-storey extension to 100-102 William Street: a stone building that appears to have been erected by 1850.<sup>†</sup> This stone extension, with a flat façade, shop windows, and upper apartment unit(s), is clad with the same roughcast finish as the main building and, according to fire insurance maps, was added sometime between 1947 and 1963. Its exterior finish, flat façade, and rectangular fenestration, are consistent with both the main structure and those features found on the 170-176 row houses, immediately across Bagot Street.

---

\* The legal division of this property includes the 104-106 William Street structure: it has been evaluated as a whole.

<sup>†</sup> See entry for 104-106 William Street.

## Property Inventory Evaluation – Bagot Street

### 178 Bagot Street

**Built: by 1861**

**Rating: S**



While the brick walls have been sandblasted and many of the windows and the main door and much of its surround replaced, this remains a mid-19th century brick structure of note. The first storey is constructed in true Flemish bond, relatively rare and typically associated with fine early brick construction while the 2nd storey and gables are done in a freer version with bond bricks more widely spaced but at both levels the corners are finished with Queen's closers. The brick walling rests on a stone foundation of regularly coursed hammer dressed limestone.

Despite the replacement of most of the main entrance treatment in modern materials what appears to be the original elliptical fanlight still remains. Opening placement at the Bagot Street façade is asymmetrical although this seems to reflect changes over time. Several openings have been closed in and, what appear to be, bathroom windows inserted. The Brosius 1875 'Bird's Eye 'View' shows symmetrical three bays on Bagot Street but no door. This is of interest as there is a bricked in door opening at the middle of the three symmetrical bays on William Street which now appears as a niche. It is possible that the building had two entrances, or perhaps the entrance was moved at different periods in the building's history. Certainly the brickwork of the arch above the fanlight at the existing location has been completed in the traditional manner and does not readily betray a Colonial Revival renovation.

The building features a corbelled brick stringcourse between storeys. The windows of the first storey at Bagot have complex flat arches while all other openings (except gable windows at William) have 'flat' arches made up of individual voussoirs.

## Property Inventory Evaluation – Bagot Street

The form of the stone capped brick parapet abutting — Bagot is unusual, as if rebuilt in association with the addition of the large shed dormer, however at William it has the traditional form incorporating two chimney stacks. The parapets are supported on moulded, cut stone corbels at the eaves.

This property occupies part of the Loyalist grant of Park Lot 2 given to Mrs. Ann Earl, the daughter of the celebrated Colonial couple William Johnson and Molly Brant. The map of 1829 (NMC22427) shows Bagot Street extended west past William Street which appears as a cart track or path from that corner to the palisades just southwest of the Line Barracks. Several buildings are depicted along the west side of Bagot including a building close to the path at William, apparently the location of the current brick structure. Recent research has shown that this was the Globe Inn, celebrated in Kingston lore as an early 'watering hole', a large frame and rough cast tavern and the home of its proprietor, William Brown. The Inn, along with a brick dwelling adjacent was destroyed by fire on April 6, 1858. This would correlate with a loss in value of the property between its purchase in 1855 and sale in 1862 (see below).

The property came into the ownership of William Brown, (noted as an innkeeper and builder in mid 19th century directories) prior to 1844. He is assessed for a two storey building with two fireplaces in 1843-1844 which could well be 178 Bagot. In 1844 Brown sold the property to John Whitcomb for £200 in that year. He turned it over to Cornelius Donaghue only a few years later with little increase in price. Donaghue sells to Michael Halpin in 1855 and seven years later it seems to be sold at a substantial loss to Michael Fahey, possibly indicating a serious fire. In 1865 Fahey is able to sell the property for \$300.00 to boot and shoe maker Henry Dunbar. It remained in the Dunbar family until 1903. Thus it seems that the current brick house was constructed after the fire and prior to the census of 1861, wherein William Brown, bricklayer, and wife Ann, are noted as living in a 2½-storey brick house at the corner of Bagot and William. It is likely as well that Brown constructed his own dwelling. It is not clear as to whether his new dwelling continued to function as a tavern as well, though its scale and the presence of doors on both William and Bagot suggest that it is a possibility.

The presence of the Globe Inn, as well as 114-116 William Street also owned by William Brown, predating the establishment of the extension of William Street northwest as orientated parallel to Johnson Street and Brock, (rather than as a straight continuation of the alignment up to Bagot) necessitated a 'jog' in the formal alignment. Thus Brown's c.1860 brick house was built very close to the 'footprint' of the original structure within the 'eccentric' geometry of the corner.

178 Bagot Street, constructed on the footprint of the old Globe Inn, is very important contextually as a 'survivor' of the alignment which predated the formal extension of William Street northwest beyond Bagot. The establishment of William Street as parallel to Johnson Street and Brock necessitated a 'jog' in the street grid around this site and 114-116 William. In this sense it is a true 'landmark'.



## Property Inventory Evaluation – Bagot Street

With its overall size relative to adjacent structures and its parapeted gable on William Street it is an anchor building for the block. \*

---

\* Text from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry.

## 180 Bagot Street

**Built: 1902**

**Architect: William  
Newlands**

**Rating: S**



This large Romanesque Revival structure features a rare, broadly-rounded, corner facing the Bagot-William Street intersection, and a tall, round tower with 1/1 windows and a Moorish top. Each of the building's exposed elevations – facing Bagot and William Streets – feature large Romanesque arches. The Bagot Street arch covers a deeply recessed entranceway with double-doors at its entrance and a transom with leaded tracery. The William Street arch covers a brick panel that at one point contained a short rectangular window. Each arch has an elongated decorative stone keystone, terminating at its bottom in a scroll. A third arch, without a keystone, is found above the basement window of the Bagot Street outer bay.

The bold and heavy massing of 180 Bagot Street is emphasized by a heavy, blackened, and hammer-dressed string-course that separates the first and second storeys of the building. This band of stone matches the sills and lintels of the building's remaining first and second storey fenestration. With the exception of the two rounded corner windows, each of which has tall 1/1 sidelights and a plain transom, these remaining windows are rectangular with large panes of glazing. Dormers with paired, 1/1 windows extend from the building's hipped roof, facing each street.

The property was purchased by Dr. William Sands in 1902, who had the present building erected by William Newlands.\*

---

\* *Biographical Dictionary of Architects in Canada, 1800-1950.*

**194 Bagot Street**

**Built: c. 1894**

**Rating: S**



The house at 194 Bagot is a significant and impressive structure built in the Queen Anne style, featuring Romanesque elements. An outstanding feature of this building is a wood oriel window, situated on the second storey of its north-eastern bay, which supports a flat-roofed dormer with a similar three-tiered profile. Below these is a set of windows on stone sills, with Romanesque brick arches and fanlights. Each fanlight has elaborate stained-glass glazing with leaded tracery forming, in part, a floral pattern. The front entrance has a fanlight with a similar arch, although its view has been truncated by the addition of the present porch.

The porch features a slanted roof and pediment gable. Dentils line the pediment porch roof cornice. A square window beside the front entranceway door likely replaced a larger window during alterations. This window, along with two rectangular windows and a paired set of the same in the tower facing Bagot Street, form a deliberate contrast to their arched counterparts.

The south-western elevation of the building has been exposed to Bagot Street since the neighbouring structure at 192-194 Bagot was removed, sometime after 1963. Brick string courses found on the façade of the building extends approximately 1/3 of the way along the building's depth. Fenestration along this side of the building is irregular. It includes a rectangular window on the second storey, which has since been filled-in. Two short rectangular windows beneath this opening also have stone sills: one of these has

## Property Inventory Evaluation – Bagot Street

also been filled in. Between these is a panel of decorative brick squares, flanked by brick pilasters with tapered ends.

This property was owned by a hay dealer named James Campbell when the present building was erected. The Campbell family had acquired the property in 1869. A rooming house appears to have occupied this, and the adjacent 198 Bagot Street property, until at least 1889. A 1904 amendment to one issue of the 1892 fire insurance map suggests that the building was constructed after 1892. Its previous 186 Bagot Street address appears in the 1895 directory as the “Kingston Gold Cure Institute”, and as the office of Dr. Ramsay Duff the following year. In 1898, 186 Bagot Street was vacant and, the following year, occupied by Mary Maquire.

**198 Bagot Street**

**Built: c. 1890**

**Rating: C**



The 1892 fire insurance map shows this building as a wood double-house with brick veneer and a common entrance in the middle of its three bays. The property, along with 194 Bagot Street, appears to have been home to a different structure used as a boarding house until 1889. The present building has undergone a series of alterations. The southwest upper window is supported by a stone sill, but its north-eastern equivalent has a wood sill as a result of renovations: fire insurance maps indicate that between 1915 and 1924 that section of the house was converted to a car port. The 1963 fire insurance map shows that it had again been converted, this time to a business office. It is possible that the oversized single pain of glass, and relatively modern door, were installed at that time.

**200-202 Bagot Street**

**Built: c. 1883**

**Rating: S**



Former Kingston mayor John Counter sold this property to William Coombs in August of 1848, who in turn sold it to a grocer named Francois Xavier Lachance in 1882. A mortgage from the Ontario Building Society the following year suggests that the building might have been erected for Lachine at that time.

The double-house at 200-202 Bagot Street has a basic symmetrical design, with two storeys, a side-gable roof, and a flat façade. Its front entrances are located on the building's outer bays, fronted by flat-roofed porches with plain entablatures, dentilled cornices, and supported by simple wood columns.

Dentils also line the roof cornice, which contains low parapet walls at each side gable end. The building has some less common features which contribute to its design value. These include solid ashlar voussoir stones over the three windows openings of each unit; brick pilasters with quoin teeth at each side of the façade; and a row of brick pendants that hang from the cornice.



**205 Bagot Street**

**Architects: Lily  
Inglis and Wilfred  
Sorenson**

**Rating: C**

**Built: 1976**



Constructed on the site of an early Roman Catholic enclave including a stone church (facing William Street) and graveyard, this brick-faced structure was built as a housing complex for senior citizens by the City of Kingston in 1976. At the same time, the historic “Bishop’s House” (at the corner of Johnson Street) was renovated as part of the new main branch of the Kingston Public Library (on Johnson Street) by the Kingston architectural firm of Inglis & Sorensen.

Three storeys high plus a metal-covered mansard roof, 205 Bagot Street was designed to respect the architectural forms of the stone “Bishop’s House” -- from which it is separated by an alley -- but to be distinguished from it through the use of red brick with stone detailing. Echoes of the traditional ellipse arches found in the older building are seen in the seniors’ complex in the tripartite main entrance. Traditional row housing is evoked by the vertical pattern of balconies and creates a more individualized effect than is found in many contemporary, large, box-like, buildings. The overall bulkiness is decreased by a recessed corner at Bagot and William Streets.

**206 Bagot Street**

**Built: c. 1898**

**Builder: C. J. Graham**

**Rating: S**



The three buildings at this west corner of Johnson and Bagot Streets were erected at the same time, and with matching features. Together they form a distinct and important set of buildings, located across from the historic Bishop's House / Parish House, and kitty-corner to the large ornate 131 Johnson Street residential building.

The 206 Bagot Street building is located on Lot 1 of Plan B27: part of a large tract of land once known as Park Lot 2. This lot appears to have undergone a transformation near the end of the 19<sup>th</sup> century, around the time that it was purchased by C. J. Graham. Graham is listed as a house builder in the 1891 census, and as a contractor in the 1903 directory. Property records indicate that he purchased the corner part of Lot 1, including the 206 and 208-210 Bagot Street properties, in 1898. The directory of that year shows that, for a brief period around that time (1888-1889), there were no houses on the street between 200 Bagot and Johnson Street. This fact suggests that Graham had 206, 208 and 210 Bagot constructed at that time. The near-identical facades of 206 and 208 Bagot Street support this view, as does the fact that all three buildings appear as 1904 pasted amendments to the 1892 fire insurance map. The 1899-1900 directory lists Graham as a resident of 208 Bagot (now 210), along with the Kingston surgeon and physician, Dr. Mylks.

## Property Inventory Evaluation – Bagot Street

The 208 Bagot Street building was constructed according to a basic Queen Anne design, featuring a hipped-roof, a projecting gable, and a full-height bay window. Other features typical of this style are the building's dormer, its vertical massing, and a square second-storey balcony above an elevated front porch. An ashlar base course separates the building's first storey from its hammer-dressed stone foundation and basement window. More ornate elements include the use of dentils under the building's projecting eaves, and carved wing-like brackets on each upper side of the bay window's centre section. The gable contains fish-scale imbrication and a window hood supported by brackets. The balcony balustrade contains turned-wood balusters and newels with ball tops. Four windows on the angled returns of the front southwest bay – two on each storey – are tall and 1/1 with simple wood surrounds. The centre-section windows are wider with rectangular transoms. The lower transom features stained glass with leaded tracery in a roughly floral pattern, circumscribing a diamond-patterned centre. All of the first and second-storey windows have ashlar sills and slightly arched brick voussoirs.

### 208-210 Bagot Street

**Built: c. 1898**

**Builder: C. J. Graham**

**Rating: S**



The three buildings at this west corner of Johnson and Bagot Streets were erected at the same time, and with matching features. Together they form a distinct and important set of buildings, located across from the historic bishop's house / parish house, and kitty-corner to the large ornate 131 Johnson Street residential building. The 210 Bagot Street tower is a particularly important defining element of this intersection.

The 208-210 Bagot Street building is located on lot 1 of plan b27: part of a large tract of land once known as park lot 2. This lot appears to have undergone a transformation near the end of the 19<sup>th</sup> century, around the time that part of it was purchased by c. J. Graham. Graham is listed as a house builder in the 1891 census, and as a contractor in the 1903 directory. Property records indicate that he purchased the corner part of lot 1, including the 206 and 208-210 Bagot Street properties, in 1898. The directory of that year shows that, for a brief period around that time (1888-1889), there were no houses on the street between 200 Bagot and Johnson Street. This fact suggests that graham had 206, 208 and 210 Bagot constructed at that time. The near-identical facades of 206 and 208 Bagot Street support this view, as does the fact that all three buildings appear as 1904 pasted amendments to the 1892 fire insurance map. The 1899-1900 directory lists graham as a resident of 208 Bagot (now 210), along with the Kingston surgeon and physician, Dr. Mylks.

### 208 Bagot Street

The 208 Bagot Street building was constructed according to a basic Queen Anne design, featuring a hipped-roof, a projecting gable, and a full-height bay window. Other features typical of this style are the building's dormer, its vertical massing, and a square second-storey balcony above an elevated front porch. An ashlar base course separates

the building's first storey from its hammer-dressed stone foundation and basement window. More ornate elements include the use of dentils under the building's projecting eaves, and carved wing-like brackets on each upper side of the bay window's centre section. The gable contains fish-scale imbrication and a window hood supported by brackets. The balcony balustrade contains turned-wood balusters and newels with ball tops. Four windows on the angled returns of the front southwest bay – two on each storey – are tall and 1/1 with simple wood surrounds. The centre-section windows are wider with rectangular transoms. The lower transom features stained glass with leaded tracery in a roughly floral pattern, circumscribing a diamond-patterned centre. All of the first and second-storey windows have ashlar sills and slightly arched brick voussoirs.

### 210 Bagot Street

The 210 Bagot Street building is nearly identical to 206 and 208. But its south-western bay has right-angle returns, rather than angled, and do not contain fenestration. Moreover, the round tower attached to its northeast corner, is a particularly important defining feature of both the building itself, and the Johnson-Bagot Street intersection. The tower contains “three curved windows in each storey. The windows have ashlar sills and square transoms and their lintels are wide bands of ashlar which circle the tower. Above the top course is a checkerboard pattern in brick tipped by dentils. The conical roof of this tower rises only a short distance to a bell-shaped cape with finial. ... the north side of the dwelling angles from the tower to a three bay section under a gable roof. There is a double window in the gable end” which features fish-scale imbrications. The irregular fenestration along the building's Johnson street elevation features large plain windows with hinged transoms.\*

---

\* *Buildings of Architectural and Historic Significance*, vol. V, pp. 14-15 (1980).