

Property Inventory Evaluation
Earl Street



16, 18, 20, 20.5, 22
Earl Street

Built: by 1850

Rating: S (Part IV*)



The buildings that
comprise 16 to 22 Earl

Street form a single, uniform, terrace that has physical value for its individual architectural elements, and as a whole. Design differences suggest that these units were erected in stages, but their overall architectural elements remain cohesive. They have adjacent flat facades that form a common, shallow, setback from Earl Street. The buildings share a common side-gable roofline, while both their compositions and their massings are compatible. These modest dwellings have historical value as good examples of early working-class dwellings, as such structures were designed to suit the busier commercial and industrial areas of early Kingston. Their proximity to the waterfront and its shipping activity; to the activity of the locomotive works; and to the city's centre; made these properties choice locations for those who worked in such industries. Maps by Thomas Fraser Gibbs and Henry Vavasour suggest that the entire row had been erected by 1850.

16 Earl Street

A distinctive feature of 16 Earl Street is its east-side carriageway. The carriageway once provided access to an interior courtyard: a much needed feature in the busier and more congested parts of early Kingston. It is one of several such underpasses that help define the historic character of the Old Sydenham Heritage Area.

18 Earl Street

The 18 Earl Street building features a round-headed front entrance with matching transom, and mildly-arched window openings. These elements add a slightly more decorative touch, while maintaining the overall simplicity and basic design of the row as

* Only 18 Earl Street is designated under Part IV

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a whole. From 1885 to 1953 this unit was owned by members of the Hunt family, a large family of Irish labourers.

20, 20.5 and 22 Earl Street

A rare feature of this building is a small, pedestrian underpass at its west end. Cartographic evidence from various 19th-century maps indicates that this walkway was originally uncovered. Unlike 16 and 18 Earl Street, the 20-22 Earl street structure is a wood frame building, with its brick veneer added prior to 1892. The walkway had also been covered-over by that time. The bays of this building are much narrower than others in this row, suggesting that space was already at a premium on this block in the mid 19th-century.

21, 23 Earl Street

Built: by 1850

Rating: S (Part IV)



The 21-23 Earl Street building was erected as a single dwelling prior to 1850, and possibly before 1832.* The property was originally owned by Richard Cartwright, a United Empire Loyalist who left Albany, New York, for Montreal in 1778. He arrived in Kingston with some of its earliest settlers in 1784. One of the most affluent and well-known Loyalist families, the Cartwrights were granted a large amount of land, including the entire block between Earl, King East, William Street, and Ontario; with the exception of its southeast corner. Richard's grandson, and son of MLA the Honourable Richard Cartwright, was John Solomon Cartwright. A lawyer, judge, and MLA as well, John Solomon erected the adjacent estate at 221-223 King Street East. The close placement of these two early limestone buildings is important to defining the character of this part of the Old Sydenham Heritage Area, which is enhanced by a clear view of the Cataraqui River at the foot of Earl Street.

This two-storey regularly coursed limestone house has three levels, including a tall basement level along the façade owing to grade of the land. Originally there were six randomly placed large rectangular windows in the basement level, of which only three remain. Although the existing shutters have been added more recently, the presence of older windows contribute to this building's high physical value. These include 2/2 windows on the second storey, and a less common 1/2 arrangement on the first. Also of note is the 21 Earl Street front entrance, which features a wide elliptical arch supported by raised blocks, and topped by a solid ashlar surround with keystone.

This house has a west-side gable end and a hipped roof on its west side. The hip was likely created when the building's kitchen wing, extending north from its east side, was

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 57-59 (1973).

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added. An 1850 map by T. F. Gibbs does not show this extension, while one by H. Vavasour, published the same year, clearly does. It is therefore possible that the extension was added at about that time. It has a limestone chimney on its north end, while two brick chimneys are found on its main massing.

24 Earl Street

Built: 1850

Rating: S



Although it has been well-crafted to appear older, the façade of 24 Earl Street is actually a relatively new modification. Until the last quarter of the 20th-century, this building was a 1½-storey wood frame structure, converted from its earlier function to that of a double house. Although there are some anomalies in the cartographic evidence, one mostly consistent interpretation is that the original structure was erected as a stable, and/or for other industrial usage, by at least 1850.

One ordnance map, created by Lieutenant Colonel Durnford in 1824, shows a structure with roughly the same footprint at this location, adjacent to a west-side wall: possibly the same stone wall that is one of this property's most distinguishing physical values (although the wall appears to be set at a distance from the structure on H. Brosius' 1875 map). The building's physical value is further enhanced by the presence of a large central opening on its upper half-storey façade. Now serving as a shallow balcony, this opening is probably an adaptation from the building's original use, and would have served to access hay or other stored commodities. The building had been converted to a double house by 1881, when its main tenants were listed as two labourers.

33 Earl Street

Built: by 1973*

Rating: S[†]



This two-storey house, with minimal ornamentation and rectilinear features, is attached to the south side of an important heritage building located at 221 King Street East. The latter is widely known in Kingston as the former office and residence of lawyer, Judge, and MLA, John Solomon Cartwright and his family. The property was originally owned by his grandfather, Richard Cartwright, a United Empire Loyalist who left Albany, New York, for Montreal in 1778. Richard arrived in Kingston with some of the earliest settlers in 1784. One of the most affluent and well-known Loyalist families, the Cartwrights were granted a large amount of land, including the entire block between Earl, King East, William Street, and Ontario; with the exception of its southeast corner.

Apart from this property's associative values, the 33 Earl Street building has contributing values based on its design and contextual attributes. Its modern, near-minimalist appearance is well suited to the King East—Earl intersection, which is otherwise dominated by older buildings. Its important physical attributes include its low and wide massing, its basic rectangular windows, its simple front entrance hood, and the string course dividing its first and second storeys. In the case of this building, its stone-coloured exterior is important to its ability to harmonize with older structures, without attempting to duplicate their appearance. A shallow but important greenspace in front of the building helps to associate it with the Cartwright estate.

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 53-56 (1973).

† The legal division of this property includes 221 King Street East: it has been evaluated as a whole.

44 Earl Street

Built: c. 1828 / c. 1850

Rating: S (Part IV)



The 44 Earl Street building is valued for its design, historical and contextual attributes. Along with 212 King East and 46 Earl, 44 Earl forms part of an eclectic but appealing stone row at that introduces the lower end of Earl Street at King East, and is one of five stone buildings that define help define the historic character of that intersection. The Earl Streetscape between King and Wellington is lined with buildings from different eras, which utilize a variety of materials and designs. With their box-like designs, the 44 and 46 Earl Street buildings are those which reflect illustrate the earliest and simplest of these built in stone. The 44 and 46 Earl Street buildings also compliment the wood structure at 47 Earl, across the street, which is otherwise similar in design. All three of these buildings now benefit from the absence of dormers which, apart from the chimney on 44, leaves the facade slopes of their side-gable roofs unobstructed.

Previous research has suggested that the original structure was erected c. 1828.* Recent physical inspections of the building have revealed evidence consistent with this date. The 44 and 46 Earl Street buildings are shown on an 1850 map by H. Vavasour. But a second 1850 map by T. F. Gibbs clearly shows a stronger setback from Earl Street. This difference may be related to the history of alterations to the buildings, which are outlined below, and have adapted from owner and heritage property researcher Helen Finley:

Research by the late Dr. Margaret Angus suggests that this structure was originally a separate, single-storey cottage, built c. 1828. It is likely that, at that time, the main entrance was centrally positioned on the faced, flanked by a window on each side.

** *Buildings of Architectural and Historical Significance*, Vol. 5, p. 186-188 (1980). also compare the 1824 map by Lieutenant-Colonel Durnford with the one drawn by J. B. Howlett in 1829.

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There seems to have been at least two possible stages in the structure's development. First, a second floor was added with a chimney left of centre; and the building was extended to join up with the stone house on the right, 46 Earl Street. The upper floor had three windows: two to the right of the chimney, as now, and one immediately to the left of it. This façade development could have taken place in the late 1830s or 1840s. The fenestration of the upper windows is unusual, and of an early date, being 12 panes over 8; this pattern probably reflects the influence of a style brought north by United Empire Loyalists in the late eighteenth and early nineteenth centuries.

The second possible state of façade development may have been another considerable one. It could have involved refacing 44 Earl's stone front, closing off the central doorway and replacing the two original ground floor windows with two small double windows that had no relation to the windows above. The other important change included creating the extended stonework, a new entrance, and moving the upper floor window from the left of the chimney to a position above and slightly to the right of the new doorway. The window is higher on the façade than it would have been when position by the chimney. These changes may have occurred in the 1850s. At that time 44 Earl Street was numbered 42 Earl, and the City Directory states that 41 and 42 were occupied by a soap and candle factory, which could account for some or all of these subsequent changes.

46 Earl Street

Built: c. 1828

Rating: S (Part IV)



There is some evidence to suggest that the 46 Earl Street building was erected around 1828.* Recent physical inspections of this and the 44 Earl Street building have revealed evidence consistent with the idea that these two structures were erected at approximately the same time.

The building appears on an 1850 map by H. Vavasour. But a second 1850 map by T. F. Gibbs clearly shows a stronger setback from Earl Street. This difference may be related to alterations that affected both buildings around this time.

This building is important for its design and contextual values. Along with 212 King Eas, it forms part of an eclectic but appealing stone row at that introduces the lower end of Earl Street at King East, and is one of five stone buildings that define help define the historic character of that intersection. The Earl Streetscape between King and Wellington is lined with buildings from different eras, which utilize a variety of materials and designs. With their box-like designs, the 44 and 46 Earl Street buildings are those which reflect illustrate the earliest and simplest of these built in stone. A pilaster dividing 46 from 44 Earl Street is comprised of the same rough and coursed limestone used across the building's facade. Ashlar sills support tall, rectangular 4/4 windows. The window's stone voussoirs are most prominent above its first-storey windows and doors.

The stone 44 and 46 Earl Street buildings also compliment the wood structure at 47 Earl, across the street, which is otherwise similar in design. An unsympathetic dormer,

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 188 (1980); also compare the 1824 map by Lieutenant-Colonel Durnford with the one drawn by J. B. Howlett in 1829.

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which once dwarfed the 46 Earl roof, has been removed.* All three of these buildings now benefit from the absence of dormers which, apart from the chimney on 44, leaves the facade slopes of their side-gable roofs unobstructed.

* Ibid, p. 188.

47 Earl Street

Built: 1841

Rating: S (Part IV)



This 2-storey frame residence was built for Mrs. Rachael Sterling, whose boarding house had burned in December of 1840. After it was erected, Sterling continued to take boarders in the present building for about twelve years.* It was originally a double-house which extended east toward Kingston, but that half of the structure was removed sometime between 1877 and 1892.†

This building is valued for its physical and contextual attributes. Its modest design, flat façade, and 6/6 window configuration are largely responsible for maintaining the building's historic character. The Earl Streetscape between King and Wellington is lined with buildings from different eras, which utilize a variety of materials and designs. The 47 Earl Street building contributes to this variety through its simplicity and composition. This frame building forms an appropriate contrast to the stone buildings at 44 and 46 Earl across the street, which are otherwise similar in design. All three structures benefit from the absence of dormers, which leaves the façade slopes of their side-gable roofs unobstructed.

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 23-24 (1973).

† See the map by Rowan and Moore (1877), and the 1892 Fire Insurance Plan of Kingston.

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48 Earl Street

Built: by 1892

Rating: S (Part IV)



This two-storey wood dwelling, with a front-gable roof, appears on the 1892 fire insurance map without its front porch. Although it has a similar, deep, footprint, it does not appear to be the same structure which appears on Brosius' 1875 map.

The 48 Earl Street building is valued for its design attributes. It features decorative bargeboard and gable trim, as well as fish-scale wood siding on the upper part of its façade. Although the building is overshadowed by the neighbouring 46 Earl stone building, its tall rectangular windows accent 48 Earl's vertical massing.

49 Earl Street

Built: c. 1834

Rating: S (Part IV)



This residence is a simple but dignified building of good proportions. The land on which the house was built was bought by William Johnson in January, 1833 and the first assessment roll (1839) seems to indicate that he was assessed for a building on this site. This two-storey stone dwelling abuts the adjacent building to the west. Its gabled roof with plain raking trim and moulded fascia boards is topped by two limestone chimneys set at each end of the ridge. The Earl Street façade, constructed in regularly coursed rubble stone, is three bays wide with the main entrance in the left bay.* The 49 Earl Street building protrudes only slightly from the neighbouring 53-55 Earl Street double house. As such it forms part of a distinct row of stone houses which share a common setback, side-gable roofs, and compatible massing.

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 21-22 (1973).

50 Earl Street

Grove House

Built: c. 1875

Rating: S (Part IV)



The 50 Earl Street building is valued for its design and contextual attributes. According to Kingston By-Law 89-175, this small, two-storey brick structure was built c. 1875. It now forms an appropriate extension to the neighbouring 52 Earl Street building, erected in 1886. The building's slightly-protruding west bay, with its round-headed entrance; its decorative chimney pot, and its bracketed wood sills, are some of the elements of 50 Earl Street that display a high degree of craftsmanship and artistic merit. The building's 6/6 windows pattern and simple wood trim contribute to its historic character.

52, 56 Earl Street

Winston Apartments

Built: 1886 / 1905

Architect: Joseph Power

Rating: S (Part IV)



The 52-56 Earl Street building is valued for the its design, associative and contextual attributes.

Historically, members of the Anglin family owned this property for 100 years, from 1862 to 1962, and occupied it for the last 97 of them. In 1862 William Anglin and his wife Mary purchased the property and, in 1865, they had a frame building erected on the site of what is now 56 Earl Street: the building's western three bays. William was a boot and shoe maker who became the City's treasurer in 1845. His son, William Gardiner, was a doctor and surgeon who had 52 Earl Street erected to the east of that structure in 1886. He also had the present 56 building erected in 1905, and had the entire complex renovated into apartments in 1921.* "Dr. Anglin" can still be found etched on the transom of 56 Earl's western bay window, marking the waiting room that once led to his surgery. Other notable members of the Anglin family include Robert, who served as a police constable and city councillor, and who created the City of Kingston Board of Health with Mayor Kirkpatrick in 1847; and Robert Junior, who served as Reeve of Pittsburgh Township and lockmaster of Kingston Mills. Robert Junior's former house is now Kingston Mills' "Lockmaster Anglin Visitor Centre." A bay forming part of Kingston's inner harbour has long been known as Anglin Bay, named after brothers

* A building permit for this work can be found in the Queen's University Archives.

William Bartrin and Samuel Anglin, who used the site as a shipping and receiving depot for their lumber and coal operation. The last member of the Anglin family to occupy the building was Mary Anglin. Mary served as the secretary for three Queen's University President's, and is featured in a University booklet called *Queen's Profiles*. Mary grew-up in the building, and was the Winston Apartment's landlord until 1962.

The middle two bays of this structure, formerly 54 Earl Street, still contain part of the original roughcast building erected by William Senior in 1865. A carriageway was added to the 54 Earl, where the 56 double doors are now, when 52 Earl was erected. W.G. Anglin moved his surgery from 52 to 54 Earl after his father's death in 1899, at which time only 54 Earl was given a brick façade. In 1905, the remaining part of the old roughcast building was demolished, and the present brick portion rebuilt on the same footprint. The carriageway was converted to an entrance at that time.

This building is an important, representative example of Joseph Power's work. His mixture of Queen Anne and Moorish architectural elements, which characterize the 52 Earl Street unit, is distinctive. The same motifs are found on other important Joseph Power buildings in Kingston, including Victoria Terrace at 50-72 Montreal Street, and 197-199 King Street East. The rare combination of 52-56 Earl Street's architectural elements, its characteristic stone circle, and variety of materials that comprise it, makes this building both a prominent and unique element of the Earl Streetscape.*

The Winston's design attributes have been described in the City of Kingston's *Buildings of Architectural and Historical Significance*, Volume 6, pp. 107-109:

52 Earl Street:

The dominant feature of its design, the heavy stone and brick circle enclosing double windows, is an echo of Power's design for the lighter, decorative wood front entrance to the porch at 95 King St. East, built the same year. In No. 52 the contrast of red brick and grey stone further emphasizes the contrast of curves and angles.

Two-thirds of the first floor façade is a square, stone section into which are set alternating brick and stone voussoirs to form a circle set on a flat stone sill. The circle encloses a wooden sunburst design radiating from two windows, each divided into three squares – the top ones with leaded grid patterns. Below the sill is a rectangular panel of red stone.

* Andrew Hill, *The Winston Apartments: A History of the Property, its Occupants and Owners from 1802 to 2009* (unpublished, 2009).

The recessed entranceway has a decorative glass and wood door topped by a transom with a round stained glass window. A rusticated stone string course provides a lintel for the entranceway. Above it, two stone sills give a strong linear emphasis: one marks a recessed balcony with French doors. The other sill joins two “keyhole” shaped windows which have decorative leaded work in the circular sections.

The cornice is supported by four pairs of large brackets and is topped by a broad gable with a triple window under a circular design in the peak of the gable.

56 Earl Street:

No. 56 has symmetrically placed openings but no two are treated alike. The central double entrance has a classical portico and is flanked by large flat-arched windows with keystone and extended stone sills. Each of these windows has leaded tracery at the top but the lower portions differ – the left is divided into three double-hung windows; the right has a single pane of glass.

Above the entrance is a single, round-arched window. To its right, two double-hung windows that project at the centre, have a stone sill and a heavy wooden lintel. To the left is a large oriel window. Its three sections each have a transom of leaded tracery and above each is a wooden panel topped by heavy moulding under the shallow shingled roof which runs into the soffit.

The front slope of the roof of No. 56 has two gabled and pedimented dormers of unequal size; the left has four windows, the right has three. Both have decorative shingling in the pediment.

The west side of the building has randomly placed fenestration with quarter circle windows flanking the chimney breast in the third storey. The two wings at the rear of No. 52 and 56 are irregularly fenestrated and enclose a small courtyard.

53-55 Earl Street

Built: 1844

Rating: S (Part IV)



The 53-55 Earl Street building is valued for its design, associative and contextual attributes. Combined with the adjacent 49 Earl Street building, the length of this double house, and its shallow setback, make it a significant part of the Earl Streetscape. The regular and uniform placement of windows along 47, 53 and 55 Earl Street, and their shared low massing, contribute to their presence as an important terrace along Earl Street.

“This pleasant double house was built for an engineer as his home and rental property. In its site, scale and layout it is typical of the better class of dwellings available to military officers stationed in Kingston in the middle of the 19th century.

This double house is constructed of regularly coursed rough ashlar on the front and rear, with rubble limestone on the exposed end. It is of seven bays, three in the western section and four in the one to the east. The entranceways are in the first and fifth bays, while the carriage-way is in the fourth. All of these have flat arches and the entranceways contain elliptical fan-light with side lights and a six panel door with brass fittings.

The windows are six over six sash except for the basement ones which are rectangular and create a high basement which served as the original kitchen. All have voussoirs and those of the first and second storey rest on vertically furrowed ashlar sills. The gable roof is topped by three symmetrically placed stone chimneys. A stone parapet divides the double stone [house] from the house which abuts it on the east. The carriage-way leads to a large garden area defined by a high stone wall, formerly the rear wall of the stables.*

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 19-20 (1973).

58 Earl Street

Built: 1864-1868 / c. 1936

Rating: C



This building contributes to the historic streetscape of Earl Street. Originally constructed in the 1860s, its present design elements date to the second quarter of the 20th century. Those features which contribute to the value of this house include its hipped roof with projecting middle dormer; its full-width front porch, also with a hipped roof and supported by stone columns; and the multiple-pane window pattern.

The original 58 Earl Street building was a 2-storey wood structure, erected at the same time as the neighbouring 62 Earl Street building, and likely reverse-identical identical to it. Fire insurance maps from 1892 to 1924 show wood structures with identical footprints and mirror-image porches at these locations. The lot now containing both buildings was purchased by William Brophy in 1860 for \$1500. Directory information shows that he lived on Earl near Wellington in 1864 to at least 1866, but it is not clear which, if either, of these houses he occupied at that time. In 1868 Brophy sold the 62 Earl Street part of the lot for \$2000, supporting the idea that he had built on the land by that time. The 58 Earl Street building remained a Brophy family rental property until it was sold by Charles Brophy in 1936. It is possible that the building was transformed to its present configuration at that time. The 1947 fire insurance map depicts the building as a wood structure with a brick veneer.

62 Earl Street

Built: 1864-68

Rating: S



The 62 Earl Street building is valued for its design and contextual attributes. Its clapboard appearance and second-storey 6/6 window pattern help to preserve the historic feel of this 1860s structure. Contributing to this look is the plain front slope of the building's side-gable roof, its full width porch, the simple wood pillars supporting the porch roof, and its stone foundation.

The 62 Earl Street building was erected at the same time as the original 58 Earl Street structure, and was likely reverse-identical to it. Fire insurance maps from 1892 to 1924 show wood structures with identical footprints and mirror-image porches at these locations. The lot now containing both buildings was purchased by William Brophy in 1860 for \$1500. Directory information shows that he lived on Earl near Wellington in 1864 to at least 1866, but it is not clear which, if either, of these houses he occupied at that time. In 1868 Brophy sold the 62 Earl Street part of the lot for \$2000, supporting the idea that he had built on the land by that time.

63 Earl Street

Built: c. 1853

Rating: S (Part IV)



"This brick house was built for Thomas Maxwell, a ship's captain, about 1853. It is not on an 1852 map but it appears in an 1854 assessment roll. Flemish bond is used on the main façade and English bond on the other sides. The low pitched gable roof has a broad overhang with the eaves return, moulded fascia boards and other trim. A brick chimney is inset at each end of the ridge.

"The original door surround has been replaced by a simple wooden entablature supported by delicate pilasters. The transom and long upper panels of the door are glazed. In the lower storey the original French doors have been replaced by double casements with a fixed panel, although the transoms have been retained. Double casements have been used in the second storey as well. All the windows have ashlar sills.*

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 17-18 (1973).

65 Earl Street

LA SALLE COTTAGE

Built: by 1892

Rating: S (Part IV)



This small frame house was erected between 1875 and 1892.* It is valued for its design and contextual attributes. It is an interesting contrast to the larger brick and stone houses nearby. Its main façade, four bays wide, is of white clapboard. The doorway in the second bay is protected by a later enclosed porch with glazing. On the other bays, the original French doors have been replaced by double casements with a fixed panel below. Under the eaves a row of dentils and a series of S-shaped brackets add elegance to an otherwise simple façade.†

* Brosius map of 1875; 1892 Fire Insurance Map of Kingston.

† *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 15-16 (1973).

66, 68 Earl Street

Built: 1842

Rating: S (Part IV)



The 66-68 Earl Street building which includes two properties, is valued for its design and its contextual attributes. Its architectural features, combined with its location at the corner off Earl and Wellington Streets, makes it an important and highly-visible component of the Old Sydenham Heritage Area.

This 5-bay, 2-storey stone double house, with its segmentally arched doors and large recessed square windows above, is a slight variation of Kingston architecture of this period. It was built for James A. McDonald, whose wife was assessed for the double dwelling in 1843. The building is comprised of hammer-dressed limestone, with recessed, semi-elliptical entranceways to each side of the central bay. Recessed Venetian windows occupy the bays above each entrance, and are fronted by small frame balconies. There is an ashlar plinth course across the façade and west wall. Brackets are found under the cornice, and the hipped-roof has two wide stone chimneys: one central, the other to the east. The east wall is sparsely fenestrated; the west wall has regular fenestration with a blind arch in the central bay of the first storey and a blind window in the north bay of the second storey. A 2-storey, 2-bay stone wing extends from the rear along Wellington Street. There is a brick chimney on its hipped roof.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 24-25 (1980).

67 Earl Street

Hanley House

Built: 1847

Rating: S (Part IV)



This residence was erected for Christopher Givens in 1847. In 1858 it was sold to Peter Hanley. The Hanley family remained in the house for many years and, as such, it is known to some local residents as the “Hanley House”. Thomas Hanley, a ticket agent for the Grand Trunk Railway depot on the corner of Ontario and Johnson Street, is listed as this building’s occupant in the 1889 directory, along with Thomas A. Hanley, the depot’s telegrapher. That building became known as “Hanley Station”.

Apart from these historical associations, the building is valued for its design and contextual attributes. It has undergone a series of moderate alterations since it was first built, but it remains an important corner building with visual importance to this part of the Old Sydenham Heritage Area. This brick building, painted red for many years, has recently been painted grey in harmony with some of the older stone structures in the area. An important and distinct element of this building is its turn-of-the-century gable dormer, with a peaked-roof and a doorway opening onto a curved balcony supported by brackets.

There is evidence of a simple rectangular transom light which existed prior to these. The main façade is now four bays wide, but alterations to the brickwork suggest that it might once have been five bays wide. Another possibility is that the corner of the building was cut on an angle to accommodate an entrance, and filled in when no longer needed.

Other design features include a central doorway, which is decorated by a wooden surround with pilasters and a pediment. There is a pair of windows in each storey to the east of the doorway. The suspected alterations have resulted in a large fixed window with a transom in the lower storey to its west, and a single window in the upper that storey. All the windows in the house are double-hung, and have their glazing bars

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removed. In the 1960s, a pair of shallow dormers was added to let light into the attic area.*

* *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 12-14 (1973).

72 Earl Street

Built: possibly by the 1840s

Rating: S



72 Earl Street may date from the early 1840s during the years when Kingston was the capital of the United Province of Canada East and Canada West and housing was in high demand. Its stonework merges with (but appears lightly different from) the end wall of 72 Wellington Street. The footprint of the buildings on the street corner forms an L on maps of 1850. Perhaps one or more were built by Thomas Hunter who bought the lot in 1841 from the Murney family. In 1856, 36-year-old William Sawyer and his family moved in and remained there until his death in 1889.* He was a well known artist and photographer. One of his best portraits is the full length oils of John A. Macdonald hanging in City Hall.



In 1869, he photographed the corner of Wellington and Earl Streets.[†]As the photograph is faded, a tracing is reproduced here.

* Michael Bell, *William Sawyer Portrait Painter* (Kingston: Agnes Etherington Art centre, 1978), 36. see also Jennifer McKendry, *Early Photography in Kingston* (Kingston, 1998, third printing 2007 of the second edition, rev. & enl., 1998), 31-3.

[†] Reproduced in Bell as figure 59, private collection.

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72 Earl is a two-storey, gable roof, stone house with three bays. There are three windows in the upper storey and two in the main storey, which has an off-centre door surmounted by a round-arched transom. In the 1869 photograph, there are no shutters (the house now has two pairs on the main storey), small panes of glass (now 6 over 6) in the windows and a lean-to, enclosed, frame shelter against the front door.

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74 Earl Street

Rating: N



The present 74 Earl Street building is a modern, brick, 3-storey triplex with a projecting flat roof. This building is of no known historical/associative value, and is not considered of architectural or contextual value.

76 Earl Street

Rating: C



The 76 Earl Street building is a 2-storey, 3-bay wood structure with little ornamentation. The building is clad in modern materials of no heritage value. Its roof, front entranceway, porch, and fenestration are all relatively recent. However, this building retains elements of its original mid-19th century construction, or those of early alterations, which contribute to the heritage character of the Old Sydenham Area.

This residential structure occupies the northwest part of Lot 206, which was sold by James Brophy to Robert Cousins in 1843. Cousins sold the property to James Baker in 1846. The early to mid-1840s would be a reasonable period to suggest that this building was constructed. Maps consistently place a building at this location since at least 1850; the 1875 Brosius map shows a similar structure with a side gable roof; and fire insurance maps from, and fire insurance maps up to 1947 suggest that these buildings are one in the same.

Those features of the house which are important to its design and the Earl Streetscape include its simple box-like massing, plain side-gable roof, and the preservation of its multi-paned window pattern.

79 Earl Street

Built: by 1935

Rating: C



The 79 Earl Street building was constructed in the early 1930s for Robert Chalmers, a government bond salesman, and his wife, Frances. By 1939 it had been purchased by Harry Hart, a manager for Swift & Co. Coal and Wood. This building is a good example of how the vacant parts of many Sydenham Ward lots were gradually filled-in during the first half of the 19th century.

The building's distinguishing design elements include its use of mixed brown and yellow bricks. Its steeply-pitched roof supports tall gable ends. The front gable features a decorative brick diamond comprised of four fingerboard squares. A projecting rectangular bay on the façade's Wellington Street side contains three 3/1 windows. The upper windows are divided evenly into equal panes by vertical glazing bars. A similar window is located above the bay's roof, and a hipped roof that covers a small wood front porch. The building's remaining fenestration matches that of the façade, including two windows found in a shallow dormer, flush with and extending from the exterior wall, found along the building's southeast side. On the northwest side of the building, a side entrance door is covered by a gabled canopy roof supported by wood beams.

80 Earl Street

Built: c. 1893

Rating: S



The 80 Earl Street building features many ornate elements that contribute to its historical and contextual values. These features highlight the building's high degree of craftsmanship and artistic merit. This 2-storey, 3-bay brick house has a hipped roof and prominent, protruding, rectangular tower on its southeast side. The tower contains paired 1/1 windows on stone sills, on each storey. Those on the second storey are topped by brick arches, accented with brick keystones. Elaborate woodwork adorns the tower's gable. Its tympanum has a stucco face and features a false balcony with a turned-wood balustrade. Three radial turned-wood arms support the gable's overhang. The false balcony is supported by three heavy wood brackets with decorative scrolls and flutes. The tower gable projects from the top of the building's wider front gable, which covers the southeast two-thirds of the building. The wider gable also features heavy wood brackets at each end.

The building has a full-width wood porch supported sets of three plain wood columns at each side; a set of two near the middle, and embedded wood columns along the façade. Each set of columns has a stone base resting on a brick pilaster. A simple wood balustrade surrounds all but the porch entranceway. The porch roof has a deep overhang with heavy wood brackets and a plain entablature. A pediment is centred over its northwest side, above the porch stairs. Its tympanum contains a scrolling wood relief. The front entrance door is topped by a rectangular transom with stained glass. Above the entranceway door, on the second storey, there is a tall 1/1 window with a slightly rounded top.

The 80 Earl Street building occupied the northwest part of Lot 206, originally granted by the Crown to Nathaniel lines. A different building on this location is shown on Brosius' map of 1875. In 1893 a butcher named Dennis Millan purchased the property from

Property Inventory Evaluation – Earl Street

Jane McDonell. It was might have been Millan who had the building constructed. The Millans were long-term owners of the property. They are still listed as owners and occupants of the building in 1923. The property and premises were passed to Minnie Millan after Dennis' death in 1926.

81 Earl Street

Built: c. 1877

Rating: S



Contractor and builder John McMahon acquired the 81 Earl Street property in 1877 from the Meckleston family. The present 81 Earl Street building was probably erected at that time, replacing an earlier structure which appears on Brosius map of 1875.

John McMahon was a builder and contractor who also erected buildings on Wellington, Bagot and Sydenham Street. This building was occupied his son Andrew, who worked for his uncle Thomas at T. McMahon & Co. Painters, located at the north corner of Wellington and Earl Streets.

Andrew McMahon lived at 81 Earl Street until 1913, when the property was sold to an engineer named John Kane. Kane worked for the Canadian Shipping Lines and, later, the Canadian Locomotive Company.

The 81 Earl Street building is valued for its design and contextual values. The building features a projecting tower on its southeast side, topped by a gable containing a simple 2/2 window, and a fish-scale wood face. Paired windows on the main two storeys of the tower are 1/1, with slight arches, and are supported by ashlar sills. Paired, rectangular, basement windows are also found in the stone foundation below these. The building's northwest bay contains a wood porch with a flat canopy roof. Turned-wood spindles comprise its porch and cornice balustrades. The later is supported by curved brackets.

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The main entrance features a rectangular transom with an elaborate stained glass design and the building's street address.

82, 84 Earl Street

Built: c. 1917

Rating: C



The 82-84 Earl Street building was erected between does not appear on the 1915 version of the updated 1904 fire insurance map. The present structure, which is listed in the 1918 directory, replaced an earlier 1½ storey wood structure that appears on the updated 1911 version of the same map. It appears to have been built for Mary Walsh, the widowed mother of John Walsh, by a possible relation named Thomas Andrew. Andrew acquired the property in 1917, and took a mortgage from Agnes Maule Machar. Machar, a noted Kingston historian and social activist, is well-known for her efforts to provide suitable housing for elderly women with little income. On the same day that Machar discharged Andrew's mortgage, Andrew sold the property and premises to Mary.

The 82-84 Earl Street building is a 2-storey, 4-bay brick double-house with a common front porch in front. The porch covers the two units' entranceways, located on the inner bays of the first storey. The porch is approached from a set of stairs at each side. The forward-slanting, shingled, porch roof is supported by three plain wood columns, with stone bases, set on square brick pillars. Each entranceway has a square transom. All four rectangular second-storey windows are 1/1 with simple wood trim, resting on stone stills. The lower two windows, on the outer bays, are significantly larger. They are plain with rectangular transoms and rest on stone sills. A common dormer centred on the building's side-gable roof contains two 1/1 windows. Each unit has a basement window in its concrete foundation.

83 Earl Street

Built: by 1849

Rating: S (Part IV)

Easement: 1997



“This two-storey, three bay stone building appears on an 1849 map. Its earliest history is not clear but from about 1854 the first storey was occupied by a series of grocers.

“This roughly coursed limestone building, three bays and two storeys has a hipped roof with a parapet on the east where it abuts another building.

“The central entranceway set under voussoirs is deeply recessed. The opening has a wooden inset of pilasters supporting an arch with carved sunburst motif in the quadrants. Within the wooden arch is a fanlight door surround. The inner door has a rectangular transom with dentil trim and panel on either side of the door.

“The large flaking windows have voussoirs, ashlar lugsills and rectangular transoms. The three second storey windows have voussiors which meet the cornice.

“The west side has irregular fenestration, some old openings blocked, new ones opened. There is a single door.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 26-27 (1980).

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87 Earl Street

Built: by 1904

Rating: C



The present building at 87 Earl Street is clad in material of no heritage value. The exact date of this structure's construction has not been determined, although the present building may contain part of a wood structure which had been erected on the site by 1892, and later covered with a brick veneer.* It does not appear on Brosius' 1875 map, which identifies this property as the site of Edward Law Rope manufactory: a distinctly different building.

* Kingston fire insurance maps of 1892 and 1904.

89 Earl Street

Built: c. 1911

Rating: S



The Earl Streetscape between Wellington and Bagot is lined with structures that vary greatly in design and their years of construction. The 89 Earl Street building reflects the development of the Sydenham Ward in the early 1900s. Until 1911 an older 2-storey stone building, matching and adjoining the adjacent building at 91 Earl Street, occupied this spot. That building was removed when George Boyd, who purchased the property in 1911, built the present structure. By 1927 Boyd owned two automobile garages in Kingston, located at 129 Brock Street and 241-243 Bagot Street.

A number of architectural features contribute to this building's heritage value. Of note is the series of three Romanesque windows, with plain half-round transoms, that occupy the gable and two main storeys of this building's slightly-projecting southeast bay. Its foundation of heavy, hammer-dressed stone provides a distinct, stylish contrast with the building's principle red-brick composition. A keyhole foyer light on the northwest side of the building adds a further, decorative, touch. Turned-wood balustrades on the porch and second storey balcony of the northwest bay add an ornate feel to the building.

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90, 92, 94, 96 Earl Street

Built: c. 1881

Rating: S



The 90-96 Earl Street property was purchased by Robert Matthews in 1857. His executors, Alex Gunn and R. V. Matthews, divided and sold the land in the 1880s. The present building does not appear in the 1881 Kingston directory, and was likely erected by the executive parties in the spring or summer of 1881.

These buildings are of contextual and design value. They stand-out from the Earl Streetscape as an attractive, orderly row of modest units, with minor decorative touches. Fenestration throughout the building is slightly arched, and topped by soldier-laid bricks. Most windows retain a 2/2 window pattern with simple wood trim. Small transoms accent the front entranceways. The sunken basement window of each unit is not evident, but their stone voussoirs provide a decorative touch near grade level. The roofline of 90-96 is a common side-gable arrangement, unhampered by dormers. Simple brick chimneys stem from its apex at each end; a third is centred between the 92 and 94 Earl Street units. Shallow firewalls are located at each end of the 90 Earl Street unit's roof.

91 Earl Street

Built: c. 1840

Rating: S (Part IV)



This house is an example of a working-class residence and, as such, does not exhibit expensive refinements or unusual technical innovations. But the survival of the very fabric of this structure over 170 years is testimony to its craftsmanship, despite the numerous tenants it has housed and the challenge to the structural integrity of its east end when a neighbouring stone house was demolished. The asymmetry of the front façade results from interior functional planning but may have seemed less obvious when balanced by the neighbouring two-storey stone house, which is no longer extant.

The 91 Earl Street property was granted by the Crown to the Reverend Alexander Macdonell in 1806. Macdonell became the Vicar General for Upper Canada in 1807, Bishop of Upper Canada in 1820, and Bishop of the Kingston Diocese in 1826. Also in 1826, the Bishop entered into a lease agreement with Patrick Lavery, a Roman Catholic Irish emigrant, for the 91 Earl property. Lavery was a carter, and he may have housed carts, wagons, and even horses in modest frame buildings on the site. In an 1840 agreement between Lavery and the estate of Bishop Macdonell, the former was granted permission to build a brick or stone house on the front part of the lot, next to the street. Tax assessment records support the idea that Lavery lived in the house, while renting to a frame addition at the back, which is no longer extant, to tenants. In 1847 the Bishop's executors sold the property to the Roman Catholic Corporation of the Diocese of Kingston, which became Lavery's new landlord. In 1879 it was sold to Jeremiah Millan, a labourer whose family held the property until 1926.*

* Adapted from a property evaluation by Jennifer McKendry. See City of Kingston Municipal Heritage Committee Agenda, meeting 2011-01, December 6, 2010.

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97 Earl Street

Built: after 1965

Rating: C



A 2-storey 19th-century wood and roughcast dwelling existed on this site until sometime after 1965. The present building does not appear to be related to that structure. The modern building exhibits some features which blend with the character of the Earl Streetscape, without appearing contrived.

98 Earl Street

Built: c. 1843

Rating: S (Part IV)



This 3-bay, 2-storey hammer-dressed limestone dwelling was erected c. 1843: about two years after its adjoining neighbour to the northwest. The structure has a round-arched front entrance which shelters a recessed door and half-round transom. The building has slightly projecting corners and a wide ashlar base course. The 6/6 windows contribute to this building's historic character.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 26-27 (1980).

Property Inventory Evaluation – Earl Street

99 Earl Street

Built: unknown

Rating: N



99 Earl Street and 155 (A) and 155 (B) Bagot Street are the three civic addresses within this building, a 2-storey residential and commercial (formerly Andrea's Convenience Store) structure located at the corner of Earl and Bagot Streets. By the early 20th century, but after 1875, a 2-storey wood structure with a similar footprint was located at this corner. It is not certain whether the present structure is related to the earlier one.

100-102 Earl Street

Built: 1841

Rating: S (Part IV)



The 100-102 Earl Street building is valued for its historical, design, and contextual values. It is a good example of the buildings erected during Kingston's brief capital period: a time of optimism and economic growth, when one might expect upper-end tenants. The 1841 tax assessment roll lists this structure as unfinished at the time. It originally served, like now, as a double-house. But for a time it was also used for commercial purposes. Thomas Spencer had a grocery store here until 1866 and, at one time, the building also served as an inn.* Its commercial use probably reflected the need to generate revenue after the government left Kingston.

The building's hammer-dressed stone composition, massing, and minimal setback are important to the Earl-Bagot intersection. A striking feature of this house is its dual stone chimneys that rise from its parapeted end walls. The northwest of these is a prominent part of the Bagot Streetscape. The earlier 8/8 and 12/12 window pattern of its outer bays has been replaced, but their stone voussoirs and simple wood trim remain intact. The inner-bay entrances are recessed behind panelled-wood reveals. These entranceways are distinctly narrow, with simple rectangular transoms.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 30-31 (1980).

108, 110 Earl Street

Built: c. 1857

Rating: S



Cartographic evidence, and previous research, suggests that this building might have been erected in 1857.*

This house is valued for its design and contextual attributes. Its massing and setback make it a strong visual part of the Earl-Bagot intersection. These features, and its brick face, are integrated with those of the 144 Bagot Street building to which it is attached. The building's northwest and rear walls are comprised of rubble stone. Of note are the building's entranceways, located at on the northwest bay of each unit, which are recessed under round-headed openings; flanked by panelled-wood reveals, and topped by half-round transoms. Its brick voussoirs and entranceway hoods have been painted in a manner that simulates solid stone. The building has large first-storey windows with tall rectangular sidelights, with transoms above each pane. The second-storey openings are tall and rectangular. Dormers atop each unit's side-gable roof contain paired rectangular windows, the northeast of which is joined by a wood mullion. A brick chimney is centred between the units, rising from the apex of the roof, which also features an outer parapet wall.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 32-33 (1980); maps by T. F. Gibbs, 1850; and J. C. Innes, 1865.

113 Earl Street

Built: by 1850

Rating: S



113 Earl is a hipped roofed, three-bay brick structure with the symmetry and restrained detailing associated with the Greek Revival. All openings are rectangular supported by simple voussoired 'flat arches' with those of the first storey occupied by French doors. The deep paneled wood soffit, and frieze, emphasized with wood rolls, is characteristic of the austere but carefully wrought and effective detailing associated with this style.

Although the building does not appear on the Gibbs survey of 1850, there is a building of the same square shape and orientation shown on his City plan of that year and all plans from that time forward indicate the same (although various additions are shown at different times, the most extensive being on the Innes plan of 1865). As well the house, as with 117 Earl, is set to the orientation of the street 'below' Bagot, indicating that its presence prior to the formal laying-out of the street above Bagot. It may thus predate 1850, but certainly can be considered to be in place by that time. Between then and 1865 it acquired extensive additions, possibly associated with a cottage industry.

The building is very important contextually as a 'survivor' of the alignment which predated the formal extension of Earl Street northwest beyond Bagot, accounting for its angled orientation to the street. As well its large mature deciduous tree is a major element of the streetscape.

114 Earl Street

Built: 1849-52

Builder: Sidney Scobell

Rating: S (Part IV)



“William Coverdale designed this cottage for Charles Greenwood, a stagecoach agent. Scobell, the builder, began the house in 1849 but the house was assessed in 1852 as ‘unfinished’ although Greenwood had been living in it for two years. This is an unusual and distinctive cottage for Kingston.

“This three bay, one and a half storey, stucco cottage has a central door with side lights and a transom protected by a frame, shed-roofed canopy supported by simple wooden brackets. The flanking windows have casements with eight lights each side, white Tudor dripstone forms over each window and shutters. A frame string course marks the second half storey.

“The west wall has irregular fenestration, two windows with drip moulds. At the west end of the gable, metal covered roof is a brick chimney. The front slope of the roof has three hip-roofed dormers; the end ones have two windows, the central one has three. The east wall has a single upper storey window; the rear has a small, frame, shed-roofed addition with lancet windows.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 34-35 (1980).

115, 117 Earl Street

Built: by 1842

Rating: S



This relatively early stone (now stucco covered) dwelling has no doubt undergone many changes including the addition of side wings and the long shed dormer which does alter the sense of the original roof line and its relationship to the parapet. Still it remains a strong symmetrical composition with the tripartite window units at both stories flanking the centre bay. The tripartite windows are themselves composed of two 4/4 units to either side of a wider opening with a 6/6 sash. These openings all have entablature type hoods. The stylistic influences appear to be Regency and Greek Revival. The vestibule features chamfered columns once again repeating the tripartite form with the semi-circular arched tops of the sidelights and door transom. The paired scrolled brackets have an unusual form and the keystone above the door arch has prismatic relief. There has been an attempt to carry the detailing motifs of the main building into the additions.

It has been suggested that this may have been the residence of noted Kingston cleric Rev. John Machar before moving in to St. Andrew's Manse in June 1842 and that the Sisters of Notre Dame are tenants in the upper story. It does appear that the building is in place prior to 1842.

In 1863 the lot is acquired by George M. Kinghorn, general merchant and ship owner. In 1870 his property is assessed at \$3,000. In 1873 Kinghorn sells to Peter Henderson, manager of the Montreal Transportation Company, who already owns parts of lot 33 and 34.

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117 Earl Street is very important contextually as a ‘survivor’ of the alignment which predated the formal extension of Earl Street northwest beyond Bagot, which accounts for its angled orientation to the street. Its relatively large frontage and large mature deciduous trees also make an important contribution to the ‘greenness’ of the 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.

116 Earl Street

Built: c. 1861

Rating: S



This building's large setback and its offset attachment to the adjacent structure are rare features in the Sydenham Heritage Area. Its façade is flush with the rear wall of the adjacent 114 Earl Street building. In this way the building opens-up and announces the Earl Street entrance to Lily Lane, while at the same time preserving a clear view of neighbouring buildings' side elevation.

This building is unusual in that there is no fenestration on its upper half-storey. But its stucco exterior and cottage-like appearance are appropriate to the laneway context. Twin brick chimneys rise from each side of the building's side-gable peak, slightly insight from each side elevation. The middle and southeast bays of its façade contain replacement windows, but preserve an appropriate 6/6 window pattern. The original windows likely had wood trim and ashlar sills, which have since been capped with metal siding. The building's front entrance, on the northwest bay, is flanked by tall, rectangular sidelights. Its wood front porch has a shingled gable roof, with a wood face gable trim relief. A hanging balustrade features turned-wood spindles with balls, with similar, radiating spindles forming a star-like pattern centred under the gable.

A 2-storey extension was added to the back of the building after 1904. This extension is offset to the northwest, hugging Lily Lane. It has a flat roof, gently sloping toward the back of the building, to which a modern bay-window has been added. The extension contains a 1/1 window facing Earl Street, and a matching second-storey windows facing the alleyway. Its rear and southern elevations have been clad in modern materials of no heritage value. A stagecoach agent named Charles Greenwood purchased Lot 10 from John Counter in 1849. Previous research has revealed that Greenwood had the adjacent cottage, 114 Earl Street, erected between 1849 and 1852.* The 116 Earl Street cottage, which appears on the 1865 map of Kingston by Innes, may have been

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 34-35 (1980).

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erected by Greenwood's son-in-law, Thomas Parks. Parks acquired lots 10 and 11 via Susan Greenwood, by release of dower, in 1861. That year he mortgaged the properties to the Kingston Permanent Building Society, which may date the erection of 116 Earl to that time.

118, 120, 122 Earl Street

Built: 1868*

Rating: S



The three units which comprise the 118-122 Earl Street building have design and contextual value. Although it is situated mid-way along Earl Street, between main intersections, the presence of this upscale row-house is enhanced by the entrance to Lily Lane, just southeast of the building. Owing to the setback of the 116 Earl Street building at this intersection, the rubble stone southeast elevation of 118 Earl Street exposed along the lane. Brick window surrounds and a brick chimney found on this elevation compliment the structure's brick façade; brick quoins also extend into the stonework.

The 118-122 Earl Street building has a tall stone foundation supporting each unit's 2½ storeys. It contains moderately-sized basement windows to the southeast of their raised entranceways. Each entranceway bay projects slightly, and contains a front door recessed by two tiers of brick. Although obscured by their porch roofs, each door is slightly arched over a simple corresponding transom. Small gable dormers on each unit contain round-headed windows.

The 118 Earl Street building's second-storey balcony is a more recent addition. The 120 and 122 Earl Street gable-roofed porches representing an earlier configuration.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 36-37 (1980).

119-137 Earl Street

Annandale Complex

Carruthers Villa / Annandale Court:

Built: 1848

Architect: William Coverdale

Alterations by Robert Gage, 1873

Alterations by Collin Drever, 1928

Main Complex:

Built 1927

Architect: Collin Drever

Annex, Built 1928

Architect: Collin Drever

Rating: S

The Annandale Apartment Complex has evolved from the original Carruthers Villa to occupy half of a block and represent a wide range of architectural periods/styles involving important Kingston architects from each respective period/ building campaign. The original stone villa (1848) at Earl and Sydenham with full height (originally two storey) corner bay was an elegant expression of the Italianate designed by William Coverdale at the prime of his career but predates most of his major villas. While Coverdale's concept has been extremely altered by the addition of a third storey and



Carruthers Villa with additions; view from southwest



The Annandale Apartments; view from northwest



the extension of its Earl Street corners in brick, including the infilling of the original 'inside corner' formed by the tower and the west wing during or after the construction of the apartment complex, it still remains legible within the existing. The additions themselves, though regrettable from a purist perspective, were undertaken with some skill and sympathy for the existing form likely under the auspices of the architect for the Annandale, Colin Drever.

The land assembly by John Carruthers and his son for the family estate allowed for the present expansive complex. In 1873 Carruthers commissioned noted Kingston architect Robert Gage to undertake alterations and additions to the villa. Gage's main contribution to the complex was the stone 2 storey (then) rear wing with mansard roof. This expression of the 2nd Empire style was relatively early for Kingston. It remains largely intact including the mansard roof with patterned slate and bracketed eaves, the rear bay also with bracketed eaves and, in general, the window and door openings though two have been infilled with stone. The porch to the original rear entrance appears to date from the 1920's. It now abuts a further expansion of the later apartment complex.

Annandale Apartments, a five storey (with mechanical penthouse above) building constructed at the corner of William and Sydenham Streets in 1927 was unique for its time in Kingston and notable within the region. Architect Colin Drever utilized a modern structural system, steel frame (steel protected by 'speed tile') and reinforced concrete structural system' and a façade which successfully integrates Beaux-Arts and Modernist sensibilities to create Kingston's first residential 'high-rise'. Relying on the rhythm created by the fenestration and the three projecting bays (both front and back) and the interplay of the large stucco 'field' with the pilasters and parapet of mixed orange tone tapestry brick it is a sophisticated composition which would have been at home in Toronto or even New York. The pressed metal cornice at the base of the parapet, the large beveled 'water table' and the entrance porticos on Sydenham and William respectively, with paired columns leading to the double-leaved entrance doors with transom and sidelights are other notable features which reinforce the sense of an austere classicism which is almost modernist.

In creating the three storey Annandale Annex Apartments (on the former site of Chalmers Church) the architect took a further step toward outright modernism with no classical detailing/references but rather a simple box form with the aesthetic effect (very Corbusier like) created by the bands of windows (of the solarium rooms) in the 'field' of stucco. Here however the structure is more traditional (as befits the scale) being brick with the solarium area, stucco on frame. As noted above the brick additions to the original villa, similar in form to the Annex treatment, though interesting in themselves and relatively sympathetic given the situation, are less aesthetically successful when juxtaposed and somewhat denigrating the earlier historic fabric.

The complex appears always to have been conceived, true to Utopian modernism, as a comprehensive and 'health giving' landscape with the buildings set within gardens with

recreational activities on site. While there remains little sign of the latter the landscaped setting is still an important aspect of the site though perhaps diminished from the original vision. Along William Street this takes the form simply of 'front yard' lawn, shrubbery and street trees but does help soften the affect of the relatively tall building. At Sydenham there is a greater use of hedges to define aspects of the site, particularly walkways. This streetscape is dominated by a particularly large deciduous tree. However it is along Earl that the sense of the site as a 'Court' of garden apartments is most intact. The exuberant floral plantings along the south face and fence of the 'Villa' give way to the 'green' courtyard between it and the Annex deeply shaded by a number of large willows. Along this elevation as well the turn of the (20th) century fence is still in place (though much deteriorated) with its stone knee wall, piers of early decorative concrete and wrought and cast iron fencing. The fine gates at the entrance to the Annex were added at that time to harmonize with the earlier fence, an interesting contrast to the modernist architecture of the building.

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 block was formally subdivided by John Counter in 1850. Counter had purchased much of the block from Colin Miller and his wife for £10,000.00 in 1848.

John Carruthers (1815-89), a wholesale grocer who arrived in Canada from Scotland in 1838, acquired Lot 49, corner of Sydenham and Earl, in 1848 and that year engaged well known Kingston architect William Coverdale to design a Villa as his new residence. Construction began soon after and may have been completed by April 1849. Carruthers, a political Liberal, became very successful owning ships and property. He was a Life Governor of Kingston General Hospital .

William Coverdale, City Architect from 1846-1865 was then in his prime having completed such major commissions as the 'new front' to St. George's Cathedral and St. James Anglican Church but still relatively early in the chronology of his major residences such as Rosemount, Eldon Hall, and Elmhurst, completed in the 1850's.

In 1853 Carruthers acquired Lot 37 from John Counter and this formed the large rear yard for the villa and upon which Carruthers built a stone carriage house (demolished 1927 for the Apartment House construction). Between 1860 and 1873 Carruthers also obtained Lot 36 (1860), Lot 34 (1865), Lot 34 (1865) and part of Lot 33 (1873). In 1873 he retired from the grocery business and undertook additions and alterations to his home designed and supervised by Robert Gage.

Gage, the noted late 19th century Kingston Architect, arrived in Canada from Ireland in 1852, and after an apprenticeship in carpentry with his future father in law William Irving, went on to design such Kingston area landmarks as the Education Building (now Mackenzie Building) and Hewitt House for the 'new' Royal Military College (1877). He was the architect as well for the 'palatial' Allison House, Adolphustown of that same year. Gage's main contribution to the complex was the stone 2 storey (then) rear wing with mansard roof.

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In 1889 the year of his father's death John Bell Carruthers purchased lots 50 and 51 from Chalmers Church (then in the process of relocating to their current site) and in 1892 inherited all his father's lands. For several decades this truly extensive estate remained intact but in 1926 Carruthers sold the property to Tekla and Matthew Henson. The Hensons engaged architect Colin Drever to design the Annandale Apartments which formally opened in June 1927.

The opening was celebrated in the June 27 *Kingston Whig-Standard* with a promotional article and advertisements headlined "Annandale Court, Kingston's Newest and Most Modern Apartment Building." The article claimed Kingston now had the largest modern apartment house between Ottawa and Toronto. At the time of its opening it featured two tiled entrances containing individual mail boxes for the tenants. Modern conveniences included a refrigerator and double sink in each kitchen, still relatively unusual at the time. Ads provided to the *Whig* by contributing Contractors indicate that the masonry and stucco was completed by the well known, long standing firm of Clugston Brothers, the plumbing by N.S. Davie and the Allan Lumber Company supplied the doors and lumber. The newspaper also noted that the 5 acre property was being landscaped to include "health-giving and recreational sports: facilities such as tennis courts".

The 1929 City Directory indicates that 119 Earl St. "Annandale Court" (after 1931 known as Annandale Annex) has 3 tenants - suggesting that the brick building which had occupied the site at least since the relocation of Chalmers Church had disappeared and been replaced by the current Modernist building, an early expression of that form in Kingston. Also that year three tenants are listed separately for the former Carruthers Villa suggesting that the renovations and additions to that building, vacant in 1927, were complete. These additions included increasing the height of the structure by a full storey throughout in brick (including the bay) and with full height brick additions constructed at the former inside corner behind the original corner bay and along the east wall.

The Directory entry for 1931 indicates that Annandale Court, now differentiated from the Annex, has 7 tenants, including the owners/developers, Tekla and Matthew Hanson - the building now being fully occupied.

It is very likely that the renovations and additions to the villa as well as the design of the Annex were all part of Colin Drever's project in association with the design of the 5 storey apartment complex, all elements in a unified vision for this site.

The Annandale Apartment complex takes up half of the city block, including the full streetscape on Sydenham. The apartment 'towers' are a landmark, even today the tallest elements in the immediate area. The section of the site along Earl creates a

Property Inventory Evaluation – Earl Street

particularly picturesque impression due to the extent and maturity of the foliage which almost engulfs the façade of the Annex.*

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

126 Earl Street

Built: 1912

Rating: C



The 126 Earl Street building is a narrow, set-back addition to the neighbouring 128-120 Earl Street building. Flanked by its two larger neighbours, the building supports an uncommon courtyard which also leaves the large buildings' side elevations exposed. The contributing value of this building also derives from its design, which blends appropriately with the 128-130 Earl building, and from its associative value.

The façade of the 126 Earl Street building features a Second Empire style mansard roof face, consistent with the full-width dormer on 128-130, which was also made to mimic that style. A tall wood staircase fronts the building's wood front porch. The porch spans the building's width, as does its wood balustrade. The balustrade consists of plain railings arranged in a chinoise pattern.

The front entrance contains a wood front door with single, square, light. It is comprised of stained-glass with leaded tracery. The light is features a wood hood and sill, and is set above three recessed door panels. The door features what appears to be older metal hardware. Brick voussoirs form a tall arch above the doorway, which contains a centred, square, stone plaque with a floral relief. A 1/1 window with plain wood trim occupies the building's southeast bay. Below this window is a limestone wall, which likely extends from up from the building's foundation, behind the front porch. Matching windows with ashlar sills are found on the second storey.

The 126 Earl Street building was erected in 1912 by William Folger Nickle, as an extension to the 128-130 Earl Street building. William Folger's father, also named William, had either moved to, or had the 128-130 Earl Street building erected, around 1871. He was a successful businessman and steamboat owner, after whom the Nickle Wing of the Kingston General Hospital was named. William Junior acquired the property in 1912, following the death of his mother. Although 126 Earl appears with a distinct address on fire insurance maps as early as 1915, it does not appear in

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directories under a different owner than 128-130 until 1967. That year it was listed as a 2-unit apartment.

William F. Nickle was a successful local lawyer and politician, who also became a significant figure in both provincial and national politics. Born in 1869, he was educated at Queen's University and Osgoode Hall. He was called to the bar in 1896, and served as a city councillor from 1905 to 1908. In 1908 he was elected as Kingston's Conservative member of the Ontario Legislature. In 1911 he was elected to the House of Commons as a Conservative, and as a Unionist in 1917. He resigned in 1919, protesting that the post-war Union Government required a new mandate. In 1922 he was again elected to the Ontario Legislature, becoming Attorney-General in 1923. William Folger Nickle is widely known for the 1919 "Nickle Resolution." That resolution, which William introduced, ended the awarding of knighthoods and peerages to Canadian citizens.

From 1971 to 1978 the 126 Earl Street building, as well as the adjacent 128-130 Earl Street building, was home to Queen's University's Science '44 Housing Co-operative, established by the University's 1944 science class.

128, 130 Earl Street

Built: c. 1871

Rating: S



The 128-130 Earl Street building is valued for its design and contextual values, and for its association with the Nickle family.

The design values of this building display a high degree of craftsmanship and artistic merit. The façade of this stone structure is comprised primarily of red brick, divided by an ashlar string course. The outer bays of its first storey contain full-height openings, with French doors below large plain transoms. Wood shutters flank these windows, which are topped by yellow brick voussoirs. Matching voussoirs are found over the second-storey outer-bay windows. They rest on ashlar sills, and are covered by broad red-brick arches that span the width of each outer bay. These are adorned with vermiculated keystones. Spaced yellow brickwork with alternate widths create decorative quoins on the inner sides of each recession, highlighting the buildings centre two bays. These compliment the pilasters at each side of the façade, which feature spaced but uniform yellow brickwork.

Small 1/1 windows, with ashlar sills and wood trim, are located on the inner bays of the building's second storey. Below these windows, the flat roof of a wood porch roof covers both front entranceways. The roof is supported by heavy, plain, wood columns with Roman-Doric capitals.

A full-width dormer projects from the front of the building's roof. Its wood-shingled face mimics the appearance of a mansard roof. Above each outer bay the dormer contains a Palladian window, with 2/2 windows and a half-round centred transom. These windows feature heavy, plain wood surrounds.

The 128-130 Earl Street building was erected between 1869 and 1874. The lot had been purchased in 1866 by John Moore, presumably a relation of Thomas Moore who owned the adjacent Lot 55. In 1871 Moore sold the property to a steamboat owner William Nickle. A William "Nichol" is listed as a resident of Earl Street in 1873, and

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William Nickle is listed at 130 Earl in 1883 and 1889. Further research is required to determine whether Nickle or Moore had the building erected.

William Nickle died in 1890. His wife, Ellen, became owner of the 130 Earl Street property. William had bequeathed \$10,000 to the Kingston General Hospital, and in 1891 a wing of the hospital, dedicated to the study of infectious diseases, was opened and named in his honour.

Ellen died in 1912. At that time the property passed to her and William's son, William Folger Nickle. William F. Nickle was a successful local lawyer and politician, who also became a significant figure in both provincial and national politics. Born in 1869, William F. was educated at Queen's University and Osgoode Hall. He was called to the bar in 1896, and served as a city councillor from 1905 to 1908. In 1908 he was elected as Kingston's Conservative member of the Ontario Legislature. In 1911 he was elected to the House of Commons as a Conservative, and as a Unionist in 1917. He resigned in 1919, protesting that the post-war time Union Government required a new mandate. In 1922 he was again elected to the Ontario Legislature, becoming Attorney-General in 1923. William Folger Nickle is widely known for the 1919 "Nickle Resolution." That resolution, which William introduced, ended the awarding of knighthoods and peerages to Canadian citizens.

Prior to 1927, the 130 Earl Street building was a single-unit residence. Between 1924 and 1927 it was divided into a double-house. William Folger Nickle and his second wife, Katherine Louise, remained the building's southeast half, which was re-numbered as 128 Earl Street. His son William McAdam moved in to the present 130 Earl's northwest half of the building.

William McAdam Nickle also became both a lawyer and a politician. Born in 1897, he served with the Princess Patricia's Canadian Light Infantry, and was wounded in the First World War. He was educated at Queen's and Osgoode Hall, and joined his father's law firm. William McAdam was represented Kingston in the Ontario Legislature from 1951 to 1963. He served as Provincial Secretary and Registrar, Minister of Planning and Development, and Minister Without Portfolio.

William Folger Nickle's brother, Hugh Collamer Nickle, also grew-up in the 128-130 Earl Street building. Hugh served as Kingston's mayor in 1920 and 1921.

132, 134 Earl Street

Amory Apartments

Built: 1866

Rating: S (Part IV)



The 132-134 Earl Street building is valued for its design and contextual values, and for its association with the family of Sir John A. Macdonald, Kingston lawyer and Canada's first Prime Minister. The building occupies a prominent spot at the intersection of Earl and Sydenham Street. Its large massing and heavy stone composition are attributes which help to define the character of this intersection.

"This large stone double house was built in 1866 for Thomas Moore as his home and part of his rapidly expanding rental property. Professor J. W. Williamson, who taught practical and moral philosophy at Queen's University and was a brother-in-law of Sir John A. Macdonald, lived here for over twenty-five years. Sir John A. Macdonald's younger sister, Louisa, died here in November, 1888.

"This two and a half storey hammer-dressed stone building is divided by a central pilaster into two three bay dwellings. The end bays are in shallow projections and the entrances, reached by a flight of stone steps, are set in a semicircular arch with large keystone. The west doorway is covered by a frame porch.

"All windows have stone sills and louvered shutters. The cornice has brackets and the gable roof has a large central chimney. Each dwelling has a gabled dormer.

"The east and west walls have regular fenestration; on the west the outside bays have blind windows; on the east the windows have brick surrounds. The back of the building has a dormer for each dwelling, regular fenestration and each has a two-storey, one bay brick addition at the rear.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 38-39 (1980).

148 Earl Street

Built: 1870

Rating: S (Part IV)



“This brick-faced stone dwelling with its decorative string course was built as a dwelling for Thomas Moore, the merchant tailor who had many rental properties. His family lived here for twenty-one year. Dr. R. R. Macgregor who lived here over forty years converted a window in the east wing into a door to give access to his office.

“This three bay, two-storey stone house with a brick façade has its central door in a two-storey shallow projection and has an end pilaster treatment. The door set in a recessed surround is protected by a Victorian classical porch with pedimented gable, modillions, ornamentation in the tympanum and fluted columns. The large windows in the first storey rest on the hammer-dressed stone foundation and each have two by four sash with large lights. The second storey windows have three by four sash; all façade windows have shutters.

“The string course has a chevron course between two narrow courses and a course of projecting brick ends between plain courses is just under the cornice.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 40-42 (1980).

149-151 Earl Street

Built: 1873-74

Rating: S (Part IV)



“This double stone house forms an integral part of an important streetscape. Surrounded by houses designed by William Coverdale, which were built twenty years earlier, it illustrates how styles can change and yet blend together.

“Although it is the tallest building in the group, its strong horizontal lines keep it in scale with the others. It was built for Robert and James Gardiner, merchants.

“This limestone house has a high basement, two full floors and a mansard roof to make four storeys. In plan it is square, with a large and later rear wing. The front façade with shallow projections at each corner is rough dressed regular coursed ashlar above a hammer-dressed base storey. The side and rear elevations are of uncoursed rough dressed ashlar.

“Double stairways with elaborately turned balusters and a wide handrail rise to the entrance platform. A recessed centre section contains the twin entrances enhanced by four wooden fluted columns with metal Corinthian capitals supporting an entablature crested by decorative iron work. Two semi-circular archways with keystones enclose plain fan-lights and later doors with large glass panels protected by decorative iron work. Above each entrance is a segmental arched window.

“The large semi-octagonal bays on either side of the entranceways rise from the ground and terminate above the first floor in bracketed cornices. They are constructed of large blocks of picked ashlar with boasted margins and with single blocks forming the panels under the main storey windows. All the windows here have segmental arches. The bays each contain, in the base storey a centre double casement and two narrow fixed windows; and in the main storey double hung sashes. In the second storey there are two windows with semi-circular arches above each bay. The mansard roof of

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decorative coloured slates has four large dormer windows enframed by pilasters and pediments. The roof is crested by a decorative iron railing and the eaves, trimmed with dentils, are bracketed above a wide moulded wooden frieze.*

* *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 60-62 (1971).

154 Earl Street

Built: 1893-94

Rating: S



“This dwelling appears as an 1894 addition to an insurance map and its first listing in a Kingston directory is under the name of Edwin Clarence Mitchell. It is an interesting contrast to the ordered symmetry of No. 148 and the unadorned terrace to the west of it. The detailed wood trim is especially noteworthy.

“This two-storey, two bay brick house on a stone foundation has a hipped roof and the soffit has modillions. The first bay projects from the facade and rises to a sharply peaked gable which projects from the hipped roof. The gable has a pediment effect with heavy eaves returns supported by a wide moulded cornice and wooden brackets. The peak of the gable has a decorative wooden in-fill with dentils, and serves as a hood for a pair of small windows in the pediment*

“The first bay has a small window in the foundation, a large window with decorated transom in the first storey and a pair of windows in the second. Both have stone lugsills and sit under elliptical arches with radiating brick voussoirs.

“The second bay has a single window in the second storey and the entrance with rectangular transom in the first. Protecting the entranceway is a decorative wooden porch topped by a balcony with elaborate wrought iron railing. The porch has four slender columns rising from a paneled pier on each side of the steps with two columns at each side against the building. The piers are joined by a low lattice type railing. These grouped columns have square entablatures supporting boxed arches and above the arches are carved floral designs below a moulded course which rises to a gable over the steps.

“The east side has, towards the front, a narrow chimney breast which rises through the roof to a very tall slender chimney with decorative brickwork. To the back of this side there is, in the second storey, an oriel window with carved floral trim below the windows, pilasters between the three windows and a hipped roof. Above it is a high gable with a

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single window under the in-fill of the peak. The first storey has a modern wooden addition towards the rear. *

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 43-45 (1980).

155 Earl Street

Kerr House

Built: 1848-49

Architect: William Coverdale

Rating: S (Part IV)



“This residence was built for Samuel Shaw, a merchant and was occupied from 1854 to 1904 by John Kerr. It is one of a group of three buildings of similar design and proportions. It retains its original sash and porch.

“This residence is a two-storey hammer-dressed limestone house with three bays. At one time the stone was painted a brick-red colour. This is now weather worn, and softened. The main entrance, which is rebated, is decorated by a semi-circular moulded arch. On either side are French doors with transoms which open onto a balustraded porch the central portion of which is covered as a protection over the entranceway. A moulded wooden string course divides the upper and lower storeys. The three windows of the upper storey retain their original sashes. The eaves of the hipped roof, which still retains its metal sheeting, are wide and bracketed. A pair of wide brick chimneys with decorative stonework are at the sides of the roof. To the east is a narrow brick addition with an enclosed porch and a tall narrow second storey window.

“In the middle of the rear garden area is a stone coach house with hipped roof and dormers.*

* *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 64-65 (1971).

158, 160, 162 Earl Street

Built: 1867

Rating: S (Part IV)



“This brick row of three dwellings, built for William Burrowes in 1867 was called Mozart Terrace and with its corner tower completes a block of notable buildings.

“The three dwellings in this brick terrace each have a window in the first bay and an entrance in the second. A hammer-dressed stone foundation is topped by an ashlar base course and the two-storey terrace has a gable roof hipped at the west end. The first floor windows have segmental arches and transoms; on the second floor they are flat-arched. Each dwelling has two gable-roofed dormers on the front slope of the roof.

“Originally, all doors had label mouldings. That of No. 158 has been removed and a shed-roofed porch added.

“At the west end of the terrace is a circular corner tower with the windows in each storey joined by a narrow stone sill course and a wider stone lintel course. Above the lintel course in both storeys is a wide decorative terra cotta band which extends in the second storey to a moulded cornice supporting the high conical roof.

“The west side has a window in each storey and a wide decorative cornice.”*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 46-47 (1980).

161 Earl Street

Fraser House

Built: 1847

Architect: William Coverdale

Rating: S (Part IV)



“This residence was built for John Fraser and Catharine Mowat Fraser. It the middle one in the group of three square bracketed houses on Earl Street.

“This is a two-storey, square, hammer-dressed limestone residence of three bays. The entranceway has a semi-circular archway finished with two rows of voussoirs, one slightly recessed, and a fan-light. It was flanked by French doors with a transom. These have been replaced by fixed glazing, the transom being stained glass. A fretwork balcony (c. 1910) runs the length of the front elevation and is topped by a balustrade. This with the string course divides the Upper and lower storeys. At the upper storey, three pairs of French doors with vertical off-centre glazing bars open out onto the balcony. The hipped roof with wide bracketed eaves and a pair of brick chimneys capped with decorative stone, crown the building. There is a later addition to the west which is well set back from the front of the house. The stone has been painted grey.

*

* *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 66-67 (1971).

169 Earl Street

Machar House

Built: 1849-50

Architect: William Coverdale

Rating: S (Part IV)



“This home was built for William Grant. John Breden bought it in 1870 for his daughter, Mrs. Henry Cunningham. In 1876 a fire destroyed the upper storey which was subsequently rebuilt. In 1932 the house became the Agnes Maule Machar Home for Women which it still is to-day. It is the westerly house of the group of three houses on Earl Street.

“This residence is a square bracketed three bay house of hammer-dressed limestone. It is of two storeys and on the lower there are French doors with transom and vertical off-centre glazing bars on either side of an arched and fan-lighted entrance-way. The upper and lower storeys are divided by a stone string course across the front elevation. Sash windows, later than the original, are in the upper storey. The hipped roof has wide eaves and is bracketed and the bed mould to the eaves soffit is curved around the brackets where these abut the stone work. A pair of brick chimneys, originally both with stone caps, sits atop the roof. The porch, which is a later addition, covers only the entranceway. To the west is a fretwork porch which runs along the side of the main section of the house. The front section of the house has been painted a pale grey but the natural stone has been retained in the rear sections.

“At the rear of the property is a wide stone coach house with a hipped roof. Its bays have been altered to accommodate several vehicles*.

* *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 68-69 (1971).

170-172 EARL STREET

Earlscourt

Built: 1911-12

Rating: S



This prominent building is located near the intersection of Earl, West, and Clergy Streets. Its dominant second-storey extension, facing Earl Street, seriously detracts from its heritage value. But the main structure's rare design, including a wrap-around porch supported by stone pillars; eclectic massing, bay windows, and hipped roof, make it an interesting and important structure. The building's setback from both Earl and West Streets enhances that intersection and opens-up the intersection of these streets, while providing a pleasing foreground for the building itself. The curved walkway and short stone pillars leading to its main entrance reflect the curvilinear features of the road at this point, and contribute to the aesthetic value of the fronting greenspace.

The 170-172 Earl Street building is 2½-storeys and consists of brick on the first storey, and wood shingles on the second. It features a pyramidal hipped roof supporting dormers, and a prominent front porch surrounding the structure's Earl and West Street elevations. The porch is distinguished by large, rough-hewn stone walls and pillars. It contains a distinctive rounded protrusion in-line with the building's full bay window, on the Earl Street side. A second full bay window is found on the structure's West Street elevation. Its second storey is fronted by a balcony, atop the porch roof, with a simple wood balustrade. The main component of 170-172 Earl Street's roof is pyramidal, with dormers containing paired 1/1 double-hung windows. Two of these dormers face Earl and Clergy Streets. Like the main roof they feature large overhangs with simple wood dentils. A larger dormer with a wood shingle face is also found on the West Street elevation. A balcony behind the main roof is located on top of the building's 2-storey rear extension. A revised 1911 version of the 1908 fire insurance map has the 170 Earl Street building drawn by hand, with the inscription "To be 2 ½ wood / Brick 1st / May 1911." The building was likely erected by a grocer named Albert Glover, who had purchased the property at that time. In 1926-27 Glover, who also owned the neighbouring 174 Earl Street building, converted it to a 9-unit apartment building which became known as "Glover Apartments". In 1930-31 part of 170 Earl was converted in to

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a 2-unit apartment building, which became known as “Earlscourt Apartments.” The two buildings were likely joined by the existing extension at that time. Earlscourt adopted the street address of 172 Earl Street, while the remaining part of the building, 170 Earl, remained a separate residence.

174 Earl Street

Clergyview Apartments

Built: 1868-75

Rating: S



The 174 Earl Street building is valued for its design and contextual attributes. It is located at an important and heavily-travelled intersection behind the Frontenac County Courthouse, close to both City Park and the Queen's University campus. Along with Chalmers Church and the Sydenham Street School, this building helps to define the historic character of the intersection of Earl, Clergy and West Streets. The building is a major component of the Clergy Streetscape, looking south from William, forming its apparent terminus where Clergy Street veers southwest. The building's architecture also compliments that of the neighbouring 170-172 Earl Street building, erected about 35 years later.

The 174 Earl Street building is a large, 2½-storey brick building with three bays, a mansard roof, and central tower on the façade side. The main entrance, located at the base of the tower, is topped by a half-round transom. Each side of the tower on the first storey contains a tall sidelight in three pieces, with a slightly arched top. The entrance sits under a portico roof with a short pediment face and simple entablature. The portico is supported by brick pillars that rest on stone bases and short stone walls. These walls flank a set of concrete stairs leading to the front entrance, then extends across the façade of the building, following a porch on each side of the front entrance. A series of small openings in the stone create the porch balustrades. Stone pillars at the inner and outer corners of the porch support second-storey balconies. Those on the outer sides of the building feature stone bases with four tiers. On each side of the tower, on the front porch, there is an entranceway with a wood door. Each door has a 6-piece window near the top. Tall 4/4 windows, with simple wood surrounds, are found to the outer sides of each door. A similar arrangement is found to each side of the tower on the second-storey balconies, although the windows on this level are shorter, set-higher, and rest on stone sills. The balconies are covered by shingled roofs supported by plain wood pillars. The second and third storeys of the tower are separated by an ashlar string course. Both storey have 4/4 windows, on stone sills, on the façade side. Brick pilasters on each side of the tower meet at a rounded-arch above the third-storey window. Each side of the tower features a recessed brick panel with circular brick reliefs. The mansard roof has a dormer to each side of the tower. The dormer on the

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West Street side contains a large window with 24 equal-sized panes. The dormer on the Clergy Street side contains a modern window of no heritage value. The tower itself has a flat top, which terminates at the level of the roof. Wood dentils and small wood brackets are found under on cornice of both the tower and mansard roofs. Brick pilasters define the outer sides of the structure's façade.

The Clergy Street elevation of 174 Earl Street contains two full bay windows with angled returns, each of which is topped by projections from the mansard roof. The first and second storey of each bay contains tall and narrow 6/6 windows on their returns, and 12/12 windows on their fronts. 12/12 windows are also found closer to the rear of the building. Windows in the mansard roof on this elevation of more modern, and are of no heritage value. An extension from the back of the building on the West Street side contains a similar full-bay window with matching fenestration and a small wood second-floor balcony.

No structures appear on this spot on an 1868 ordnance map of Kingston, but Brosius' map of 1875 clearly depicts a 2-storey building with a mansard roof, and two in-line 1-storey extensions at the rear of the building. While one might assume that this building was erected in connection with the adjacent Grammar School, built in 1853, no direct connection has been established. The history of this section of land is not self-evident, given that the relevant property records cover transactions that apply to the entirety of Farm Lot 25 and its subdivisions.

The Grammar School land – all of that property now north of the Court House, bounded by Barrie, Clergy and Earl Streets – had been leased from the Provincial Government in 1853 for the school's construction. In 1870 a lease for (at least) 170 Earl Street's section of the school grounds was assigned, by the school's trustees, to Samuel Woods. Woods was a professor at Queen's College. His lease was renewed with the school, now Kingston Collegiate Institute, in January of 1880. As such 174 Earl appears to have been erected by Woods. It is not clear whether he ever occupied the building. The 1871 census shows that he was a resident of Kingston's Victoria Ward. In 1881 he was living in the Rideau Ward.

By 1926 the property had been acquired by a grocer named Albert Glover, who also owned the neighbouring 174 Earl Street building. He converted 174 Earl in to a 9-unit apartment building, which became known as "Glover Apartments".

179 Earl Street

Westview House

Built: 1884

Rating: S



This property was purchased by a baker and confectioner named William J. Crothers in 1884. Property records and directory information suggest that Crothers had the 179 Earl Street building erected at this time.

The 179 Earl Street building is valued for its design and contextual attributes. The building is located at a prominent intersection where West, Earl and Clergy Street meet. In style and composition it complements the 170-174 Earl Street buildings across the street. Its façade and western elevation are a main component the Earl and Clergy Street intersection, while its eastern elevation is highly visible from the corner of West and Earl Streets.

The 174 Earl Street building is a 2½-storey brick building with three bays, a mansard roof, and central tower on the façade side. The main entrance, located at the base of the tower, is topped by a half-round transom. Each side of the tower on the first storey contains a tall sidelight in three pieces, with a slightly arched top. The entrance sits under a portico roof with a short pediment face and simple entablature. The portico is supported by brick pillars that rest on stone bases and short stone walls. These walls flank a set of concrete stairs leading to the front entrance, then extends across the façade of the building, following a porch on each side of the front entrance. A series of small openings in the stone create the porch balustrades. Stone pillars at the inner and outer corners of the porch support second-storey balconies. Those on the outer sides of the building feature stone bases with four tiers. On each side of the tower, on the front porch, there is a entranceway with a wood door. Each door has a 6-piece window near the top. Tall 4/4 windows, with simple wood surrounds, are found to the outer

sides of each door. A similar arrangement is found to each side of the tower on the second-storey balconies, although the windows on this level are shorter, set-higher, and rest on stone sills. The balconies are covered by shingled roofs supported by plain wood pillars. The second and third storeys of the tower are separated by an ashlar string course. Both storey have 4/4 windows, on stone sills, on the façade side. Brick pilasters on each side of the tower meet at a rounded-arch above the third-storey window. Each side of the tower features a recessed brick panel with circular brick reliefs. The mansard roof has a dormer to each side of the tower. The dormer on the West Street side contains a large window with 24 equal-sized panes. The dormer on the Clergy Street side contains a modern window of no heritage value. The tower itself has a flat top, which terminates at the level of the roof. Wood dentils and small wood brackets are found under on cornice of both the tower and mansard roofs. Brick pilasters define the outer sides of the structure's façade.

The Clergy Street elevation of 179 Earl Street contains two full bay windows with angled returns, each of which is topped by projections from the mansard roof. The first and second storey of each bay contains tall and narrow 6/6 windows on their returns, and 12/12 windows on their fronts. 12/12 windows are also found closer to the rear of the building. Windows in the mansard roof on this elevation of more modern, and are of no heritage value. An extension from the back of the building on the West Street side contains a similar full-bay window with matching fenestration and a small wood second-floor balcony.

185 Earl Street

Built: 1865

Rating: S



Although seeming to be later in date because of the dominant, 20th-century, two-storey porch, the 2½-storey brick house is likely the three-bay one shown with a hipped roof at the corner of Earl and Clergy Streets in the 1875 Brosius bird's-eye view. It is not on Walling's wall map of 1860 but does appear on the Innes map of 1865. It is possible that 34 Clergy Street was a service wing for this house, as an internal link is shown on the fire insurance plan of 1892.

The style is fundamentally Classical.

The pair of brick, stone capped, chimneys (the south chimney has twin stacks) survive on the west slope of the hipped roof. There are three double-hung windows in the upper storey (the middle one is covered with shutters and the east one hidden behind the top part of a later enclosed porch). The main storey features two windows and an off-centre doorway with a round-arch transom. There are two windows in the Earl Street facade of the stone basement. The Clergy Street facade has more randomly shaped and positioned windows, which may have been inserted at a later date (no openings are shown in 1875). The dormer on the front slope of the roof is later in date.

Although altered and enlarged by the porch, 185 Earl Street is visually significant as an anchor to the block along Earl and Clergy Streets.

189 Earl Street

Built: c. 1900

Rating: C



This 2½-storey red brick structure has the hallmarks of a late 19th or early 20th century house with a multi-storey bay window topped by a frame balcony with a gable roof and recessed door. The stone foundation of the bay window has the typical rough-face of this period. The presence of a door on the upper storey of the main house suggests it once opened onto a two-tiered porch. Change is also indicated by the difference in the shades of the brickwork to the west of the upper and lower doors. Adding to the puzzle is the older-looking limestone rear wall visible from the lane, which runs east-west through the Earl, Barrie, William and Clergy block. At right angles and attached to this wall is a two-storey brick wing, shown on the 1892 fire insurance map. On the 1875 Brosius bird's-eye view, a three-bay, two-storey house with a gable roof is shown and may, in fact, be the same building noted on the Innes map of 1865. It is possible that this early house was remodelled at the turn of the 20th century into the house we see today.

193 Earl Street

Built: 1892

Rating: S



A large complex structure, 193 Earl Street does not appear on either the 1875 Brosius bird's-eye view or in the 1889-1890 city directory but is on the fire insurance plan of 1892 and, in 1895-1896, was occupied by Alexander Robinson. The fire insurance plans from 1892 to 1963 show 193 Earl in an L-shape footprint with a solid internal line between the area accessed by its porch and door and the two-storey bay window plus shingled dormer attached to its west. The latter unit is shown with an internal access to 195 Earl Street, an older double house. This helps explain why the roof of 193 Earl is slightly higher than the portion immediately to its west and is separated from it by a parapet and corbel arrangement.

The basic form of the house is in a common, late 19th century pattern of an off-centre entrance sheltered by a wooden porch, the roof of which acts as a balcony for a second-storey door, as well as a multi-storey bay window with a gable-roofed balcony. One of the unusual features of this late Victorian house is the ornamental relief on the fascia boards on the main balcony and on the triangular part under the roof peak. A turned balustrade runs across the balcony, which is recessed into the main roof. Under the cantilever of the balcony are brackets matching those found on the main cornice. Supporting the balcony floor at each end is a large wooden bracket. Tucked into the L form on the east is a verandah. The finely tooled stone trim, decorative brickwork and terracotta ornaments are particularly attractive.

195, 199 Earl Street

Built: 1860

Alterations: Addition by 1892

Rating: S (Part IV)



This brick, two-storey, six-bay double house is not on the Gibbs map of 1850 but is shown on the 1860 Walling wall map, as well as the Innes map of 1865. On the Brosius bird's-eye view of 1875, the hipped roof is portrayed. At that time, the two-storey bay window unit attached to the east of 195 Earl is not shown but does appear on the fire insurance plan of 1892. It is attached to 193 Earl Street but the internal link is with 195 Earl Street.

The exposed west end wall is limestone with well formed quoining. Each half of the early house has three double-hung windows in the upper storey; a string course of brick; two windows in the lower storey and a doorway (next to the quoining) with an ellipse fanlight and sidelights; and two basement windows inserted into the stone foundation. In the dividing area between the halves is a brick chimney on the roof and blind recessed narrow panels, one in each storey of the wall. An unusual detail is the curve of one of the stone quoins, cut to accommodate the brick voussoirs over the fanlights.

195 Earl Street

The original glazing bars are missing in the windows, fanlight and side lights. A turn of the 20th century door is in place. The sill of the widow over the doorway is different than the stone sills elsewhere, perhaps because a later porch has been removed and the affected brickwork replaced. A later shed-roof, shingled, dormer has been positioned in the front slope of the roof. A parapet is placed next to a one-bay addition composed of a multi-storey bay window topped by a shingled large dormer. The addition is late Victorian in style while the main building is Classical in form and detailing.

199 Earl Street

The original glazing bars are in place in the windows (six over six), fanlight and sidelights. The door is six fielded, solid, panels with a bead running vertically in the centre. A pair of later stone piers is found on the entrance steps.

201 Earl Street

Built: 1889

Rating: S



This corner property contains no buildings on the 1875 Brosius bird's-eye view of the city. The city directory of 1889-1890 and the fire insurance plan of 1892 suggest that this red brick, two-storey house was built as a single dwelling (now a double -- the other half being 229 Barrie Street) facing Earl Street. However, by the directory of 1904-1905 and the fire insurance plan of 1908, the street number of 229 is given to the facade facing Barrie Street. Furthermore, a two-storey brick addition (not present on the plan of 1892) is shown on the east and running to the lane, which splits east-west the Earl, Barrie, William and Clergy block. It is likely the single house became a double around 1900.

In 1889-90, 201 Earl was lived in by Miss M.L. Young, Miss Catherine McIntyre in 1895-96 and William D. Muckler in 1904-05.

The design is a successful solution for a corner property with a dominant pavilion breaking out of the Earl Street facade and a smaller one on the Barrie Street facade. The roof form is complex and is capped by a multi-faceted brick chimney. The style is half-timber or Tudor Revival, evidenced in the geometric pattern of exposed timbers contrasting with painted wood or stucco infill and in the large areas provided for window openings but seemingly made up of small windows due to grouping by massive framing. The upper Earl Street tripartite window projects forward and is supported by four corbels on a gable-topped pavilion, which is finished with stucco divided by exposed timber in the upper half over a recessed brick lower area resting on a stone foundation. The lower portion features a bay window, which helps support the projecting upper portion in addition to the support offered by two large consoles at the corners. A simplified version of these consoles is found under the eaves of the top gable. To the east, a two-storey

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brick wing was added about 1900 and positioned well back from the front of the pavilion. To the west is a frame porch (shown on the 1892 plan) sheltered by a continuous extension of the main roof. The effect is rich and compact.