

# **Property Inventory Evaluation**

**Johnson Street**



### 70 Johnson Street

**Built: c. 1898**

**Rating: S (Part IV)**



This property is of cultural heritage value for its design, historical and contextual values.

The building at 70 Johnson Street is located close to the heavily-travelled intersection of two main downtown arteries: Johnson Street and King Street East. This places the structure in the immediate context of two landmark Kingston buildings: St. George's Anglican Cathedral, and the Gildersleeve House at 264 King Street East.



Originally a stable for the latter, this building's façade faces the rear of the Gildersleeve House, towards King Street. It can be viewed with relative ease from the Johnson-King intersection, owing to its setback. Most prominent is the building's decorative brickwork, on its Johnson Street elevation, and the flush stone wall with gatepost, built c. 1830.

"In 1899 Lucretia Gildersleeve's tax assessment (reflecting 1898) increased sufficiently to suggest the building of this brick stable to replace earlier stables. Although the building appears on the 1892 map, it is on a tipped-in piece of paper indicative of a later

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addition to the map. In 1981 it was rebuilt for commercial use, and is now part of the 70 Johnson Street property.\*

The centred upper window on the building's façade once contained wood doors for loading hay. The blind arches and oculi on its Johnson Street elevation, and the oculi on its façade, are traditional elements found on stables and other out-buildings.†

The building had a flat roof prior to renovations. This was altered when the side-gable roof was installed. As a result, its formerly-uniform façade roofline was broken to create a shallow tower.

“The stone gatepost, c. 1830, retains an iron hitching ring and the iron hardware, on which gates with strap hinges once swung. At the outer base of the pier is a spur stone to protect the corner from carriage wheels. The fine ball with its supporting pedestal are similar to ones at 221 King St. E., built 1833-4).‡

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\* Jennifer McKendry, “The Gildersleeve House 1830 & Architect’s Office 1909” (2003), report for Walter Fenlon, pp. 48-49.

† From *ibid.*

‡ *Ibid.*

**72-74-76 Johnson Street**

**Built: 1886**

**Architect: William Newlands  
(attributed)**

**Rating: C**



The recent demolition of this building, apart from the main part of its facade, seriously compromises its heritage value. It is difficult to assess a building of this sort. While much of the façade remains important for both its design and its contextual values, the building it fronts is not of heritage value. Moreover, much of the previous facade has been altered by the reconstruction of gable dormers above its bay windows, and by the replacement of the building's hipped roof with a modern mansard roof and dormers.

The following has been adapted from Bray, Scheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009 (research by Jennifer McKendry):

The architect has created an exuberant Queen Anne style composition with multiple wall planes and layered decorative detailing. The two full-height angled bays incorporate (reconstructed) gable dormers. These form the outermost plane, in association with the pedimented porticos and the single height wraparound brick section with bay and balcony at the east corner. This last element projects from the deepest setback wall section of the façade. The bay roof dormers emerge from overhanging, hipped roofs with dentiled cornices, supported by wood consoles. These break forward from extended verge boards which create a hood effect. The dormer gable is treated as a pediment decorated in relief with a 'sunburst' motif. This motif is repeated to good effect at the portico pediments, which also feature an Eastlake-type spool treatment as the frieze.

Also essential to the design is the use of multi-pane transoms over all the windows of the façade, each pane having a geometric design in leaded coloured glass. Most prominent is the fenestration at the bays, where the transoms of the lower storey are arched. The arch over the paired windows at the centre of the bay is distinctively shallow, while the angled sides are semi-circular. The terra cotta raised panels in

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between the storeys of the full-height bays adds yet a further aspect of relief to the brickwork.

The one storey wraparound section, now associated with 72 Johnson (actually an added unit) may have originally been the doctor's office portion of Dr. Garret's residence. Visible from the lane, it was also carefully detailed with an ashlar hammer-dressed foundation, including segmentally arched window openings with the window arches of a single cut limestone unit integrated with the cut stone water table. At the first storey there is an angled bay set within a shallow niche in the brick walling.

This property (lot 143) formed part of the original Loyalist grant to Henry Cassady, a prosperous innkeeper, which also included the neighbouring lot to the west (lot 158) in 1802. There is a building shown on the lot as early as 1801. The property came into the ownership of Dr. James Sampson the surgeon and a major figure in the early Kingston medical community following his arrival from the Niagara area in 1820, from whom it was purchased by Henry Gildersleeve in 1833. It remained as part of the 'back yard' to Gildersleeve House until its sale for \$3,000.00 to Dr. Richard W. Garrett. Garrett appears to have retained architect William Newlands to design the extant late Victorian double (now triple) house as the Architect appears to have been involved with

the property transaction. In February 1888, Garrett sold the north-west part [now 76 Johnson] of town lot 143 to William Newlands for \$1250 which in April, Newlands sells to James Henry Taylor for \$5000 suggesting the construction of the building in the interim (actually likely begun well before Newlands formal 'purchase' of a section of the property.) The two units (originally 52 and 54 Johnson) are being occupied in 1888 by Dr. Garrett and James H. Taylor respectively.

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**80 Johnson Street**

**Built: c. 1964**

**Rating: N**



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This building contains some features intended to harmonize with older buildings in the area. These include a stone half-wall along its front façade, arched fenestration, and a dentilled roofline which mimics the presence of a front parapet wall. The building overall, however, does not contribute to the overall character of the Old Sydenham Heritage Area.

The building does not appear on the 1963 fire insurance map, but does appear on a 1965 aerial photo.



**90 Johnson Street**

**Built: 1851**

**Architect: William Coverdale**

**Rating: S (Part IV)**



Built in 1851, this stone dwelling, located at 90 Johnson Street, is of cultural heritage and value interest because of its physical/design value and historical/associative value.

This structure was erected for barrister James Henderson according to plans by William Coverdale. Its stone chimney caps resemble those found on other Coverdale buildings. A verandah, facing southeast toward King Street, can be seen on Brosius' map of 1875. It was removed in 1886 when the 74-76 Johnson double-house was built. The building was occupied by Anglican Bishop Kenneth Evans from 1952 until his death in 1966. At that time the building became the new Anglican Diocese Centre.\*

Character defining elements that reflect this building's design value include its stone construction, faced with ashlar and hammer-dressed side walls, and its hipped roof. The flanking bays of the façade are in wide shallow projections, leaving the central bay and façade ends in narrow recessions. The central doorway is characterized by a semi-elliptical fanlight with ornate glazing bars and double doors flanked by pilasters. The second storey central bay has a triple window with Italianate glazing bars. All windows are camber arched and have louvered shutters. The flanking windows in the second storey have small ornamental iron balconies. A stone string course extends across the façade and the west side of the building which is characterized by a small window with an iron balcony. The dwelling's hipped roof is adorned by a pair of stone end chimneys each with a small string course around a moulded lip and a decorative chimney pot. The east wall of the building is characterized by its regular fenestration, round-headed windows and central chimney breast. At the west end of the rear wall is a two bay, two-

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\* research by Jennifer McKendry. See Bray, Sheinman, et al, in *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report* (2009).



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storey stone wing with a cornice and flat roof. There is a smaller two-storey stone wing towards the east.

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**104 Johnson Street**

**Built: by 1963**

**Rating: N**



By 1904 a 2-storey brick residence replaced several wood buildings that once occupied this site. By 1963 that building had been replaced by the present, modernist, structure.\*

This building does not contribute to the character of the Old Sydenham Heritage Area.

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\* 1892 fire insurance map, update 1904; 1963 fire insurance map.

**130 Johnson Street**

**The Kingston Frontenac**

**Public Library**

**(Central Branch)**

**Built: 1978**

**Architect: Lily Inglis and**

**Wilfred Sorensen**

**Rating: S\* (Part IV)**



This Kingston Frontenac Public Library's central branch building was erected on the site of the former Sisters of Notre Dame convent in 1978. The associative value of this property is supported by its relationship to the library as an important local institution with deep roots in the local community. The buildings which now occupy this property include the 1978 library building, designed by Inglis and Wilfred Sorensen, and the historic "Bishop's House" at the corner of Bagot Street, with which it has been integrated (see pp. 9-10). The building features a long, generally flat façade, with the exception of a large brick-faced oriel window with sidelights on its second storey; two smaller sunroom-oriel windows on the second storey's northwest side, and a set-back third storey above the latter. Small, rectangular windows with common ashlar sills are grouped along the building's upper storeys. The main storey contains a recessed entranceway flanked by a long access ramp and stairs to its southeast. These are fronted by regularly-spaced, arched openings with ashlar surrounds. The archways maintain uniformity across the façade through their similarity to the building's northwest-side windows. These first-floor windows have ashlar surrounds, and are fronted by a long, northwest-side, access ramp.

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\* The legal description of this property includes the attached "Bishop's House": it has been evaluated as a whole.

**130 Johnson Street**

**The Bishop's House /**

**Parish House**

**Built: 1822**

**Rating: S (Part IV)**

That part of 130 Johnson Street, commonly known as the “Bishop's House” and located at the corner of Johnson and Bagot Streets, is valued for its design, associative and contextual values.



The Reverend Alexander Macdonell arrived in Glengarry County in 1804 in the company of disbanded Scottish soldiers. He had been educated in colleges in Paris and Spain, and rose in the Catholic Church to become Vicar General for Upper Canada in 1807, Bishop of Upper Canada in 1820, and Bishop of the Kingston Diocese in 1826. In 1812 he raised the Glengarry Light Infantry Fencibles regiment, which fought for Canada during the war of 1812-1815. Prior to moving to Kingston in 1831, Macdonell kept track of his numerous properties in Kingston by visits and by correspondence, much of which has survived in the archives of St. Mary's Cathedral.

The present structure was erected in 1822 on part of his extensive holdings in Kingston, which included the four city blocks now circumscribed by Gore, Wellington, Clarence and Bagot Streets. In 1809, St. Joseph's Catholic Church had been erected on the other side of this block, at the corner of Bagot and William Streets. Its parishioners had been pressuring Macdonell to approve the erection of a Presbytery “on a contiguous situation to the church.” This part of 130 Johnson Street includes the surviving portion of a building erected in response to that request, and which initially served as a house for the clergy. It was known as the “Parish House” at that time.

Although it has not been verified, there is indirect evidence suggesting that Bishop Macdonell did, at one point, occupy the building. It is possible that he displaced the priests from their Presbytery after his 1831 move to Kingston. By the late 1840s the priests occupied a new residence, next to St. Mary's Cathedral. In 1838 Macdonell was

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assessed for seven acres of land, including a house and livestock, which might be a reference to this property. Moreover, his will of the following year bequeathed a house and property to the church “for the education of females”: in 1846 the Parish House was acquired by the Sisters of the Congregation of Notre Dame, who used it as a school for Catholic Girls until 1969.

In 1972, an adjacent convent, which once occupied the property to the immediate southeast, was demolished. It was replaced by the central branch of the Kingston Frontenac Public Library, with which the Parish House was integrated.

This structure illustrates the local development of neoclassical architecture. Its lower two storeys survive, although the interior woodwork has been removed to other locations. In the late 19<sup>th</sup> century, the hipped roof and balancing stone chimneys were removed and a third stone storey with a mansard roof and semi-circular dormers was added. The doorway sidelights have been Gothicized and a classical wooden surround was added at some later stage in the house's history.\*

Dentils run horizontally above the door proper. They are repeated in the ellipse arch on the wooden doorway surround which is separated from the reveal by stonework and again along the roofline. On the second floor level, the central window is Palladian and uses an ellipse arch in the centre. On the first two storeys the windows are rectangular and have twelve panes. The storey is marked-off by a string course, running around the Johnson and Bagot sides. Its windows are topped by a segmental arch of sophisticated workmanship. The Johnson Street façade has only six window openings, as the central area is solid to accommodate interior fireplace construction.†

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\* Adapted from Jennifer McKendry, “Paper on the Histories of the Johnson House and Parish House”, Young Scholars in Canada Conference, York University, 1985.

† *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 1-4 (1973).

**150-152 Johnson Street**

**Built: c. 1843**

**Rating: S (Part IV)**



This is the first in a series of double-houses located along Johnson Street. It helps to create a visual chronology of development in the area, and is an important part of the Johnson Streetscape. Johnson Street between Bagot and Barrie was, during the capital period and later, developed as a preferred residential area for many who did not own their homes. The rental possibilities in double dwellings encouraged owners to build more substantial residences and retire their mortgages with some ease. The series of double and terrace dwellings on this street made economical use not only of the land but also of the prevalent and on-the-spot building material: Kingston limestone.

The 150-152 Johnson Street building was erected in 1843, during the time when Kingston was the Capital of the Province of Canada. It was built as a rental property for Samuel Phippen, but was still unoccupied the following year, when Kingston lost its Capital status.

This building's minimal setback ensures its visual prominence along Johnson Street. Among its design attributes are the use of hammer-dressed limestone, and its flat façade with recessed and centralized dual entranceways. The outer storm doors of this building are flanked by simple wood pilasters, topped by curved brackets that support a shallow hood. These elements, however, have since been capped with modern materials. The building still retains panelled reveals flanking its inner doors, with the doors featuring iron filigree work in their upper panels. The use of 4/4 and 6/6 window patterns contributes to this building's historic character. Basement windows with stone voussoirs are now covered at grade level.

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Brick chimneys frame this building's side-gable roof. Small rectangular windows are found in each gable end, to each side of the interior chimney shafts.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 78-80 (1980).



**154-156 Johnson Street**

**Built: by 1904**

**Rating: S**



The 154-156 Johnson Street building is a 2-½ storey brick double-house on a stone foundation. In 1844 Thomas Askew purchased this lot from Collin Miller, a son-in-law of Provincial Marine Captain Hugh Earl. It was willed to Mary Fowler by John Askew in 1865, who sold it to Thomas Rigney in 1887. The Rigney family owned the property until 1928, and likely had this building erected several years after acquiring the land. The building appears as a 1904 pasted amendment to a copy of the 1892 fire insurance map. Timothy Rigney, a barrister, appears as the resident of 154 Johnson (then 128 Johnson) in city directories of the time.

A character defining element of this structure is its full-height bay windows with angled returns. Their projecting gabled dormers contribute to their prominence. Each contains a fish-scale topping rectangular wood imbrication, with square window openings topped by bracketed hoods. The dormers are supported by curved brackets with hanging pendants.

The front entrance to each unit has been altered over time. At one point, each had wood porches and balconies, with balcony doors on the second storey. A small dormer beside on the north bay of the 156 unit has been expanded in a manner unsympathetic to structure's overall design.

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### 160-162 Johnson Street

**Built: c. 1845**

**Architect: John Grist**

**(attributed)**

**Rating: S (Part IV)**



This building was once owned by builder Samuel Phippen, whose later son-in-law, John Grist, may have been its designer.<sup>\*</sup> A Phippen mortgage from Grist in 1845 suggests the latter's involvement that year.<sup>†</sup>

This 2-storey stuccoed wood building is comprised of two dwellings of 3 and 2 bays each. Its low-hipped roof unifies the building's two units. Further uniformity is achieved by compatible, regular, fenestration; and by the common use of Medieval Revival dripstone mouldings across the first-storey windows. All of the first-storey windows once contained full-height casements, all of which are character defining elements. Those on 160 Johnson have since been raised and now contain large panes of glazing. Although each is independently appropriate, the balance of this building is compromised by their very different entranceways. The 160 Johnson Street unit's simple front porch is not illustrated on fire insurance maps up to 1947. The enclosed porch of 162 Johnson was in place by at least 1892, possibly with the same ornate features.

### 160 Johnson Street

The 160 Johnson Street unit features a simple wood porch, with turned-wood columns supporting its hipped roof. The porch roof mirrors that of the overall building.

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<sup>\*</sup> Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 81-82 (1980).

<sup>†</sup> Property records for Lot 3 on Johnson, Plan B27.

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### 162 Johnson Street

The enclosed front entrance to 162 Johnson Street adds a distinct look to this unit. It features a rounded roof with two sets of pilasters, flanking tall, narrow sidelights. Each side of the enclosure contains a round-headed window, matching the curvilinear pattern of the roof, the upper sidelights, and the semi-circular transom of its outer door.

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### 166-168 Johnson Street

**Built: 1851**

**Architect: John Bowes  
(attributed)**

**Rating: S**



Property records indicate that Margaret Delaney acquired this property from George Romanes in 1850, supporting previous research placing its date of construction at about this time. It has also been suggested that John Bowes was this buildings architect, who had leased half of the house from Delaney. \* Bowes, who provided a mortgage to Denis Delaney in 1862, also acquired the property in 1866 before selling it to Alexander Smyth four years later. This confirms Bowes association with the property, and offers some indirect evidence to support that he was its designer. “Johnson Street between Bagot and Barrie was, during the capital period and later, developed as a preferred residential area for many who did not own their homes. The rental possibilities in double dwellings encouraged owners to build more substantial residences and retire their mortgages with some ease. The series of double and terrace dwellings on this street made economical use not only of the land but also of the prevalent and on-the-spot building material: Kingston limestone.<sup>†</sup>

“This handsome stone double house with its four Regency windows shows the progressive development in style of the series of double dwellings in this block.

“It is a six bay, two-storey hammer-dressed stone double house with doors in the two central bays with a canopy of much later date protecting the entranceways. The first

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 83-84 (1980).

†Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 78 (1980).

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storey windows are casements, one and a half lights wide with transoms, all set over wooden panels. All windows on the second storey have six over six double-hung sash.

### 176 Johnson Street

**Built: c. 1894**

**Rating: S**



The 176 Johnson Street building is an ornately-furnished 2½-storey, 2-bay structure with a wide 3-storey bay window. It has design value due to its high degree of craftsmanship and artistic merit exhibited through its brick and woodwork, as well as its rare style, which combines Queen Anne elements with a side gable roof and the wooden third storey of its bay window. The house is located on a busy traffic and pedestrian artery leading to downtown Kingston, and forms an appropriate contrast with several older stone structures adjacent to it, with which it shares a common setback.

The bay's third storey contains four half round windows, each flanked by wood pilasters. Its shallow roof is topped by a vase-shaped finial. Tiers and bands of brickwork, forming boxes and keystones, highlight the bay's second storey, which contains wide transoms with rounded corners above large window openings. The bay's second storey is marked by an ashlar string and base course, with rectangular transoms. The base course creates a slight arch over a shallow front basement window, set in the rough-hewn stone foundation.

The western bay of the building is dominated by a wood porch, and second-storey balcony which is deeply recessed under the front slope of the building's side-gable roof. Both the porch and the balcony feature plain, paired columns of heavy wood on square bases. Both the entranceway and balcony doors have rectangular transoms, and are accompanied by tall rectangular windows to their west sides. Above the balcony a smaller dormer projects from the slope of the roof. It is crowned by a semi-circular sunburst pattern in wood, with projecting wood trim and a cross finial.

This building appears on a 1904 pasted amendment to the 1892 fire insurance map of Kingston. The half-lot on which 176 Johnson Street was built was purchased by a William Rigney in 1893. He bought its other east half in the following year. It is possible that Rigney had the building constructed at this time.



**178-180 Johnson Street**

**Greystone Manner**

**Built: c. 1843**

**Architect: William Coverdale**

**Rating: S (Part IV)**



This building is valued for its design, associative and contextual attributes. It shares many of the features of neighbouring stone and wood buildings along this stretch of Johnson Street, including its flat façade, symmetry, side gable roof, and central entranceways. “Greystone Manor,” as the building is known, has a deeper setback than the buildings on Johnson closer to Bagot, which it shares in common with its neighbours. “Johnson Street between Bagot and Barrie was, during the capital period and later, developed as a preferred residential area for many who did not own their homes. The rental possibilities in double dwellings encouraged owners to build more substantial residences and retire their mortgages with some ease. The series of double and terrace dwellings on this street made economical use not only of the land but also of the prevalent and on-the-spot building material: Kingston limestone.” \*

“No. 180 has historical significance since it was the home of John A. Macdonald from 1849 to 1852 and his son, Hugh John, was born there.

“This stone double house was originally very similar to No. 166-168 but the large unsympathetic addition to the roof makes it incompatible in scale to the other double houses.

“The house was built, probably in 1843, to plans William Coverdale prepared for F. Bilton who occupied one half of the house in 1844. Thomas Askew bought the property that year and moved there in 1848. Askew’s most famous tenant was John A.

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 78 (1980).



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Macdonald who moved here from Bellevue House in September 1849 and stayed until September 1852.

“This six bay, two and a half storey double house of hammer-dressed stone has a door in each of the two central bays with a modern portico protecting the openings. All window openings on the first floor have modern windows over panels. All second storey windows are joined by a stone sill. The roof has gable end parapets and wide stone chimneys. A modern flat-roofed dormer extends the full width of the front slope.” \*

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\*Ibid, pp. 85-86.

### 186-188 Johnson Street

**Built: c. 1850 / c. 1886**

**Rating: S (Part IV\*)**



This is an unusual double-house in that 186 and 188 Johnson Street, built at different times, also have different compositions. Thomas Rudd bought this property in 1849 and, in 1851, was assessed as the owner of 186. Previous research has identified Rudd as its builder. A hardware merchant named Thomas G. Rudd is listed at 186 in the 1881 directory, at which time 188 Johnson had yet to be built. The 188 building does appear on the 1892 fire insurance. An 1886 mortgage by Rudd may be related to its construction.<sup>†</sup>

### 186 Johnson Street

“This three bay, two storey hammer-dressed limestone dwelling has a gable roof with stone chimney at the east end and a parapet at the west end which abuts a later brick house. The entrance in the western bay and two Regency windows in the other bays are protected by a hopped roof porch with pediment over the entrance. Pillars on stone support the portico’s wooden entablature. The upper storey windows are six over six double sash. Flat brackets support the cornice.<sup>‡</sup>



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\* Only 186 Johnson Street is designated under Part IV

<sup>†</sup> Property Records for Lot 7 on Johnson Street, Plan B27; *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 87 (1980).

<sup>‡</sup> *Buildings of Architectural and Historical Significance*, Vol. V, p. 88.

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The stone and brickwork where the 186 and 188 buildings meet has been interlaced. Although the buildings share a common side-gable roof, they are divided by a low firewall. An arched hood over the 188 entranceway contrasts with the adjacent pediment portico at 186 Johnson Street, and is supported tall, thin wood columns. The remainder of the building is relatively bold and simple, with some ornamentation. The front entranceway door is topped by a rectangular transom with stained-glass and leaded tracery; its overhanging front eave is supported by paired wood brackets, and its single dormer features dentil trim with decorative bargeboard.



**194 Johnson Street**

**Built: c. 1843**

**Rating: S (Part IV)**



“This roughcast dwelling was built in 1842 for Alfred Todd, a clerk of the Legislative Assembly. Later, when William Craig owned the property, it was let for three years (1857-60) to John A. Macdonald’s mother. John A. Macdonald’s wife, Isabella, died here and her funeral was from this house in December 1857.

“This three bay, two storey, stucco house has a central entranceway, rectangular transom and door with iron grillwork in the upper panels. A... portico with a flat iron roof and crested iron railing protects the entrance.

“A central shallow projection, end pilaster treatment, string course and architrave projection leave the flanking bay areas slightly recessed. All the windows have pedimental lintels and louvered shutters. The first floor windows and the central second storey window are casements.

“At the east end, a one storey flat-roofed brick addition has a door framed in reeded pilasters with a complete entablature topped by a paneled parapet.

“The hipped roof has wide brick end chimneys. The end walls have sparse irregular fenestration, both have a round-headed window in the second storey.” \*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 89-90 (1980).

**202 Johnson Street**

**Built: by 1881**

**Rating: S**

This prominent corner property, at the busy intersection of Johnson and Sydenham Streets, and kitty-corner to the First Baptist Church, was acquired by Provincial Surveyor Thomas Fraser Gibbs in 1848. Gibbs had the adjacent 85 Sydenham Street building erected in 1849. He willed this part of his property to Patrick Conroy who, in turn, willed it to a merchant named John Ward in 1879. Ward had the building erected at about that time. He appears as its occupant in the 1881 directory. The structure is not present on Brosius' map of 1875.

This building has a Second-Empire style mansard roof, and is depicted on the 1892 fire insurance map. Some other features resemble Queen Anne building patterns. These include its offset massing, its three-tiered bay window with angled returns and hipped roof, the paired second-storey windows, as well as the bay and mansard's curved entablatures supported by scrolling brackets and lined with dentils. The front entrance is located in narrow bay set-back along Sydenham Street facing William. It is slightly recessed under a round-cornered flat arch: a feature less common than rounded and elliptical configurations. It had a curved ashlar keystone set above a large plain transom. A dormer on both exposed elevations is topped by half-round projecting hood with a wooden keystone, dropping to scrolling wood brackets. A smaller mansard above the entranceway bay has a flat roof and projecting cornice.





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Although the building features some ornate elements, a generally bold appearance is maintained by large black portions of its red-brick walls. This is particularly evident along its southeast and Sydenham Street elevations. Some of the building's fenestration has been removed or altered. This wall now contains a small rectangular window on its second storey. The original opening was, like the single window found on the first storey, larger, rectangular, and mildly arched. A second 1<sup>st</sup>-storey window has been bricked in. An entrance toward the rear of this wall rises through the building's tall, hammer-dressed, stone foundation.



The rear wing of this building is depicted on the 1892 fire insurance map. It is 1½-storeys tall with a mansard roof. It now contains a newer square window opening with paired casements. A dormer facing Sydenham Street has a gable roof, wood brackets, and a shield-relief. A smaller dormer with a plain front-gable roof has been added to its Johnson Street side. The wing's mansard has a flat top which serves as a balcony. It is accessed by a round-headed wood projection and door breaking from the main mansard. To the southeast of this door is a short, 2-tiered, brick chimney with an upper brick string course. A smaller 1-storey brick extension with a barn roof was added later, replacing a wood extension that was added between 1904 and 1908.

Owing to a Johnson Street driveway surrounding greenspace, the south-eastern elevation of 202 Johnson is highly-visible. It contains a flat wall dominated by its brick face, and symmetrically-placed openings on its southern two-thirds. The upper front opening has been bricked-in. A tall brick chimney is located on this wall, closer to Johnson Street. The chimney breast projects mildly from the wall, and rises through the building's cornice to a tiered brick pot. There is a projecting brick panel on the chimney, just above the roofline. A third round-headed dormer projects from the roof just southwest of the chimney. A newer flat-topped dormer is located on its Johnson Street side. The southeast elevation originally contained a full-width porch.

Part of the building's rear wing, without the mansard, extends past the main massing and faces Johnson Street. By 1908, it had been expanded with a bay window facing Johnson, and one projecting from the rear of the building.

**211-215 Johnson Street**

**First Baptist Church**

**Built: 1904-05 / 1912-1913**

**Rating: S (Part IV)**



The First Baptist Church occupies an important location at the northwest corner of Johnson and Sydenham Streets. It is valued for its design, historical and contextual attributes. This part of Kingston is dotted with several 19<sup>th</sup>-century churches, with which this early 20<sup>th</sup>-century structure blends. The Sydenham Street United Church is located just one block south; St. Mary's Cathedral, with its dominant spire, is on the next corner west at Johnson and Clergy Street. The former Queen Street United Church, St. Andrew's Presbyterian Church, and Chalmers Church are all also located within a few blocks, along Clergy Street. Across Sydenham Street, the old Regiopolis College, now part of Kingston General Hospital, provides further contextual backdrop to the building.

The First Baptist Street Church property was purchased in 1901. The north part of the building, behind the church proper, was erected in 1904-1905, followed by the parsonage west of the building at 15 Sydenham Street. Its main building was constructed in 1912-1913. The original Baptist Church in Kingston was also located on Johnson Street, several blocks east, and is now the site of the Greek Orthodox Church. The property's historical value derives from its associations with the religious community of Kingston, and its beliefs and values, as reflected in this structure.



"The church, rectangular in plan, is built of pitch-faced stone with ashlar trim and has, on the Johnson Street gable façade, a large window flanked by towers. There is a plain course marking the foundation of the building. The square towers projecting slightly



from the face of the Church have, in the first storey, deeply recessed entranceways. Their round arches are decorated by label moulds that spring from the capitals of the polished granite columns. At the crown of the label mould is a keystone with top mould.

“This round arch, label mould and keystone is repeated in most of the other openings but they have ashlar instead of granite columns. The second storey of the tower has a tall louvered opening. The west tower with brackets and string course under the cornice has a slate pyramidal roof with finial. The east tower has a third storey belfry with corbelled stonework under the heavy sills of the openings. The pilastered corners rise to four turrets with metal pyramidal caps and finials. The tower roof supported by bracketed courses is also pyramidal and of slate topped by a metal finial.

“In the central bay of the gable end the large window is divided into four vertical sections by mullions with engaged shafts supporting a horizontal bar below the semicircular light. In this semicircle is a large central quatrefoil flanked by smaller ones. Above this window is a tall ashlar round-headed groove and following the slope of the gabled roof is corbelled arcading.

“At the sides, apart from the first storeys which have small openings, the towers are the same as on the main façade. The east wall has a central gabled projection, an exact copy of the larger façade gable. Flanking this are smaller windows in the same design but with three vertical sections and a single quatrefoil. There is a small window towards the north. The north end gable has a parapet.

“The west wall is regularly fenestrated with a centrally placed range of square-headed windows on each storey.

“Abutted to the north wall is a rectangular wing with gabled parapets over the east and north walls. Under each gable is a large window of four vertical sections and a multifoil wheel transom. The north wall also has two round-headed windows and two smaller windows with sunburst transoms. The east wall of the wing has a single door and a sunburst transom window.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 91-93 (1980).

## Property Inventory Evaluation – Johnson Street

### 214 Johnson Street

**Built: by 1904**

**Rating: S\***



The present condition of this structure is deceiving. This brick extension to 94 Sydenham Street, with a stone west elevation, was in place by the time that the 1892 fire insurance map was updated in 1904.

The rooftop balcony, accessed from 94 Sydenham Street and particularly its exposed rafters, which are in place to compensate for the building's forward-sloping roof, seriously detract from this structure's appeal, as does the condition of its west-side automobile garage.

The façade of 214 Johnson Street compliments the north elevation of the 94 Sydenham Street building in design and composition. Each has a brick north face and stone side walls (although, unfortunately, part of the 214 stonewall has been patched by brickwork). Each has regular, rectangular fenestration on ashlar sills. The harmony of these elements would be more apparent, particularly from the west side, along Johnson Street, if the present vines covering the north side of 94 Sydenham Street were not in place, and if the red brick of 214 Johnson was again exposed.

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\* The legal division of this property includes 94 Sydenham Street: it has been evaluated as a whole.

**218 Johnson Street**

**Built: by 1852**

**Rating: S (Part IV)**



“This well-proportioned roughcast dwelling, built before 1852 when it was offered for rent, was the property of Dr. John Robinson Dickson. He was an Irish physician who served over the years as coroner, alderman, Dean of Medicine at Queen’s University and Medical Superintendent of Rockwood. In 1854, Dr. Dickson moved into this house and lived here until 1860 when he moved to his new stone house to the west of this dwelling.

“This two-storey, three bay stucco house is square with a hipped roof topped by a central brick chimney. The main door in the east bay has a small classical portico supported by columns. Windows on the first floor have surrounds of pilasters supporting consoles under flat hood lintels. The sills of the second storey are joined. All windows have six over six panes. The side walls are sparsely fenestrated and the rear wall has a regular pattern of small-paned French windows.

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 94-95 (1980).

## 221 Johnson Street

**Built: by 1923**

**Rating: C**



The 221 Johnson Street property is part of a tract of land once owned by the Catholic Church, and once known as the Selma Park. In 1885 Selma Park was subdivided, creating the “Episcopal Subdivision”. In 1920 this lot was purchased by James A. Haydon who, according to directory information, had the present building erected by 1923.

The 221 and 225 Johnson Street buildings represent a significant departure from the series of late 19<sup>th</sup>-century row houses to their immediate west, and an interesting contrast with the First Baptist Church to the east. Their larger east and west separation from those buildings sets them apart, mitigating any stark contrast that would otherwise compromise the Johnson Streetscape. This separation is most evident in the space fronting 225 Johnson Street’s garage, but is also achieved by 211 Johnson Street’s fenced side-yard and a mature tree fronting it.

The 221 Johnson Street building porch is approached by a converging concrete staircase and surrounded by brick half-walls with pitch-faced stone tops. Massive rubble stone pillars support the porch roof, with matching pilasters along the building’s façade. The porch roof has a large wood front gable with an overhang supported by heavy wood brackets. The façade under the porch roof contains a rare, semi-circular window with rectangular, 8-piece transoms. The building’s second storey façade contains two large wood dormers projecting from a side-gable roof. Each contains a set of three large, plain, windows. A hood supported by wood brackets tops the window on the east bay, which contains a small half-round window in its gable end.

## 222 Johnson Street

**Built: 1860**

**Rating: S (Part IV)**

“This large three bay, two and a half storey stone dwelling, with high foundation, towers over the stucco dwelling next door but is similar in scale to the double house on the other side and contributes to the streetscape. Dr. J. R. Dickson, owner of No. 218 Johnson, built this house for his family in 1860 and it remained in the family to 1898.



“This three-bay, two and a half storey stone building has, in its eastern bay, an entrance with semicircular arched transom. The corners of the façade have projecting bevelled ashlar quoins. All windows have six over six double-hung sash and louvered shutters. Below the base course, in the foundation, are two segmental openings with casement windows. The entranceway is protected by a modern frame porch with pillars supporting a pediment.

“The ribbed metal gable roof has brackets under the cornice and a pair of small gabled dormers with eaves returns on each slope. The end walls rise to high parapets culminating in large twin chimneys linked by a horizontal cap.

“The west wall has a one-storey stone wing connecting it to the next building. The wing is lightly recessed and has a paneled stone parapet over the single window. The east wall is sparsely fenestrated. A large modern two-storey brick and frame addition covers the rear wall.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 96-97 (1980).

**225 Johnson Street**

**Built: 1913**

**Rating: C**



The 225 Johnson Street property is part of a tract of land once owned by the Catholic Church, and once known as the Selma Park. In 1885 Selma Park was subdivided, creating the “Episcopal Subdivision”. James and George Crawford purchased this part of the subdivision. The Crawfords gave the lot to David Alex Shaw in 1913. Shaw, a dry goods and women’s wear merchant, had the building erected that year.

The 221 and 225 Johnson Street buildings represent a significant departure from the series of late 19<sup>th</sup>-century row houses to their immediate west, and an interesting contrast with the First Baptist Church to the east. Their larger east and west separation from those buildings sets them apart, mitigating any stark contrast that would otherwise compromise the Johnson Streetscape. This separation is most evident in the space fronting 225 Johnson Street’s garage, but is also achieved by 211’s fenced side-yard and a mature tree fronting it.

The physical value of 225 Johnson is compromised by a large and unsympathetic addition to its balcony roof. The building’s west bay contains a full-height bay window, with a square basement window in its high stone foundation. All six windows on the bay have ashlar sills; those on the first storey have rectangular transoms with leaded tracery. A plain rectangular transom is also found above the entranceway door, west of a tall, 1/1 window, both of which are fronted by the building’s east-side. The porch roof is supported by plain wood columns on brick bases with stone tops.



**228-230 Johnson Street**

**Built: 1852**

**Architect: William Coverdale**

**Rating: S (Part IV)**



“This handsome stone double house with paired windows, stone balconies and decorative brackets was built with plans by architect, William Coverdale for John Mowat. Mowat, who stayed in Kingston when his regiment was recalled in 1814 was a grocer, director of the commercial Bank, the Board of Trade and the Kingston Gas Company. He was an elder of St. Andrew’s Presbyterian Church and one of the founders of Queen’s University. His most prominent son was Oliver Mowat, Premier of Ontario.

“The Mowat family retained possession of the western half of this house until 1903 and of the eastern half until 1938.

“This three bay, three-storey double hammer-dressed stone double house was altered by the addition of the mansard roof probably in the late 1860s. The façade has a slight central projection and end pilasters. In the central projection are two semicircular arched doorways separated by a wood screen and protected by a modern hip-roofed porch supported by square pillars connected by railings.

“Flanking the doors are large Venetian windows with transoms under camber arches. Above the doorways are square-headed windows joined by a common stone sill. Flanking these are pairs of narrower round-headed windows with small balconies of stone with hollow disced railings. Below the base course in segmental arched openings are casement windows. Most of the windows have small panes, some with half paned borders.

## Property Inventory Evaluation – Johnson Street

“The mansard roof supported by a cornice with decorative brackets has four dormers, each with dentils and end brackets supporting flat hoods. The end walls rise to parapets and short end chimneys.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 98-98 (1980).

**231-235 Johnson Street**

**Built: 1889**

**Architect: William Newlands**

**Rating: S (Part IV)**



“This site, which had been part of Regiopolis Garden for half a century, was subdivided in 1885 and the series of triple dwellings erected in the next few years. They constitute a streetscape consistent in design, scale and materials that is still sympathetic to the earlier stone houses opposite. This is an important part of that streetscape.

“This six bay, two and a half storey brick terrace contains three dwellings. Each dwelling has an entrance in the west bay and in the east bay a two storey projection with a gabled balcony at the roof level. In this projection on each dwelling is, on the first storey, a large plate glass window with a leaded glass transom and above it angular brick ends decorate a rectangular panel. In the second storey and resting on a stone sill is a large round-headed window divided into three by mullions. The arch has a label mould, brick keystone and the spandrels are filled with brick end patterns.

“The main wide cornice has modillions and dentils and the balconies have frame balustrades between brick pedestals and the gables, faced with scalloped shingling have segmental arched openings supported by clusters of short columns. Their cornices have eaves returns, brackets and dentils. There is a single dormer with pilasters and shingled gables on each dwelling. There are gable end parapets and three brick chimneys.

“The western bays containing the entranceways to each dwelling each have a double door in the first storey and single door above. The most western dwelling has a plain frame porch. The other two have original matching decorative frame porches with angled sides, reeded columns with sunbursts in the spandrels supporting a cornice with modillions and dentils below the flat roof which is topped by a simple balustrade. The central apartment has a modern metal canopy on the second storey.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 101-103 (1980).

**232 Johnson Street**

**Built: 1911-1912**

**Rating: C**



In 1911, Johnson Street lots 13, 14, and 15 were purchased by the Young Women's Christian Association, who erected a large 2½-storey brick building on lot 14. That same year the organization divided and sold Lot 13. The east part of Lot 13 was sold to Robert Meek and James McCulla. Its west part was sold to Dr. Robert E. Sparks, who erected 232 Johnson in 1911-12.

A rectangular window is found in the façade of the building's stone foundation, on its west bay. Above this, on the first storey, is a pair of tall rectangular windows divided by a mullion, and resting on an ashlar sill. Above these is a slightly-rounded transom containing leaded tracery. Brick voussoirs above these windows are topped by a thin, protruding brick header. A matching arrangement, less the transom, is found on the east bay of the building's second storey. Paired windows are also found in the front gable. The building's front entrance is approached by a wood front porch with balcony supported by plain wood. The east elevation, near the rear of the building, contains an oriel window.

This building might have been erected at the same time as the neighbouring 234 Johnson Street building, as a reverse-identical structure. The two structures form a distinct pair along this part of this street.

**234 Johnson Street**

**Built: by 1913**

**Rating: C**



In 1911 Lots 13, 14, and 15 were purchased by the Young Women's Christian Association, who erected a large 2½-storey brick building on lot 14. That same year the organization divided and sold Lot 13. Its west part was sold to Dr. Robert E. Sparks, who erected 232 Johnson in 1911-12. The east part of Lot 13 was sold to Robert Meek and James McCulla. The 234 Johnson Street building first appears in the 1914 Kingston directory, occupied by McCulla, a "retired gentleman."

Additions to the building's façade detract from its character. It might have been erected at the same time as the neighbouring 232 Johnson Street building, as a reverse-identical structure. The two structures form a distinct pair along this part of the street.



**237-241 Johnson Street**

**Built: 1887-88**

**Architect: William Newlands**

**Rating: S (Part IV)**



“This brick terrace with Nos. 231-235 forms an important residential streetscape in the style of the latter part of the nineteenth century. William Newlands, architect, designed this building for John Ward to be used for gentleman’s residence.

“This six bay, two and a half storey brick terrace has three dwellings. The east bay of each dwelling has a door with transom on both the first and second storey. All have plain frame porches with flat roofs supported by round pillars.

“In the central dwelling, the projecting bay has a pair of windows on each storey, brick string courses between the storeys and decorative terra cotta panels just below the second storey stone sills. These twin second storey windows have a heavy moulded cornice above them. In the third storey, slightly recessed, the gable has a curved parapet rising from roundels to a small frame peak.

“The bays on the other dwellings have bay windows with angular walls, a window in each face and decorative bands over the second storey cornices. The gables of these projections have bargeboards and a window in the gable with console surrounds and sunburst faced pediments. Between the gables are similarly decorated dormers. There are gable parapets and three brick chimneys.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 104-105 (1980).



## Property Inventory Evaluation – Johnson Street

### 242 Johnson Street

**Built: 1960-63**

**Rating: N**



This property was purchased by Douglas Reutiss in 1849. In 1911 Lots 13, 14, and 15 of Plan B27 were purchased by the Young Women's Christian Association, who erected a large 2½-storey brick building on lot 14. That building was demolished when the present apartment structure was erected between 1960 and 1963.

The present structure does not contribute to the heritage character of the Old Sydenham Heritage Area.

### 245 Johnson Street

**Built: c. 1888**

**Rating: S**

The 245 Johnson Street property is part of a tract of land once owned by the Catholic Church, and once known as the Selma Park. In 1885 Selma Park was subdivided, creating the “Episcopal Subdivision”. Benjamin and William Steacy acquired Lot 2 from the Church, and had the building erected at that time. A merchant, “E. Steacy,” is listed as its main resident in the 1889 directory of Kingston.



The design, composition and setback of this building complements the neighbouring 231-235 Johnson Street buildings, and 237-241 Johnson, all to its immediate east. The entire row of buildings, from 231 to 245, form a cohesive row which define this stretch of Johnson Street. It occupies an important location near St. Mary’s Cathedral, and the Johnson-Clergy Street intersection.

The 245 Johnson Street building is an ornate 3-bay, 2½-storey building on a stone foundation. The building has a full bay window on its east side, which contains tall rectangular windows. Those facing Johnson Street are paired on both the first and second storeys. Matching single windows are found on the bay’s angled returns. The paired windows on the second storey share a common sill, whereas a single sill course is in place for all four windows on its first storey. There is a basement window in the bay’s rough limestone foundation, which is topped by an ashlar string course.

Topping the bay is an elaborate gable end with a half-round window on an ashlar sill. The window occupies a recessed brick panel and is surrounded by a protruding brick arch, with paired brick brackets under each end. The gable bargeboard features rectangular boxes with button reliefs. Its outer ends are supported by wood brackets supporting dentil-lined eaves returns with sunburst designs.

## Property Inventory Evaluation – Johnson Street

A small dormer over the building's middle bay contains two rows of rounded spindles, supported by heavy wood brackets under its gable end. A gable over the west bay features bargeboard matching that found over the bay window. It has a wood face with stickwork, and curved entablature with brackets. This gable tops a second rectangular full-bay window, which projects from the façade. Paired windows, matching those on the east bay, are located on the second storey, each with its own ashlar sill. This bay's first-storey windows have a common ashlar sill; they are separated by a plain mullion and topped by a slightly-arched transom. The first and second storeys of both bay windows are separated by a brick string course.

The building's front entrance contains a set of wood doors with recessed wood panels below square and rectangular lights. The entranceway transom is large and rectangular, with simple wood trim. The entrance is fronted by a wood porch with plain wood columns on square bases. These support a plain, three-tiered entablature under the porch roof. A second storey balcony has been enclosed with wood-plank walls and large rectangular windows.

A relatively new basement entranceway has been added to the front of the building, next to a basement window found in the building's west bay foundation window.

**260 Johnson Street**

**Built: c. 1852**

**Architect: William Coverdale**

**Rating: S (Part IV)**



The original 3 bay, 2 storey, town house with its low hipped roof derives its elegance from its proportions, and the placement and scale of openings relative to the plain coursed ashlar limestone walling with quoins. The square massing brings an Italianate sensibility, though the cornice is simply moulded. The paired multi-pane casement windows with transoms are essential to the design as is the chimney with stone cap and shouldered stack at the Johnson street eave (probably originally matched at the eave opposite). It appears from the roof line that a roof balustrade or cresting may have originally been present. The original main entrance was via a curved stair with heavy newels and 'knee wall rail' at the northern bay of Clergy street (note the smaller basement window at that location and difference in stonework). The entrance was changed when the large Johnson Street addition was constructed.

While the mid 20<sup>th</sup> century addition at Johnson Street continues the same stone coursing, window openings/type as the original - the low-slope roof, the large glass block opening and the broad, squat stone arch below it ultimately undermine the composition, losing the original scale and proportioning which is the key to the original design.

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres, the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

This fine stone structure was apparently built in 1852 for Dr. George Baker. While not confirmed, William Coverdale has been associated with the design of the residence. The main block is shown on the 1860 Wallings map and on the Brosius' 1875 'bird's eye

## Property Inventory Evaluation – Johnson Street

view'. Also, it has a 2 storey 'el' and a smaller addition to the south as well as a generous side yard (now 58 Clergy St.).

For much of the last quarter of the 19<sup>th</sup> century, it was occupied by Dr. John Stewart, MD., secretary of the Queen's Medical Faculty.

260 Johnson Street occupies an extremely important urban corner directly across from St. Mary's Cathedral and has been a stone landmark on the otherwise brick streetscapes of Johnson and Clergy respectively since the mid 19<sup>th</sup> century. The large mid 20<sup>th</sup> century addition increased its prominence on Johnson Street, though architecturally, it does not maintain the elegance of the original section.

A major stone addition, attempting to imitate the coursing and window treatment of the original, was constructed along Johnson Street c.1940, and the main entrance moved from the north bay of the Clergy Street façade to Johnson Street with the associated change of address from 60 Clergy to the current 260 Johnson Street.\*

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

**268-270 Johnson Street**

**Built: 1880s**

**Rating: S**



This building is a fine eclectic late Victorian double house. The wall plane is skillfully manipulated to add visual interest with the window bay of each residence extended forward through full height and the bay containing the main entrance likewise though to a lesser degree. The three eastern bays are surmounted by dormers at the gable roof with the dormer over the entrance to 268 larger and much more articulated than the others. Its gable is formed as a pediment with large brackets alternating with panels below. At the peak it has an incised sunburst motif typical of Queen Ann detailing. The cornice is robustly dentillated extending to the corbel at the base of the parapet of pre-existing 272 Johnson at the west and to its own corbel at the east.

The windows are 2/2 lights typical of the period. At the upper level, the sill treatment includes corbels apparently executed in sandstone while at the first storey, window openings extend right to the water table and were originally surmounted by entablature type cast iron hoods with large consoles decorated with acanthus leaves. This 2<sup>nd</sup> Empire influenced detail, one of which remains, may have been used above the door openings as well.

The limestone foundation is laid up in coursed ashlar, scrabble finished, with a beveled water table below the stretcher bond brickwork walling. Both units retain their original doors which feature two projecting prismatic panels with heavy panel moulds and a single glazed section above, also with highly articulated margins.

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".



## Property Inventory Evaluation – Johnson Street

The architect John Power owned part of the property (west half of Lot 17) in the late 1850's and offered it for sale in 1861 as a 'desirable building lot'. However it does not appear to have been built on until the

1880s. (While the brick double house built at that time may well have been architect designed, the designer remains unknown at this time.)

268-270 Johnson St. readily fits contextually into the largely brick streetscape dominated by the scale and form of Wesley Terrace. Like 290-292 it provides a contrast stylistically to the Terrace and thus adds another dimension of visual interest. The 20<sup>th</sup> century expansion of 260 Johnson which stepped out from the main block did somewhat crowd the east side of the property.\*

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

272-274-278-280-282-286

**Johnson Street**

**Wesley Terrace**

**Built: by 1875**

**Rating: S (Part IV)**



Wesley Terrace, 272, 274, 276, 282 and 286 Johnson Street has always been a distinguished address, directly across from St. Mary's Cathedral. The extended repetition of classical elements - semi-circular arched door openings; window openings with louvered shutters (many still with iron 'shutter dogs'), parapeted side gables with chimneys at the gable peaks and stone corbels at the eaves, as well as the excellent sense of proportion between the three bays on each storey make for an extremely satisfying composition.

The most articulated elements of the uncluttered façade(s) are the deep, paneled door embrasures with dentillated transom rail and transom of three curved lights. The rather unusual western termination of the row with a frame vestibule and portico as the entrance to 286 provides a contrasting element and is shown on the Brosius 'bird's eye view' of 1875 signifying that it is an early, and possibly original, feature. The portico/vestibule with paired columns, heavy, turned balustrade, pedimented gable and dentillated cornice and main entrance with sidelights and transom is a 'grander' feature than is typical at the terrace but its classical vocabulary is consistent and it was clearly designed as a larger unit.

The terrace is built on a coursed ashlar limestone foundation with scrabbled finish and beveled water table. The walls above are laid in stretcher bond brick with composite voussoired 'flat' (actually slightly segmental) arches at the first storey and simple voussoirs above (except for 282 which has a composite arch at the upper storey as well). Except for 272 Johnson the rear and west walls of the terrace are of roughly coursed 'rubble' limestone. At 272 the rear wall is constructed in common bond brickwork, suggesting it was built at a different time (probably slightly later) than the others. Actually while the buildings certainly were all built within a relatively short time frame, a close examination of construction and architectural detailing reveals that they were probably completed in four separate phases. 272 and 274 are each separate

## Property Inventory Evaluation – Johnson Street

entities while 276-280 and 282-286 are each true double-houses. In each case the brick coursing does not extend through and there are variations in the finish and size of the foundation stonework between these sections.

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

By the mid 19<sup>th</sup> century a large portion of the Johnson Street frontage had come into the hands of William Anglin. By 1860 Anglin had built six attached two storey brick town houses and called the row Wesley Terrace. The 1865 directory shows "Richard Tossell, builder" at 1 Wesley Terrace and Henry Cunningham at "Wesley Terrace, opposite St. Mary's Church." (Though the design has, in the past, been attributed to William Coverdale, this could not be confirmed by current research despite the examination of Coverdale's account book.)

Consisting of six structures Wesley Terrace is almost itself the streetscape and certainly its well proportioned, elegant, rhythmic composition establishes the character for that block. Occupying a key urban location directly across from the Roman Catholic Cathedral, its modest scale and relatively austere classical architecture seems in dialogue with the towering Gothic spire and pinnacles of St. Mary's. This contrast provides one of the most satisfying architectural experiences in the City.\*

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

**290-292 Johnson Street**

**Built: S**

**Architect: Robert Gage**

**Rating: 1875**



Designed during one of Robert Gage's most productive periods, this structure, like the Mackenzie Building at RMC (1876), utilizes the Mansard roof and a generally 2<sup>nd</sup> Empire influenced stylistic sensibility in creating a notable corner house. Also particularly noteworthy, is Gage's use of arched blind niches at the façade and the chimney stacks to add relief and thus further visual interest.

The Mansard roof, still in the original batten seam metal, has a bell cast eave and dormers arranged to maintain the symmetry of the façade throughout its height. The dormers have the 'eyebrow' pediment roofs and scrolled brackets typical of the 2<sup>nd</sup> Empire style. Much ornamentation is focused at the cornice/ frieze which features a somewhat unusual combination of scrolled brackets and dentils with the brackets spaced also in a symmetrical manner. Window openings line up between storeys (paired except at the center) and are segmentally arched while the five blind arched niches extend full height and define the window bays. The quality of the brickwork walling is very fine as evidenced by the niche work. The entrances to each of the homes is through semi-circularly arched main entrances with each door having two arched lights above rectangular panels. The full length verandah is a significant feature with round columns, heavy balustrade and a turned newel and section of balustrade separating the two dwellings. The verandah still appears to retain its metal shingle roof with hip rolls. The 'windows' of the first storey, though double hung, extend to the verandah floor and were intended to provide access to the verandah from the main reception rooms.

The two chimney stacks at each side elevation are the key features of those elevations, 'standing proud' with the arched niches above the roof line as noted above. The foundation is of coursed ashlar limestone with a beveled cut stone water table, a feature of the side elevations but not visible at the facade, due to the verandah.

## Property Inventory Evaluation – Johnson Street

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

John Holmes purchased the lot in 1843. However by 1846 it had changed ownership twice and was then in the hands of James Morton. Still, possibly partly because of the difficult shape of the lot, it was not built on until 1875 when tenders were called by architect Robert Gage 'for two brick dwellings for A. Crawford on Johnson St.' This was followed just over a year later with a tender call to add and alter a house on Johnson and Barrie. Likely this latter initiative involved the construction of the brick 'tail' to 292 Johnson with its remarkable angle to follow the property line.

Gage, the noted late 19<sup>th</sup> century Kingston Architect, arrived in Canada from Ireland in 1852,<sup>5</sup> 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. His residential work is well represented on this block with 50 and 52 Clergy Streets. Gage's career is another example of a 19<sup>th</sup> century architect deeply rooted in the building trades.

This major double house occupies an important urban corner as the 'gateway' into Old Sydenham Ward. The brick 'tail' of 292 Johnson remarkably accommodates the irregularity of the lot. The scale of the building with mansard roof and the lack of an abutting neighbour to the east further enhance its landmark status.\*

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