

**Property Inventory Evaluation**  
**King Street East**



## Property Inventory Evaluation – King Street East



### 31 – 95 King Street East

Each of the properties facing King Street East, between Barrie and West Street (31 to 95, inclusive\*), has a particularly high contextual value. Their contextual value derives from their highly-visible locations across from Kingston's historic City Park; and their prominent placement along the King Street main artery, which connects the downtown area with places to its west along the shore of Lake Ontario. Both Queen's University and the Kingston General Hospital occupy land to their immediate west, across King Street. Macdonald Park, at the south and western end of this streetscape, adds further contextual value as an historic park containing the Murney Martello Tower, the Newlands Pavilion, and the Richardson Bath House. As such, this stretch of King Street experiences a high volume of both pedestrian and automotive traffic, and helps to provide the context for the frequent leisure and recreational activities that take place in the parks.

All of these properties contain large residential structures, built between 1841 and 1913. While they differ in style, these properties complement one another and form a cohesive historic streetscape by virtue of their scale, and by the quality of the workmanship they exhibit. Many are associated with the work of famed Kingston architects, John Power,

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\* The 91 King Street East property is not part of the Old Sydenham Heritage Area Conservation District.

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and some with his son Joseph; all display a high degree of craftsmanship and artistic merit. Their sizes and esteemed location reflect their historical associations with many prominent Kingston families.

**31 King Street East**

**Parkview House**

**Built: 1853**

**Architect: John Power**

**Rating: S (Part IV)**



“This two-storey stone dwelling, built in 1853 to a design by John Power, is important to the streetscapes of both Emily and King Street. With its neighbours, it is an interesting study of the ‘cottage orné’ style popular in the 1850s.

“This site is part of the Murney property subdivided in the 1840’s. The house, built for Robert Gaskin, was sold two years later and in 1909 Gaskin’s grand-daughter, Isabella Gaskin Waldron, and her husband bought Parkview House.

“This two-storey, three bay, hammer-dressed stone house has a one-storey, frame, open verandah around the north and west walls. The hipped roof of the verandah is supported by pairs of Tuscan columns rising from paneled piers joined by a turned balustrade. Over the central entrance to the verandah is a pediment rising to a balcony which has triple posts with finials at the front corners of the delicately turned balustrade.

“The entrance in the central bay of the façade has side lights and a semi-elliptical transom under an entablature supported by acanthus leaf consoles. The door has two panels with a Doric fret border. The flanking bays on the first storey have triple windows with transoms. Above the entrance, a second storey door with transom gives access to the balcony. All second storey openings on both the north and west walls have a wide wooden lintel trimmed with pellet moulding (three circular patterns) between acanthus leaf consoles which support heavy straight hood-moulds. All the sills have similar small console supports.

“The pellet mould design is repeated in the frieze and brackets support the cornice. The hipped roof has three large stone chimneys with the circle pattern in stone under the corbelled tops and decorative pots.

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“On the front slope of the roof are two dormers with gabled roofs, eaves returns, a segmental arched window, pilasters and brackets.

“The east wall, irregularly fenestrated, has at the back, a two-storey stone wing with a low pitched roof. The rear wall has, on the west, a one-storey stone addition with glass enclosed porch. The second storey of the main building has a semicircular arched window and a window with a louvered shutter. At the east of the rear wall, the addition extends to the old carriage house and stables now converted, with additions, to apartments [see 7-9 Emily Street].<sup>\*</sup>

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<sup>\*</sup> Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 125-127 (1980).

**45 King Street East**

**Built: 1853**

**Architect: John Power**

**Rating: S (Part IV)**



“This two-storey stone house, built in the same ‘cottage orné’ style as 31 King and 5 Emily Street has different decorative details and enhances the interest of this important residential area.

“Captain William Bowen, a steamboat proprietor and forwarder, commissioned John Power to design his residence in 1853 and it was completed by the spring of 1854. In 1867, the house was sold to Charles Gildersleeve.



“This two storey, three bay, hammer-dressed stone house with ashlar string course has a one storey, hip-roofed frame verandah across the façade. The first storey has French windows and the second has pairs of windows flanking a central window. The heavy ashlar sills have simple stone corbels.

“The west wall has a large central chimney breast which rises through the hipped roof to a wide brick double chimney with decorated panels below the cap and slender chimney pots. An identical chimney is on the east wall, which is regularly fenestrated and has a one-storey, flat-roofed addition towards the rear with an entrance to the north side. The cornice of the hipped roof has brackets on a frieze board with a rosette pattern in relief.

“There are six dormers; two on the front slop are round-headed and have pairs of rounded-headed windows. A third, also on the front slope is gabled. On the east slope is a hipped roof dormer and on the rear there are two gable ones.

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“The rear of the house has a two-storey, two bay, flat-roofed brick addition at the west and a stone addition at the east.

“Behind the house is a hammer-dressed stone carriage house with gabled roof. On the north wall are two carriage doors with gabled ‘suicide’ doors above them. The carriage house is connected to the stone wing at the southeast corner of the house by a stone wall.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 128-130 (1980).



**49 King Street East**

**Medical House**

**Built: 1853**

**Architect: John Power**

**Rating: S (Part IV)**



“This yellow brick house, built in 1879 for Edward John Barker Pense, owner of the British Whig, was later known as Bishop’s Court when Bishop E. J. Bidwell owned it. In 1950, it became the property of the Student’s Medical House Corporation. It is an interesting contrast in style and material to the earlier stone houses beside it.

“This two and a half storey brick house is built on an irregular plan with three façade planes and a variety of roof styles and levels. The brickwork on the first storey has recessed courses on the first storey has pilaster treatment on all corners and the storeys are separated by a corbelled brick string course and a plain base course.

“The façade, three bays wide, has in the first bay a French window and transom with a single window above it. The windows are segmentally arched and have ashlar label moulds with keystones and ornamental label stops. Above these windows is a single dormer, gable-roofed with brackets flanking a round-headed window.

“The second, central bay of the façade projects well beyond the first bay and rises to a flat roof with wide eaves supported by paired decorative brackets. In the first storey is the main entrance set in a semi-circular arch with keystone, all protected by a semi-circular arched canopy and supported by heavy brackets. Above the canopy is a second storey French window with transoms.

“The third, western bay projects slightly beyond the central bay and rises to a broad gable with eaves returns supported by paired brackets. A decorative bargeboard edges the gable which contains a small double window. Projecting further from this third bay is a two-storey angular bay window with a semicircular arched pediment in the cushion



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shaped roof. Each storey of the bay window has three tall, narrow windows – the first storey one square-headed and all with ashlar label moulds.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 131--132 (1980).

### 53 King Street East

#### Murney House

**Built: 1841**

**Rating: S (Part IV)**

“This stone dwelling was the first house in this block, built in 1841 for Mrs. Henry Murney, widow of the man who bought this whole Farm Lot 25 from Michael Grass. The main part of the farm lot, now City Park, was sold to the government as the proposed site of Parliament buildings. In 1885, this building was sold to Andrew McLean.

“This symmetrical stone dwelling with corner quoins and parapeted end walls rising to twin chimneys is, in the simplicity of its design, a market contrast to the ‘cottage orné’ style at the other end of the block and especially to the asymmetrical house next to it.

“This three bay, two-storey hammer-dressed stone house with ashlar corner quoins and window sills is set behind a low stone wall. The central doorway with fanlight and side lights is protected by a ...



**Facing south from City Park**

**Rear view:  
Northwest  
from  
Maitland St.**



porch.

“The roof is covered by ribbed metal; has gable end parapets and pairs of end chimneys. Each gable end has a round-headed window.

“The rear wall has a one and a half storey, two bay wing with a gable at the rear and a brick extension. East of this is frame ... porch attached to the rear of the house.

“Behind the house is a large carriage house with gabled roof and eaves returns. There are three carriage entrances [on its north elevation], two have semi-elliptical arches. There is also a semicircular arched walkway through the building.\*

The coach house and rear extension of 53 King East are also important elements of the Maitland Streetscape. The coach house is one of two along this street: the other is located just south of this one, across a car park, and belongs to the 16 Maitland Street property. The 53 King Street coach house has random coursed stonework with stone voussoirs over its arches. Two square-headed entranceways are located on its north face; one has a small 8-piece rectangular transom. Its south elevation has 12/12 rectangular windows with simple wood trim. A 2<sup>nd</sup>-level service door, flanked by two smaller window openings, face Maitland Street.

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 134-135 (1980).

**81-83 King Street E**

**Built: 1841**

**Remodelled: 1886**

**Rating: S (Part IV)**



“The design of this remodelled early dwelling as well as its site, well back from the street, serves as an interesting contrast to the other buildings in the streetscape. It was built in 1841 for John Watkins, a wealthy hardware merchant and partner of Samuel Muckleston in a number of building ventures during the capital period. Watkins is best known as the donor of the Watkins Wing of the Kingston General Hospital.



“After Watkins died in June, 1876 the building was sold to Joseph Upper, who had it extensively remodelled in 1886.

“This two and a half storey stucco and imitation half timbered building was originally a large brick house. The additions, projections and trim have changed the style of the early house. The ridge of the gable roof runs parallel to King Street and there are large gabled projections on both the front and back towards Maitland Street. The roof has three brick chimneys with large corbelled caps.

“The front, two bay, gabled projection has each storey overhanging the one below it. In the first bay, the entranceway has ashlar quoins, a segmental arched transom, label mould and keystone with a bear head. A gabled porch with turned supports and decorated with brackets and ball and spindle trelliswork protects the entrance. The

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second bay has double windows in both storeys. There is also a double window under the peak of the gable.

“To the left of the main projection is a one bay section with a central second storey shingled projection; each storey has a double window. Adjoining this with a set-back is an addition, one and a half storeys

with a hip roof. The windows in its two bays have brick surrounds, label moulds and a sill course. Above them are two dormers with shed roofs and bracketed surrounds. The end wall has a window and a large dormer.

“At the Maitland Street side of the building is a central, gabled hip projection with a one bay, single storey gabled addition to the front. There is a central one-storey bay window and to the rear of this side is a flat-roofed addition; all are stucco. On the second storey is an off-centre porch with turned balustrade and trelliswork. The third storey has three window gabled dormer.

“All corners of the building have ashlar quoins on the first storey. The overhangs are all supported by brackets and the gables have simple bargeboards. A large half timber and stone string course circles the building.

“The rear wall is irregularly fenestrated and similar in detail to the front. \*

A stone wall dividing 81-83 King from the 13 Maitland Street property drops is capped with ashlar. It drops in height toward the northeast side of the property, as it approaches a stable building extending from the back of 83 King. The stable has a side gable roof with large wood doors spanning its southeast face. A second ½-storey contains a projecting dormer with paired 1/1 windows.

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 136-138 (1980).



**85 King Street East**

**Built: 1877**

**Architect: Power & Son**

**Builder: Richard Tossell**

**& Son**

**Rating: S (Part IV)**



“This handsome Victorian mansion was erected in 1876-77 for Robert Kent, who was, for twenty years proprietor of the British American Hotel, King and Clarence Streets, and a partner in the Canadian Express Company.

“John A. Dalton bought the property from the Kent family in 1928 and kept what was called the ‘Dalton House’ until 1962.

“This three-storey stone mansion has some of the finest ironwork and carpentry trim in Kingston. The design details show the best work of Joseph Power and the siting of the building is excellent.

“Built of hammer-dressed stone with a pitch-faced foundation and ashlar trim, this three-storey, three bay dwelling has a central door and flanking bow windows. The segmental arched entrance has a moulded, eared surround with keystone, all enclosed in rusticated pilasters supporting an architrave with consoles. A complete entablature, including a segmental arched pediment, rests on the architrave. The flanking bow windows have ashlar chamfered surrounds of rusticated piers and lintels. The windows have large architraves, each with a central moulded string course and iron railings over their cornices.

“In the second storey, the central bay is a single window and the flanking bays are double. They all have the same surrounds, flanking pilasters and voussoirs.

“The cornice has ornate modillions and a paneled frieze board has a pattern in low relief of a series of arrows projecting from a central circle. The mansard roof has a pattern in coloured slates and a crest cornice with dentils and a cable moulding below the top iron railing.

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“The front slope of the roof has three dormers, similar to those in front. The two on the west slope have gabled roofs. Four identical stone chimneys, with dentils under their corbelled lips, are placed two on the east slope, one at the rear and one on the west slope.

“Running the full length of each side wall is a one-storey framed, screened verandah with elaborate carpentry trim. There are square columns, decorative quadrant-shaped brackets, frieze board and cornice with dentils. There is a crest iron railing on the edge of the roof and the balustrade has carved patterns. Both side walls have pilaster-like projections at the corners.

“The west wall second storey has a chimney breast at the north end, a central round-headed window and a double window bay at the south end. The east wall has two semicircular arched doorways at the north end, a central chimney breast and a jog at the south corner filled by a one-storey, flat-roofed wing which projects beyond the rear wall.

“The rear wall of the house is regularly fenestrated with plain square-headed window. Projecting from the southwest corner is a short ‘L’ shaped connecting wing attached to another three bay, two-storey, flat-roofed wing with parapets on the south and west.

“The front of the property has a pitch-faced stone base supporting an ornate cast iron fence. \*

This property is an important part of the King-Simcoe intersection, as well as the Simcoe Streetscape. The King Street wall and iron fence arrangement wraps around the property and continues along Simcoe Street, meeting a taller capped stone wall at a point roughly in –line with the building’s façade. The wall continues after a driveway break, meeting the northeast elevation of a 2-storey stone coach house. The coach house has four large but blind rectangular window openings, and a high parapet wall. It contains a double-wide flat-topped vehicle entrance; doorways with small divided transoms and wood trim; a 6/6 window facing King Street, and small square openings on its second storey. A balcony is located on the northeast side of its nearly-flat roof. A stone wall extends from the southwest side of the carriage house to the 81-83 King Street property.

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 139-142 (1980).



### 87 King Street East

**Built: 1909**

**Architect: Joseph Power**

**Rating: S**



The building at 87 King East is a 3-bay, 2½-storey brick house on a stone foundation. All four of this building's elevations are visible from King and / or Simcoe Street.

This residence was built for, and possibly by, a contractor named Michael Sullivan. Sullivan purchased the property in December of 1908. He was the son of Catherine Sullivan, who had been widowed by 1881 at the age of 50, when Michael was 21.



The building was erected in 1909, and first appears in the Kingston directory of 1910. It was hand-drawn in red ink on one copy of the 1892 fire insurance map.

The 87 King East building's centralized front entrance has a wood portico with a semi-circular pediment. The pediment's rounded wood tympanum is plain with a projecting dentiled surround. Its eave is supported by two pairs of heavy wood brackets. The portico roof is supported by two sets of three wood columns with square brick bases topped with stone. The wood front entranceway door has a large single pane of glass. Its glazing is decorated with an ornate iron grill that includes vertical bars and a circular centre. This circular pattern is mirrored in the brickwork found in the walkway as one approaches the front porch. A three-tiered wood oriel window is located on the second storey of the façade, above the entrance. Each of its three plain windows is topped with a rectangular transom with leaded tracery. The top of the oriel meets the building's dentiled cornice, merging with its plain entablature. A dormer projecting from the roof

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above the oriel window has a distinct geometric design. It has a flat brick face with a centred peak and brick pillars to each side. The pillars are topped by rounded stone tops. The peak is capped with stone. Each of the dormer's three 1/1 double-hung windows has a large ashlar lintel and rests on an ashlar sill. Two smaller dormers above the first and third bays of the façade have 3/2 casement windows with simple wood trim. The remaining façade fenestration consists of symmetrically-placed openings on each floor of the first and third bay. Each opening contains paired window divided by a thin wood mullion and surrounded by simple wood trim. All four windows have ashlar sills. While the second storey windows have ashlar lintels, those on the first storey have a unique pattern of brick voussoirs that include three tiers projecting from the top of each window.

The building's south-western elevation faces Simcoe Street. It features architectural elements similar to the façade. Its large brick-faced dormer contains two 1/1 double-hung windows, but is otherwise identical to the one found on the façade. The dormer's pillars drop through the building's eaves and project from the exterior wall, terminating at the top, and at each inner side, of a slanted porch roof. The roof is supported by a column arrangement like that found on the front porch. This side porch is surrounded by a balustrade with thick, turned-wood elements and a heavy wood handrail.

Steps near the back of the building's south-western elevation extend from the building's turnabout drive off Simcoe Street. They lead to a third porch located at the rear southwest end. This porch has a balustrade, handrails, and columns matching that of the south-western elevation. A pair of French doors and a single wood door, each with a transom, lead in to the house from this porch. Above it is a large sunroom with a strongly projecting eave.

The north-east elevation of the building contains a second, wood, oriel window; and a full-height, three-tiered, angled bay window. The bay supports a third large and brick-faced dormer with matching angled returns. A smaller dormer is found closer to the rear of the building. This elevation contains four basement windows, with similarly squat windows in the returns of the brick dormer, and on the first and third storeys north-west of the bay window. The building's chimney rises high above the roofline. Below the eave it projects from the exterior wall, and features stone caps over stepped bricks where the chimney converges on one side.

Behind the 87 King East residence is a 1½-storey brick automobile garage with a hipped roof. The front and rear of this building contains dormers with small square windows. Its south-east elevation contains a gable over a half-round window, a wood-panel door, and two small 1/1 lights with thick wood trim on ashlar sills.

Contributing to this property's associative value is the fact that the 87 King Street East property was once part of the land owned by Thomas Molson, who erected a brewery

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and distillery on this block until 1835. Molson's operation occupied all of the waterfront land circumscribed by King, West and Simcoe Street.

### 95 King Street East

**Built: 1886**

**Architect: Joseph Power**

**Rating: S (Part IV)**



“This high Victorian brick house was built in 1886 for James A. Hendry, and was described in the

British Whig in 1886 as “probably the handsomest residence in the City this year”. The terra cotta panels are noteworthy.

“A fine example of the height of Victorian asymmetrical design, this dwelling with its projections, variety of roof heights and design details sits on an important corner facing City Park and Sir John A. Macdonald’s monument.

“This two and a half storey brick house is basically square with a centrally hipped roof but the variety of projections on the walls and roof gives it an asymmetrical design. At the west end of the façade is a large two and a half storey bay window section with gable roof, in the centre a square tower is topped by a saddleback roof and at the east corner is a circular tower with conical roof.

“A one storey frame verandah runs from the central tower around the east wall. At the centre bay, a gabled frame porch projects from the main verandah and its entranceway has openwork panels around a keyhole shaped opening, the panels supported by turned and fluted columns. The main verandah has spindle and ball trelliswork, a moulded cornice and a sloping slate roof with a flat top. Three gables project into the roof, two at the round corner and one at the rear of the east wall.

“The bay window section has recessed angular walls, topped by a steeply pitched truncated gable roof with bargeboards. The first storey windows have transoms, those in the second are segmental arched – all have ashlar sills and lintel courses. Below the lintels and between the windows is a decorative terra cotta band with Byzantine design. Above the lintels of the first storey windows is an egg and dart band; just below the second storey sill course is a diaper-work of medieval paterae in recessed panels. The attic storey of this section has a porch set under the gable roof which is supported by

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turned posts and ornate trellis-work. The inner wall of this porch is half timbered and filled with rubblestone.

“The central square tower section has, in the first storey, an entranceway with double doors and a transom. The second storey has a double door, with transom, opening onto a balcony on the verandah roof. This door has an ashlar band and frieze course over the transom. Above it is a round-headed window with a corbelled brick hood-mould and ashlar keystone. Near the top of the tower are four courses of corbelled crick surmounted by a small blind arcade, the arches filled with projecting brick ends. The tessellated slate roof has a solid crest iron railing at its peak.

“The first storey of the round corner tower has square-headed windows; above the second storey windows are blind arches with brick in-fill. Above the corbelled brick hood-moulds are recessed panels of diaper-work. From three corbelled brick courses to the cornice is cobblestone and the bracketed cornice meets a soffit with cavetto moulding.

“Running along the entire façade just under the main cornice is a terra cotta band with rinceau pattern. There is a brick chimney on each side slope towards the front, a third over the gabled projection on the west wall and a fourth on the rear slope. They all have large corbelled lips. There is one dormer on the east slope.

“The east wall has a large window on the first storey and two on the second which are similar to those on the round tower. There are two other small windows. At the rear of this wall is a shallow two and a half storey bay window tipped by a truncated gable roof with bargeboards. To the front of this east wall is a chimney breast with long vertical courses and in the first floor centre is a door leading onto the verandah. This wall is decorated by basket weave courses under the cornice and from the chimney breast to the bay section.

“The west wall has irregular fenestration with corbelled crick courses at the lintel levels in both storeys. There is a bay window projection, like that in the east wall with two quadrant lights under the gable peak. A chimney breast near the front of this wall is like the east one except for an arched brickwork opening at the first floor level.

The south wall has irregular fenestration with a brick, one-storey lean-to addition at the west end. Around the perimeter of the property is a low pitch-faced stone wall with small piers.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 143-46 (1980).

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### 123-125 King Street East

**Built: 1875**

**Rating: S**



Built in 1875, this dwelling, part of a double brick house, located at 123 King Street East, is of cultural heritage value and interest because of its physical/design value.

Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwelling's two and a half storey brick double construction, stone foundation and mansard roof. The entrance bay projects slightly and is characterized by paneled doors under transoms set in segmental arches under bracket supported flat hoods. In 1890 the house had extensive renovations changing the facade of the house. The inner bay was projected slightly to contain a central two and a half storey bay. All the windows are characterized by corbelled sills and brackets. The roof of the bay window section, a truncated tower, has a pediment window on its facade. There is a small narrow gabled dormer to the north and a large dormer with pilasters and pediment over the outer bay. There is a single gabled dormer on the west slope of the roof. A single brick chimney rises from the center of the roof.



**130 King Street East**

**Built: 1874**

**Rating: S**



Built in 1874, this brick corner house, located at 130 King Street East, is of cultural heritage value and interest because of its physical/design value and contextual value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwelling's two and a half storey brick construction, high stone foundation, ashlar sills and tower and bay projections. The two bay facade is characterized by a tower projection in the northern bay with chamfered corners embellished with round-headed vertical panels. The entranceway, also contained in this bay, have a large stained glass transom under a segmental arch with ashlar keystone. The truncated tower roof has a single gable-roofed dormer in its face. The second bay is characterized by a one-storey bay window over an ashlar sill course and its flat roof is supported by paired brackets. The roof just above this contains a single gable-roofed dormer. The west side of the house is characterized by a chimney breast to the front.

The dwelling has contextual value because of its importance to the streetscape of both West and East King Street.

An extension to the rear of this building belongs to the 45 West Street property. See entry for 45 West Street.



**131-133 King Street East**

**Built: 1842-43**

**Architect: William Coverdale**

**Rating: S (Part IV)**

**Municipal Easement: 1991**



“This large limestone building was erected in 1842-43 as a double house. The extension to the southwest was a later addition. Noble Palmer, a chemist (druggist) and founder of the Kingston Spectator, commissioned William Coverdale to erect the building. Before the plaster was dry, half of the building was occupied by Governor-General Sir Charles Metcalfe, while his predecessor, Sir Charles Bagot lay dying in Alwington House. In 1851, the Kingston Seminary for Young Ladies was in part of the building.

“This large three-storey, hammer dressed stone terrace, six bays wide, has wide ashlar base and string courses and a narrower, third storey sill course. The doorways in the two inner bays have rectangular transoms and are recessed with paneled reveals. All the first and second storey windows have transoms and ashlar sills.

“The cornice has small dentils, there are gable end parapets rising to large stone chimneys. The roof of No. 131 has a modern flat-roofed dormer. The north wall has two small windows on each storey and a small rounded window in the gable end.

“The south wall has two wide chimney breasts joining under the stone chimney. Attached to the south wall is a two-storey, one bay addition with a stone façade and paired windows in each storey and the main string course is carried across the façade.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 143-46 (1980).

**132-134-136-138 King Street**

**Washington Terrace**

**Built: 1875-76**

**Rating: S**



Built c.1875-1876, this brick dwelling, part of a terrace of four houses originally known as “Washington Terrace”, located at 132 King Street East, is of cultural heritage value and interest because of its physical/design value and historical/associative value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. The dwelling is part of a three-storey, eight bay brick terrace of four dwellings containing eight apartments. The entranceway is characterized by double doors with transoms set in recessed surrounds. The segmental arches have keystones and the entablature hood-moulds are supported by long consoles. Over the entrance is a single window in the second storey and a round-headed window in the gabled dormers. The two bays next to the end ones have shallow projections rising to truncated towers. The pairs in the first storey are in slight projection and their hood-moulds match those over the entranceway. The two central bays have bay windows with flat a roof in the first storey, single windows in the second storey and a pair of windows in gabled dormers. The mansard roof is characterized by end parapets.

The dwelling has historical/associative value because of its association with Byron Moffat Britton, Judge and Mayor of Kingston in 1875.

**141 King Street East**

**Belvedere Hotel**

**Built: 1880**

**Architect: Joseph Power**

**Rating: S (Part IV)**

**Mun. Easement: 1986**



“This Victorian building at 141 King Street East is in marked contrast to the plain 1840’s stone building beside it and represents in its plan, scale and decoration, the development of the stylish mansion forty years later. Built for John Hinds, it was sold by his creditors in June, 1883 to Dr. Kenneth N. Fenwick, a prominent physician.



“This three bay, two and a half storey brick building has a high stone foundation irregularly fenestrated. The central bay has a double door enclosed in a classical frame and glass porch. The porch has a brick base resting on a pitch-faced stone front with flanking ashlar quarter turn stairs whose stone newels are topped by cast iron ornaments. A pitch-faced stone wall with a brick top runs from the north staircase to the north perimeter of the property. The porch pilasters support a wide cornice which is topped by a wooden balustrade. The porch windows have multi-light transoms and similar sash.

“Above the porch, the central bay is in a shallow recession and contains a segmental arched doorway with an ashlar keystone.

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“The flanking bays have two-storey bay windows; each bay has two windows resting on ashlar courses and each storey has its own roof resting on moulded cornices with dentils and consoles. The first storey has wide windows flanked by narrow grooves and three large consoles; the second storey has smaller consoles, a single central one flanked by two pairs at each corner.

“A wide round-headed groove at either end of the façade rises two storeys through the ashlar string course. The main cornice has brackets and projects slightly over the bay windows.

“A mansard roof of tessellated slate is bellcast and its cornice has dentils. On the front slope is a flat-roofed dormer flanked by double dormers with broken pediment roofs. All the dormer windows are segmental arched, framed by pilasters and moulded surrounds with keystones.

“The north wall has irregular fenestration with a chimney breast to the front and a two-storey bay window with rectangular ends towards the back.

The roof slope has a brick chimney and a wide shingled flat roof dormer

with two windows flanking a small rectangular one. The rear wall has two brick abutting additions, two and a half storeys, with irregular fenestration.\*



A brick coach house behind the main building at 141 King Street East building was in place by the time that the 1892 fire insurance map was printed. It contains an embedded gable-end dormer, with a peak service door opening, fronting its forward slanting roof with north-side parapet wall. A squat rectangular window in three pieces, with wood trim and an ashlar sill, sits below the cornice of the building's southern end. Its main level contains four sets of large wood vehicle doors, one of which features uppers windows in eight pieces; the others feature tall wood panels. A smaller fifth

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 156-58 (1980).

## Property Inventory Evaluation – King Street East

opening is located on its north end. Its south elevation contains a rectangular entranceway door with a plain, slightly-arched wood surround, and a matching upper window on an ashlar sill.



**142 - 154 King Street**

**Built: c. 1918**

**Rating: C**



The 142 King Street East building is a simple, 2-bay, 2½-storey brick residence with a front-gable roof. Many of the features of the original structure have been modified. Its original foundation has been bricked-over; the second storey has been clad in newer materials, a large dormer has been added to the northeast side of the roof, and the façade fenestration has been replaced. The main window on the first storey contains two plain rectangular transoms, and 4/1 sidelights. The front entrance features a transom in three pieces, and the second storey contains windows 6/1 windows on its southwest bay. The building's gable features rows of wood shingles with rectangular and diamond-shaped imbrications.

In December of 1873 this block was subdivided by “the trustees of the will of Jane Miller.” The following year Doctor Orlando Strange purchased subdivided lots 5,6 and 7 of Plan C-25, formerly belonging to lots 171 and 172 of the original survey of Kingston. The 142 King East building belongs to lot 7. Strange and his family lived in 156 King East until 1909, when his land was sold to the LaSalle Club of Kingston. William Snowden purchased subdivided lots 6 and 7 in 1916 and 1918 respectively. Snowden is listed as a 60 year-old building contractor in the 1911 census. He divided both 50’ x 132’ lots in half, building and then selling the present 142 to 154 residences. The 142 King Street building was purchased by Edith A. Claxton in 1919.

The building has contextual value. 150 King Street East structure is one of two matching, residential buildings (142 and 150). The setback, massing, height, composition and design features of these buildings are compatible with those of 152 and 154 King East, to their northeast. Although less ornate, this row of four buildings also compliments the 162 – 168 King East set of row houses to their southwest. All of the buildings are 2½-storeys tall, comprised of red brick, have the same setback, and feature front entrance staircases.

## Property Inventory Evaluation – King Street East





### 150 King Street East

**Built: 1918**

**Rating: C**



The 150 King Street East building is a simple, 2-bay, 2½-storey brick residence with a hipped-roof and a rusticated stone foundation. The building's façade fenestration has been replaced, and a large dormer has been added to the front of the roof. Although the façade fenestration has been replaced, the windows still feature rough-hewn limestone sills. The front entrance contains a 3-piece transom, and is fronted by a raised wood porch with turned-wood porch and staircase balusters. A balcony above the porch is supported by plain pillars, and features square balusters and newel posts.

In December of 1873 the block was subdivided by “the trustees of the will of Jane Miller.” The following year Doctor Orlando Strange purchased subdivided lots 5,6 and 7 of Plan C-25, formerly belonging to Lots 171 and 172 of the original survey of Kingston. The 150 King East building belongs to lot 7. Strange and his family lived in 156 King East until 1909, when his land was sold to the LaSalle Club of Kingston. In 1916 and 1918, William Snowden purchased lots 7 and 6 respectively. Snowden is listed as a 60 year-old building contractor in the 1911 census. He divided both 50' x 132' lots in half, building and then selling the present 142 to 154 residences. The 150 King East building was purchased by Robert J. Carson in 1919.

The 150 King Street East structure has contextual value. It is complimented by two adjacent, matching, residential buildings (142 and 150). The setback, massing, height, composition and design features of these buildings are compatible with those of 152 and 154 King East, to their northeast. Although less ornate, this row of four buildings also compliments the 162 – 168 King East set of row houses to their southwest. All of

## Property Inventory Evaluation – King Street East

the buildings are 2½-storeys tall, comprised of red brick, have the same setback, and feature front entrance staircases. See figure, end 142 King East.

### 152 King Street East

**Built: c. 1916**

**Rating: C**



The 152 King Street East building is a 2-bay, 2½-storey structure with a hipped roof and a full-width front porch. The raised porch features a wide set of wood front steps with turned-wood balusters, matching those of the porch itself. The shingled porch roof has a forward slant and is supported by simple wood pillars. The 152 entranceway has a rectangular transom. The window to its southwest contains a rectangular transom over a large, plain window, and tall rectangular sidelights with square transoms. This bay protrudes slightly, forming a tower with a gable-end flush with the building's roofline. The gable contains a plain rectangular window with a half-round transom. The second storey contains two paired 1/1 windows. All of the façade windows are set on ashlar sills and feature simple wood trim. A square sunroom, not of heritage value, has been built on top of the porch roof above the main entrance. It has a very low gable roof and wood planks below the windows. Two modern dormers of no heritage value have been added to the front and northeast elevation of the building's roof.

In December of 1873 the block was subdivided by "the trustees of the will of Jane Miller." The following year Doctor Orlando Strange purchased subdivided Lots 5,6 and 7 of Plan C-25, formerly belonging to Lots 171 and 172 of the original survey of Kingston. Strange and his family lived in 156 King East until 1909, when his land was sold to the LaSalle Club of Kingston. In 1916 and 1918, William Snowden purchased lots 6 and 7 respectively. Snowden is listed as a 60 year-old building contractor in the 1911 census. He divided both 50' x 132' lots in half, building and then selling the present 142 to 154 residences. The 152 King East building was sold to Byron Derbyshire in 1918, who sold it to Herbert Steacy in 1920. Steacy is listed at 152 King East in the 1920 directory.

## Property Inventory Evaluation – King Street East

The 154 King Street East structure is complimented by two adjacent, matching, residential buildings (152 and 154). The setback, massing, height, composition and design features of these buildings are compatible with those of 142 and 150 King East, to their southwest. All of the buildings are 2½-storeys tall, comprised of red brick, have the same setback, and feature front staircases. See figure, end 142 King East.

### 154 King Street East

**Built: c. 1916**

**Rating: C**



The 154 King Street East building is a 2-bay, 2½-storey structure with a hipped roof and a full-width front porch. The southwest bay protrudes slightly, forming a tower with a gable-end flush with the building's roofline. The gable contains a plain rectangular window with a half-round transom. The second storey contains two paired 1/1 windows. All of the façade windows are set on ashlar sills. A wood sunroom and northeast-facing dormer, not of heritage value, have been added to the building.

In December of 1873 the block was subdivided by “the trustees of the will of Jane Miller.” The following year Doctor Orlando Strange purchased subdivided Lots 5,6 and 7 of Plan C-25, formerly belonging to Lots 171 and 172 of the original survey of Kingston. Strange and his family lived in 156 King East until 1909, when his land was sold to the LaSalle Club of Kingston. In 1916 and 1918, William Snowden purchased lots 6 and 7 respectively. Snowden is listed as a 60 year-old building contractor in the 1911 census. He divided both 50' x 132' lots in half, building and then selling the present 142 to 154 residences. The 154 King Street East building was purchased by Charlotte V. Gardiner in 1917, and by Colonel David Young in 1920. A Colonel Douglas Davis is listed in the 1923 directory.

The 154 King Street East structure is one of two matching, residential buildings (152 and 154). The setback, massing, height, composition and design features of these buildings are compatible with those of 142 and 150 King East, to their northeast. Although less ornate, this row of four buildings also compliments the 162 – 168 King East set of row houses to their southwest. All of the buildings are 2½-storeys tall, comprised of red brick, have the same setback, and feature front entrance staircases. See figure, end 142 King East.



### 155 King Street East

**Built: 1882**

**Renovated: c. 1988**

**Rating: C**

The 155 King Street East building is a tall brick structure an offset massing of vertical elements. It is depicted as a 2-storey brick shed, with the same basic footprint, on the 1892 fire insurance map of Kingston. Its present exterior, however, was modernized in c. 1988 when it was converted to a residential building. The present building is characterized by an eclectic massing of units, dichromatic brick, and unique fenestration. A third storey has also been added. It has a wood-shingle exterior and a hipped-roof with gable-dormers.

The original 155 King Street building was erected in 1882 as a shed for Dr. Edward Horsey, who had the adjacent 157 King East residence built that year.

Dr. Horsey was the son of noted Kingston architect Edward Horsey, who designed the Frontenac County Courthouse. Fire insurance maps show that, by 1924, the building was being used as an automobile garage.



**Southwest elevation, from Ontario Street**



## Property Inventory Evaluation – King Street East

The 155 King Street East building has an unusual contextual profile. It is located in the middle of the city block circumscribed by Ontario, West, King East, and Lower Union Streets. The building is least visible from West Street, and is largely hidden by foliage from King Street East during all but the winter months. Most evident is the building's shingled-faced third storey, which has gables and box-like massing. The building's King and Lower Union Street elevations are appropriate and to their contexts. Its southeast elevation is the most interesting and important, where its brick and wood elements merge with a tall brick wall dividing the property, and which marks the southeast boundary of the Old Sydenham Heritage Area at this point.



**156 King Street East**

**Earl Place**

**Built: 1851**

**Rating: S (Part IV)**



“This large stone house was built in 1851 for Colin Miller, son-in-law of Captain Hugh Earl of the Provincial Marine, and Ann Earl, daughter of Molly Brant and Sir William Johnson. Earl’s frame house on this lot, built by 1802, was the first house on this block. The first subdivision of the lot in 1873 mentioned ‘land known as Earl Place’ and called it the Miller subdivision.

“From 1866 Sheriff William Ferguson and family lived here until the house was sold in 1874 to Dr. Orlando Sampson Strange who called it ‘Montague House’. Later, it was owned by the Knights of Columbus ...

“This three bay, two-storey hammer-dressed stone house has a central projection topped by a pediment. The first storey has a further projection which contains the entranceway. Stone steps with parapets lead to the six panel door with fanlight. On each side of this first storey projection is a narrow round-headed window. Plain pilaster effects support the cornice and flat roof.

“The second storey centre has a pair of tall, round-headed windows set in a shallow recession. The tympanum of the pediment is faced with brick and has a small shield-shaped window. Plain pilaster effects support the cornice and flat roof.

## Property Inventory Evaluation – King Street East

“The flanking bays have a single window in each storey. The basement casement windows set under segmental arches open onto a stone-faced areaway on either side of the steps. The windows in the first and second storeys are large, square-headed with six over six sash and ashlar sills.

“The side walls are regularly fenestrated with the end bays in both storeys having false windows. The central bays have windows like those in the front.

“The main cornice has modillions and the hipped roof has pairs of new[er] brick chimneys, with ashlar caps, on both sides. The ones to the south are clustered triple stack.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 159-61 (1980).

**157 King Street East**

**Built: 1882**

**Architect: Joseph Power**

**Rating: S (Part IV)**



This large, brick Victorian mansion set in spacious grounds was built in 1882 for Dr. Edward Horsey, second son of the architect, Edward Horsey. It is an excellent example of the work of architect Joseph Power, who designed this dwelling. In 1887, when the Doctor moved to Montreal, the dwelling was sold to the Government. This is a slightly larger and more elaborate version of 49 King Street East, built three years earlier.

This two-storey, yellow brick house on a pitch-faced sandstone foundation has a series of facades, each with a different roof. The dominant facade edged by pilasters and topped by a gable roof with eaves returns contains a two-storey bay window. The bay window section rests on an ashlar base and its angular walls have square-headed windows separated by cast iron Corinthian columns supporting ashlar architraves. Each storey has its own cornice with dentils and modillions. The roof of the bay window is a layered umbrella shape.

Recessed slightly behind the southern bay is the one containing the main entrance. The double doors, with wood and glass panels, sit under a semicircular fanlight. The doorway is flanked by cast iron Composite columns and its architrave has an egg and dart band. The transom arch has a keystone with a grape cluster and vine motif in high relief and its soffit has a rinceau roll moulding. A frame gable canopy protects the entranceway.

The second storey of the entrance bay has a segmental arched French window with a recessed surround and an ashlar hood-mould with pitch-faced keystone and ornamental

## Property Inventory Evaluation – King Street East

dripstones. The window leads onto a small ashlar balcony with a cast iron railing. This bay has a north wall with a narrow window on each storey.

The next sharply recessed bay with pilastered corner has a first storey French window and a second storey window with hood-mould. The most northern bay under the gable roof has a French door on the first storey and a single window on the second.

A one-storey verandah with hipped metal roof topped with a cast iron railing extends from the entrance bay around the corner of the next bay along the north wall. The verandah has square frame pillars with chamfered corners and cushion type capitals. There are brackets, modillions and a balustrade with horizontal lines.

The north gable end of the roof has a large brick chimney cluster with ashlar pots and a single gable on the front slope.

The south hipped slope has a chimney cluster and single gable; another chimney cluster is on the east slope of the roof.

The main cornice has recessed panels of checkerboard with paired brackets based on a string course.

The north wall has regular fenestration. The south wall has a bay window on the first storey with two windows on its face looking out onto a frame sundeck. All windows on this wall are identical to the segmental arched ones on the facade.

The rear wall of the house is red brick with a brick wing to the south and at the north end a one-storey brick building with Gothic arched windows separated by an arched blind arcade.

A cast iron fence with ashlar base and piers runs along the west and north perimeter of the lot with a stone wall at the rear.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 162-65 (1980).

**160-162 King Street East**

**Built: by 1860**

**Rating: C**



Although altered over time, this 2-storey brick double house has contextual value as a prominent corner building with many of its original, pre-1860 design elements, and as part of the larger row that comprises 160-172 King Street East. The 160-162 King East building does not appear on Gibbs map of 1850. It does appear on Walling's map of 1860, when it stood alone as the earliest buildings that now comprise the larger row. The structure's flat-roofed third storey is new with respect to the age of the building, but the original roofline is evident on the southwest elevation of 160 King, where a firewall and corbels have been capped in newer material. The building's stone foundation is still exposed. Both entranceways are recessed, with half-round transoms, and flanked by wood reveals with panels. Many of the building's original rectangular window opening are still evident; the windows include ashlar sills.

**160 King Street East**

The 160 King Street East building has been clad in material of no heritage value. Its first and second storey fenestration appears to reflect the building's original openings. Its windows rest on stone sills, and its basement façade contains moderately-sized windows. The building's southwest elevation contains a window on each storey near the back of the building, and a foundation window.

**162 King Street East**

The current window is large and rectangular with 1/1 sidelights, and a 3-piece transom with tracery. The second- storey southwest window has been replaced with a smaller one.

**161 King Street East**

**Built: 1873**

**Architect: John Power**

**Rating: S (Part IV)**



This three bay, two-storey red brick house sits on a stone foundation and has ashlar base and string courses. Each of the bays is projected slightly and there are corner pilaster-type projections. The central bay contains the entranceway with classical surround of frame pilasters and an entablature with dentils. The double door, with round-headed glass panels, is recessed and has a flat-arched transom.

The flanking bays have, in the first storey, round-headed casement windows with ashlar keystones and ashlar sills with brackets. All of the second storey windows have ashlar sills and segmental arches.

The hipped roof cornice has pairs of brackets and there are brick end chimneys with corbelled lips and ashlar caps. The front slope has a modern central flat-roofed dormer.

The north wall, sparsely fenestrated, has one round-headed window and a chimney breast.\* The south wall has a shallow projection towards the front with the windows in both storeys similar to those in the facade. The rest of this wall is sparsely fenestrated and there is a chimney breast towards the rear. On the roof is a round-headed dormer with side scrolls, a hood-mould and label stops.

The rear wall of hammer-dressed stone has regular fenestration; the first storey windows are round-headed and the basement and second storey windows have segmental arches. Projecting from the centre of the rear wall is a two-storey, two bay brick wing with its gable facing east.\*

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\* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 166-67 (1980).



**164 King Street East**

**Built: possibly by 1865**

**Rating: S**



The row of buildings that comprise 160 to 172 King Street East appear on Innes' map of 1865, and on Brosius' map of 1875. The 164 to 172 units do not appear on Walling's 1860 map. The present façade of 164 appears to have been modified, although the date of this modification is not currently known. The recessed entrance, and flanking bays with gable ends, do not appear on Brosius' map and, if they were in place, are not depicted on fire insurance maps from 1892 to 1947. It is possible that this structure replaced an earlier one.

The 164 King Street structure has a hammer-dressed limestone foundation which is distinct from the more finished foundations of its neighbours. The recessed entrance and flanking bays also distinguish this unit from the larger row it is part of. The recessed centre bay contains a set of wood double doors with large plain glazings and panels. They are topped by an elliptical transom containing the unit's street address in gold lettering. Above the entrance is a rectangular window with a 6/6 window arrangement. The same pattern is found on the second storey windows of the outer bays, except the centre second-storey window of the southwest bay is 8/8. Two windows are found under the wood-plank gable of the northeast bay, which projects slightly with flat returns. Its two first-storey windows are tall, paired, rectangular, and 1/1 with a common ashlar sill. The southwest bay is tripartite with angled returns and a matching gable. Matching 1/1 windows are found on this bay's first storey angled returns. Its centre window is 4-piece, topped by a transom with stained glass and tracery.

**165-167 King Street East**

**Built: 1858**

**Architect: William Coverdale**

**Rating: S (Part IV)**



“In 1858 Richard Cartwright (later Sir Richard) commissioned architect William Coverdale to design this double brick dwelling for rental purposes. Conway Cartwright, Sir Richard’s younger brother, lived here for a time. Thomas Parke, a lawyer, and Thomas Briggs, manager of the Frontenac Loan Society, were later owners of the building.

“This house has the distinctive paired windows with round heads in the second storey which were used by Coverdale in many of his buildings. Consequently, with the typical Coverdale fanlights, this is another example of the work of one of Kingston’s most talented architects.

“This two-storey, four bay, brick double house has its doors in the end bays which are shallow projections. The doorways have round-headed transoms with Italianate tracery, all set in moulded surrounds and compound arches with keystones. Each doorway is protected by a flat hood-mould supported by long slender consoles. Above each door is a square-headed, twelve-paned window with ashlar sill.

“The inner bays have one-storey bay windows with angular walls. The front windows are large with semi-elliptical arched transoms under corbelled brick hood-moulds with keystone and label stops. The angled walls have round-headed transoms over the windows and a denticular treatment just under the main cornice of the bay window, which has balls under the soffit. The north bay window has a cyma recta crown moulding decorated with dentils and is topped by a short cast iron railing. The crown moulding and iron rail on the south window have been removed.

“The inner bays on the second storey have pairs of round-headed windows and between these bays is a two-storey pilaster with a central round-headed groove.

## Property Inventory Evaluation – King Street East

“There are segmental arched windows below the base course in the bay window sections. The roof has modillions and brick gable end parapets with ashlar corbel stones. There are two brick chimneys, one on either slope towards the centre, and four dormers; a small hipped one on the front slope of No. 167 and a large float-roofed one on No. 165. The two on the rear slope have hip roofs.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 166-67 (1980).

### 168-172 King Street East

**Built: by 1865**

**Rating: C**



These two structures form the end of a 5-unit row of buildings which all have similar massing, setback and composition. They are more similar in style to the 160-162 King East buildings; the middle unit of this row – 164 – is more stylistic, containing projecting bays and a recessed entrance. As such, the form an appropriate northeast 'wing' of this row overall.

The 168 and 172 King East buildings share a common side gable roof, free from dormers, in-line with the three buildings to their southeast. Each has a low parapet firewall dividing the roofline along its southeast side, which rising to a low but very wide brick chimney with a tiered brick pot. Their fenestration is tall and rectangular, symmetrical, and reverse-identical. Their outer bays contain the front entrances, which rise above a stone foundation containing rectangular basement windows.

These buildings first appear on Innes map of 1865, but are not present on the 1860 map by Walling.

### 168 King Street East

Although it still features a small rectangular transom, the 168 entranceway appears to have been altered. It was likely recessed in the same manner as 172. A perpendicular set of concrete stairs with iron rails, supporting a flat hood, has also been added.

### 172 King Street East

The 172 King East building has a recessed front entrance with wood reveals and a small rectangular transom. A side entrance has been added to the building.

**169 King Street East**

**Built: 1885**

**Architect: William Newlands**

**Rating: S (Part IV)**



“This residence was designed by William Newlands, architect, for Donald Fraser, a banker. This 1885 brick dwelling with the 1858 double brick and the 1873 brick corner house present an interesting study in the design and ornamentation of brick houses over a quarter of a century and the work of three Kingston architects.

“This three bay, two-storey brick house is built on a high stone foundation. Across the entire façade is a one-storey, later verandah with paired columns on brick piers and a plain balustrade. The corners of the façade have quoins with raised panels and the channelled hood-moulds over all windows have decorative keystones and pendant label stops.

“The doorway is in the central bay and above it is a French window with round-headed glass panels below square-headed lights. The flanking bays are in shallow projections and have pairs of windows in each storey.

“The cornice has small brackets, pairs of larger brackets and a frieze board with recessed paneling. The hipped roof has two dormers on the front slope, their surrounds are pairs of colonnettes with Byzantine capitals supporting a false front with decorative centre and parapets. Two brick chimneys on the south slope have ornamental bands and corbelled caps, another chimney is on the north slope. The rear slope of the roof has three truncated arched dormers.

## Property Inventory Evaluation – King Street East

“The south wall is sparsely fenestrated; the north wall is blank. The rear wall is regularly fenestrated and projecting from its centre is a two-storey, two bay brick addition.”\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 171-72 (1980).



## Property Inventory Evaluation – King Street East

### 174 King Street East

**Built: c. 1965**

**Rating: N**



The 1965 fire insurance map does not illustrate the dwellings that occupied this block at the time. However, the present building dates to that era. While newer structures often compliment and contribute to the historic areas they occupy, the present building is contextually out of place in the Old Sydenham Heritage area. (Its flat roof, projecting hoods, and large front windows give this structure a distinctly different character.)

No buildings occupied this property in 1947, and the property itself does not have any known associative value.

### 176 King Street East

**Built: c. 1900**

**Rating: S**



The 196 King Street East building was constructed for Robert Waddell after he purchased this part of lot 129 in February of 1900. An amendment to the 1892 fire insurance map, made prior to its 1904 revision, shows that the building was under construction in June of 1900. Waddell was a liberal

reformer who worked successfully for Alexander Gunn's campaign to unseat Sir John A. Macdonald as Kingston's Member of Parliament in 1878. He was also a prominent Kingston merchant who operated a hardware store on Princess Street.

The 176 King Street building is a good example of an upscale late 19<sup>th</sup>-century Queen Anne style residence. This structure exhibits many ornate features that illustrate a high degree of craftsmanship and artistic merit.

One of this building's most distinctive features is its large, protruding front gable, which contains three 1/1 windows separated by wood columns and flanked by matching pilasters. The dormer's decorative wood face contains a wood pattern of staggered imbrications, matching that of the dentil-lined entablature below it. Large, simple curved brackets support its overhang.

The building's front entrance, on the northeast of its two bays, is approached by a set of concrete steps flanked by stone walls that merge with the building's tall stone foundation. The front balcony is distinguished by two sets of three plain wood columns, with matching rear pilasters, supporting a second-storey balcony above. The wood balcony contains a pediment front with dentil-lined bargeboard and a plain, tympanum. A simple wood balustrade surrounds the balcony. Both the front entrance and balcony

## Property Inventory Evaluation – King Street East

door feature transoms with stained glass and leaded tracery; the former has the building's street address number etched in the glass.

The southwest half of the building contains a full-height, three-tiered, bay with angled returns. The bay contains 1/1 windows with brick flat-arches and ashlar sills. A common ashlar lintel and brick string course separate the bay's first and second storeys.



A matching, common ashlar sill forms a base course below the windows and above the building's hammer-dressed stone foundation.

Each side-elevation of 176 King East has distinctive elements which are clearly visible from King Street. On the southwest wall a partially embedded chimney rises well above the building's roofline. A rectangular bay protrudes slightly from this elevation, set near the back of the building. It contains two windows on each storey: these are supported by ashlar sills and topped by brick flat-arches. The bay is topped by a large gable with a single window and brick facing, dentil-lined bargeboard, and decorative woodwork at the top.

A matching dormer is found on the building's northeast elevation. This wall contains a number of distinct windows. An elliptical window, serving as a sidelight to the first-storey front entrance, is outlined by a brick surround, and four slightly protruding keystones spaced quarterly. A fanlight window with an ashlar sill is found under the dormer on the second storey. Below the fanlight, on the first storey, is a pair of casement windows with simple wood trim and an ashlar sill. Two sets of brick pilasters, unequal in height and with tiered lower ends, extend from the building's eaves, flanking the latter two opening.

**180 King Street East**

**Built: by 1947**

**Rating: C**



The 1924 fire insurance map shows that a 1½-storey wood structure, with a series of extensions, existed at this location at that time. By 1947 it has been replaced by this structure, which exhibits a different setback and footprint. The 1947 map shows a 2-storey brick structure with a square footprint and a second-storey roughcast exterior.

A 1-storey northeast extension to the building, added after 1947, features the same elements as the main structure's second storey. These include roughcast panels with stickwork, 1/1 windows, and a hipped roof. Dormers that rise above the second storey of this building also have a hipped roof. They create a second roofline, adding to this building's tiered appearance and its offset massing. These are distinctive features which contribute to its design value.

This building's setback allows for its landscaped front and side greenspaces and foliage, which are distinctive elements of this property. These are uncommon features in this otherwise densely-developed part of the Old Sydenham Heritage Area; particularly along this stretch of King Street East.



**191 King Street East**

**Built: 1832-33**

**Rating: S (Part IV)**

**OHT Easement: 1997**



“The Cartwright family has been intimately involved in the life of Kingston and Canada since this area was first settled. Robert David Cartwright, the first owner, was the grandson of Richard Cartwright who had emigrated from London, England to settle in New York in 1741.

“The family [members], because of their Loyalist sympathies, were escorted to the Canadian border in 1778. The Hon. Richard Cartwright, Jr., father of Robert, was an important figure in Canadian commerce and a member of the Legislative Council.

“The Cartwright house is on a corner close to the centre of the old city and just two blocks from Lake Ontario. It is close also to St. George's Cathedral where Robert Cartwright served as assistant minister. In June 1833 he brought his bride, Harriet Dobbs of Dublin, Ireland, to his new house. Five children were born to them; the most famous son, Richard John, later Sir Richard, became Minister of Finance and later Minister of Trade and Commerce in Ottawa.

“The simple but well proportioned lines of the house give distinction to an excellent example of a town residence built for a large, well-to-do family in the early 1800's. The layout inside is typically eighteenth-century English with upstairs drawing room and the servants' rooms over the kitchen in a separate wing. The adaptation of the coach house to apartment use has been skillfully carried out, and the design of the original house, with its enclosed garden, remains faithfully preserved.

“The house is rectangular in shape, three bays wide, with a kitchen wing at the rear and a lean-to addition to the southeast of this. It is built of hammer-dressed limestone except

for the King Street facade where the ashlar is smooth. Furrowed ashlar is used for the chamfered projecting angle quoins, the base, the string course between the two storeys, and the stone sills. The window surrounds are of smooth ashlar.

“The low pitch, gable roof was originally covered with ribbed metal, but is now shingled. The gables, which contain arched windows to the attic storey, end in parapet walls with corbel stones that mask the ends of the gutters. Two pairs of chimneys rise from the parapets of the gables. The north gable end has a false window with closed shutters in both the first and second storeys. All the sash windows retain their original twenty-four pane glazing and louvered shutters. The five windows of the front facade are set in separate shallow recesses.

“The main entrance has a projecting stone arch accented by keystone and corbels at the springing of the arch. The doorway is an elaborate classical composition with pilasters, decorative cornice with a paneled return over the door, elliptical fan-light and ornamental sidelights with wooden glazing bars. The wide front door has eight fielded panels and a central bead. This composition is repeated in an interior opening which gives access from the entrance hall to the stair hall. The front entrance is protected by an enclosed portico with columns in the Tuscan order, complete with classical frieze and cornice, and a simple wrought iron railing above. The enclosure of the portico is executed with semi-circular, arched, fixed lights with wood panels below and a six paneled exterior door.

The house is set off from the King Street sidewalk by an arrowhead fence in wrought iron, set on a hammer-dressed ashlar base with furrowed stone coping. Opposite the front door a pair of wrought iron gates are hung between square pillars of furrowed ashlar. On the Gore Street side, the yard is enclosed by a high wall of limestone and board gates; a single one for pedestrians and, for vehicles, a double one flanked by square pillars in smooth ashlar.

“The gable of the kitchen wing has a parapet rising to a chimney and the roof retains its original, ribbed metal covering. The entrance to this wing is protected by an enclosed stone porch. An iron stair of later date leads to the second floor apartment. The rear of the garden is defined by a high wall in squared stone rubble most of which forms the rear of the stable and the coach house, now converted to a garage and modern apartment. The other walls of this building are in hammer-dressed ashlar and a gabled roof and two chimneys, one of them original, complete the building. The original coach house entrance, now filled by a picture window, is marked by an elliptical arch in smooth stone and of a design which matches that over the front door in the main house.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 47-51 (1971).



**194 King Street East**

**Built: by 1819**

**Rating: S (Part IV)**



“This is likely one of the earliest dwellings on this street and represents, in its size and style, a typical unpretentious cottage.

“In 1819 George Oliver bought this lot from Andrew Denyke who advertised for sale ‘six lots with dwellings thereon’. The first real proof of the presence of this building is in the 1838 tax assessment roll when it belonged to George Oliver. Originally a roughcast house, it has been covered with brick veneer.

“This brick cottage, four bays wide, was originally roughcast. The doorway in the third bay has a rectangular transom divided into four lights. The entrance is protected by a wooden portico with pediment supported by Doric columns and pilasters. The foundation is rough stone.\*

The rectangular windows in this building are new relative to the age of the building.<sup>†</sup> These have appropriate multi-paned glazing patterns. Those on the first storey façade are 12/12, while a 6/6 arrangement has been used on windows under the gable ends. Two pediment dormers on the front slope have plain tympanums and contain paired 6-piece casement windows.

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\* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 173-74 (1980).

<sup>†</sup> See picture, *ibid*, p. 173.

## Property Inventory Evaluation – King Street East

Early street signs affixed to the upper southwest corner of the build read “Gore St” and “King Street.” A further design attribute of this property is the rounded, dual, stone curbs in front of the building. These define flower bed that flank the entranceway and are topped by iron rails.

## Property Inventory Evaluation – King Street East

### 194 ½ King Street East

**Built: by 1947**

**Rating: N**



This structure appears on the 1947 fire insurance map, but is absent from the 1924 map.

Its design attributes do not harmonize with one another, or with the character of the Sydenham Heritage Area. The building's relatively modern front porch and full-width window, as well as its narrow bay window, concrete foundation, and unusual roofline, are all features which define this building's character. But these – particularly in combination – do not contribute any historical or architectural significance. The building's rare hipped / side-mansard roof, with heavily-projecting eaves, would be appropriate at a higher elevation and / or with a more sympathetic mixture of elements.

It is not considered a contributing structure to the Old Sydenham Heritage Area.

**196 King Street East**

**Built: by 1865**

**Rating: S**



It has not been confirmed when this structure was erected. By 1881 it was occupied by a bookkeeper named John Kinghorn, and by 1889 it had been converted to a shop for Lawlor & Darnell Fancy

Goods. If present at the time, the structure is not discernable on Brosius' 1875 map. Yet a similar structure consistently appears on maps of 1850, 1865, 1869, and 1877. The building depicted on the 1850 maps appears to have a small but distinct setback from the street, suggesting a different building could have occupied the property at that time. The property was owned by the Oliver family from 1811 to at least 1864: the later being the date which George Henry Oliver's will is registered in this property's index. Sarah Maria Dennis, who sold the property to James MacLennan in 1899, may have been its heir. The architecture of this building is consistent with a pre-1881 date and, the 1875 map aside, it was probably in place by at least 1865.\*

This structure's fenestration has been altered over time, but its basic design remains important to the King East streetscape. Its minimal setback, flat façade, roughcast exterior, 1½-storey massing, and side gable roof with brick end-chimneys, are all elements characteristic of the style exhibited by modest early and mid-19<sup>th</sup> century Sydenham Area buildings. It is likely that the placement of the building's centralized entranceway is original, although its offset balcony suggests that a wider opening, or paired entranceways, once fronted the building. The windows on each outer bay window have been altered, and chimneys, which differ in design, reflect part of this structure's evolution.

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\* Property records for Lot 128 OS; maps by Gibbs (1850), Vavssour (1850), Innes (1865), Ordnance map (1869), Brosius (1875), Rowan & Moore (1877), Fire insurance map of 1892; Kingston directories of 1881 and 1889.

**197-199 King Street East**

**Built: c. 1890**

**Architect: Joseph Power**

**(attributed)**

**Rating: S**



The presence of this building on the 1892 fire insurance map, and its absence from the 1889 directory, suggest a construction date between 1889 and 1891. This date-range, as well as the building's style and features, are consistent with its attribution to architect Joseph Power, here being made. In 1886 Joseph Power had the 52 Earl Street building erected for Dr. William Anglin (see entry for 52 Earl Street). Two years later he designed Victoria Terrace, near the corner of Montreal and Queen Streets. These buildings exhibit the same use of brickwork panels, Moorish motifs, ornate gable ends, and mixture of stone and brick.

The building displays a high degree of craftsmanship and artistic merit, and is central to defining the architecture of King Street East. The building's most prominent design elements include its octagonal northeast tower, with conical roof and Moorish pinnacle. Squat rectangular windows with medieval hood moulds are found on the tower's outer faces. The same hood moulds top the pair, arched, and full-height windows on the second storey of the building's most southern bay. The rectilinear pattern of these moulding is echoed in a string course across the first storey of the two central bays, framing the upper reaches of its two large, arched windows. It continues across the top of the two southwest projecting bays' recessed front entrance and matching arched window. Intricate brickwork is found on panels over the tower's first-storey windows, the southwest gable's face, and scalloping arches suspended from the northeast half of that gable's entablature.

Contrasting stone elements include ashlar lintels and a string course on the tower. A rough-hewn limestone foundation is evident on the centre bays, while the tower foundation is smooth ashlar. Ashlar is also used on one of the building's most important and distinct features: the Moorish archways and columns fronting its second-storey terrace, connecting the building's projecting outer bays and tower. The brick arches contain three ashlar voussoir stone each, and are supported by plain ashlar columns.



## Property Inventory Evaluation – King Street East

with inversely-flared capitals. Connected the columns is a chinoise balustrade of wood. The building's wood double doors, leading to the 197 King unit, feature recessed panels and rows of square glazing framing their large main openings. Each is topped by a half-round window.

Three dormers across the building's centre bays are unusual in that their roofs form pointed, heavily-projecting hoods.





## Property Invent



**198 KING STREET EAST**

**Built: 1853**

**Rating: S (Part IV)**



“This two-storey brick dwelling was built in 1853, according to an assessment roll, for Robert Sellers and rented to George H. Sellers. It is one of a series of dwellings on land which belonged to the Oliver family and descendants for almost a century.

“This two-storey, three bay brick house sits on a limestone foundation and has a gable roof with end parapets supported by ashlar corbels. There are chimneys at each end of the ridge of the roof. The square-headed windows have radiating brick voussoirs and ashlar lugsills.

“The round-headed doorway is inset in the first bay and radiating brick voussoirs tip a semicircular fanlight.

“The round-headed doorway is inset in the first bay and radiating brick voussoirs top a semicircular fanlight.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 175-76 (1980).

## Property Inventory Evaluation – King Street East

The entranceway fanlight is currently blind, and the doorway is flanked by wood reveals with recessed panels. The building's windows are relatively new, compared to the age of the house.\* They reflect an appropriate 6/6 glazing pattern.

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\* See picture, *ibid*, p. 175.

**202 King Street East**

**Built: c. 1841**

**Rating: S (Part IV)**



“This two-storey, two bay brick dwelling has a gable roof with boxed cornice and a shed dormer on the front slope of the roof.

“The entrance, now altered, has a classical frame surround with pediment and finial. The large modern window has a rectangular and ashlar lugsill.

“The second storey windows, symmetrically placed, sit just under the cornice and have ashlar lugsills.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 177-78 (1980).

**203 King Street East**

**Knaresborough Cottage**

**Built: 1834**

**Alterations: 1856**

**Architects:**

**Thomas Rogers (1834)**

**John Power (1856)**

**Rating: S (Part IV)**

**OHT Easement: 1993**



“This large stone house is a rare example of the work of Thomas Rogers, an early architect in Kingston. Built for Mrs. Ann Macaulay, mother of the Honourable John Macaulay, it remained in the family to 1947. In 1834 it was a one-storey and garret cottage; in 1841 the roof was raised to make it a full two storeys. The verandah was added in 1850 and the next year various changes were made inside. In 1856 John Power prepared plans for additions and alterations.

“This two bay, two-storey hammer-dressed stone house has, on its facade corners, chamfered ashlar quoins. The entrance in the first bay and its flanking window are enclosed in a hip-roofed verandah which extends along the south wall also. The verandah has ornately turned slender posts and trelliswork. The entrance is further protected by a frame and glass enclosure, constructed of vertical and diagonal boards and small lancet windows. There is an ornamental panel above the front window of this enclosure.

“In the second storey are double casement windows with segmental arches, radiating voussoirs and ashlar lugsills.

“The north wall has, towards the front, a doorway recessed under a semi-elliptical arch with ashlar voussoirs - the arch rising from pilasters made from a single ashlar block. The outer double doors have six panels; the inner ones have eight. Above the doorway is a double casement window like the front ones.

## Property Inventory Evaluation – King Street East

“In the centre of this north wall is a large window with transom under an arch with voussoirs, its placement indicates a landing window. There are two other very small windows in this wall.

“The south and east walls are regularly fenestrated and on the south wall most of the windows have their original casement sash. The hipped roof has wide ashlar chimneys on the south slope.

“A one and a half storey wing projects from the rear of the south wall.

“Along the front of the property is a cast iron fence with ashlar base, piers and gate-posts.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 179-80 (1980).



**204 King Street East**

**Built: 1851**

**Rating: S (Part IV)**



“Duncan Sinclair, shipwright, had this stone house with arched carriage-way built in 1851 next to his house, No. 202 (now altered). In 1854 he sold this property to John Craig, one of the carpenters who worked on City Hall.

“This four bay, two-storey, hammer-dressed stone building has a large modern flat-roofed dormer across the front slope of the gable roof.

“In the south bay is a semi-elliptical arched carriage-way with a cast iron gate. In the next bay is the door with rectangular transom above it, recessed and with paneled reveals. The windows are square-headed with ashlar sills. \*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 182-183 (1980).

**208 King Street East**

**Built: by 1865**

**Alterations: by 1892**

**Rating: S (Part IV)**



“This brick dwelling has the stone foundation rising to an ashlar string course at the window sill level in the front and has stone to the level of the second floor at the side. The first bay contains a window with semicircular transom; in the second bay the door is recessed under a semicircular arch and has a wood surround. The third bay has a wide window flanked by side lights with slender pilasters and an entablature, and a fanlight under a semi-elliptical arch with label moulding.

“In the second storey, the first bay has a single window with ashlar sill. The second and third bay are contained in a projection faced with small shingles containing a small circular window flanked by sash windows and surmounted by a projecting gable roof with wide plain bargeboards. In the pediment of the gable is a single window.\*

A small 1-storey, 3-bay structure appears at this location on Brosius’ map of 1875. The stone, which rises to the second storey level at the side of this house, may indicated an earlier and smaller dwelling which has been altered, probably after its sale in 1878. This structure was likely incorporated into the present building. There has been a building on this site since at least 1865. Vavasour’s map of 1850 also shows a building; the map by Gibbs of the same year does not. The alterations made to the building are reflected on the 1892 fire insurance map.

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 184-185 (1980).

## 212 King Street East

**Built: 1843**

**Rating: S (Part IV)**



“This stone two-storey building was erected in 1843 beside a one-storey stone cottage which faced (46) Earl Street and may have been built before 1828 when it appears to be shown on a map. Edmund Boyle, a carter, bought the property in 1834 and his property was sold in 1864 to Hugh Ross, a baker. John Carruthers owned the property from 1868 to 1928.

“This double house of coursed limestone has corner quoins, is four bays wide and two storeys high, with a low stone foundation. The steeply pitched gable roof has corbels supporting parapets which rise to stone chimneys with ashlar caps. The central dormer has a hipped roof and three windows separated by strip pilasters.

“All windows have voussoirs, ashlar lugsills and modern sash. They are irregularly spaced. The narrow door of No. 212, with rectangular transom, is recessed with paneled reveals and there is a geometric trim on the wooden surround in the second bay. The narrow door of No. 214, in the fourth bay, sits against the corner quoin.

“The south side has two quarter round windows under the gable.

“The north, Earl Street, facade of the main building is irregularly fenestrated and a first storey window opening has been enlarged. Under the gable peak are two quadrant windows. The side entrance, in the third bay, is at ground level and has a rectangular transom.

“The rear wing, the earlier limestone building, has a low pitched gable roof and is two storeys but, with no foundation course, it is lower than the later section.

## Property Inventory Evaluation – King Street East

“The irregular fenestration has a variety of surrounds. There is a central limestone chimney.\*

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\* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 186-188 (1980).

**213 King Street East**

**Built: 1896**

**Architect: Joseph Power**

**Rating: S**



This property has design, historical and contextual value. The building was erected on site was constructed as the home and office Dr. C. L. Curtis in 1896, according to plans made by Kingston architect Joseph Power.\* It has design, historical and contextual value. The structure's contextual value derives from the prominence it displays along the King East corridor, and its role in defining the intersection of King East and Earl Streets. It is one of several grand late 19<sup>th</sup> and early 20<sup>th</sup>-century homes that characterize King Street East. Its historical value stems from its association with renowned Kingston architect Joseph Power, who designed many of these buildings.



This building has a hipped roof with a flat top, defined by gables and dormers. A large projecting gable facing King Street contains a wood face with fish scale imbrications. Its three adjacent windows are set below a

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\* *Biographical Dictionary of Architects in Canada, 1800-1950.*  
<http://www.dictionarofarchitectsincanada.org/>



scrolling wood relief. The gable is supported by rounded brick corbels and rafter-style wood brackets.

Under the gable's southwest side is a muted three-piece, full-height bay window with angled returns. The bay has recessed rectangular windows. Its first storey has a stone face, in contrast to this building's dominant use of red brick. The stone used here differs the 'standard' Kingston limestone used for the stone elements of nearly all other heritage buildings in the Old Sydenham Heritage Area. More research is required to determine its



source. This imported stone features remarkable striations of pink, orange, gray and brown. It is also found on bases that support tripartite sets of wood pillars that support the building's front balcony, and the foundation facing King and Earl.

A dormer facing King Street also features fish scale imbrications. Its roof is supported by wood columns, and shelters a three-piece window with angled returns. A dormer facing Earl Street, which has shingled walls and a rectangular window, might originally have had the same arrangement of elements.

Beside the Earl Street dormer is a brick chimney, uncommonly truncated with a flat stone top and no pot. The chimney is partially embedded; features a pair of brick ribs, and drops through the building's cornice. It ends in a tiered recession just above the first storey.

Flanking the chimney's second storey projection is a pair of round-headed openings with Romanesque arches: a balcony door with half-round transom, and tall 1/1 window. The use of Romanesque arches is one of the building's main design attributes. They are also found in the Earl Street gable as part of a Palladian window arrangement, and on the second storey of the façade.

The Earl Street elevation contains a deeply recessed oval window set in a picture-frame surround of fine terracotta brick, with supporting brick brackets, pilasters and dentils. To its immediate northwest, next to the Earl Street porch door, is a deeply recessed shield-shaped window with wood trim and a heavy sill.

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The scrolling floral terracotta on this building is of exceptional quality. It forms the building's north-corner entablature, and is used on numerous other parts of the building. These parts include the lintels above the three rectangular Earl Street windows; surrounding that wall's oval window, and above the King Street bay window on both storeys. Leaded tracery is found on many of the building's windows, included transoms facing King Street and the oval window facing Earl Street.

This is one of approximately thirty buildings in the City of Kingston which used terracotta in its construction, and this building is a notable example of its usage.

**218 King Street East**

**Built: 1833**

**Rating: S (Part IV)**

“This well-proportioned house, in its refinement and simplicity of decoration, is typical of the town residences being built in the 1830’s by second generation Loyalists. Built by R. Flanagan as a private



house, it was converted by 1850 into a grocery store and remained a commercial building until 1971 when Dault and McLean Drugstore closed.”\*

In the 1970s, the building was converted into medical offices, and in 2011, it was renovated to house the Learning Centre of Excalibur Mediation Services.

Located on the northwest corner of King and Earl Streets, this building consists of a two and one-half storey rectangular block facing King Street. It has a rear brick addition, topped by a modern residential unit under a strongly projecting rear gable.

The building is comprised of regularly coursed, hammer-dressed limestone on its King and Earl Street elevations, while those of the rear and north are in rubble stone. There are three chimneys on the structures’ main massing. On the Earl Street end gable, the original, stout, stone chimney still stands. Chimneys on the north gable, and on the slope of the roof, were constructed in red brick.

This building's heavy wood window surrounds on the first storey of its façade, reflect its previous use as a commercial structure. At one point, large plate glass windows, on each side of the central entranceway, had been installed for display purposes. The original openings were likely symmetrical, and compatible in size with those on the second storey. In the seventies, the larger windows were replaced with openings more proportional to those above them. Those 2/2 windows, which matched the second storey openings, were more sympathetic to the building's heritage character than the present windows 1/1 configuration. Two gable dormers, installed in 2011, feature appropriate 2/2 window configurations, and are symmetrically aligned across the front face of the gable roof. Their dominant size mitigates the building's heritage character to some extent, however, and they are not considered character-defining elements of the building.

A plain horizontal frieze, topped by a slightly projecting cornice, topped by a slightly projecting cornice, tops the first storey windows and central entranceway. These wood elements align horizontally with the building's second-storey windows, providing a sense of unity between the façade's first and second storey storeys. Directly supporting this entablature are two slender pilasters on each end. Two large pilasters flank the main entranceway, which is recessed and square-headed, and is topped by a wooden transom panel and narrow, blind, sidelights of wood. The entranceway door contains two square lower panels under a large glass plate. The latter is protected by a modern, wrought iron grillwork that projects from the door's surface.

The building's second storey windows rest on vertically furrowed ashlar lugsills. They are surmounted by flat arches of rectangular blocks, with a wedge-shaped keystone causing them to spread slightly. A pair of matching windows is found symmetrically placed on the second storey of the building's Earl Street elevation, and immediately below the chimney. Alterations to this elevation's first storey, however, have resulted in oversized 1/1 windows, and are symmetrically placed and supported by stone sills. Evidence is still present of a centralized side entranceway which has been filled in since the building was used for commercial purposes.

A red brick addition to the rear elevation of the building extends the bold and symmetrical appearance of its Earl Street elevation, consistent with the contextual value of this corner property. It features a single 2/2 window, set on a stone sill, with a slightly arched surround and a matching arch of staggered bricks. On the Earl Street side, the brickwork extends midway through the main massing's second storey, partially covering a modern cottage-style wood residential unit. The unit tops a single storey of brick evident from the rear. It features symmetrical rectangular openings with 2/2 windows at the back, and a panel of three plain windows facing Earl Street. A massive gable extends to cover the residential unit from the rear slope of the main structure's roofline. It contains a pair of 1/1 windows facing west.

## Property Inventory Evaluation – King Street East

A one-storey wooden garage that has long occupied the rear of the property, was extended to its present size, or replaced altogether, between 1915 and 1924. Now joined to the main building by a short corridor, its roof serves as a balcony for the residential unit's residence. The rectilinear style of its wood balustrade is appropriate. The garage proper features a large common opening covering two bays, with two pair of barn-style wooden doors, each with six-piece upper lights, decorative wood cross bars and suitable metal hardware.



**220-222 King Street East**

**Built: 1868**

**Rating: S (Part IV)**



“This modest house is an important component of the streetscape. The land on which it stands was bought in 1866 by John Neill, a grocer. The two-storey double house was completed by 1868. It is a good example of a design popular in the 19th century when those who could not afford large houses built these comfortable two family units and rented one.

“There are only three exposed sides to this building. Red brick in a common bond faces the King Street and south sides while limestone in a rubble course faces the back. The building rests on a limestone basement. Construction in brick had, earlier in the century, been a rare occurrence in Kingston because of its scarcity. By the 1860's, good local brick was more plentiful. The only chimney for this building, also in brick, is centrally placed on the ridge of the roof.

“... Two frame ‘sentry box’ doorways at each end of the facade rest on concrete bases. Composed of an enclosed projecting portico borne on Tuscan pilasters, each box has a set of double-leaf doors. These lead to an inner square-headed door with a transom of two rectangular panes. The sentry boxes have been there for many years yet bricks in the facade indicate they are later additions.

“Four windows in this facade are double-hung sashes and retain their original glazing. Those in the lower storey are located between the two doorways. Two basement windows, below ground level, have flat arched heads of limestone and are protected by a low cast iron fence. At roof level there is a moulded frieze beneath the soffit. The exposed end wall is brick and contains a single window, off-centre in the second storey. The transition from brick to limestone at the rear is marked by stone quoins.\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 29-31 (1973).

## 221 King Street East

**Built: 1834**

**Rating: S (Part IV)**



“This impressive house was built as the town house of John Solomon Cartwright and was well suited to the prominence of the Kingstonian who was a lawyer, judge, banker and Member of the Legislative Assembly of Upper Canada. In order to have his law office and law students nearby, Cartwright constructed the attached two-storey building at 223 King Street East. The house at 221 is maintained today as business and professional offices.

“This building has been given a highly individual character by the unique handling of planes, textures and details. In spite of the numerous unsympathetic additions, its character is still strong. The two and one-half storey square building is of three bays and rests on an ashlar basement. It was originally two storeys in height before dormer additions were made to each slope of the hipped roof. In textural contrast to the regularly coursed limestone which comprises the main wall surfaces, furrowed ashlar is used for the quoins, window surrounds, string course, basement and wide corner projections.

“The King Street facade provides the best preserved example of the treatment of some of these elements with the play of strong forms, in the quoins and the string courses, giving the house a sense of solidity. The raised and beveled quoins are set on broad vertical bands of ashlar which project from the hammer-dressed surface. This verticality extends through the eaves to the ashlar chimneys centered over the corner projections.

“There are four chimneys, two on each of the side slopes of the roof, resting on a projecting base, decorated by a recessed panel and crowned with a double cap. Counteracting this verticality and breaking through the quoins is a continuous ashlar string course over a broad band of stucco between the first and second storeys. The

## Property Inventory Evaluation – King Street East

stucco covers bond timbers inset to support a verandah which originally extended across the front and the Earl Street side of the building. The windows and doorway with their raised ashlar surrounds also add to the play of planes and textures. The main entrance is flanked by pairs of French doors and all three rest on the ashlar base. A centrally placed square of decorative stonework accents the sides of the lower window and door surrounds. The three upper storey windows which rest on bevelled ashlar sills are double—hung and much shorter than those below.

“The main entrance is now covered by an aluminum porch and inside the porch only a portion of the original surround is visible. The door has also been replaced. On the remaining three sides of the house, most of the architectural features have been almost obliterated by extensive modern additions and alterations. Still untouched are the upper storey windows, facing the lake.

“The centrally placed landing window is larger and lower than those on either side which rest on ashlar lugsills supported by simple rectangular brackets and retain the original eight on eight glazing pattern.\*

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

**223 King Street East**

**Built: 1834**

**Rating: S (Part IV)**

**HT: 1982**



“This two-storey building was constructed by John Solomon Cartwright to serve as a law office and residence for his law students. It is directly linked to his residence at 2 21 King Street East. At present it is a private residence.

“The design of this building is simple, in keeping with its function. However, in order to provide a visual link between the two buildings many of the same structural and decorative features are used in both. Although not as tall as the house, the office section has the same broad hipped roof with wide bracketed eaves. It also is constructed predominantly of hammer-dressed limestone with ashlar used for the decorative features, the basement, string course, quoins and pair of chimneys. These features are emphasized by the chamfering and furrowing on the main facades while they are simplified elsewhere.

“The main entrance, on the long north side, is a large but simple doorway with a double-leaf door of later date. There are only two windows in this facade, one in each storey. As all other windows in this building, they are double-hung with a two on two glazing pattern and a flat arched head of rectangular blocks. A one-storey wooden porch has been added to the eastern half of this facade.

“The King Street facade is two bays wide with four windows in all, the two in the upper storey being slightly shorter than those in the lower.

“The south side has four windows symmetrically placed and the projection which joins it to the other building.

## Property Inventory Evaluation – King Street East

“The eastern edge of the property is marked by a limestone wall with nine openings covered by a frame lattice.”\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 50-52 (1973).



**224-226-228 King Street E**

**Built: 1843**

**Rating: S (Part IV)**



“This handsome double, two-storey stone dwelling with arched carriage-way at each end was built in anticipation of Kingston remaining the Capital of Canada. John Watkins and Samuel Muckleston, merchants, were the owners of this most important building in the streetscape, one of the few Kingston buildings showing Palladian influence. Its arches have a grace and rhythm seldom attained with rough ashlar. Although the doorways have been replaced, almost all the original windows have been retained. Their design helps to counteract a certain heaviness in the design of the building.

“This double residence of substantial scale is symmetrical throughout except for recent minor alterations. Its central two-storey portion of six bays houses the main entrances while the projecting pavilions are two and one-half storeys high and contain carriage-ways. The high basement level of the central section has four rectangular windows with voussoirs while the bays abutting the pavilions contain the stairways leading up to the main entrances on the first floor. In the main floor all openings are recessed in a series of interlocking segmental arches while the carriageways have semicircular arches.

“The double casement windows of the first floor have transoms and off-centre glazing bars. A smooth ashlar string course serves as the sill for the second storey double casements in both the central and end sections of the building. From this string course in the end pavilions a central recessed area creates projecting corners which extend through the upper string course to meet in segmental arches. The pavilions are topped by smooth ashlar blocks to form plain parapets. The upper string course serves as sills for the small rectangular windows in the third storey of the end pavilions and forms a frieze for the central section. The eaves are supported by brackets and the gabled roof is divided by a stone fire wall.

## Property Inventory Evaluation – King Street East

“The King Street facade is of regularly coursed rough ashlar while the ends and the rear are in rubble limestone. Both ends are without openings but the rear, which faces onto a large garden, has fenestration almost identical to the front.”\*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 32-34 (1973).

**225 King Street East**

**Frontenac Club Inn**

**Built: 1845-46**

**Architect: Mr. Crane**

**Addition: c. 1908**

**(along William St.)**

**Rating: S (Part IV)**



“This building on the southeast corner of King and William Streets was built for the Bank of Montreal which occupied the premises until 1906. As was customary, the bank offices were on the lower floor of the three-storey building and the bank manager and his family lived in the two upper floors. In 1908, the building was sold to the Frontenac Club, a local men's organization and extensions were added for such activities as bowling and billiards. A plaque affixed to the north side of the building lists the members who lost their lives in the First World War. In 1934 the Club was sold and converted into apartments.

“In the dignity of its design it is a fine example not only of the Classical Revival style, but also of the symbolic use of architecture. Bankers were anxious to have their business associated with stability and culture by their prospective clients so that, a classical design for their buildings, symbolic of these elements, was popular.

“The building consists of a three-storey rectangular block facing King Street with numerous random later additions to the eastern and southern sides. The King Street facade, constructed of smooth ashlar, is in the classical style, being divided into three bays by four Doric pilasters rising in a giant order through two of the storeys. Their beveled plinths rest on a base two blocks in height. This emphatic vertical thrust

supports the horizontal entablature which divides the second from the third storey. The pilasters are continued on a smaller scale into this attic level and directly support the cornice. Strongly projecting from beneath the broad hipped roof, the cornice echoes the entablature above the second storey.

“... The doorway, the central point of the facade, has an attached pediment resting on two pilasters. Here, as on the other pilasters, edges are horizontally furrowed. The doorway is square-headed and recessed but the door has been replaced by a modern one.

“In the classical manner, the fenestration of the main facade is symmetrical, with a window on either side of the entrance and in each bay of the two upper storeys. The ground storey windows are the most elaborate. Resting on solid ashlar lugsills with two plain square brackets beneath, the windows have a moulded surround and are surmounted by a blank ashlar frieze and a cornice-like projection. A rectangular block above the cornice projects from the wall surface and is the width of the window surround. The three second storey windows have no entablature but are otherwise identical to those below them. In the attic storey, the windows with the same moulding and sill, are shorter than the others.



“On the William Street facade, also constructed of smooth ashlar, the overall design is the same as the main facade except in the treatment of windows and the entrance. The windows are less ornate and rest on plain ashlar lugsills which do not project so far as those on the main facade. Two plain rectangular windows are recessed into the basement level and protected by iron bars. All the windows of these two facades retain their original glazing.

“The side entrance, located in the east bay of this facade, is approached by a set of boxed ashlar steps which rest on a beveled base. This formerly gave access, through a spacious interior hallway and up an elegant staircase, to the private apartment of the bank manager. Each of the double-leaf doors has a cornice-like projection with a row of small dentils below it on the top rail. The rectangular upper panel is glazed in an asymmetrical pattern and this is repeated at right angles in the transom. Four smaller rectangular fielded panels form the lower half of the door.

## Property Inventory Evaluation – King Street East

“The east and south sides of the building lack the decoration of the street facades and are partly obscured by random additions of hammer-dressed limestone. They have an irregular pattern of fenestration and two minor entrances and a dormer window has been added to the east slope of the roof. Broad rectangular ashlar chimneys are inset on the north and south sides of the roof.

“A regularly coursed, hammer-dressed limestone wall about seven feet high, covered with metal, encloses a side yard to the south. The entrance in the wall, close to the main building, is marked by two square ashlar posts about nine feet high with a flat concrete top. On the north side, the wall curves out from the main building and extends along William Street to the next structure. A door and a gate in the wall give access to the service yard. The frame door is set under a solid ashlar lintel and has a surround of alternating broad and narrow blocks. The ashlar gate-posts rest on beveled bases and have a cornice-like projection on top with a diamond crown.

“The one and one-half storey building east of the main building and adjacent to the William Street portion of the wall was formerly a private bowling alley for the Frontenac Club. It is a flat roofed structure of regularly coursed hammer—dressed limestone. Radiating voussoirs form an arch around a semicircular window, formerly an attic window, which sits on a projecting ashlar lugsill. The other opening in the long rectangular building is a door to right of centre.\*

The William Street building was constructed from limestone quarried on site, after the Frontenac Club purchased the property in 1908.<sup>†</sup> It appears on a pre-1915 pasted amendment to the 1908 fire insurance map.

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 45-49 (1973).

<sup>†</sup> <http://www.frontenacclub.com/>

### 232 King Street East

**Built: by 1815**

**Rating: S (Part IV)**



The property at 232 King Street East is notable for its pre-1820 main house, its brick and limestone Victorian coach house, and its open spaces. It is of cultural heritage value not only because of the property's design values and its association with several prominent United Empire Loyalists, but also as a coherent whole property which is as an important element in the streetscape of the west side of King Street East between William Street and Earl Street, and which exists as a relatively large lot size on its block.

The cultural heritage value of the property at 232 King Street East lies in its design values, contextual values, and historical associations.

The design and physical values of 232 King Street East are exemplified not only by the main house's simple, original architectural elements, but also as a complete property with a surviving coach house, its open spaces, and a relatively large lot size for its block (8224 square feet). The main house, which is tight to the sidewalk on King Street East, is noteworthy as a pre-1820, one and ½ storey, frame structure, few of which survive in the City of Kingston. However, the exterior is currently covered by stucco and insul-brick overlays which are not part of the historic fabric. This structure was dated to c. 1812 in the *Buildings of Architectural and Historic Significance – Volume 2*. This date is supported by *The Town of Kingston* map (1815) which shows a building at this location of a similar size and shape as the main house. The structure is also shown in early 1862 photographic view of King Street East. The narrowness of the main house, based on its wide façade relative to its depth, is typical of the period and is a key element of the property's design value; two additions with shed roofs were later added onto the rear of the house. The main house appears to have its original casement windows on the King Street East façade, and other various types of original windows throughout. The roof of the original section of the main house is of a medium pitch with a brick chimney at either end. The double doorway with its Victorian doors in the main façade is also a significant feature of the property.



## Property Inventory Evaluation – King Street East

The Victorian coach house at the rear of the property is one of few remaining coach houses in the area. The design value of this two storey structure is seen in its brick and limestone construction, wooden windows and wooden carriage house doors. The main brick façade is divided by a later concrete supporting lintel over three wide door openings (one glazed four-section wooden door and two glazed three-section wooden doors). On the second floor of the main façade, there is large double door for hay-loading and three square glazed windows. There is also a window on the north end of the building. Between the main house and the coach house is a significant amount of open space which serves to compliment both structures.

The historical value of this property lies in its connections with several United Empire Loyalists who played important roles in the daily life of early 19<sup>th</sup> century Kingston. The Crown Patent for Lot 125, which included this property, was issued to John Cannon, Yeoman (United Empire Loyalist) on January 16, 1804 (registered on June 16, 1804). The total size of the grant was equal to four-fifths of an acre and occupied the eastern part of the block bounded by King Street East, William Street, Earl Street, and Wellington Street. In Frontenac County Loyalist Families (1996), he is recorded as being married to Sarah and being the father of 8 children, all of whom were baptized at St. Georges Church between 1791 and 1803. In 1790, he became Sexton at St. George's and in 1792 was also appointed the Clerk. He continued in both positions until 1801. Cannon also held municipal posts as well serving as Gaoler in 1794 and the "high constable" in 1798, 1800 and 1801. Cannon sold all of lot 125 to Dorothy Stauber (wife of John Stauber) in 1807. George Okill Stuart (1776 to 1862), Archdeacon of Kingston, in turn, purchased the whole lot from Stauber under a "bargain and sale" in 1809.

The contextual value of this property is exemplified by the role the one and one-half storey main house plays as an important and unique element in the streetscape of the west side of King Street East between William Street and East, which is predominantly marked by brick and stone residences.

**240 King Street East**

**Built: c. 1829**

**Rating: S (Part IV)**



“This large red brick house, though greatly altered, is an important component of the streetscape. It is said to have been built by Archdeacon George O. Stuart for a relative, Dr. Murray. In the 1830's it housed a seminary and from 1837, it served as the home and office for such men as the Rev. William Herchmer and William Ferguson, then for a series of doctors – Horatio Gates, C.A. Irwin and A.R.B. William. For a time it was the Children's Aid Office and a Day Care Centre.

“The main section of this large two-storey red brick building has a broad hipped roof with a wide overhang. The King Street facade has a central doorway with a wooden surround of fluted pilasters supporting a broken pediment. Flanking wide window emplacements have fluted supports for an entablature and each contains a central window with narrow side lights, all with fixed transom lights. The five windows in the second storey have shaped wooden lintels trimmed with moulding and have decorated lugsills. They are double-hung and no original glazing remains.

“The William Street facade has three similar windows on each storey in the main building and although the original doorway to the office has been bricked in, the shape is still visible. To the rear, a brick wing two storeys high set on a high limestone basement is narrower than the main structure; it has irregular fenestration in both placement and size. The gable roof of the rear wing has eaves returns at the rear and a wide brick chimney on the south side.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 37-39 (1973).

### 243 King Street East

#### **Empire Life**

(see also 259 King St. E.)

**Built: 1853-54**

**Addition: 1931**

(Colin Drever)

**Rating: S (Part IV)**



The Empire Life Insurance building, built in 1853-1854, is located at 243 King Street East; it occupies a corner lot formed by King Street East and William Street. The building is constructed of ashlar blocks and built in the Baroque Revival style. The property was designated under part IV of the Ontario Heritage Act by the City of Kingston on August 16, 1976 under by-law 8892.



#### **Heritage Value**

The cultural heritage value of the Empire Life Insurance building lies in its design, associative, and historic values.

## Property Inventory Evaluation – King Street East

Designed in 1853-54 by architect William Hay of Toronto, the building was modeled after the style of late sixteenth-century Italian palaces. Hay enriched the shape of the building by adding elaborate two-storey porches and balustraded balconies. Stonework throughout the building has been given a variety of treatments in order to emphasize certain architectural features. On the first storey, round arched windows rise from the base of the building and the rustication is fanned to form a head for each window. The main entrance on King Street projects from the wall and rises three levels. The door is paneled with a rectangular glazed transom light and above this a round arch contains a shell motif carved in stone.

In contrast to the rustication of the ground floor the second storey is of plain ashlar with raised and bevelled quoins at each corner. The windows are square-headed and each opens onto a balcony. Narrow pilasters frame the windows on the sides and each top is decorated with a lintel above a rectangular panel and supported by a pair of scroll corbels with an acanthus leaf motif. Above the entrance is an open balcony similar in design to the small balconies in front of the windows. Atop the balcony rests an entablature, its cornice decorated by dentils. On the third storey is another balcony, which surrounds a small round arched window whose head breaks into a decoration on the roof, thus adding further emphasis to the main entranceway. Each corner along the roofline is marked by an ornamented chimney-stack.

The associative and historical value of this property is based on its association with the history of financial services in Kingston and Canada. It is also a part of the history of Regiopolis College, Canada's oldest English Catholic high school. The building was originally constructed to serve as headquarters for the Commercial Bank of the Midland District in 1853. The Commercial Bank of the Midland District was the first bank granted independence to operate outside the monopoly of the Bank of Upper Canada. In 1867 it was sold to the Merchants Bank of Canada, which was later taken over by the Bank of Montreal. The use of the building changed briefly when Regiopolis College purchased the property in 1899 and converted the building into a Roman Catholic High School for boys. James Richardson and Sons, prominent grain merchants of Kingston and now a modern financial investment corporation, occupied the premises between 1914 and 1925. The next owner was the Oddfellow's Relief Association, who, in 1929, sold the building to the Mutual Relief Life Insurance Company. In 1936 Empire Life Insurance merged with Mutual Relief Life Insurance and moved their headquarters from Toronto to Kingston. The building has served as the headquarters of Empire Life Insurance to the present day.

### Heritage Attributes

Heritage attributes related to the Empire Life Insurance Building's recognition of design value include:

- ashlar block construction

## Property Inventory Evaluation – King Street East

- balustraded balconies
- round-arched windows with fanned rusticated stone
- three level main entrance
- shell motif carved in stone above doorway
- square-headed windows which open onto balconies
- window frames decorated with lintels and scroll corbels with acanthus leaves
- bevelled quoins at each corner of the building on the second storey
- entablature between the second and third storey decorated with dentils
- third storey round-arched window topped with roof ornament
- ornamented chimney-stacks at each corner of the roofline

Heritage attributes related to its recognition of associative and historic values include:

- Its association with the establishment of the Commercial Bank of the Midland District in Kingston
- Its association with the history of the Bank of Montreal and its predecessor the Merchant Bank of Canada
- Its association with the history of Regiopolis College
- Its association with the history of the James Richardson and Sons Company
- Its association with the establishment of Empire Life Insurance's headquarters in Kingston and its predecessor Mutual Relief Life Insurance.



**244 King Street East**

**(also 41 William Street)**

**Built: 1890-91**

**Architects: Gillen & Gillen**

**Rating: S (Part IV)**



“This house at 244 King Street East, is one of five brick dwellings side by side in this block, was built on the site of ‘The Corner House’, home of Dr. James Sampson, physician, penitentiary surgeon and a founder and first dean of Queen's Medical School. The Corner House was destroyed by fire.

“In 1891 Dr. Herbert Saunders was assessed for a partly built house on this lot and in 1896 his widow sold the property to Dr. Roland K. Kilborn, superintendent of Kingston General Hospital.

“This three bay, two and a half storey house sits on a high stone foundation topped by an ashlar course and has a brick string course at the sill level of the second storey windows.

“The first two bays under the gable end of the roof, with eaves returns, contain a two-storey bay window section and the main entrance bay. The bay windows have angular walls and equal sized square-headed windows with ashlar sills. Each storey of the bay window is topped by a cornice and the second storey has a flat roof. Above the flat roof a small end gable with eaves returns sits under the left side of the main gable and contains a central round-headed window with brick voussoirs Brackets support both the small and the main gable.

“The second bay of the facade has the main entrance under a small wooden portico with Doric columns and pilasters supporting the cornice of the flat roof which has a balustrade with decorative central panels. The entrance, under brick voussoirs, has a rectangular transom with multiple mullions over a double door with leaded glass panels.



## Property Inventory Evaluation – King Street East

In the second storey a door opens onto the balcony and in the third storey there is a smaller window off-centre under the main gable roof.

“The third bay, two storeys under a pitched roof, has a parapeted end wall rising to a stepped brick chimney. In the first storey is a triple window with elliptical, stained glass transom under radiating brick voussoirs. The windows are separated by slender fluted columns with boxed capitals incised with circles. In the second storey is a single window and on the roof a bay dormer has a full front window and small side ones. The roof of the dormer is an octagonal dome crowned by a finial.

“The east side abuts No. 250 King Street East. The west side under the pitched roof has a central gable containing a bay window section somewhat smaller but similar to the bay window on the facade. To the front of this side are single windows in each storey. The section behind the bay window is two bays wide under a pitched roof, lower than the main roof.

“The bay to the rear has a window in each storey. The second bay has an entrance and a window deeply recessed under a wide arch supported by brick piers and protected by a frame portico. The back wall, under a gable roof with eaves returns, is irregularly fenestrated and has a small wooden shed near the chimney breast. There are two tall, brick chimneys - one in front of the southern gable, another towards the rear. \*

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\* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 189-91 (1980).

**250-252 King Street East**

**Built: 1891-92**

**Architect: William Newlands**

**Rating: S (Part IV)**



“This double dwelling, part of a row of brick houses of similar scale and design, was built to plans of William Newlands for Dr. Leonard Clements. The building, completed in 1892 has the typical Newlands shell motif in the gable and decorative panels. Dr. Clements left the building to his daughter, Josephine Macnee, who maintained it as rental property.

This two-storey, four bay brick double house on a high stone foundation, has doors in the inner bays and bay windows in the outer ones. The first storey bay windows have large segmental arched windows with label moulds and smaller round-headed windows on the angled walls. The ashlar sill course has decorative panels below it. Roll mouldings with vertical grooves flank the large first storey window and the second storey double window. The first storey windows have small paned arched transoms; all second storey windows have rectangular transoms.

Below the ashlar sill course of the second storey windows are terra cotta panels with a rinceau design.

The doors, both double with transoms, are protected by a modern metal canopy. Markings on the facade indicate the second floor central windows were once doors leading onto a balcony.

The roof has a heavy moulded cornice and three gabled dormers on the front slope. The large central one has a brick panel between square-headed windows with wood surrounds of fluted pilasters and architrave. Above the windows, the gable has a central panel with a half wheel surmounted by a ball and trellis panel. In the lower quadrants the wheel design is backed by decorative shingles.

## Property Inventory Evaluation – King Street East

The flanking dormers on the peaks of the hip-roofed bay window sections each have a pair of round-headed windows with pedimental decoration similar to that in the central dormer.

There are gable end parapets and brick end chimneys. The south wall abuts No. 244 King Street East; the north wall is only a few feet from the adjoining dwelling.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 250-252 (1980).

**254-256 King Street East**

**Built: 1889-90**

**Architect: William Newlands**

**Rating: S (Part IV)**



“This house is the last in the row of brick dwellings in this block and it was the first one finished. This building, while using the same material and repeating the bay window sections of the other houses, is different in the number and size of window openings and more generous use of ashlar and of decorative panels.

“The assessment roll for 1890 shows a house partly built on this lot owned by John Thompson which he sold to James Connell. Dr. Clements, the owner from 1892 to 1902, sold to Dr. Alex. W. Richardson.

“This two and a half storey, three bay brick house is built on a high hammer-dressed stone foundation with ashlar base course which forms the lintels for the basement windows.

“The first bay is an angular two-storey bay window which rises to a hipped roof. In the first storey, the base course forms the continuous sill for the three window openings which are joined at the top by a wide ashlar lintel. The angled sides of the bay have single windows in each storey; the front of the bay has a pair under a common transom in each storey. All windows on the facade have stained glass transoms. Below the sills of the second storey bay windows are decorative terra cotta panels. The second storey windows also have a common ashlar lintel.

“The central bay contains the entranceway, double doors under a wide stained glass transom, all protected by a frame porch. Slender turned pillars rise to decorative brackets and arches supporting a flat roof edged by an iron railing. A single door opens onto the balcony; a wide ashlar lintel tops the stained glass transom.

## Property Inventory Evaluation – King Street East

“The third bay is a shallow projection rising to a gabled dormer. The first storey has a group of three transomed sash windows under a common ashlar lintel. The three windows in the second storey have a continuous lintel and a continuous narrow ashlar sill with three terra cotta panels below it.

“The cornice of the roof and projecting gables is moulded. The bay section has a single flat-roofed dormer on the front slope. Above the central bay is a gable-roofed dormer with twin windows below the pediment. The third bay has a large gable-roofed dormer containing a single central window flanked by quadrant windows.

“Rising from each side of the hipped roof are tall brick chimneys with stepped caps. The south wall is blank. The north side has two windows in the second storey and a shed-roofed dormer on the roof.\*

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 195-197 (1980).

**258 King Street East**

**Built: 1909**

**Rating: S (Part IV)**



Built in 1909,<sup>\*</sup> this small office, located at 258 King Street East and known as “The Architect’s Office,” is of cultural heritage value and interest because of its physical/design value and association with an architect. It was designed and used by architect Henry P. Smith, 1864-1913, who lived in a separate house, at the rear of the lot. His house was demolished in 2000, and a replacement building, designed by architect Al Cromarty, attached to the far end of the office. At this time, a porch with two columns was added to the office on the long entrance wall. Smith selected Beaux Arts classicism as the style. It is an early example in Kingston of moulded concrete (instead of traditional stone), as well as having a tile roof evoking Mediterranean architecture (instead of the customary roof covering of metal or wood). These aspects suggest Smith wanted to ally himself with new ideas in architecture at the beginning of the 20<sup>th</sup> century. It was also unusual, at the time, to have a building devoted only to an architect’s business and in such a prominent location.

The building is one-storey over a high basement and under a hipped roof, which originally had two stubby vertical projects at the intersections of the hip but now has the roof’s far end extended to the new building on the rear. The King Street façade, one bay

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<sup>\*</sup> Henry Smith bought his property in March 1909 and was occupying the house and office

by July 1910 (city directory). Information for this entry is taken from Jennifer McKendry, “The Gildersleeve House & Architect’s Office” for Walter Fenlon in 2003. See p 63-68.



## Property Inventory Evaluation – King Street East

wide, has corner pilasters with Ionic capitals and fluted shafts with bases resting on paneled pedestals, which frame the high basement. Above the capitals of the pilasters is an egg-and-dart band topped by colored tiles in a narrow band extending around the building under the eaves. The front, large central window has a dozen large “keystones” superimposed on the surrounding moulding. There is a gently arched transom over a rectangular window divided into two sections by a vertical glazing bar. The southwest wall has a single opening in the form of a vertical oval window positioned near the street. There are four prominent “keystones” in the window’s moulding. Now plainly glazed, there was originally an intricate leaded-glazing pattern. The northeast entrance wall, consisting of four bays, has a recent porch and steps. The wall surface is treated with a pattern of rusticated “stone blocks.” There are three windows with one-over-one, double-hung sash, and resting on a continuous string course.

This small building is of great significance to the architectural history of Kingston.



## Property Inventory Evaluation – King Street East

### 259 King Street East

**Built:**

**Rating: N**



This modern addition to the Empire Life Insurance Company's complex of buildings has a strong setback from King Street East, which supports a large courtyard between two of its older buildings. These features are a deliberate and conscientious manner in which the architect(s) have helped to preserve the historic King East streetscape. But, while they are supportive, they are also mitigating features: the design elements of the 259 King East building do not contribute to the Old Sydenham Heritage Area, and the building is therefore not a valued attribute of this property or the district. However, the 259 King East property retains historical value due to its association with a prominent Kingston institution.

Empire Life moved its main office from Toronto to Kingston in 1936 when it merged with the Mutual Relief Life Insurance Company, which had purchased the adjacent 243 King Street E. building in 1929. See below for the portion of the property which is considered to have heritage significance.

**259 King Street East**

**Built: 1904**

**Alterations: 2007**

**(Ernest Cromarty, architect)**

**Rating: C**



A fire in 2005 placed the future of this 1904 building's future in jeopardy. The structure was salvaged by its owner, the Empire Life Insurance Company, but modified and expanded in the process. Additional storeys were added to the building, one of which is partially housed by a replicated mansard roof. The expanded storeys' bricks were specially manufactured to match the original ones.

The original brick building on this property was 2½-storeys tall with a mansard roof. Its corner cut facing the intersection of King and Johnson Streets is original. The present balconets and the Johnson Street 2-storey oriel window have been replicated from their original counterparts, although expanded to cover the added third storey. The building retains a multi-paned window configuration, and recessions in the third and fifth bay of its King Street elevation.

## 264 King Street East

**Built: c. 1830**

**Rating: S (Part IV)**

“This house is a fine example of a town residence built in the Loyalist style by a shipwright and shipping line owner for his family.

The name of Henry Gildersleeve, his sons and grandson, are associated with the development of steam navigation on Lake Ontario.



“The Gildersleeves owned the house until 1909 and the next owner, W.R. Glover was there for fifty-three years. With few exceptions, the house is little altered and it has generally been maintained with an appreciation of its architectural and historical merit.

“The rectangular house is built of hammer-dressed limestone with projecting chamfered quoins of vertically furrowed ashlar. The angle drafts of the chamfered quoins are boasted to give subtle emphasis to the corners of the building. The architectural details such as the base of the King Street facade which contains the basement windows, the string course between the first and second storeys, the two pairs of chimneys and the window sills are all in smooth ashlar with vertically furrowed face.

“The wide soffit of the ribbed roof is decorated with a motif of Greek derivation. On the Johnson Street and south-westerly elevations, the pedimented gables contain small arched windows.

“The front of the house on King Street is accented by a shallow projection crowned with a pediment containing a small semi-circular window. The square portico has two round columns and two square pilasters in the Doric order, and a wrought iron railing forming a balcony to the second storey. The broad eight-paneled, centre beaded door with elliptical fan-light and ornamental side lights, is balanced by the shuttered French doors above. The upper sashes on this facade are four full panes and two half panes wide.

## Property Inventory Evaluation – King Street East

“Part of the rear elevation is hidden by a later small addition in chamfered concrete blocks containing a rear entrance door of modern design and an entrance to the basement which is protected by a wrought iron railing. The ground floor of the south-west elevation is hidden by the addition of a later stuccoed sunroom eight bays by three.

“The two street facades have been stuccoed, but on the remaining two sides of the house, the smooth ashlar quoins around the windows are still visible. All windows but the two on the ground floor of the King Street facade retain the original sashes, and all of these except three on the Johnson Street facade and one at the rear, retain the original glazing bars. The columns of the portico have been repaired by the addition of square fluted bases.

“The garden wall on King and Johnson Streets is of hammer-dressed ashlar with smooth stone coping. A pair of square smooth ashlar pillars topped by ball finials, mark the entrance from Johnson Street to the yard behind the house. Evidence of iron gates remain. The stone coping has been replaced by concrete on a length of the Johnson Street side, and by thin stone coping on the King Street side when this length of wall had to be rebuilt in 1970.\*

The stable building behind the Gildersleeve house is part of the 70 Johnson Street property. See the entry for 70 Johnson Street.

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\*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 52-55 (1971).