

Property Inventory Evaluation

Lower Union Street



30-32-34-36 Lower Union St

Built: c. 1840

Rating: S



This set of row houses occupies an important location at the corner of Lower Union and Ontario Street East. They are highly-visible from the Ontario Street main artery, and situated kitty-corner to the Marine Museum of the Great Lakes, the Kingston dry dock, and the Sir Alexander Henry icebreaker. This context re-enforces their design and associative values as dwellings built for workers of the Thirkell and Mason Foundry.* Their location was well-suited to the needs of labouring families who made their living from nearby waterfront industries.

This red brick building is comprised of 8 bays containing four units. Its design elements are representative of row houses built for labouring families in the 19th-century: a flat façade, minimal setback, side gable roof with centred chimneys, and symmetrical fenestration. The entranceways to these units are paired, with square-headed doorways and small rectangular transoms. Each of their three windows features an appropriate multi-paned window arrangement, having replaced the previous 2/2 double hung windows that once occupied these openings.[†] The 30 Lower Union residence contains 6/9 windows; the remainder have 8/12.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 201 (1980).

[†] See photo, *ibid*, p. 201.

38-42 Lower Union Street

Built: by 1875

Rating: S



This set of buildings is in place by 1875, when it is shown on a map by H. Brosius. They are not evident, however, on an 1865 map by Innes, which appears to depict a different structure in the middle of this block. Differences in the brickwork indicate that the present 42 Lower Union was after 38 and 40.

This is a more elaborate version of the mid-19th century row houses which they abut, and with which they are flush in setback. A distinguishing characteristic of this terrace is that, owing to slope of the street, the exposed part of its foundation is graduated. As such 38 Lower Union has a much taller foundation than 40 and 42. All three units feature basement windows with flat arches.

A carriageway that once divided 38 and 40 has been filled in, and a sunken entranceway has been added. Above the entrance is a 12-piece rectangular window with 4-piece sidelights, matching the first-storey windows of each unit. Because these features are recessed, the carriageway entrance remains an important design element of this building.

Each main entrance is recessed, flanked by plain wood reveals, and accessed by stairs that are flush with the façade. Their fanlight transoms contain 3 lights each, divided by thin radial arms. Plain stone sills support each window; the second storey windows are rectangular and 6/6.

The building's side-gable roof is raised above that of its neighbour on the southeast side. Its other end terminates at a firewall. Brick chimneys extend from the southeast

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side of 38 and 42 Lower Union. Dormers above the 40 Lower Union units are recent relative to the age of the building.*

* See photo, *Buildings of Architectural and Historical Significance*, Vol. 5, p. 203 (1980).

64 Lower Union Street

Built: by 1924

Rating: C



The 64 Lower Union Street building is a 2½-storey, 2-bay brick structure with a front-gable roof, set on a rusticated stone foundation. The building's front entrance contains a small rectangular transom. It is approached by a moderately-raised concrete porch with turned-wood porch and staircase balusters. The porch roof, which has a plain entablature, serves as a second-storey balcony and is supported by fluted columns. The balcony balustrade matches the one found on the porch, but contains turned-wood newel posts with ball tops. The façade's fenestration includes a pair of tall rectangular windows under a slightly-rounded transom on the first storey. A similar pair of windows, above these and on the second storey, does not have a transom. A window with a half-rounded top is located under the front gable of the façade. All of the windows rest on ashlar sills.

In 1873 this property was purchased by Dr. Orlando Strange along with those belonging to 68 Lower Union and 156 King East. Strange's office was located at the previous 68 Lower Union, roughly where 64 is today. A stable and coach house were located at 72, roughly where 68 Lower Union is now. These earlier buildings existed on the property until at least 1915. The present 64 and 68 Lower Union Street buildings were erected between 1915 and 1924.*

* Property records for Lots 171-177 OS; fire insurance maps of 1908 (revised 1915), and 1924.

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The 64 and 68 Lower Union buildings are a matching and adjacent pair that reflects the chronological development of the street. Their design, composition, massing and setback are appropriate to the streetscape.

67 Lower Union Street

Built: by 1865

**Additions / modifications: by
1892; after 1963**

Rating: C



This building has evolved from a rear extension to the neighbouring 160 King Street East residence. Maps by Innes and Gibbs illustrate that this extension was in place by 1865, but not prior to 1850. The façade of 67 Lower Union projects from this extension. Remaining parts of the extension, and successive alterations, appear on the building's northwest elevation. Still present are a 1-storey stone wall, a rear brick and wood extension with a shed roof, and a carriage / auto port with wood plank walls.

The present façade of the building has undergone several stages of development.



The 1892 fire insurance map indicates that 160 King East had two in-line 2-storey extensions of brick at the time. A 1-storey wood addition, with a brick veneer, faced Lower Union. It was one bay wide. By 1924 the brick veneer had been removed, but the addition remained. In 1947 this arrangement was unchanged. Unfortunately, the 1963 fire insurance map does not illustrate the buildings on this block.

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It is likely that the present building was extended from, or replaced, the addition facing Lower Union; while incorporating elements of the original 160 King East extension. The bulk of the building is comparatively new with respect to the original structures it is built around. Its third storey emulates a mansard roof, and a Palladian window occupies its southeast first-storey bay. In this case, the façade elements do not contribute effectively to the character of the building's context.

68 Lower Union Street

Built: by 1924

Rating: C



The 68 Lower Union Street building is a 2½-storey, 2-bay brick structure with a front-gable roof, set on a rusticated stone foundation. The building's front entrance contains a small rectangular transom. It is approached by a moderately-raised porch with squared porch and staircase balusters. The porch roof, which has a plain entablature, serves as a second-storey balcony and is supported by wood pillars. The balcony balustrade matches the one found on the porch. Both contain square newel posts with ornamental tops. The façade's fenestration includes a 4-piece window with a rounded transom, in two pieces, on the first storey. A pair of rectangular 1/1 windows on the second storey are divided by a wide, plain, wood mullion. A window with a half-rounded top is located under the front gable of the façade. All of the windows rest on ashlar sills.

In 1873 this property was purchased by Dr. Orlando Strange along with those belonging to 64 Lower Union and 156 King East. Strange's office was located at the previous 68 Lower Union, roughly where 64 is today. A stable and coach house were located at 72, roughly where 68 Lower Union is now. These earlier buildings existed on the property

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until at least 1915. The present 64 and 68 Lower Union Street buildings were erected between 1915 and 1924.*

The 64 and 68 Lower Union buildings are a matching and adjacent pair that reflects the chronological development of the street. Their design, composition, massing and setback are appropriate to the streetscape.

* Property records for Lots 171-177 OS; fire insurance maps of 1908 (revised 1915), and 1924.

69 Lower Union Street

Built: 1876

Rating: S



“This brick dwelling with ornamental bargeboards and porch is an interesting contrast to the stone cottage, ‘Charles Place’, beside it. Built in 1876 for Jacob Powely, it has examples of the elaborate wood trim often called ‘gingerbread’.

“This three-bay brick house with an irregular plan is built on a high stone foundation. The eastern section, one and a half storeys, has a steeply pitched roof with a high, sharply pointed gable in the centre front containing a round-headed window.

“The western section projects towards the south with gable end to the front and a less steeply sloped pitch to the roof. There is a bay window in the first storey and a single window in the second storey. The door is in the central bay.

“The most distinctive feature of this house is the ornamental exterior woodwork in a design which was very popular in the 1880’s. The most elaborate design is in the peaks of the two front gables, above the horizontal element or ‘collar’ tie. The finials are fitted into this collar and the bargeboard follows the eaves and the base of the tie. The circle and cross design of the bargeboards appears also in the trim of the verandah.*

* See photo, *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 205-206 (1980).

74 Lower Union Street

Built: by 1850

Rating: S



The 74 Wellington Street building is a 3-bay, 2-storey frame house with a side gable roof. The exterior of this building's facade has been clad in materials which are not of heritage value. However, its northeast elevation retains its original rubble stone composition. Two original chimneys also exist at the apex of the gable roof. One of these is inset along the northeast elevation, while the other is located approximately two-thirds of the way in from that wall. These chimneys belonged to the two separate dwellings which the present building incorporates: both were roughcast over wood, with the existing stone wall to the northwest. Maps by Howlett and Gibbs indicate that both structures were erected between 1829 and 1850.

The present building reflects the simple, box-like designs of many early buildings in the Old Sydenham Heritage District. However, it is not certain whether the existing façade fenestration corresponds to any of the original openings. The centre bay of the first storey contains two adjacent pairs of modern casement windows, set below a shorter, single, pair on the second storey. Single pairs of similar windows occupy the first and second storeys of the outer bays; those on the first storey being taller. The existing entranceway is located on the northwest elevation of the building's rear extension.

75 Lower Union Street

Charles Place

Built: 1828-32

Rating: S (Part IV)



“This beautiful Regency stone cottage with its deep umbrage (recessed central porch) is most unusual in Kingston. In terms of construction details it could have been built by 1820, while the Gothic dormer is a much later addition. Built for James Nickalls, it was bequeathed to Mrs. Nickalls’ brother, Charles Oliver. Since George Oliver lived just around the corner, to distinguish between the two Oliver dwellings, this became known as ‘Charles Place.’

“This five bay cottage of hammer-dressed stone has a central three bay umbrage. The ribbed metal, low hipped roof has a fine three windowed Gothic dormer in the front centre, with railed balcony. The recessed verandah or umbrage is roofed integrally with the house. The roof has pairs of wide stone end chimneys.

“In the central bay is the entranceway with an elliptical fanlight and side lights with a complex arrangement of glazing bars. The door has eight fielded panels. The large windows have twelve over twelve double-hung sash and those under the umbrage have fancy borders. All windows have projecting ashlar quoins, as do all corners. Trelliswork borders the eaves of the umbrage. The dormer has bargeboards and a pendant.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 207-208 (1980).

81 Lower Union Street

Built: 1875

Rating: S



“Charles Illsey, gentleman, who was living in ‘Charles Place’, had this house built on his property. The horizontal lines emphasized in the wide verandah and the scale of the building complement the lines and scale of ‘Charles Place’.

“This storey and a half brick cottage, three bays wide, has a low pitched gable roof with end chimneys. The front line is broken by a wide central gable and flanking narrow dormers with steeply pitched, overhanging gable roofs. In the gable and dormers are Gothic pointed-arched windows. The central gable has simple moulded bargeboard.

“In the central bay, the entranceway has very narrow side lights, a rectangular transom with central glazing bar, and a four-panel door with metal grillwork in the upper panels.

“A frame porch across the entire façade has a pitched roof supported by four Doric pillars and corresponding pilasters against the house.

“A balustrade with turned spindles links the columns. *

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 209-210 (1980).

82 Lower Union Street

Built: 1883

Rating: S



Records suggest that this elaborate and highly-detailed brick was erected for Thomas McKean Robertson in 1883.

Robertson was a china and glassware merchant at 187 Princess Street. He purchased this property from Edward McManus in 1883*, and is listed as a resident of Union Street in the directory of that year. He is also listed at this address in the 1889 directory. There is no corresponding entry in the 1881 directory.

The 82 Lower Union Street building is a 2½-storey structure with two bays, set on a tall stone foundation. Its design elements exhibit a high degree of craftsmanship and artistic merit. The foundation contains a nearly-square basement window with a solid ashlar voussoir. It supports a 3-tiered bay window with angled returns on the first storey of the building's southeast bay. Each section of the bay contains a tall, 1/1 window with simple wood trim. Just below the bay's flat roof, a wood entablature, featuring scrolling wood brackets, tapers inward from its projecting eave. A series of wood brackets also support the eaves of the main roof, spaced across a simple entablature with recessed rectangular panels.

The use of dichromatic brickwork characterizes the style of this building. Its main walls are comprised of red brick. Yellow brick voussoirs have been used above the bay windows, each creating a slight arch. The main entrance also features half-round arch of yellow bricks with an ashlar keystone. It is supported by brick pilasters with tiered

* Property Records for Lot 175 and 176 OS.

capitals, comprised of the same. The arch houses a half-round transom with etched patterns in its glazing. The main entrance is fronted by a wood porch, and a set of wide wood stairs with square wood balusters and square newel posts with ball-tops. Wood brackets, paired to create keyhole patterns, are found under porch railing.

The two windows on 82 Lower Union's second storey are each tall, 1/1, and rectangular. Their upper portions are also accented with yellow brick surrounds. These extend to form a string course across the building's facade. The building's northwest bay protrudes slightly, matching a brick pilaster along at its southeast corner.

Above each bay there is an ornate dormer with a front gable roof. The tympanum of each pediment contains a centred column of turned-wood, separating wood panels with elaborate, curvilinear designs. Each pediment is supported by scrolling, fluted, wood pilasters on its face, and scrolling brackets at each upper, outer, side.

The southeast elevation of 82 Lower Union features a balcony, the roof of which supports a second-storey sunroom. The sunroom has a shingled hipped-roof, and horizontal wood panels below a series of adjacent, 1/1, rectangular windows. A small rectangular window is located along this wall, just above the roof of the sunroom. The porch balustrade matches that of the front entrance, featuring keyhole designs accented by dots and horizontal grooves. The porch roof is supported by fluted wood pillars on square bases. Scrolling brackets are found at the top of each pillar. Dentils decorate the entablature between these. The balcony entranceway opening contains a slightly-arched transom. It is flanked by a 4-piece window, also slightly arched, and a small rectangular window on its Lower Union Street side. The building's rear extension supports a roof-top balcony.

Although it is more ornate, this building is an appropriate end-unit to the row it forms with 82-84 Union Street. Its massing, setback and composition are compatible with those units, while its detailed brick and stonework distinguish the structure as a valuable part of the Old Sydenham Heritage District.

84-86 Lower Union Street

Built: 1873-74

Rating: S



These buildings appear on Brosius' map of 1875, but are absent from the 1868 Ordnance map of Kingston. This city block was divided and sold in 1873, suggesting that 82 and 84 Lower Union were erected shortly thereafter.*

The 84-86 Lower Union Street building is a 2½-storey brick double-house with a high stone foundation, a side-gable roof, and a central carriageway. The main part of each unit is two bays wide. A suspended second storey, above the carriageway, belongs to the 86-unit. Each of the building's five second-storey bays contain a slightly-arched, rectangular, 12/12 window. Each window has a plain wood frame; rests on an ashlar sill, and is slightly recessed behind wood surrounds of moderate thickness. A plain wood entablature above these windows features upper and lower strips of half-round moulding. Paired sets of scrolling wood brackets divide the bays under the building's cornice.

The front entranceways, which feature wide slightly-arched transoms, are raised above the building's tall stone foundation. Each is fronted by a small wood porch, approached by a wood staircase. Each staircase is flanked by wood balustrades with square balusters, and square newel posts with dome-shaped tops.

The roof contains three round-headed dormers, placed above the outer and central bays.

* Property Records for Lot 175 and 176 OS.

84 Lower Union Street

The outer bay of 84 Lower Union's first storey contains a slightly-arched window with surrounds matching those found on the second-storey windows. Below this window, set in the building's tall foundation, is a large, nearly-square basement window topped by a solid, single voussoir stone.

86 Lower Union Street

The 86 Lower Union building has a prominent oriel window, with a shingled, hipped, roof, on the first storey of its outer bay. It is comprised of three main sections. The return sections are angled and contain 9/9 windows with thin wood glazing bars. The main window facing Lower Union Street contains a 12/12 window with matching bars.

87-89 Lower Union Street

Built: 1904-1908

Rating: S



This building appears on a pasted amendment to the 1904 fire insurance map of Kingston, update in 1908. It was built on the same site that the first St. George's Church, erected at the market square in Kingston in 1792, had been relocated. See below for details.

This 4-bay, 2-storey wood house, with a white roughcast exterior, occupies an important corner location to which its historic character is well suited. This early-to-mid 19th-century building has a side-gable roof over its two, 2-bay units. A brick chimney rises from each end.

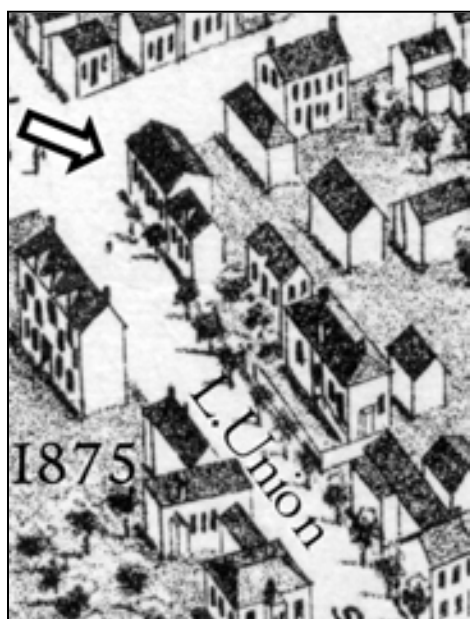


Both units feature a wood outer-bay window with a hipped roof, and angled returns with lower wood panels containing square recessions. A squat, rectangular basement window is located in lower face of each bay window. Of note are the building's denitied pediment hood, which tops both entranceway doors, and is supported by pilasters with trim reliefs. Rectangular transoms over each door contain circular motifs. The pediment tympanum features a broad sunburst design.

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Each bay of the second storeys contains a rectangular 2/2 window with simple wood trim.

The following is an excerpt from an article on this property, by architectural historian Jennifer McKendry. It was printed in the October 2009 edition of the Kingston Historical Society's newsletter, *Limelight*.



Adam Main (1801-86), a cabinet and coffin maker, having bought lot 170 at Wellington and Lower Union Streets in 1842, moved the old church-school house there for use as his workshop (*British Whig Supplement*, Dec. 1886).

The Brosius bird's-eye view of Kingston in 1875 finally gives us a view, albeit simplified, of the building as a cabinet maker's shop 83 years after it was built as a church. Not surprisingly, it has been stripped of the belfry, which would look too church-like. Under a gable roof, it is the height of neighbouring two-storey buildings but has only one row of 6 windows on the side facing Lower Union Street. The entrance must have been in the gable wall facing Lower Union Street. Attached at the south end is a 1½-storey cottage, where Main lived

(demolished c1970s).

In 1899, the *British Whig* mentioned that the late Adam Main's cabinet shop, an old building moved to Wellington and Lower Union Streets, was still standing (5 January 1899) but, in 1900, in volume 13 of the *Canadian Architect and Builder*, it was announced that the original St George's Anglican Church at Kingston, built in 1792, had been demolished. A fuller description was in the 19 June 1900 issue of the *British Whig*,* under the heading of "An Ancient Building – one of the landmarks of Kingston -- is being demolished." Described as a "frame plastered building" built in 1792 on the site of the Whig Office [306-310 King St E.], it was moved to Clarence Street and then to Wellington and Lower Union, where it was used as Main's cabinet shop. The story noted that it had given "splendid service as a place of worship and a place of trade."

* Rick Neilson discovered this source. Thanks!

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The site is now occupied by 87-89 Lower Union Street.

93 Lower Union Street

Built: by 1894

Rating: S



The 93 Lower Union Street building is not listed in the 1889 directory, but it does appear by at least 1895. The building also appears on a much wider pasted amendment to the 1892 fire insurance map, although it may also have been on the original version. Its design is very similar to 101 and 103 Lower Union, which were erected a few years earlier.

The composition, massing, and setback of these buildings create a distinct set of three complimentary structures. They also harmonize with the southwest elevation of 18 Wellington Street, built at the corner of Wellington in 1895, and with 105 Lower Union to their northwest, built in c. 1913.

The 93 Lower Union Street building is a narrow, 2-bay, 2 ½-storey brick residence set on a high stone foundation. One of this building's distinctive features is its mansard roof, which is not depicted on fire insurance maps up to 1963. The structure's original roof was probably hipped like those of 101 and 103 Lower Union, with a gable topping its tower. This interpretation is consistent with the building's overall Queen Anne features, which include its offset massing; a small, square front porch supporting an upper balcony, and a slightly-projecting tower.

The first-storey tower window has wood trim with dentils above and below the glazing. A hinged rectangular transom is located under its mild arch and brick voussoirs. The entranceway has a rectangular transom with simple wood trim. The porch fronting it has simple columns on square bases with recessed panels. The columns support a porch roof with a plain entablature, lined with dentils just under the cornice.

An extension to the southeast side of the building, added by 1915, is set back from the façade and contains a separate entrance with a wood staircase.

101 Lower Union Street

Built: by 1889

Rating: S



The 101 and 103 Lower Union Street buildings are first known to appear in the 1889 street directory of Kingston. Their reverse-identical layouts are a strong indication that they were erected at the same time. The 93 Lower Union building was erected shortly thereafter according to a very similar design. The composition, massing, and setback of these buildings create a distinct set of three complimentary structures. They also harmonize with the southwest elevation of 18 Wellington Street, built at the corner of Wellington in 1895, and with 105 Lower Union to their northwest, built in c. 1913.

The 103 Lower Union Street building is a 2½-storey brick structure with characteristic Queen Anne features. These include a recessed tower on its southeast bay, the tower's ornate gable, the building's hipped roof, a wood front porch and balcony, and the building's offset rear massing. The construction of this building displays a high degree of craftsmanship and artistic merit.

The tower's first storey contains a large, plain window on an ashlar sill, topped by a half-round transom with leaded tracery. This window features a brick Romanesque arch leading to parallel brick courses across the remainder of the tower. A similar arch and set of string courses is found on the tower's second storey. However, its opening contains only a mild arch above a pair of tall, rectangular 1/1 windows on an ashlar sill. These windows are divided by a wood column and topped by a wood panel featuring a sunburst pattern.

The tower's gable is highly decorated. It contains paired wood pilasters supporting the roof's return eaves. The returns feature dentils matching the gable's remaining roofline. The main openings contain a pair of rectangular windows openings. Above these is a

half-round transom under a recessed and tiered wood hood. The transom contains four radiating, tear-drop shaped, lights.

The building has a nearly-square front porch. Its front door has a plain rectangular transom. A balcony above the porch has a gable roof that contains a sunburst design. It has return eaves, and dentils along its bargeboard and entablature. Both the balcony and balcony roof are supported by simple wood pillars and pilasters, with square bases that contain recessed panels and upper dentils. Those on the balcony are topped by sets of heavy wood brackets. The porch roof entablature contains a distinct pattern of half-circles and round reliefs. The porch and balcony balustrades contain turned wood balusters.

The rear portion of the building contains a section offset to the northwest. It has a plain window on the first floor, and a 4-piece window on the second, facing Lower Union. Both windows have simple wood trim and ashlar sills. A dormer facing northwest tops this part of the structure's hipped roof. A very tall, partly-embedded brick chimney is located along its northwest elevation. The chimney features decorative string courses and a tiered brick pot.

103 Lower Union Street

Built: 1889

Rating: S



The 101 and 103 Lower Union Street buildings are first known to appear in the 1889 street directory of Kingston. Their reverse-identical layouts are a strong indication that they were erected at the same

time. The 93 Lower Union building was erected shortly thereafter according to a very similar design. The composition, massing, and setback of these buildings create a distinct set of three complimentary structures. They also harmonize with the southwest elevation of 18 Wellington Street, built at the corner of Wellington in 1895, and with 105 Lower Union to their northwest, built in c. 1913.

The 105 Lower Union Street building is a 2½-storey brick structure with basic Queen Anne features. These features include a recessed tower on its southeast bay, the tower's ornate gable, the building's hipped roof, a wood front porch and balcony, and the building's offset rear massing. The construction of this building displays a high degree of craftsmanship and artistic merit.

The tower's first storey contains a large, plain window on an ashlar sill, topped by a half-round transom with leaded tracery. A second stone sill, below the first, is supported by stone brackets. This window features a brick Romanesque arch with parallel brick courses across the remainder of the tower. A similar arch and set of string courses is found on the tower's second storey. However, its opening contains only a mild arch above a pair of tall, rectangular 1/1 windows on an ashlar sill. These windows are divided by a thick wood mullion and topped by a wood panel containing a sunburst pattern.

The tower's gable is highly decorated. It contains paired wood pilasters supporting the roof's return eaves. The returns feature dentils matching the gable's remaining roofline. The main openings contain of a pair of rectangular windows openings. Above these is a

half-round transom under a recessed and tiered wood hood. The transom contains four radiating, tear-drop shaped, lights.

The building's front entrance features a nearly-square front porch, which is approached by a converging, curvilinear staircase of finished stone. The front door has a plain rectangular transom. A balcony above the porch is covered by a projection of the building's main roof. Both the balcony and balcony roof are supported by simple wood pillars and pilasters with heavy wood brackets. The porch and balcony balustrades are iron, with circular motifs at their top and bottom ends.

The rear portion of the building has been slightly offset to the southeast. It contains a tall rectangular window, with wood trim and an ashlar sill, in the second storey facing Lower Union. In front of the offset there is a large wood bay in five sections. The structure has a very tall, inset, brick chimney along its southeast elevation. This chimney features decorative string courses and a tiered brick pot.

105 Lower Union Street

Built: c. 1913

Rating: S

Fire insurance maps, and the abstract index for this property, date the 105 Lower Union Street building to c. 1913. The structure does not appear on an updated 1911 version of the 1908 fire insurance map, but it does appear on a pasted amendment to a 1915 version of that map. Samuel Gow purchased the property in 1913, and likely had the building erected at that time. A John E. Gow, District Inspector of Inland Revenue, was living here in 1917.



The 105 Lower Union Street building is a 2½-storey brick structure with basic Queen Anne features. These features include a projecting tower on its southeast bay; the tower's upper gable, the building's hipped roof, a wood front porch with balcony, and the building's offset rear massing. Although this building is less elaborate than its neighbours at 93, 101, and 103 Lower Union, its similar design supports them contextually and contributes to the streetscape.

The 105 building's projecting tower is topped by a gable with a deeply-recessed brick face, and a recessed half-round window with wood trim and an ashlar sill. Dentils line the gable bargeboard. The tower's second storey paired 1/1 windows with simple wood trim and ashlar sills. Differences in the brickwork, on the tower's first storey, indicate that some form of modification has been made here since the building was erected. The nature of this modification is unknown. The present opening on this level consists of a large plain window, with two large 1/1 sidelights. Each of these has plain transom with a slightly curved top which, together, form the overall opening's slight arch. The windows have heavy wood trim, including plain wood pilasters and transom bars. An ashlar keystone is centred above this opening.

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The building's northwest bay contains a front entrance door and rectangular transom with thick, plain wood trim and a transom bar. The entrance is fronted by a square wood porch, and approached by a wood staircase. The porch has a roof, supported by plain wood pillars, which serves as a second-storey balcony. The porch and balcony balustrades contain square balusters and square wood newels posts with simple, flat tops. Brickwork around the balcony door suggests that the door has been replaced.

The rear portion of the building's main massing has been slightly offset to the northwest. It contains a hinged square window on the second storey, facing Lower Union, and has wood trim and an ashlar sill. A wood canopy with a hipped has been added below this to shield a sunken side entrance. Closer to the front of the building, the northwest elevation features a tall oval window with a brick surround which serves as a front entrance sidelight.

111 Lower Union Street

Built: by 1875

Rating: S



This building appears to be the same as the one depicted on Brosius' map of 1875, without the balcony and bay window. Differences in the foundation's composition support the view that the bay was added at a later date. In 1863 this property was purchased by a lumber merchant named William McRossie. No building is depicted here on the 1868 Ordnance map of Kingston. It is possible that McRossie had the structure erected prior to selling the property to Laura Folger in 1874. The 1881 directory lists Mrs. F. A. Folger as the building's principal occupant.

This 2½-storey, 3-bay structure is characterized by its bold rectangular massing; a predominantly flat façade, projecting brick quoins, a side-gable roof, and its relative lack of ornamentation. The bay window with angled returns appears on a 1904 pasted amendment to the 1892 fire insurance map, but may have been in place earlier. It contains tall rectangular windows on ashlar sills, topped by slight arches. The building's front entrance is set under an arch, with a half-round transom that contains a floral motif. The three second-storey openings are centred over each bay. The centre opening has been converted to a balcony door; it is flanked by large rectangular windows on stone sills.

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113 Lower Union Street

113½ Lower Union Street

Built: 1955

Rating: N

The 113 and 113½ Lower Union Street buildings were erected in 1955. Their design values are out of character with the architectural style of both the surrounding properties, and with the Old Sydenham Heritage Area in general.



115 Lower Union Street

Built: 1856

Architect: John Power

Builders: Wales and Irving

Rating: S (Part IV)



“Judge Kenneth McKenzie had this substantial brick house built in 1856, beautifully sited on an important corner facing City Park. From 1864 to 1929 it belonged to the Macnee family, James Macnee, merchant, and his heirs.

“This three bay, two-storey brick dwelling has a central bay umbrage, an ashlar string course and sits on a high stone foundation of hammer-dressed stone. The central door has a semi-elliptical arched fanlight and is protected by a ... portico with Doric columns supporting an entablature with brackets under the cornice.

“The bay window, probably a later addition, has a flat roof in each of the three walls and a decorated entablature supported by six pairs of colonnettes with a variety of capitals. All of the other windows on the façade are Venetian type – a central window flanked by narrower ones, set under elliptical arches.

“The Bagot Street side is three bays wide, regularly fenestrated with double-hung sash. The back is irregularly fenestrated and the side has a triple large window with Italianate tracery. The wide eaves of the hipped roof are supported by pairs of large brackets. The triple brick chimneys at each side at each side of the roof have arcades and a stone string course with brick dentils underneath. Each stack has a chimney pot. There are

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two more chimneys, a single stack towards the centre and a double stack further back. The detailing is the same as the triple ones.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 201-212 (1980).