

Property Inventory Evaluation

Maitland Street



1 Maitland Street

Kingston Yacht Club

Built: 1935

Rating: C



Along with “Saint’s Rest” at 7 Maitland Street, this is one of two Maitland Street buildings located on a single parcel owned by the Kingston Yacht Club. It was erected later than 7 Maitland, but is located on the site of the club’s first structure, erected in 1896. That building was destroyed by fire in 1934. The present wood building was erected the following year. The building and the property have historic value owing to their association with a valued, historic, Kingston institution; and because of their relationship to the history of local leisure and recreation. The building occupies a prominent location along the Lake Ontario shoreline. Its design, composition and massing are appropriate to that setting, and to its location at the foot of Maitland Street.

The 1 Maitland Street building is based on a 2-storey rectangular main massing, with the second storey projecting over the first on all but its rear elevation. The projection serves as a porch and walkway roof. These two storeys feature broad rectangular windows and doors facing the lake from three directions. An additional half storey is couched under a hipped roof with cut-gable ends, and a cut-gable dormer with three windows facing the lake. A brick chimney rises from the south-western end of the upper half-storey.

This property is also part of the original site of a tannery, set-up c. 1826 by John Bower.

Property Inventory Evaluation – Maitland Street

6-8 Maitland Street

Built: c. 1841 (8 Maitland)

Addition: by 1924

(6 Maitland)

Rating: S



The 6-8 Maitland Street building is comprised of two stone structures with roughcast exteriors. They are located at the base of Maitland Street, near the shore of Lake Ontario. Given its low massing, the building blends with a c. 1841 stone wall that extends from its northeast corner to the 16 Maitland Street building (with breaks). Both the wall and the 8 Maitland building were erected for the Hon. John Hamilton in 1841. According to fire insurance maps, the smaller 6 Maitland Street building was erected between 1911 and 1924. It replaced a wood structure with the same footprint, erected between 1904 and 1908.



The historical significance of this property derives from their association with Hamilton. Much of the block between Lake Ontario, Maitland, Emily and King Street East - excluding the King Street properties - was purchased by John Hamilton in 1841. Hamilton was a businessman from Queenston who, in 1824, opened a steamboat line with his step-brother, Robert. He continued his shipping activities after moving to Kingston, concentrating first on the St. Lawrence River and, by the 1850s, Lake Ontario.

Property Inventory Evaluation – Maitland Street

He became the main proprietor of the Canadian Lake and River Steamboat Company and, later, ran a forwarding company which became known as the Royal Mail Line. He served as the president of the Commercial Bank of the Midland District from 1847 until the 1860s. From 1842 until his death in 1882 he was the Chairman of the Board of Trustees of Queen's College. A political conservative, Hamilton was appointed to the Legislative Council of Upper Canada in 1831. From 1841 to 1867 he served in the Legislative Council of the Province of Canada. From 1867 until his death he sat as a senator.

Hamilton had a stone house erected on the site of the present 14 Maitland Street building in 1841. In 1857 he had "Edgewater", at 1-3 Emily Street and on the opposite side of this block, erected for his son Clark, and his daughter Isabella Paton.* The 8 Maitland Street building also served as an outbuilding for the Hamilton estate, and was probably erected the early 1840s. A building consistently appears at this location on maps as far back as 1850 (map by Gibbs). The 1892 fire insurance map shows a 1-storey stone "shed" at this location. By 1924 a parallel 1-storey stone extension had been added to its west side, doubling the building's width. A small 1-storey stone addition also appears on its south end, which is now the 6 Maitland Street building.

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, p. 60 (1980).

7 Maitland Street

Saint's Rest

Built: c. 1830

Rating: S



This is one of only three widely-spaced structures along the east side of Maitland Street, one of which faces King East.

Owing to the large spaces between it and the adjacent buildings, it is also the dominant structure along this stretch of the street, with three of its elevations exposed.

The building on this property, known as “Saint’s Rest”, has belonged to the Kingston Yacht Club since 1906. The building and the property have historic value owing to their association with a valued, historic, Kingston institution; and because of their relationship to the history of local leisure and recreation.

Previous research also suggests that the 7 Maitland Street building, erected in c. 1830, was the first structure to be built on Farm Lot 25. The property was outside of the town’s West Street limit at that time. John Bower bought the this property and adjacent waterfront land in 1826. He set-up a tannery on the site within a few years. After Bower’s death in 1854, his daughter and her husband, Angus Cameron, lived here for a time. The house was then rented to a series of tenants, sometimes as a private dwelling, as when it was owned by Gildersleeve family, but more often as a boarding house. It had various names over the years, including “Tannery House”, “Elm Grove Cottage”, “Elm Lodge” and, in the 1890’s was given its present name, “Saint’s Rest”, by the young men who lived there.*

This 2-storey, 4-bay, stucco house has an extra ground storey below its base course. The gable roof has eaves returns. The ridge of the roof runs north—south and has pairs of large brick chimneys at each end, flanking its apex. The main entrance is

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 214-215 (1980).

Property Inventory Evaluation – Maitland Street

located in the second bay from King Street. It has a rectangular transom and side lights. Large windows in the other three bays of the first-storey façade contain full-height windows with rectangular transoms. In the second storey, four small square windows sit under the eaves.

The ground storey projects from the facade and contains three windows. The top of this projection serves as a full-width porch, surrounded by an iron balustrade. The north elevation contains a first-floor centred entranceway, and a gothic-arched window centred in the middle of the wall. Two rectangular windows are located on the outer sides of its first storey; two smaller ones are set closer to the overhanging roof and eave returns.

The gable end walls are three bays wide. They have on the north a central doorway and above it a Gothic arched window. Two small square windows sit next to the eaves returns. The south gable wall has a frame porch with frame and glass enclosed sunroom on the second.

The projecting lower level wraps around from the façade, continuing the porch along the building's south elevation. A shed roof covers the porch; the eastern two-thirds of which is enclosed with wood walls. The enclosure contains paired 12/1 windows facing the lake. A second wood enclosure, with a gable roof and four closely-set matching windows, rises from the shed roof, but stops short of the larger gable end of the building's main massing.

10 Maitland Street

Built: c. 1842

Rating: C



The 10 Maitland Street building is a 1-storey stone building with an enclosed front balcony.

It first appears, along with other buildings located in the interior of this block, in the 1943 directory. This building can only be viewed from Lake Ontario or from the Yacht Club property at the end of Maitland Street. Its low massing, and its roughcast and wood exterior, are appropriate from these perspectives. These features blend with the adjacent 6-8 Maitland Street building.

12 Maitland Street

Built: c. 1942

Rating: C



The 12 Maitland Street building is a 2-unit, 2-storey stone building with a roughcast exterior. It first appears, along with other buildings located in the interior of this block, in the 1943 directory. A tall brick chimney rises from its south elevation, and a small enclosed entranceway projection faces east. This building can only be viewed from Lake Ontario or from Yacht Club property at the end of Maitland Street. Its design, composition and massing are appropriate to this location. However, this building's design attributes, in light of its low-visibility, do not contribute to heritage character of the area.

Property Inventory Evaluation – Maitland Street

14 Maitland Street

Built: c. 1947

Rating: C



The 14 Maitland Street building is located on the site where former Senator and shipping magnate, the Hon. John Hamilton, once lived. The original stone building that Hamilton constructed here in 1841 is no longer extant. The present building, erected around 1947, is appropriate in scale and massing, although its features are not essential to supporting the historical character of the Maitland Streetscape. The property, however, derives historical value from its association with Hamilton, and the stone wall fronting the property, built c. 1841, has design, historical, and contextual values. It is part of a wall that extends from the northeast corner of the 10 Maitland Street building – once a Hamilton estate outbuilding – to 16 Maitland Street; with entranceway breaks and pillars in-between.

Much of the block between Lake Ontario, Maitland, Emily and King Street East - excluding the King Street properties - was purchased by John Hamilton in 1841. Hamilton was a businessman from Queenston who, in 1824, opened a steamboat line with his step-brother, Robert. He continued his shipping activities after moving to Kingston, concentrating first on the St. Lawrence River and, by the 1850s, Lake Ontario. He became the main proprietor of the Canadian Lake and River Steamboat Company and, later, ran a forwarding company which became known as the Royal Mail Line. He served as the president of the Commercial Bank of the Midland District from 1847 until the 1860s. From 1842 until his death in 1882 he was the Chairman of the Board of Trustees of Queen's College. A political conservative, Hamilton was appointed to the Legislative Council of Upper Canada in 1831. From 1841 to 1867 he served in the Legislative Council of the Province of Canada. From 1867 until his death he sat as a senator.

Property Inventory Evaluation – Maitland Street

Hamilton had a stone house erected on the site of the present 14 Maitland Street building in 1841. In 1857 he had "Edgewater", at 1-3 Emily Street and on the opposite side of this block, erected for his son Clark, and his daughter Isabella Paton.* John Hamilton's house was destroyed in the 1940s and does not appear on the fire insurance map of 1947. Occupants are, however, listed in the 1948 directory, suggesting that the present building was erected around that time.

*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, p. 60 (1980).

Property Inventory Evaluation – Maitland Street

16 Maitland Street

Built: 1841

Rating: S (Part IV)



This is an important stone building erected for the Hon. John Hamilton in 1841. It originally served as stables, a carriage house, and servants' quarters.*

This building's design attributes include its long and low massing, its hipped roof, ashlar sills and lintels, and course limestone stone walls.

Open spaces to this structure's north and south elevations make it a highly visible part of the Maitland Streetscape. Its design and composition compliment the features of another former stable building, across the car park on its north side (belonging to 53 King Street East). A stone wall that begins at 8 Maitland Street terminates at one of two tall, square posts marking the 16 Maitland Street entrance. The wall and the 16 Maitland Street building, along with the 53 King Street stable building, define the mid-19th century historic character of the street.



Much of the block between Lake Ontario, Maitland, Emily and King Street East - excluding the King Street properties - was purchased by John Hamilton in 1841. Hamilton was a businessman from Queenston who, in 1824, opened a steamboat line

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, p. 216(1980).

with his step-brother, Robert. He continued his shipping activities after moving to Kingston, concentrating first on the St. Lawrence River and, by the 1850s, Lake Ontario. He became the main proprietor of the Canadian Lake and River Steamboat Company and, later, ran a forwarding company which became known as the Royal Mail Line. He served as the president of the Commercial Bank of the Midland District from 1847 until the 1860s. From 1842 until his death in 1882 he was the Chairman of the Board of Trustees of Queen's College. A political conservative, Hamilton was appointed to the Legislative Council of Upper Canada in 1831. From 1841 to 1867 he served in the Legislative Council of the Province of Canada. From 1867 until his death he sat as a senator.

Property Inventory Evaluation – Maitland Street

18 Maitland Street

Built: c. 1942

Rating: C



The 18 Maitland Street building is appropriate to its location in terms of its design, scale, composition, and massing. The present exterior of this 2½-storey building covers its original stone construction. Regular fenestration with multi-paned windows and stone sills are featured on its east elevation. A string course neatly divides the building's first and second stories on this side. However, this building can only be viewed from Lake Ontario or from Yacht Club property at the end of Maitland Street. Due to its combination of moderate design features, and its low visibility, it does not contribute to the heritage character of the area. The building first appears, with other structure in this block's interior, in the 1943 Kingston directory.

Property Inventory Evaluation – Maitland Street

20 Maitland Street

Built: 2007

**Architect: Robert
Crothers**

Rating: N



The 20 Maitland Street building is a new infill project designed by Robert Crothers and built in 2007. Gable ends, multi-paned transoms, and embedded dormers contribute to the design of this building. Its features, although appropriate, do not contribute heritage character its area.

Property Inventory Evaluation – Maitland Street

28 Maitland Street

Built: 1904-08

Rating: C



A brick building with this footprint first appears in the 1908 fire insurance map. It is not present on the 1892 fire insurance map, updated in 1904. It has since been clad with clapboard-style siding, but its mansard roof is original. The building is set-back from Maitland Street, but is readily visible from the car park north of 16 Maitland Street.

This structure's low massing, mansard roof, its rectangular openings, and 2-tiered façade contribute to the heritage character of this area.