

Property Inventory Evaluation

Sydenham Street



3 Sydenham Street

Built: by 1865

Rating: S

The 3 Sydenham building is located across West Street from Kingston's City Park, and the Frontenac County Courthouse. It provides an important backdrop to these properties, and is an important part of both the Sydenham and the West Streetscape. The building has three visible elevations.

The main massing of the 3 Sydenham Street building is simple and box-like. It has hipped roof with a flat top, and a stone foundation. It is 3 bays wide and 2½ storeys high. The building's façade contains a protruding, enclosed, front entrance with a front-gable roof. It features elaborate woodwork which incorporates panels, turned pilasters and tiered hood supported by brackets; a 12-piece upper transom above a row of 6 larger square glazings; upper sunburst designs, and a set of wood double doors forming a slight arch, with large windows and 12 panels each. Each side of the enclosure has compatible woodwork framing a large pane of glass with smaller upper and lower lights.

A large rectangular window opening spans the middle and southwest bay of the building's façade. It is flanked by brick pilasters with ashlar capitals, supporting a flat ashlar hood and resting on an ashlar sill. The main window is large and plain, with wood pilasters



and heavy trim framing its sidelights and upper transoms.

Three rectangular window openings with ashlar sills line the upper storey facade, under the bracketing roof cornice. Six matching openings are symmetrically-placed on along the West Street elevation. These openings contain 2/2 windows flanked by louvered shutters; closed shutters create blind openings on the façade's upper southwest side, and the centred opening of the West Street elevation's first storey. Arched basement windows line both elevations.

A north-eastern wing of the building is set back from the façade. This brick wing contains an additional two façade bays, with windows matching those found on the second storey of its main massing. It has a tall stone foundation with two arched basement windows.

The building's rear elevation is visible from West Street and Lily Lane. It is defined by eclectic massing and a tall stone foundation. A rear extension features a second-storey sunroom above a sloped, shingled wood face. It has a flat roof, and upper walls comprised of multi-paned windows and sidelights flanked by fluted, embedded columns. This extension's northeast entrance is approached by a staircase with a brick half wall capped by stone, and paired columns supporting the sunroom above. Northeast of the entrance is a three-tiered bay window with angled returns and a flat roof. Its main windows feature a transom with stained glass and leaded tracery; tall windows on the angled returns contain multiple panes with wood mullions. Tall rectangular windows are located northwest of the bay window; and above it, set-back along the building's main massing.



Three brick chimneys rise from the building's roofline: one rises from the outer end of the north-eastern extension; two are located above its main massing, centred just in front and behind the flat portion of the roof. A single, simple dormer, with shingled walls and a flat roof, is centred along the façade and rear elevation. Two of these are centred between the West Street bays.

A stone coach house located on the southeast part of the property, adjacent to an alleyway that runs between West and Earl Streets, dates back to at least 1865, and was likely erected at the same time as the main structure.

According to maps by Gibbs and Innes, the 3 Sydenham Street building was constructed erected sometime between 1850 and 1865. But it is not clear who had the

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building erected. The 1860 tax assessment role lists a forwarder named Joseph Doyle as the property's freeholder, but Doyle does not appear on property records. He is also depicted as the owner of a building, at this location, on Walling's 1860 map of Kingston. It is not clear whether Doyle's building was the same as the present 3 Sydenham Street. But Innes' 1865 map depicts a building on this lot with essentially the same footprint and orientation. By that time a forwarder named George Chaffey had acquired the property and, by 1867, is listed in the assessment role as residing there with his family of six.

Lot 65 (Plan B27) property records indicate that this lot was briefly owned by James I. Macdonald before being sold to Mary Eliza Britton in 1869. Mary Eliza was the wife of Byron Britton, a lawyer who represented the Sydenham Ward in City Council from 1873 to 1876. He also served as Kingston's mayor during the last year. Britton was also Queen's Counsel in 1876, just after being appointed benchler of the Law Society of Upper Canada. Directories show that the Britton family lived in 3 Sydenham Street until 1901, when Byron was appointed to the Supreme Court of Ontario. The property was sold to John M. Campbell in 1905.

7 Sydenham Street

Built: 1962

Rating: N



This property was vacant until 1962-63, when the present building was erected. It is a simple, 2-storey, 2-bay brick structure with a hipped roof. This relatively modern building is bold and box-like in appearance. It has a generally flat façade, with a muted bay window on the southwest side of its façade. The bay contains a large plain window flanked by two 1/1 sidelights. Its windows sit on a hammer-dressed stone sill, above a stone veneer face. The building's front entrance is topped by a shallow, wood, pediment top, supported by fluted pilasters. Fenestration on the second storey of the façade consists of a 1/1 window above the front entrance, and paired 1/1 windows above the bay window. An offset rear projection extends from the building's southwest side. It features matching windows. A wide stone chimney protrudes from main massing's southwest elevation, breaking the cornice along the roofline.

This building's massing and hipped roof are compatible with the 3 Sydenham Street property. Its red brick composition also blends with that of most other buildings along this southeast stretch of Sydenham Street. However, its overall features – largely defined by its windows and bay projection – do not contribute to character of the streetscape.

11-13 Sydenham Street

Built: 1871-1873

Rating: S



The 11-13 Sydenham Street building is a 2½-storey, 4-bay stone double-house with a brick façade and a limestone foundation. It features slightly recessed inner bays which incorporate tiered upper brackets, and a common brick chimney rising from the apex of its side-gable roof. Each unit has a basement window in its inner bay.

This building contributes to the historic character of the area in terms of its massing, setback, composition, and its architectural elements. It is an appropriate part of the Sydenham Streetscape between West and Earl Streets, which features a number of ornate 19th-century residential buildings, and Kingston landmarks such as McIntosh Castle (14 Sydenham) and the Hochelaga Inn (24 Sydenham). The 11-13 Sydenham Street building's stone rear elevation is a highly-visible from Lily Lane: it is an important part of that lanescape.



Although 11 and 13 Sydenham Street are mirror-image units, alterations distinguish the appearance of each.

11 Sydenham Street

The 11 Sydenham unit features a wide, blind wood front door topped by a slightly-arched transom in two pieces. The entranceway is recessed, and approached by a small wood porch with simple balustrade. Its three façade windows are tall and rectangular, resting on ashlar sills: the first storey window is slightly arched.

13 Sydenham Street

The front entrance of 13 Sydenham Street contains wood double-doors with large openings and a common, slightly-arched transom. Their glazings contain tracery with diamond motifs, matching that of a rectangular transom found over the large, plain, first-storey main window. A hipped roof tops the wood entranceway porch. It is supported by plain wood pillars, paired at the front steps, set on heavy stone bases. The porch has a set-back extension with a turned-wood balustrade. Two 1/1 rectangular windows occupy each bay of the second storey.

In 1871, at least part of this city lot was sold to George Chaffey Junior. George Junior worked for his father, George Chaffey Senior, and his uncle William, who ran a forwarding company from the foot of William Street. In 1874 George Senior and Junior are listed as the lot's freeholders, with a L. W. Brick residing on the property as a tenant. It is likely that the Chaffey's had the 11-13 Sydenham Street building erected between 1871 and 1873. For many years it was occupied by members of the Folger family, who were Nova Scotians of German descent. Laura Folger and her son Benjamin purchased this property in 1883. Laura lived in 11 Sydenham until 1897, followed by her daughter Marion. Benjamin and his brother, Henry, were ship owners and exchange brokers. Benjamin's son, Fred, lived in 13 Sydenham Street until 1903, followed by his widow, Mary Folger. The Folgers had the adjacent 15 Sydenham Street built in 1913. Collamer Folger, Fred and Mary's son, was its first owner.

* Property records for Lots 63 and 64 on Sydenham Street, Plan B27; Kingston directories.

14 Sydenham Street

McIntosh Castle

Built: 1852

Completed: after 1878

Architect: John Power

Rating: S (Part IV)



This building is said to have been the first major project for architect John Power, who had come to Kingston from Devonshire. Built in 1852 for Donald McIntosh, a ship owner and forwarder, this Gothic dwelling was sold in 1857 to Joseph Doyle, whose estate sold it to the Reverend James Brock. The tower battlements were added after 1878. Later owners were D. Stewart Robertson and a series of doctors. The house is built high on a corner near City Park and is in striking contrast to the other buildings in the block.

The 14 Sydenham Street building is a Gothic Revival villa built on an L-shaped plan, with an octagonal tower set in its corner. The ends of the wings are bays with three planes. A square tower is centred at the back of the east wing and a larger kitchen extension at the back of the north wing is hidden from the street by a high stone wall extending from the back tower to the garden gate. The structure is comprised of rusticated stone with a string course, sills and copings on the battlement in smooth ashlar. The central tower is three storeys with battlements supported by stone corbels rising above the main roof-line.

The steep-pitched gable roof is hipped at the ends with central gables breaking the roofline at the end of each wing. At the back, each wing has an offset gable and a double brick chimney with applied gable trim. The gables have decorative bargeboards, and are topped with large wooden finials and pendants, which are repeated to mark the edges of the bays. A tall lantern rises from the central part of the main roof.

Stone steps rise between low stone walls to a platform at the front door. The low doorway arch has heavy voussoirs and a large projecting keystone. The round-headed door is a replacement. Narrow casement windows flank the door and are identical to

the three in the second storey of the tower, all with flat arched heads. In the third storey the openings are narrow slits.

The large French windows in the bays have louvered shutters, rest on the string course and have flat arched heads with heavy keystones. These windows each have a circular pattern in the top light which repeats the shape at the ends of the bargeboards. The casements in the gables have triangular heads. Wide basement windows are set under flat arches.

At the back, the square two-storey tower has a door at street level and a wide double casement to the east. This tower has corbels at the second storey level and a narrow string course serves as the sills for the wide window embrasures on three sides. A second string course marks the bottom of the battlements. The kitchen extension is one-storey, has a side door and irregular fenestration.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 85-87 (1973).

15 Sydenham Street

Built: 1913

Rating: S

The 15 Sydenham Street building was erected in 1913 for Collamer Folger, who is listed in directories as the manager of the city's light, heat and power department. The Folger family owned the adjacent 11-13 Sydenham Street building, to which this structure is attached. This building complements the historic character of its area in terms of massing, setback, composition, and its architectural elements.

It is an important part of the Sydenham Streetscape between West and Earl Streets, which features a number of other ornate 19th-century residential buildings, and Kingston landmarks such as McIntosh Castle (14 Sydenham) and the Hochelaga Inn (24 Sydenham).



This building's design attributes include its slightly-projecting northeast bay; a full-width porch with fluted wood columns on stone bases, supporting a second-storey balcony; round-headed windows on the second storey; and a slightly-arched window in three segments, with transoms, on the first storey. The balcony and porch contain closely-spaced balusters of turned wood. The entranceway features a glass-block transom in 12 pieces, and a wood front door with 16 small square lights. The building has a mansard extension above its dentil-lined cornice and plain wood entablature. It features a shingled face and two dormers that project slightly. Each has a simple, overhanging, wood pediment supported by pilasters. The pilasters flank paired sets of 8-pieces casement windows on the northeast side, and a single set on the southwest dormer. A tall and wide brick chimney rises from the building's northeast elevation.

19-21 Sydenham Street

Built: 1888

Rating: S



The 19-21 Sydenham Street building was erected in 1888 for a flour merchant named Joseph Franklin. The Franklin family owned 19-21 Sydenham Street, and lived in 19, until 1903. That year it was purchased as a rental property by the company of James

Richardson and Sons. James, also a flour merchant, had a grain elevator at the foot of Princess Street. His company eventually became the largest exporter of grain in the British Empire, and is still one of Canada's largest and most influential corporations. Under the direction of James' sons, the company's focus moved increasingly westward, and Franklin was hired as one of its Winnipeg agents. Richardson and Sons appears to have purchased the Franklin property as a condition of Joseph's relocation.

Further historical value stems from this property's association with the Machar family. The 21 Sydenham Street unit was occupied by the lawyer John M. Machar and his wife from 1891 until his death in 1899. John was the son of the Reverend John Machar: a major figure in the history of Kingston's Presbyterian Church. His daughter, and John's sister, was Agnes Maule Machar. Agnes was a renowned local historian and social activist. After the 1883 death of her mother, Agnes resided with her brother and sister-in-law. She lived at 19 Sydenham Street until John's death in 1899, purchasing and moving into 25 Sydenham Street thereafter.

Agnes devoted herself tirelessly to social issues. Her vision of an ideal Canadian society was that of a reformed Christian nation under the British flag, consistent with scientific rationalism, tolerant, and devoted to redressing the ills of inequality. She worked as an advocate of the disenfranchised; promoting poor relief, housing, hospitals, schools and libraries. She is one of Kingston's most famed historical figures. Among

her numerous books is *The Story of Old Kingston*, commissioned by the Kingston Historical Society in 1908 and published in 1910.*

This building complements the historic character of its area in terms of massing, setback, composition, and its architectural elements. It is an important part of the Sydenham Streetscape between West and Earl Streets, which features a number of other ornate 19th-century residential buildings, and Kingston landmarks such as McIntosh Castle (14 Sydenham) and the Hochelaga Inn (24 Sydenham). The 19-21 Sydenham Street building has particularly high contextual value as a double-house well-suited to occupy the property immediately across from the later.

The 19-21 Sydenham Street building's design values include towers on the outer two of its four bays. Each tower projects in two tiers, and has a large rounded window in two pieces under its gable end. The windows are topped by a projecting brick hoods, and are supported by stone sills over brick detailing. Each gable features elaborate bargeboard and trim. These elements contain square, rectangular, and curvilinear patterns, accented by dentils and flanking sunburst patterns. The gables are tiered to match the towers. They are supported by ornate wood brackets. Brackets also support the cornice of the inner two bays. Above each inner bay is a gable-roofed dormer with bargeboard and trim matching that found on the towers.

Paired windows occupy the first and second storeys of the towers. Those on the first storey are joined by a common ashlar sill and wood mullion. Those on the second storey are spaced by brick. They rest on separate ashlar sills with suspended, scalloped, detailing.

The 19 and 21 Sydenham units share a common front porch and balcony. The balcony is supported by paired wood pillars with recessed panels. Simple square balusters and newels with round tops are featured on both levels. The balcony is accessed by doors, with rectangular transoms, on the inner bay of each unit. The transoms have muntin bars that create diamond patterns. Similar transoms above the wood double-doors of each entranceway are wider, slightly arched, and contain larger diamonds. Each unit's street address is etched its entranceway transom. The doors are topped by dentils. They contain wood panels and 2/1/2 window patterns.

* Andrew Hill, "21 Sydenham Street, Kingston, Ontario: Property History", unpublished report for Lucinda Bray, 2010.

23 Sydenham Street

Built: 1866

Rating: S

The 23 Sydenham Street building was erected in 1866 by builder and contractor John McMahon. McMahon owned a number of properties in the Sydenham Heritage during the mid-to-late 19th-century. He either erected buildings on these properties himself, or contracted the work for their construction. Later the 23 Sydenham Street building was owned by Lawrence C. Lockett, owner of Lockett's Boots and Shoes.* In the



1960s the house was purchased by James and Lily Inglis. James Inglis was a professor of psychology at Queen's University. After his death, Lily continued to live in the building until her passing in January 2010. Lily was a renowned heritage advocate and architect. She is known for numerous heritage restoration and renovation projects, either on her own or in conjunction with architects Wilfred Sorensen or Bruce Downey. Some of these projects include the Chez Piggy restaurant and the adjacent court yard in downtown Kingston; renovations to Newcourt House on the St. Lawrence College campus, the Hochelaga Inn directly across Sydenham Street, and the restoration of the Newlands Pavilion in Macdonald Park. Inglis and Sorensen also designed the central branch of the Kingston Frontenac Public Library on Johnson Street, incorporating the old residence of Bishop Macdonell as one of its main elements. In 2010 the laneway

* Andrew Hill, unpublished report for Lily Inglis on 23 Sydenham Street; property records for Lot 62 on Sydenham Street, Plan B27; Kingston directories; Dana Johnson and C. J. Taylor, *Reports on Selected Buildings in Kingston*, Vol. 1. (Parks Canada, 1976).

behind this stretch of houses, joining Earl and West Street between Bagot and Sydenham, was named Lily Lane in her honour.

The 23 Sydenham Street building is a 2½-storey wood building with a side-gable roof and a prominent front gable. The front gable covers two rectangular second-storey windows in 12-pieces. These are divided by a wide pilaster with recessed square and rectangular panels. Above the pilaster is a pediment top featuring a sunburst design. The gable face, above the windows, features clapboard and fish-scale imbrications. A matching window is located on the outer northeast bay of the upper storey.

The front gable's pilaster is centred above a rectangular bay window on the first storey. This bay has a shallow, forward-sloping roof, and a curved entablature with thick dividing bars. It contains two full-height rectangular openings, each with a 1/1 window and 3 square upper lights. The bay, and the remainder of the first-storey façade, is clad with fish-scale imbrications. Northeast of the bay window is a porch with a projecting pediment hood. Its shingled hip roof merges with the roof of the bay window. The porch roof and pediment are supported by plain square pillars, which taper slightly as they rise. The pillars rest on brick bases with stone caps. The pediment contains a solid, curved bargeboard surround fronting a deeply recessed tympanum.

This is the only wood building along this stretch of Sydenham Street. Its design features and detailed woodwork blend with the features of its adjacent buildings. This structure compliments the historic character of the area, and is an important part of the Sydenham Streetscape between West and Earl Streets.

24 Sydenham Street

Built: c. 1880

Architect: Joseph Power

Rating: S (Part IV)



This is an excellent example of late Victorian architecture with elaborate ornamentation. It was erected for John McIntyre in 1880, according to plans by Joseph Power. McIntyre was a local lawyer who had married the property's owner, Harriet Macpherson, in 1876. He also served as the mayor of Kingston in 1878. Harriet died in 1903 and, four years later, the property was sold to the Bank of Montreal's Hochelaga Foundation (named after a native village where part of Montreal is today). In 1933 the building was converted into apartments by its new owner, John McCulloch. It had two subsequent owners before the mid-1980s, when the property was purchased by a Picton-based hospitality company and converted to a bed and breakfast. Renovations were completed by Lily Inglis and Bruce Downey.

This three-storey red brick building features elaborate wood and brick decoration. It is set behind a limestone wall topped by a decorative iron railing. The gateway is flanked by cast iron light standards. The house rests on a high limestone base. Its corners, including those of its tall central tower, have brick quoins. All the eaves are heavily bracketed. The façade is asymmetrical, yet balanced. To the north of the tower is a heavy bay window, with Corinthian columns that supporting elaborate moulding. To its south, a wide wood verandah continues around the south side of the building. Two full length windows open onto the verandah. The second storey has symmetrical fenestration. Gothic windows on each side of the tower are placed under cut-gable roofs that merge with the building's overall mansard.

The doorway, located at the base of the tower, is a double-leafed with glazing and panels. It is recessed behind an arch with a limestone keystone. The entranceway is decorated by wood pilasters and a flat-topped hood supported by a pair of elaborate

wood brackets. A full-height, slightly-arched window is located in the tower's second storey. Above this, a wide wooden moulding and brackets support a roof with hipped corners. At the third-storey level, the tower becomes octagonal with a broad band of leaded glass casement windows around it. Above this level the steeply pitched octagonal roof, broken on four sides by small gable-roof dormers, rises to a small flat top decorated by iron filigree and supported by a wide wooden moulding.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 88-91 (1973).

25-27 Sydenham Street

Built: c. 1896

Rating: S

This building complements the historic character of its area in terms of massing, setback, composition, and its architectural elements. It is an important part of the Sydenham Streetscape between West and Earl Streets, which features a number of other ornate 19th-century residential buildings, and Kingston landmarks such as McIntosh Castle (14 Sydenham) and the Hochelaga Inn (24 Sydenham).



The 25-27 Sydenham Street building appears on a pasted amendment to the 1892 fire insurance map, updated in 1904. In 1896 the property had been purchased by Christopher C. Graham. Graham is alternately listed as a contractor and as a builder in Kingston directories. It is possible that he had the 25-27 Sydenham Street building erected, selling 27 Sydenham to John McKelvey the following year. McKelvey and his business partner, Samuel Birch, owned a plumbing and gas fitting store on Brock Street. They had the 128-130 Bagot Street building, in this same block, erected about twenty-five years earlier. McKelvey served as Kingston's mayor in 1877. He rented 27 Sydenham Street until 1907, when he sold that unit to John Waddell, a Professor at Queen's University, who continued to rent the unit to tenants. Further historical value stems from this property's association with Agnes Maule Machar: a renowned local historian and social activist. Machar purchased 25 Sydenham Street from Graham in 1901. She is listed in subsequent directories as its occupant, and lived there until her death in 1927. From 1891 to 1899 Machar had lived with her brother and sister-in-law at 25 Sydenham Street.*

* Property records for Lot 55 on Earl Street, Plan B27; Kingston directories.

Machar devoted herself tirelessly to social issues. Her vision of an ideal Canadian society was that of a reformed Christian nation under the British flag, consistent with scientific rationalism, tolerant, and devoted to redressing the ills of inequality. She worked as an advocate of the disenfranchised; promoting poor relief, housing, hospitals, schools and libraries. She is one of Kingston's most famed historical figures. Among her numerous books is *The Story of Old Kingston*, commissioned by the Kingston Historical Society in 1908 and published in 1910. This book, and several other Machar works, was likely penned in 25 Sydenham Street.

The 25-27 Sydenham Street building is a 2½-storey, 4-bay brick building on a stone foundation. Its inner two bays contain a full-height bay window in three sections. Their first and second-storey openings have ashlar sills, and are surrounded by broad wood trim. Each window unit is slightly arched. Those on the bays' angled returns are tall, narrow, and 1/1. Those facing Sydenham Street are plain with large rectangular transoms. A basement window is contained in each main section of the bays' foundations. Each bay window supports an upper-level balcony covered by a gable roof. The tops and sides of these gables feature triangular panels with sunburst designs. The sides of each gable are supported by short embedded wood columns, joined by a balustrade with turned-wood balusters. Scrolling wood brackets are suspended from the underside of each balcony, on each side of the bay windows' main sections. Dormers above the building's outer bays contain 1/1 windows with pediment-roofs that contain sunburst designs.

The first and second storeys of each outer bay are fronted by porches and balconies.

25 Sydenham Street

The 25 Sydenham Street balcony is supported by fluted pillars with squared capitals, resting on square bases with recessed panels and flat tops. A second tier of plain pillars rise to the level of the porch roof's plain wood entablature. Matching pilasters support the back of the porch roof along the façade. The pillars and pilasters on both levels are joined at the top hanging balustrade with turned-wood spindles, supported by curling wood brackets.

27 Sydenham Street

The 27 Sydenham front entrance door is topped by a rectangular transom with a thick, plain wood surround, slightly arched at its top. Its front porch is approached by a set of wood stairs and extends several feet past the outer bay, covering the front portion of the main massing's northeast elevation. The porch roof is supported by plain round columns, resting on square brick bases with flat ashlar tops. Its entablature contains two plain planks of wood under the roof's overhang. The roof supports a second-storey balcony, which has been enclosed. The enclosure contains a series of 1/1 windows

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facing Sydenham Street, with sets of three matching windows on each side. Its walls are clad with wood shingles.

30-32-34-36 Sydenham

Street - Clyde Terrace

Built: 1866

Rating: S (Part IV)



A range of brick buildings was built here by Mr. Tossell, a contractor, for Mr. Thomas Hendry, a wholesale grocer. This was quality row housing in an area of large and expensive single family dwellings.

This two-storey row is constructed of red brick in common bond and rests on a random coursed rubble limestone basement finished with a hammer-dressed string course. There are four flat-arched windows in the basement of the Sydenham Street facade. The building has a low pitched gable roof with a hipped gable at the Earl Street end. A narrow projection indicates the fire wall which divides the building in two. Each side is five bays wide with a central elliptical arched carriageway, now closed by wood-plank double doors. On each side of the carriageways, steps lead to doorways which are inset, with paneled reveals and transom lights. The doors are flanked by windows with flat arches, ashlar sills and wood surrounds. Only the **36 Earl Street** unit maintains its original 6/6 six window pattern. All of the façade windows, except the first storey of that unit, feature louvered wood shutters. The second-storey windows are set directly above each main floor opening.

The end walls are blank except for small ventilating openings with louvered shutters under the roof ridge. Chimneys rise from each end of the building, and from the roof

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between 32 and 34 Sydenham. The rear façade, visible from Earl Street, has symmetrically patterned fenestration with windows at three levels.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 92-94 (1973).

46 Sydenham Street

Rosemount Inn

Built: 1850

Architect: William

Coverdale

Rating: S (Part IV)



The Rosemount Inn was built as the residence dry goods merchant Edward H. Hardy, by the design of renowned Kingston architect William Coverdale. A Regency verandah originally fronted the Sydenham and Earl Street elevations. Its removal, and the removal of the building's shutters, contributes to the building's heavy appearance.



Rosemount is a 2-storey, 3-bay structure based on a square main massing of hammer-dressed limestone. Its design attributes resemble those of a Tuscan Villa. It features a 3-storey square tower, and a northeast kitchen wing. Wide bracketed eaves and a hipped roof top the main section of the house and the tower, while a gable roof covers the lower, kitchen wing. The brick chimneys are grouped into four wide stacks by means of decorative arches.

Steps lead to the main entranceway through a semi-circular arch in the tower facing Sydenham Street. This arch has brick capitals at its springing: a pattern that is repeated on the two sides of the tower. The front doorway is framed by a moulded

wood architrave with semi-circular arch. The door is topped by a leaded-glass fanlight. On the second floor of the tower, French doors open onto a bracketed balcony with a low cast iron railing. A ball and spear finial crowns the tower's roof.

To the right of the tower, the lower floor has a large window with sidelights, and stained and cut glass transoms. It is protected by a wooden canopy supported by a pair of brackets in a ship's wheel motif. Above this is a triple-window with half-rounded glazings and topped by a flat arch. A shallow projection to the left of the tower houses a chimney. A decorative wood porch and balcony on this side is a later addition. The porch roof is supported by wood pilasters and features an entablature with button reliefs. The balcony balustrade has an arcaded wood balustrade and a roof over its right side.

The building's Earl Street elevation has a large bay window with angled returns. It has three windows on each floor, with a stained glass transom in the main first storey wall. This bay is divided by a wood string course which continues the button-relief pattern of the porch-roof entablature. Large rectangular windows occupy each storey west of the bay window. The upper opening is fronted by an iron balconette.

The side of the house facing William Street has a number of additions which, with an old coach house, form a courtyard. In the centre is a shallow projection with an entranceway, a semi-circular, arched, landing window, and a small round window and gable above. The wooden porch and adjacent shed are of a later date. To the left, at the corner is a one-storey stucco addition with windows of varying sizes and shapes and a flat roof with a wooden balustrade. To the right are two windows, an original sash downstairs and a casement upstairs, the same as in this side of the kitchen wing. The 3-bay garage, once the coach house, is attached to the kitchen wing.

This residence is situated on a corner and set well back from the street. A cast iron fence of bold design with smooth limestone base and decorative cast iron piers at intervals, divides the property from the sidewalk on Sydenham and Earl Streets. Smooth limestone piers mark the ends of the fence and the corner, and flank the entrance gates. A lighter iron fence divides the property from the adjacent one on Earl Street.*

*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 1, pp. 56-59 (1971).

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47-53, 67 Sydenham Street

Annandale Apartments

See 119-137 Earl Street

Rating: S



73 Sydenham Street

(also 145 William St.)

Built: 1888

Rating: S (Part IV)



This large corner residence has the tower typical of this period and noteworthy terra cotta panels with interesting designs. John McKay, a leather and fur merchant, had this dwelling built in 1888. The assessment roll for that year lists the house as partly built.

This 2-storey brick house has a corner tower to the south; the façade has a central entrance and, to the north, a shallow projection rising to a gable. The entranceway, with side lights and large transom, sits under a segmental arch faced with floral relief work. There is a single window to the south and a triple window in the projection to the north. All windows have plain ashlar flat lintels.

A one-storey frame verandah extends from the north end to the corner tower. Pairs of Ionic columns, resting on pitch-faced stone piers, support a flat roof with a baluster of turned-wood spindles, matching that found on the porch. The wide plain entablature of the verandah rests under a modillion and dentil-lined cornice. The second storey has a window directly over the door and, to its south, a rectangular panel of diagonal brickwork edged by terra cotta, with a geometric design and paterae corners. In the centre of the panel is a terra cotta diamond. The north-side projection has, in the second storey, a single window flanked by terra cotta panels with a design resembling potted plants. The gable projection, faced with shingles, has one small window. The main cornice has pairs of small brackets. The main roof has a single gabled dormer with a bargeboard and ball and spindle work.

To the south, the three sides of the corner tower each have a window on both storeys, and each storey is topped by a cornice. The cornices carry-through the brackets and modillions found on the façade and balcony roofs. The third storey of the tower is frame with window surrounds of both engaged columns and pilasters, lintels and imitation keystones. The roof of the tower is a polygonal cone topped by a finial.

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The south wall has a chimney breast towards the front, decorated with vertical courses and a central square. To the rear of this wall, on the first storey, is a shallow projection with a square-headed triple-window with an ashlar lintel. These are topped by a brick arch spanning a diamond shaped terra cotta panel. The second storey has a matching window. The gable of this projection has shingling like the front, and rectangular window.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 230-232 (1980).

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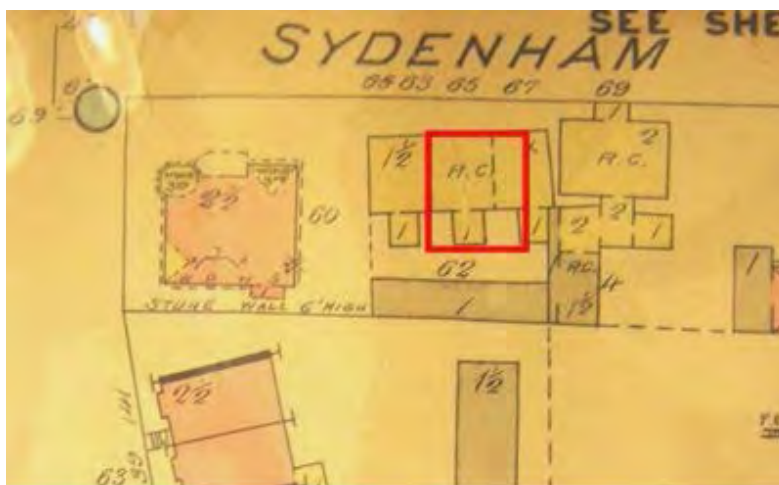
77 Sydenham Street

Built: 1990s

Rating: C

The 77 Sydenham Street building is a relatively recent addition to the Sydenham Streetscape. It was constructed in the 1990s, in a manner reflecting the composition, and to some extent the design elements, of older dwellings in the Sydenham Heritage Area. Its design attributes include its stone composition, south-side tower, ashlar entranceway surround, and its hipped wood-shingle roof.

This property has historical value based on its association with Kingston's early military history. Research by architectural historian Jennifer McKendry suggests that a wood building, that occupied this north part of lot 27 until c. 1911, might have been part of an early 19th-century line barracks building. That structure had been erected as part of a system of defensive block houses and palisade walls that were built around the town during the War of 1812. McKendry notes the



Approximate position of 77 Sydenham Street, superimposed on the 1892 fire insurance map. The 63-67 Sydenham building might have been part of a once-longer line barracks building.

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angle at which the former building, still depicted on the 1892 fire insurance map, sat with respect to Sydenham Street, suggesting that it predated the road itself.*

* Jennifer McKendry, *Illustrated Chronology of the Old Sydenham Ward & Area*, Kingston, pp. 15-17 (2009).

82 Sydenham Street

Built: 1850

Rating: S

This Church was designed by William Coverdale for the Wesleyan Methodists in 1850. It was built on land that prominent businessman, and 8-time Kingston mayor, John Counter donated to the Church. Extensive interior work was done in 1878 to plans by John Power.

This hammer-dressed stone Church with ashlar trim is built on a rectangular plan. A central stone tower, projecting from the façade, has narrow corner buttresses. Each storey of the tower is divided by a string course. Its slender spire rises to a finial.



The first storey of the tower has a large double door with a Gothic arch, and matching transom featuring a circular window. Above the window are two string courses. The second storey has a large arched window with tracery. In the third storey, the four sides of the tower each have a pair of louvered lancets separated by a pilaster. The lancets have tracery in the arch above the louvers. Above the lancets, a corbelled arcade supports a scalloped course at the base of battlements. The corner pinnacles have flat tops and moulded cornices. The battlements have recessed lancet panels and turrets. Near the base of the spire, on each side, there is a narrow louvered opening with gable cusps at their heads. Higher on the spire is a geometrically decorated band course.

Each bay flanking the tower contains a large recessed gothic window opening on the first storey, containing paired windows with Gothic peaks. Their inner stone spandrels

contain trefoil windows. Above these, on the second storey, sit smaller Gothic windows with paired main glazings that resemble lit candles. Their wood surrounds form a separate quatrefoil tops under their stone arches.

The facade is extended on each side by northeast and southwest projecting gable wings with, at their fronts, shallow gabled projections containing doorways with recessed surrounds. The gables of these projections have three narrow grooves and their peaks and cusped ashlar finials. The ashlar cornices of the wings have billet moulding.



The south corner the church features an embedded octagonal tower with a wood-shingled conical roof and a finial. It is lined by a tiered wood cornice with trefoil-inscribed modillions. Each exposed side of the tower's two storeys contains a recessed transept window. Narrow buttresses project from it corners on the first storey.

The church's William Street elevation contains a gable-topped bay projection with angled buttresses. This projection flanks tall, recessed Gothic windows with candle and quatrefoil wood tracery.

The gable contains a round window with trefoil tracery. Below that sit a pair of gothic windows with a sill course. The first storey has three square-headed windows with a sill course. These elements occupy a gothic-peaked recession. Outside of the recession, two square-headed windows flank the inner three.

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The building's northeast elevation contains a similar arrangement of features, although the gable projects from a bay, with angled returns and hipped roofs, which projects from a northeast transept. The cornice of the bay window has alternating trefoil and quatrefoil patterns. Near the top of the northwest wall is a pyramidal formation of vertical grooves. Both corners of the wing have diagonal buttresses. Between the bay window and a transept to the west is a one bay in-fill with tracery window.*



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

85 Sydenham Street

Built: c. 1849

Rating: S (Part IV)



Provincial land surveyor
Thomas Fraser Gibbs

purchased this property in 1848, and had the present building erected. It does not appear on an 1848 map of Park Lot 11, but it does appear on the map published by Gibbs himself in 1850.

This 3-bay, 1½-storey roughcast house has a central vestibule of the same material. There is a round-headed transom over the five panel door with wood surround. The sides of the hip-roofed vestibule each have a small round-headed window. The windows in the first storey façade have rectangular transoms. Those in the second storey, set directly under the eaves, are square with a narrow wood mullion. A short brick chimney extends from each side of the gable roof. Three rectangular windows, two on the upper half-storey, are located in the building's northeast elevation; a small single window is set under the southwest gable, in front of the chimney. All of the windows have louvered shutters. A wood base course spans the building's perimeter.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 237-238 (1980).

86-88 Sydenham Street

Built: 1858 (88)

1879 (86)

Architects:

John Power (88)

Joseph Power (86)

Rating: S (Part IV)



This red-brick double-house is nearly identical to the adjacent 92-94 Sydenham Street building, built in 1857. 88 Sydenham was completed by 1858 for Stephen Irons, proprietor of the Frontenac Hotel at Clarence and Ontario Street, according to plans made by Kingston architect John Power. In 1863 it was sold to George Baxter of Pittsburgh Township, who left the property, along with the 88, 92 and 94 Sydenham buildings, to his three daughters. Number 88 went to Jane, who had married well-known Kingston artist and photographer William Sawyer. The property's historical value is further enhanced by its association with Kingston architect Joseph Power, son and business partner of John Power. Joseph leased the south half of this lot from Jane on the condition that he build, within a year, "a substantial, workmanlike brick house" which would have a roof of the same material as hers. He continued to lease and occupy the land on which he built this house until purchasing it in 1909. In 1913 he purchased its other half, containing 88 Sydenham.*

This building is a compliment to the adjacent 92-94 Sydenham Street, sharing many of its principle design attributes. It is a 2-storey red-brick double-house with a hipped roof, a high stone foundation, ashlar base and string course, and brick chimneys rising from each side. The cornice is lined with modillions. Apart from the lower south-western window of 86, its windows have label mouldings with floral relief work and ashlar sills.

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, p. 240 (1980).

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The former has 2 and 4-piece transoms with vertical dividing bars, over a large plain window with sidelights. The central entranceways bay are slightly recessed.

Each front door is topped by a half-round transom, and has an ashlar surround with square ears and a three-tiered keystone. The units share a common wood porch, with fluted pilasters supporting a large flat hood with a bracketed cornice. Its arrangement is uncommon, featuring a common set of front stairs which diverges into two quarter-turn wrap-around staircases leading to the shared porch.

The southeast wall of 86 Sydenham faces the Sydenham Street Church. It has a chimney breast and a full-height bay window.

92-94 Sydenham Street

Built: 1857

Built by: John Power

Rating: S (Part IV)



This double-house was built for Stephen Irons, proprietor of the Frontenac Hotel at the corner of Clarence and Ontario Streets, according to plans by Joseph Power.

In 1862 Irons sold the property to George Baxter of Pittsburgh Township, who left it to his three daughters. The 94 Sydenham unit was given to Isabelle, who had married John C. Innes, a civil engineer for the city. The Innes's lived in 94 Sydenham throughout the 1870s and 80s. After John's death Isabelle continued to reside in the house, until the turn of the century.

This 2-storey red-brick double-house is 6 bays wide with a hipped roof, a high stone foundation, ashlar base and string course, and tall brick chimneys rising from each side. Its windows have label mouldings with floral relief work and ashlar sills. The cornice is lined with modillions. The centred entranceway bays are slightly recessed. Each front door is topped by a half-round transom, and has an ashlar surround with square ears and a three-tiered keystone. The keystones rise to shallow wood hoods with flat roofs, supported by large curved wood brackets.

The 92-94 Sydenham Street is located at on a highly-visible intersection with Johnson Street. Its composition, design, massing and setback are appropriate to this context: these features cohere with the 86-88 Sydenham Street building, erected 18 years later.