

Property Inventory Evaluation
Wellington Street



5 Wellington Street

Built: c. 1900

Rating: S

This city block was divided in 1873 by the trustees of the estate of Jane Miller. Property records show that the lot now containing 5 Wellington, 7-9 Wellington, and 65 West was purchased that year by a sailmaker named George Oldreive. Oldreive had the 7-9 Wellington Street building erected first, around 1879. According to Kingston directories, he occupied unit 7 until 1899, when he had this building, and 65 West Street, erected. After 1899 Oldreive moved to the 65 West Street.



This building has design and contextual values. It is an appropriate late-Victorian, red-brick structure which complements the streetscape in terms of its design, composition, massing and setback. Its design attributes include a 2-storey bay window with angled returns, topped by a set-back gable-dormer with three tall windows surrounded by stickwork and rubblestone panels. The bay's two main-storey window openings are large and rectangular, with ashlar sills, divided by a thick brick string course. Those on the second storey have flat -arches and rectangular transoms; those on the first storey have half-round arches and transoms. The building's narrow northeast bay is topped by a tall gable-roofed dormer with simple gable trim, and a rectangular window half-round panel. A balcony supported by thin narrow columns is accessed by a door with rectangular transom, topped by a brick label mould. The front entrance contains a matching door and transom.

7-9 Wellington Street

Built: 1879

Rating: S

This city block was divided in 1873 by the trustees of the estate of Jane Miller. Property records show that the lot now containing 5 Wellington, 7-9 Wellington, and 65 West was purchased that year by a sailmaker named George Oldreive. Oldreive had the 7-9



Wellington Street building erected first, around 1879. According to Kingston directories, he occupied unit 7 until 1899, when he had this building, and 65 West Street, erected. After 1899 Oldreive moved to the 65 West Street. This building has design and contextual values. It complements the streetscape in terms of its design, composition, massing and setback. Its design attributes include rectangular 1-storey bay windows with flat roofs and plain entablatures. Paired windows, in the hammer-dressed limestone foundation of each bay, are topped by solid ashlar hoods with slight arches which merge with an ashlar string course. Paired rectangular windows with simple wood surrounds are found in the second storey above each bay window. The inner two bays project slightly and contain the entranceways. Each front door is topped by a large rectangular transom. Gable-roofed dormers with wood faces and half-round window openings top each of this building's four bays. A short stone chimney rises from a wood-corbelled firewall at each end.

7 Wellington Street

The 7 Wellington Street unit contains paired 1/1 windows in its projecting bay. Its entranceway is fronted by a wood porch, with tapering wood pillars on square wood bases with recessed panels. The pillars support a second-storey balcony accessed by a rectangular door with a flat arch. Both the porch and the balcony feature turned-wood balusters.

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9 Wellington Street

The 9 Wellington Street contains a wide rectangular transom, with stained glass and tracery, above the large 2-piece single opening of its projecting bay. A matching transom over the entranceway contains the unit's street address in gold. The second-storey balcony has been removed. Its entranceway contains French doors now covered by a wood storm door.

12 Wellington Street

Built: 1874-75

Architect: John Power

Alterations: 1910

**(front porch, William
Newlands)**

Rating: S (Part IV)



The property at 12 Wellington Street is a large red brick house built in 1874-75 by John Power. The heritage value of the property at 12 Wellington Street lies in its historical associations, design and physical attributes.

The 12 Wellington Street building is a picturesque example of Victorian architecture in the 1870s, with its red brick façade, elegant entranceway, ornamental string courses and eclectic mixture of architectural styles. It is a 2½-storey, 3-bay brick house, which sits on a high stone foundation, with an ashlar base and string courses. These elements are characteristic of modern residential buildings of this period in Kingston. The central bay projecting from the façade, which rises through the mansard roof to a square flat-topped tower, once had a balustrade. The Power architectural firm used mansard roofs to modernize Kingston's downtown core. Elements of the Italianate architectural style are evident in the dwelling at 12 Wellington Street, with its stylized classical elements and exaggerated cornice.

The main entrance and balcony are prominent features of the residence at 12 Wellington Street. The romantic 2-storey porch was added in 1910, by the Newlands architectural firm. Its central door and classical orders trace back to an earlier period in Upper Canadian architecture, but the forms of the house is appropriate for its own era with its verandahs and elaborate ornamentation. The pilasters, columns and complete entablatures with brackets contribute to its strong design values. The Tuscan order is used on the first storey and the Renaissance Ionic is used on the second. The turned balustrade, which extends down either side of the wide flight of steps contributes to the grandeur of the entranceway.

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The historical value that lies in the property at 12 Wellington Street is more than its representation of architectural and design values of the period. It is also an example of the well-known 19th-century architect John Power. John Power established an architectural firm around 1850 that lasted into the twentieth century. Power was well-acquainted with the interesting developments in London, England, and contributed significantly to regional acceptance of brick as an important building material. It was built in 1874-75 on the site of a Block House; the land having been sold by the Crown to William McRossie in January of 1874. McRossie was a prominent lumber merchant. The changes made to the original dwelling are predominantly in the 2-storey porch, added in 1910 for Dr. James Third, who acquired the property in 1900. The large dwelling at 12 Wellington is a distinguished example of architectural styles and modern building materials, while blending into the harmony of the Old Sydenham Heritage Area.

15 Wellington Street

Built: 1949

Rating: N



This building does not appear on the 1947 fire insurance map. Property records show that the land was purchased in 1948 by Lorne LeHeup for \$1,500.

In August of 1949 it was sold to Jack Andre for \$4,300, who sold it to John Sampson the next month for \$9,466. The sharp rise in this property's value suggests that the building was erected in 1949.

The composition, design, scale, massing and setback of this building contribute to the Wellington Streetscape. Although constructed more recently, its 2-storey height, with a raised basement, is compatible with the older structures to its southwest. A gable-topped tower with a plain wood-plank face projects slightly from the second bay in from West Street. It contains a wood entranceway surround with a plain-wood pediment supported by fluted pilaster. Diamond-shaped tracery has been used on the wood front door's tall sidelights; on both the square transoms above them, and the rectangular transom above the front door. All of the first and second-storey windows rest on stone sills. The second-storey tower contains paired windows, each with 3 vertical panes over a plain window.

The remaining fenestration is less sympathetic with the building's surrounding context. Small rectangular openings on the two northeast bays allow the building's brick face to dominate on that side,

while the southeast bay contains large 4-piece windows. The two singular windows on the northwest bay match the 3/1 arrangement found on the tower, as do the four regularly-spaced windows on 15 Wellington Street's Lower Union Street elevation, and the two window toward the front of the building on its southwest elevation. The later are placed in front of a square brick chimney projection.

Both elevations contains large basement windows with similar 4/1 patterns.

18 Wellington Street

Built: 1895

Architect: William

Newlands

Rating: S (Part IV)



18 Wellington Street is a red brick house built in 1896. The house was designed by William Newlands, a prominent Kingston architect during the late nineteenth century. The cultural heritage value of 18 Wellington Street lies in its design and associative values.

Designed by architect William Newlands to take advantage of the building's corner site, this dwelling is an excellent example of Newland's Victorian style. The house is constructed mainly of red brick, except for the basement which is limestone. The front porch of the house features ornately carved wooden columns and is decorated with a row of dentils along its roofline. Windows throughout the building are decorated with ashlar sills and large wooden shutters. On the third floor of the house, the western bay projection is capped with an entablature decorated with dentils. Above this a semi-circular arched window flanked by two rectangular windows terminates with a steep gable roof. Set in the middle of the house's façade, on the third storey, is a single dormer with a gable pediment set above two rectangular windows. One of the most interesting design elements of the house is a pair of spiralled finials that mark the twin peaks of the house's roof. The house also features bay windows, fanlight double windows, and paneled brickwork around the second-floor windows.

25-27 Wellington Street

Built: 1851 (27)

1854-54 (25)

Architect: John Grist

Alterations:

William Newlands, side

Verandah of 27, 1904-1908

Rating: S (Part IV)



This double stone dwelling is one of the few examples of the work of architect John Grist. Grist, son of a Royal Engineer, was also the son-in-law of Samuel Phippen, a builder. Grist's best-known work is Barberry Cottage on Centre Street, built in 1853. In February of 1852 Grist bought part of this lot, on which he had already erected "leasehold property", advertised in 1852 as "nearly new." In 1855, 25 Wellington was assessed as unfinished, belonging to John Grist, and occupied by two carpenters. One of these was Joseph George, an African-American from Pennsylvania. George later went into business with Charles Mee, a manufacturer of pianos and melodeons. In 1871 he had 112 Gore Street building erected as a piano manufactory.* Some of the alterations to this building may have been made by George.

This 2-storey, hammer-dressed stone double house has a broad ashlar base course and a narrower string course. A moulded cornice supports its side-gable roof with parapets at the end walls and at the line dividing the two dwellings. Each parapet rises to a stone chimney with an ashlar cap.

* See entry for 112 Gore Street. For more on Joseph George, see <http://www.stoneskingston.ca/usermap/action/moreLocationInfo/Id/340>

25 Wellington Street

The 25 Wellington Street building is three bays wide, has a deeply recessed central entranceway with rectangular transom under a heavy ashlar lintel. It is flanked by broad elliptical arches with radiating voussoirs. The south arch is blind and contains a door with transom and a small rectangular window set under a common wide ashlar lintel.



The base course extends into this blind arch and is interrupted by the paneled door.

The arch to the north contains a window with fanlight and angled side lights over an ashlar sill. The second storey of the north bay has an oriel window, its two windows separated by pilasters. The central bay has a square-headed window with ashlar sill, while the southern bay has a window set on the string course and containing side lights and a wide rectangular transom set under a wide, flat cement lintel. There is a triple-window gable dormer above the oriel window. The south-western wall has no lintels.

There are two-storey brick additions at the rear.

27 Wellington Street

The 27 Wellington Street building is two bays wide and has two flat-arched windows with ashlar sills in the second storey. The first-storey original door has been blocked and a large cement based bay window, with five narrow windows, has been added to the first storey. A 2-storey frame porch, supported by paired columns runs along the north wall to meet the two-storey mansard-roofed addition at the rear. The 1908 fire insurance map shows that the addition is comprised of concrete blocks. The William Newland's collection at Queen's University has a detail for a dining room and verandah at 27 William Street for William Harvey. The verandah appears first appears on the 1908 fire insurance map. *

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 248-250 (1980).

26-28 Wellington Street

Built: 1878

Architect: Joseph Power

Rating: S



The 26-28 Wellington Street building has historical, contextual and design value.

This property was purchased by Joseph George in 1854. George, an African-American from Pennsylvania, was a carpenter who lived in the 25-27 Wellington Street building, across the street, at that time. He later went into business with Charles Mee, a manufacturer of pianos and melodeons. In 1871 he had the 112 Gore Street building, around the corner on this city block, erected as a piano manufactory.* The 18 April 1878 edition of the



Ornate brackets lining the cornice

Kingston Daily News shows that George had two buildings on Wellington Street, near Gore, erected that year. It was designed by architect John Power. George is listed as the occupant of 28 Wellington in the 1881 directory.

* See entry for 112 Gore Street. For more on Joseph George, see <http://www.stoneskingston.ca/usermap/action/moreLocationInfo/Id/340>

The design, composition, setback and massing of the 26-28 Wellington Street building compliments that of other buildings found on the northwest side of Wellington Street between Lower Union and Gore Street. Its red-brick composition and high stone foundation match those of the other building found on this stretch of Wellington. Its flat façade coheres with the adjacent 32-38 Wellington row of buildings to its northeast.

This structure is a 4-bay, 2 ½-storey, brick double-house, divided by a brick pilaster. It has a bell-curved mansard roof indicative of the Second Empire style of architecture. The building is bold in appearance: a feature emphasized by its flat façade, high foundation, and symmetrical features. Each unit is fronted by a massive front entrance porch and second-storey balcony on its outer bay. The balcony and balcony roofs are supported by large, plain, and paired wood columns. The lower columns rest on rough-hewn stone bases that flank wood entranceway stairs. The balconies feature turned-wood balustrades, and their roofs are topped by pediments with deeply recessed tympanums.

Each unit contains a slightly-arched basement window on its inner bay. Above these is a large, plain first-storey window with a slightly-arched transom. Each transom contains tracery in hexagonal rows. The second-storey windows of each unit are 2/2, and arched. All of the first and second-storey windows have simple wood trim and ashlar sills. The second-storey sills are supported by small brick brackets. Wood dormers with 2/2 windows top each of the four bays. Each entranceway contains wood double-doors, with tall rectangular windows above two square panels. Transoms top both the doors on both levels.

The building's mansard features an upper row of dentils. It is divided between the units, and marked at each end, by thick trim which hugs the roofline. Ornate, quarter-round brackets line the cornice. A brick chimney extends from the middle of the roof.

32-38 Wellington Street T

Built: 1873-74 (36-38)

1878-79 (32-34)

Rating: S



The 32-38 Wellington Street building is a terrace comprised of four units, built within a six-year period. This building has design and contextual value. The building occupies half of the city block along Wellington, between Lower Union and Gore. Its setback, design, massing and composition blend with the 26-28 Wellington Street building to its southwest.

The 32-38 Wellington Street building has design value. Character defining elements that reflect this value include its scale and massing. Other elements include the dwelling's 2-storey construction, based on four 2-bay sections joined by arched carriageways on the third bay from each end. The carriageways are flanked by deeply-recessed entranceways with semi-circular transoms, set under round half-round arches with ashlar keystones. The windows are square-headed with ashlar sills. Six dormers are regularly-spaced along the building's side-gable roof. Each entranceway is fronted by a raised wood porch. All but the 32 Wellington Street entranceway is protected by a gable-roofed frame porch.

35 Wellington Street

Built: 1915

Rating: S



On the 1908 fire insurance plan, the lot on which 35 Wellington Street will be built is empty, as it is on the 1892 plan save for a frame small building attached to a stone structure in the direction of Gore Street. By the plan of 1924, however, the square footprint of 35 Wellington Street, noted as brick and 2½ storeys, is in place. In 1914, Charles S. Anglin, lumber merchant, bought the property from Annie Wilson, widow, who had acquired it a year earlier. The house does not yet exist in the 1913-14 directory but, in the 1916-17 directory, Charles Anglin is living at 35 Wellington Street. The Anglin family owned the property until 1945, until it was sold to Howard Kelly.

In the early decades of the 20th century, a “four-square” proportion was popular in houses, as was brick as a building material. Stone was still prevalent for the exterior facing of foundations, although poured cement was making inroads. The influence of Classical Revival (a conservative trend in the face of avant-garde modernism in the arts and architecture around the First World War era) was still strong and dominates this hipped-roof house.

Symmetry dominates the placement of the street facade openings, including the hipped roof dormer. Historicism is seen in the use of keystones, dentils, modified Palladian windows, porch pediment and the use of the Classical Orders in the trios of wood porch columns and single pilasters. They are Doric with the nicety of no fluting in the lower half -- a feature seen on some Roman columns. The windows overall are of a generous size (a trend in the 20th century) with large sheets of glass contrasting with intricately divided glass in the transom sections of the house’s main storey. In the large windows of the second storey and in the dormer, the use of small panes of glass in the upper sections in contrast with single panes in the lower part was fashionable at this time. The small square windows on the side wall were also then in vogue.

This house is a good example of the conservative fashion trends in the opening decade of the 20th century, and has undergone no significant alterations.

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37 Wellington Street

Built: by 1850

Rating: S (Part IV)

The 37 Wellington Street building is a sympathetic stone addition to the 92 Gore Street structure built in 1839. The addition appears on the 1850 map by Gibbs.

The 37 Wellington Street building has a deeply-recessed square-headed entranceway and wood reveals. Wood stairs, flush with the entrance, lead to a raised front door. These are fronted by a newer concrete staircase of no heritage value. The remaining three windows on this building's two bays have appropriate 9/9 window patterns on the second storey of its flat faced, and 12/12 on its first.



42 Wellington Street

Built: by 1829

Rating: S

A building appears at this location on Howlett's map of 1829. The present structure's simple wood construction and uncoursed stone foundation are consistent with such an early date of construction. Its setback from Wellington, and the main massing's orientation, suggests an original Gore Street façade.

Gibbs map of 1850 shows an extension to the building, leading up to Wellington Street. Innes' map of 1865 shows a southwest extension consistent with the present one, facing Wellington Street.

The 42 Wellington Street building is a simple, 1½-storey clapboard residence on a stone foundation. The building's main massing features two large 1/1 windows, with wood shutters, along its Gore Street elevation. Its front-gable roof has two, 2/2 windows set close to the roofline. There is a wood front door on the main level's southwest bay. A 1-storey southwest extension to the building is also features



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clapboard siding. It has a large 2/2 window on its outer bay, and an entranceway on its Gore Street bay. All of the building's fenestration has wide, plain wood frames.

45 Wellington Street

Built: 1842

Rating: S (Part IV)



This large building with three entrances -- 89 Gore, 91 Gore and 45 Wellington -- is one several buildings built for merchants John Watkins and Samuel Muckleston, as real estate ventures during Kingston's capital period. The 1842 tax assessment roll notes that the house was unfinished in April of that year.*

This 5-bay (on the principle facade facing Gore), 3-storey house is built of hammer-dressed limestone with a recessed border along its northwest corner. The doorways, including 45



Wellington, have two recessed, round-headed entranceways with round-arched transoms. Recent multi-paned window bars have been installed throughout the

* City of Kingston, *Buildings of Architectural and Historical Significance* (Kingston, 1980) V: 58-9.

building.* Small square windows line the upper storey of this building's Gore and Wellington Street facades. The remainder are tall and rectangular. The southeast elevation wall is brick, and is topped by a gable parapet and a brick chimney. The roof facing Wellington Street is hipped. A two-storey frame addition with a lean-to roof has been added in recent years to the side wall of 45 Wellington next to 47 Wellington. This side wall has a stone chimney rising from it. The Wellington Street facade is three bays wide with the entrance door in the centre of the main storey. It lacks the blind round-arches articulating the Gore Street facade.

* *Ibid.*, see picture on p. 58 for previous fenestration.

47 Wellington Street

Wellington Street School

Built: 1873-74

Architect: John Power

Rating: S (Part IV)



This school building was constructed according to a design by John Power in 1873-74. It represented the most modern local school of the period. The *British Whig* of 16 September, 1973, noted that the new school would cost \$7,200. Prior to its construction, classes were being held in Adam Main's old furniture warehouse at the corner of Lower Union and Wellington Streets. Contracts were let to Richard Tossell for masonry; William Irving and son, carpentry; McKelvy and Birch, tinsmiths; and Thomas Savage & Company, painting.

This 2½-storey building sits on a high stone foundation which has segmentally arched windows. Built of hammer-dressed limestone, it has pitch-faced quoins and ashlar sills and string courses. The 7-bay façade has a central 1-bay projection rising three storeys to a square tower topped by a tall, slender, bellcast mansard with a small flat roof. The main entrance in the first storey of the tower is reached by wooden steps between parapets with ashlar tops. The entrance, set under a Gothic arch, has a double door under a lancet transom consisting of two quadrant lights. Above the entrance is a 1873 shield datestone. Above the datestone is a window with an ashlar sill and sharply-pointed Gothic arch with simple intersecting tracery. This section of the tower terminates in an ashlar string course with cyma reversa moulding supporting a slightly smaller third storey which has pairs of lancet windows on each side. The bellcast section of the mansard roof has, on each side, a small louvered dormer with roof matching the shape of that on the tower.

Flanking the central bay are 1-bay recessed sections with small Gothic-arched windows. The flanking outer double-bay sections project beyond the tower section, and their gable roofs project from the front slope of the main roof. The first storeys of these sections each have two pairs of narrow segmentally arched windows, each pair having

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a common ashlar sill. Under the peak of the gable, each section has a narrow square-headed window. The bargeboard and pendants on these gable sections are a fairly delicate swag effect.

Both the north and south walls are regularly fenestrated and their windows are all 12-paned double-hung sash with camber-arched brick surrounds. The north wall has an extra window between the two on the first storey: it is segmentally arched and slightly smaller than the others.

The roof has gable-end parapets with ashlar corbel stones and two stone chimneys, one at the peak of each parapet.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 253-55 (1980).

50-52 Wellington Street

Built: by 1850

Rating: S

Although it has been claimed that this stone house existed as early as c1817,^{*} evidence from maps dating from 1801 to 1829 does not support this claim. By the time of the 1850 Gibbs map, however, a building is shown with its short end tight against Gore St on this corner site. By 1875, in the Brosius view, a mansard roof has been constructed on top of a one-storey structure.

On the fire insurance plan of 1892, it is shown as a double stone house with a double frame small wing to the rear. The proportions of the stone footprint look similar to the earlier maps. The new mansard roof, a feature growing in popularity in the 1870s in Kingston, created a liveable storey in the attic. Each half has a window and doorway on the main storey street-facade and two windows in the attic. Although it has been assumed that this was a single house converted into double after the mansard roof was added,[†] this arrangement might have been present earlier, because it would have been useful when occupied from about 1850 to about 1853 as a Christian Brothers School[‡] in order to separate the different



^{*} City of Kingston, *Buildings of Architectural & Historic Significance* (1980) V: 256-7. No source is cited for the c1817 date.

[†] *Ibid.*, 257.

[‡] L. Flynn, *At School in Kingston 1850-1973* (1973), 60.

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levels of grades. It is interesting that the main-storey pair of windows on the end wall of 52 Wellington has round arches.

54-56 Wellington Street

Built: c. 1855

Rating: S



This building appears on Brosius' 1875 map. It is likely the same building as that depicted on Innes' map of 1865. A building also appears at this location on Gibbs' map of 1850. But its setback, and an apparent northeast projection toward the street, makes an identification with the later structure inconclusive. An 1855 mortgage from the Kingston Permanent Building Society, by builder Samuel Phippen who owned the property at that time, is more likely related to the construction of this double-house.

The 54-56 Wellington Street building is a simple, 2-storey, 4-bay brick double-house on a stone foundation. The first storey of the building's façade is separated from the foundation by a smooth ashlar base course. Its main massing has a hipped roof with a common central chimney at its apex. The entrance to each unit is located on the main storey of the structure's outer bays. Rectangular transoms top each entranceway. Fenestration along the façade consists of 6/6 windows, set on stone sills and topped by brick flat-arches.

58 Wellington Street

Built: 1918

Rating: C

The Kingston directory for July 1918 to July 1919 lists a Captain Horace Lawson at 58 Wellington Street, “New House.”

This is a simple, 2-storey, 2-bay roughcast over wood structure which is appropriate to the Wellington Streetscape in terms of design, massing, composition and setback. It features moderate decoration, such as finger reliefs on an otherwise plain entablature of its nearly-flat porch roof. The roof is supported by plain wood columns that rest on stone bases, with ashlar caps and tapered ashlar tops. Its front entrance has blind sidelights, and a transom in three pieces topped by a pediment-peak. A matching peak tops the solid surround of its main first-storey 1/1 rectangular window. Matching windows occupy each bay of the second storey, but are flush with the plain entablature that lines the building’s side-gable roof.



60 Wellington Street

Built: by 1918

Rating: C

An fire insurance map from 1908, updated in 1915, does not show this structure. The directory for July 1918 to July 1919 lists a Samuel Lily as its occupant. Lily purchased the property in 1908.

The 60 Wellington Street building is simple 2-bay, 2½-storey brick structure on a stone foundation. It features few decorative elements, but is appropriate to the streetscape in terms of its composition, design, massing and setback. Simple trim bars are suspended from its front gable roof. Its first-storey façade window and front entranceway have rectangular transoms. The entrance is approached by a wood staircase leading to a small porch. A second-storey balcony is supported by plain wood pillars. Both the porch and the balcony have turned-wood balusters. A square window is located in the foundation façade.



62-64 Wellington Street

Built: possibly by 1850

Rating: S



The 62-64 Wellington Street building occupies the southwest half of Lot 181, originally granted to Matthew Lines who sold it in 1808 to

Henry Murney (Murney Tower is named after him). During the capital period, in 1841 the lot changed hands to Edmund Matthews and then to Matthew Thomas Hunter. In 1845, auctioneer James Linton purchased the southwest half of the lot. It is of interest that the next year a mortgage was given by architect John Grist, who had just arrived in Kingston. Could he have designed 60-62 Wellington Street?* It is on the Vasasour 1850 map with two rear wings (suggesting it was built as a double). An analysis of the construction and interior features is needed to be certain of the age of this double house.[†]

62-64 Wellington Street is a brick 2-storey, 4-bay double-house, with rear additions on the outside bays. It has a hipped roof with a common, central, brick large chimney. It may have been stuccoed sometime after the fire insurance map of 1892, where it is shown as brick. There is a string course. The entrance to each unit is located on the outer bays of the building's street façade. 62 Wellington Street's entrance is sheltered under a later open porch. The casement windows and doorways are placed asymmetrically on the street facade. The glazing bars and doors are recent. Shutter

* This is speculative, as Grist's known *oeuvre* in Kingston is so scanty that one can not identify his style. His surviving buildings are mainly in Ottawa in a later period. Architects -- like other businessmen -- speculated in land transactions without necessarily working as a designer of the particular property in which they were investing. The asymmetrical placement of the street openings is not characteristic of a sophisticated design of the 1840s.

[†] That is, is the present house a replacement for the one shown on the maps of 1850?

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pins suggest the original use of shutters: three pairs are in place on **62** Wellington. There are rectangular transoms over the doors and heavy mouldings over the tops of the upper windows.

70-72 Wellington Street

Built: c1840s

Rating: S

70-72 Wellington Street forms, with 72 Earl Street, an L-shaped footprint at the street corner, which is seen as early as the 1850 maps, as well as on the 1860 Walling wall map. Edmund Matthews purchased the lot from Edmund Murney in 1841, and sold it to Thomas Hunter that same year. These stone structures may have been built during the rush for housing while Kingston was the capital of the United Province of Canada East and Canada West from 1841 to 1844. By the 1892 fire insurance plan, **70** Wellington has lost its adjoining 2-storey building (jagged stone of the corners confirm that there was once such a building) and is distinguished as a separate (but attached) living unit from what is now **72** Wellington. The latter is portrayed as an unnumbered half (and numbered as 72 Wellington in 1908) of a stone building facing Earl Street; the latter



70 & 72 Wellington; 72 Earl (on right)



building is numbered as 72 Earl. The missing stone building once attached to **70** Wellington has been rebuilt as a one-storey stone structure with a lean-to roof against the end wall of the main building. It has two small windows and a number of skylights.

70 Wellington

70 Wellington is slightly taller than 72 Wellington, from which it is separated by a parapet wall and very tall stone chimney (its height increased after 1869). It is stone, two storeys high and two bays wide with two upper windows and, on the main storey, a window and door with a rectangular transom. The glazing bars and one pair of shutters are likely later replacements. A frame addition with a rear balcony has been added recently to the back slope of the roof and is visible over the roof ridge when viewed from Wellington Street.

72 Wellington

72 Wellington nestles into what could be described as an empty corner left by the positioning of 70 Wellington and 72 Earl Street. This is apparent when looking at an overall view of the Earl and Wellington street corner. In 1869, William Sawyer, an artist and photographer, stood in just such a position to photograph the scene, which included his house, 72 Earl, where he lived from 1856 to 1889 (the year of his death).^{*} 72 Wellington is stone, three bays wide and two storeys high. There are three square windows (only two show in the 1869 photograph but this may be due to fading of the image) in the rather low upper storey and two rectangular ones in the main storey with a centre door and rectangular transom. In 1869 there was a small, frame, enclosed porch with a lean-to roof sheltering the front door. Shutters -- probably louvred in the upper half and panelled in the lower -- show in the historic photograph. The end gable wall along Earl Street has a large stone chimney and, in the 1869 image, one window per storey; the lower window has since been altered into a doorway. The stonework of 72 Wellington's end wall meets flush with that of 72 Earl.

Along with 72 Earl, 70 and 72 Wellington show an interesting effort to make maximum use of the existing ground space in an urban street corner site.

^{*} The Sawyer photograph, dated 1869, is published in Michael Bell, *William Sawyer, Portrait Painter* (Kingston: Agnes Etherington Art Centre, 1978), p. 36. fig. 59. It is described as in a private collection. The image is very faded and the tracing included with this inventory may take some liberties but does help in understanding the position and original features of 72 Wellington.

74 Wellington Street T

Built: by 1829

Rating: S



This two-storey stuccoed frame house on the corner of Wellington and Earl Streets is not on a map of 1815 but is on one of 1829, as well as the Vavasour map of 1850 and the Innis map of 1865. On the 1892 fire insurance plan, it has a brick-faced, one-storey frame wing along Earl Street, while the main building is stuccoed



frame. Although missing what was likely a massive stone chimney on the gable wall, that wall has the characteristic arrangement of a large solid area needed to accommodate interior fireplaces and built-in cupboards. This interferes with the regular placement of windows. The use of four windows in the upper storey of the street facade but five openings on the ground storey breaks with classical symmetry in a functional manner often found in early buildings. The much of the porch with its pair of columns is not as old as the house. The upper windows on the main facade and gable wall retain six panes in the upper sash, the lower ones having been modernized. The latter is also the case with the ground level storey windows. There is a boarded-over window in the attic level of the main house. The one-storey wing has windows with six over six panes and a batten roof. The one-storey addition on the north gable wall appears on the 1892 fire insurance plan.

78-82 Wellington Street

“Wellington Place”

Built: by 1889

Rating: S



This row of 2 ½-storey brick buildings features vertical massing, handsome brick dormers, wood porches with balconies, and pairs of large decorative brackets on the cornice. The buildings were constructed as rental units for contractor and builder John McMahon (who acquired the lot in 1877 and lived at 74 Wellington St in the 1880s) by 1889, when Professor John Fletcher lived in 78; George Perley, C.E., in 80; and Robert Waddell in 82 (city directory).^{*} On the 1908 fire insurance plan, the row is labelled “Wellington Place”. The units had not yet been built by the Brosius view of 1875 and the Rowan & Moore map of 1877.



While mainly of brick, stone and wood provide ornamentation. The building is two-and-a-half storeys, set upon a limestone foundation. The foundation is divided from the first

^{*} A search of the assessment rolls from 1877 to 1888 would pinpoint the building date.

floor by a smooth ashlar string course, which incorporates an arched header above a basement window (boarded-up on **78**). The vertical massing of this building is accentuated in each unit by a brick dormer arising smoothly from the second storey. The dormers have concave elliptical sides and pediment tops, which were elegantly decorated, as it still visible in **82** with an incised half-sunburst motif flanked to each side by a circle and quarter sunburst. **80** Wellington has decorative shingling in its pediment. Each unit's dormer has a pair of 1/1 windows extending below the building's roofline. They have limestone sills, and are topped with ellipse arches of yellow bricks with red-brick keystones. Pairs of large curved wood brackets support the roof's overhang on each side of the dormers. A corbel supports a low parapet wall forming the end walls. There is a common, medium-pitch, gable roof with brick chimneys.

The second storey of each unit contains a pair of 1/1 windows stone sills and yellow-brick voussoirs. Their red keystones are accented at the top by a row of three projecting bricks placed endwise. Off centre for each unit is a door accessing a small square balcony (formed by the roof of each porch).

The porches are supported by wood Tuscan columns. Curved wood brackets containing spiral patterns join the top area of the columns with the entablature only on **78**.

Each unit has on the first storey a projecting rectangular bay containing a pair of tall windows with ashlar sills and yellow and red brick voussoirs topped by a band of short bricks. The same voussoir arrangement is found above the front entrance. Above the entrance is a transom with plain glazing under an ellipse arch. In **78** the upper part of the entrance door has 4 by 13 tiny panes of glass.

The row is basically unified despite minor variations (such as the decoration of the pediments) due to changes over time. It makes a strong impression in the streetscape in the then fashionable Queen Anne style.

79-81 Wellington Street

Built: by 1865

Rating: S

79-81 Wellington Street, a 2½-storey, red brick, double house, was built by 1865, when it appears on the Innis map. A building is shown on this site in 1850 (Vavasour map) but may have been replaced by this double built “by Robert Waddingham, a carpenter and builder, as one of his rental properties.”* The style and ornament are more in keeping with the second half of the 1860s than the 1850s.†



A bronze plaque erected in 1992 on the front lawn records its historical significance:

Sir John A. Macdonald: Father of Confederation, First Prime Minister of Canada. 79-81 Wellington Street. John A. Macdonald rented half this double house from 1876 to 1878 as a home for his sister Louisa Macdonald and his widowed brother-in-law Professor James Williamson.

* Margaret Angus, *John A. Lived Here* (Kingston: Frontenac Historic Foundation, 1984), 34-36.

† A study of the assessments for this property may help pinpoint the date.

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Parapet walls form the ends of the gable roof in which three gable-roof dormers are located. Scrolled decorative sides add a light touch to the dormers. The cornice is enriched with dentils and five scrolled brackets. Each half of the upper storey has a pair of windows in the outer bay and a single window in the inner bay, which projects slightly forward. The windows are bordered by eared surrounds in brick. The main storey of each half has a one-storey bay window resting on a stone foundation in the outer bay and a porch in the inner bay with a hipped common roof for both halves. The porch has three piers supporting an entablature and shelters the entrance door with a semi-circular transom to each unit. The doorways are enhanced by shallowly projecting brick borders, obscured at the top by the porch ceiling (and raising the possibility that the porch was added later. The cornices of the bay windows are decorated with pairs of shaped brackets.

The style is Classical.

85 Wellington Street

Built: by 1875

Rating: S

This property has no buildings on it in 1850 (Vasasour map) and in the Innis map of 1865. It appears with its distinctive three storeys and flat roof on the Brosius view of 1875. In 1889, Thomas Conley, an instructor at the penitentiary, lived here (directory).

Three bays wide, the red brick facade is defined by brick quoins and a cornice of three brick recessed rectangles (b) separated by sets of paired short vertical strips (AA) of brick acting as dentils or brackets creating a pattern of AA b AA b AA b AA. Overriding this is a cornice now covered in white coloured metal.

The off-centre door has a pair of panels below a glazed upper half composed of a row of small panes top and bottom of a single sheet of glass. There is a semi-circular transom light divided into four curved areas. The doorway is defined by a recessed brick round arch. Surmounting the transom is a large wood pediment filled with stylized foliage, supported on curved brackets and a frieze of open spooling. The overall canopy does not relate well in shape to the round doorway arch may be a later addition. This may also be the case for the splendid, three-sided oriole window taking up two bays in the middle storey with a curved support trailing off



Property Inventory Evaluation – Wellington Street

between the upper parts of the street-level storey windows. The other windows are traditional double hung ones with stone sills but with the panes of glass modernized into one sheet in each sash. The upper middle window has been bricked in.

87 Wellington Street

Built: possibly 1870s

Rating: S



The influential Gildersleeve family owned the property, located on lot 165, during the 1850s and 1860s.* Overton Smith Gildersleeve was a politician, lawyer and head of the family shipping business. He served as mayor of Kingston in 1855, 1856, and 1861-62. Charles Fuller Gildersleeve, who also became mayor of Kingston, held the property in trust for Sarah Minerva Macdonald (née Gildersleeve) and her husband James G. Macdonald during the late 1860s-early 1870s.† There is a building on the site in the 1850 Vasasour map, as well as the 1865 Innis map but it was likely an earlier one replaced by or incorporated into the present building. The side stone wall may have belonged to the earlier structure. The brick facade, brick cornice, large windows and flat roof suggest a date from the 1870s or later. In 1889, it was occupied by Mrs Jane D'Arcy, dressmaker (directory).

There are two storeys on a stone foundation and three bays with the entrance door off-centre. The pattern of brick voussoirs over the wooden door surround suggests the latter is a recent addition. It has stylized Corinthian pilasters under a narrow entablature with a stained-glass, rectangular transom. The five windows with stone sills have been modernized with large sheets of glass and decorated with recent shutters. Brick forms brackets along the cornice.

The structure visually ties in with 85 Wellington Street, its immediate neighbour.

* Land Registry Instruments H89, H91, and K701.

† Land Registry Instrument K701.

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88 Wellington Street

Built: after 1965

Rating: N



A 2-storey wood building, with several 1-storey wood extensions, existed at this location from 1892 to at least 1965. The present building does not appear to be related to these earlier structures. It does not contribute to the character of the Old Sydenham Heritage Area.

This 2-storey brick building has simple, plain, and relatively moderate fenestration. The flat roof of its first storey projects heavily from the main massing, which has a side gable roof. A long brick rear wing has a foundation clad with roughcast. A smaller addition at the back of the rear wing is clad with roughcast and siding.

89 Wellington Street

Built: C

Rating: by 1892



On the fire insurance plan of 1892, it appears that 89 Wellington was the end unit of a brick row of three units, one-storey in height. 89 and 91 were demolished sometime between 1924 and 1947 (fire insurance plans) to create a building site for new structures.

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93-95 Wellington Street

Built: 1885

Architect: Joseph Power

Rating: S

See entry for 66 William Street.



96 Wellington Street

70 William

Built: 1841

Rating: S

Built in 1841, this large building, located at the corner of William and Wellington, is of cultural heritage value and interest because of its physical/design value.



The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings three-storey corner construction, made of hammer-dressed limestone with ashlar base course, window sills and quoins at the street corner. The side and rear gable walls are brick and one portion of the rear wall not under the gable is stone. Many of the windows retain the early six over six glazing, with the exception of one filled window opening on the third storey.

100 Wellington Street

75 William Street

Built: 1901

Rating: S



The 100 Wellington Street building is one of several that comprised a medical district during the first half of the 20th century. This district included the northwest side of Wellington Street from Johnson to William, and the adjacent southeast half of William Street. The building is located on a prominent corner lot. Its elaborate design and high degree of craftsmanship make an important part of the Wellington-William intersection, and both streetscapes.

The 100 Wellington Street building was constructed for a prominent local doctor named Isaac Wood in 1901. It replaced a two-storey wood frame building that had been a home to labourer-tenants and, later, a butcher shop. Prior to 1901 Wood's office was located in another former medical building in this district, 122-124 Wellington Street. In January of 1910 the building was sold to Dr. J. F. Sparks who, like Woods, used the building as both a medical office and a residence.

The 100 Wellington Street building is a large, 3-bay, 2½-storey brick house with symmetrical features and ornate detailing. Each of the building's outer bays contains a full-height bay window, topped by a gable dormer. The gables feature simple straight and curvilinear stickwork on their wood faces, and dentil trim above paired windows. Wood dentils are also found on the cornice joining the dormers across the building's middle bay, and surrounding the remaining upper perimeter of the house. Each bay window has three sections, with angled returns. All six second-storey windows sit on ashlar sills and are topped by fanlights and half-round arches. The six 1/1 first-storey

windows rest on ashlar sills: they are topped by rectangular transoms with leaded tracery, and common ashlar lintels.

A prominent feature of this building is its large front porch and balcony. These extend from the centre bay and overlap slightly on to each outer bay. The balcony, with a simple, medium-height iron railing, is supported from the corners of the porch by two plain columns. The front porch is accessed by converging concrete staircase. The porch and one side of the staircase have simple iron balustrades. The tall, solid, wood front door is flanked by narrow, plain sidelights and topped with a transom. This transom matches those of the first-storey windows, and has the street address etched in the glass.



75 William Street unit

The southwest elevation of 100 Wellington faces William Street, and contains the **75 William Street** unit. A wide wood plank dormer, of no heritage value, covers approximately half of exposed roof. Below the dormer, on the middle of this elevation's three bays, is an ornamental, two-storey oriel window in wood. It is topped by an elliptical arch with brick voussoirs and a brick keystone. Brick pilasters flank the upper part of the oriole window. The windows' centre sections have a large plain window and transom on each storey. All four windows on the angled return sections are tall, narrow and 1/1: those on the first floor have square transoms, while those on the second are half-round. The transoms on the first-storey windows have leaded tracery matching that found on the front façade.

The bay closer to the rear of the building, on this William Street elevation, has 1/1 windows with ashlar sills on each storey. The opposite bay, near the front of the building, contains the **75 William** wood entranceway door on the first storey. This door is tucked under a brick arch with thick pendants, and projects slightly. Above this door, on the second storey, a series of brick bands form decorative rectangles above and below a panel of angled bricks.

102-104 Wellington Street

Built: 1905

Rating: S



Built in 1905, this dwelling, part of a duplex of dwellings, located at 102-104 Wellington Street, is of cultural heritage value and interest because of its physical/design value.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwelling's four bay, two and a half storey brick double construction, high stone foundation with a plain base course and ashlar window sills. The house is characterized by a tower and various projections typical of the houses built in Kingston in the 1870's and 1880's. The first bay is a round tower which raises three stories to conical roof. The two first-storey windows have semicircular transoms with stained glass, and radiating brick voussoirs topped by a moulded brick arch rising from the brick labels. The towers low wall serves as a base for three pairs of slender columns which support the wide, plain cornice of the roof. The two central bays of the house contain the entrances which have rectangular transoms. Projecting from the central bays and protecting the entrances is a brick portico. Each side has an arched opening; the front has double semicircular arches with keystones, rising from square brick pillars on stone bases. Above the portico, the projection has four pairs of windows under rectangular transoms and its narrow hipped roof is topped by a balcony. Pillars joined by a simple balustrade support a gable roof whose underside is boxed in a curve. A door leads to this balcony. The south side of the dwelling has a two-storey angled bay window towards the front. Its flat roof sits below a gabled dormer with a pair of windows. At this corner is a one-storey flat-roofed extension. The north side has irregular fenestration.

103 Wellington Street

Built: c. 1837

Rating: S (Part IV)



Previous research, based on tax assessment information, suggests that this structure was built by Sidney Scobell. Scobell was a building contractor living at 63 William Street. Since he owned a number of properties, this attribution has not been confirmed. Further research by architectural historian Jennifer McKendry suggests that it may have been designed by Sidney's brother, Joseph, who was advertising as an architect in the early 1840s (*Chronicle and Gazette*, 7 December 1841). It was likely built for rental income in 1841, when Sidney Scobell acquired the lot, and when housing was in high demand due to Kingston's status as the capital of the Province of Canada. The handsome front-entrance transom was restored by owners Helen and Gerald Finley in the 1970s, based on an historic photograph.*

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Other elements reflecting its physical/design value include the dwellings one and a half storey house with kitchen tail of stucco and clapboard frame. The dwelling is of the neoclassical style. The front façade has an

* See Bray, Sheinman, et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry. See also *Buildings of Architectural and Historical Significance*, Vol. 2, pp. 9-11 (1973).

elaborate doorway with glazed side lights and recessed panels and an elaborate fan-light with a central medallion and elliptical glazing to the side. Fluted pilasters and a lintel with Soanian key and medallion in relief provide the frame of the doorway. This same pattern is repeated over the windows on either side of the doorway. This same pattern is repeated over the windows on either side of the doorway. These windows have a six on six glazing pattern and shutters, with the lower portion paneled and the upper louvered. The three main architectural features of the front are framed by a wooden base, corner pilasters and a fascia board which is the background for the dentils along the edge of the eaves. The roof is characterized by a gently sloping gable. In the clapboard kitchen wing there are three windows in the lower storey and one in the upper.

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105-107 Wellington St

Built: by 1892

Rating: N



While possibly dating to as early as 1875, the exterior has been fully reclad (brick veneer at the front and metal siding at the sides) the windows replaced and the window and door openings modified, so there is little other than the 2 storey side gable form remaining to externally indicate its architectural period.

109-111 Wellington occupies a portion of the Loyalist grant to Thomas Cook (Lots 163 and 164, i.e. the full Wellington Street frontage, then Grass Street) in 1801. A building is shown on the property in the Gibbs' 1850 map of the Town but has a rectangular footprint and is set far back from the road. This building appears to be depicted on the 1875 Brosius Bird's Eye View, a two storey building with two rear wings, and it is shown definitively on the 1892 Fire Insurance Map indicated as being rough cast over frame (as is the earlier 103 Wellington adjacent). By 1963 it has one larger tail and in relatively recent years has been covered in other claddings.

While significantly modified at least the general form and scale of the building are consistent with the range found along the streetscape.*

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

106 Wellington Street

Built: 1904-05

Rating: S

The building at 106 Wellington Street is a 2½-storey brick house supported by a tall limestone foundation. Built in 1904, this building is representative of the Queen Anne style of architecture.

The cultural heritage value of 106 Wellington Street lies in its design features, its historical association with an important former medical district, and its contextual value as an important part of the Wellington Street streetscape.



This building appears on the 1908 fire insurance map. Property records and directory information suggest it was erected in c. 1904-05 for Daniel and Mary Ann Reeves in 1904. In 1926 the property was purchased by Florence Waugh, although she and her husband, Dr. Freeman Waugh, had been living there since 1918. Dr. Waugh was a dentist who ran his practice out of the building until 1942. While serving as a dentist's office, 106 Wellington was one of several buildings in a medical district that, during the first half of the 20th century, included the northwest side of Wellington Street from Johnson to William, and the adjacent southeast half of William Street.

The 106 Wellington Street structure is a 2-bay, 2½-storey brick house supported by a tall limestone foundation. The building is a good example of the Queen Anne style of architecture. It is characterized by an eclectic massing of offset units; a variety of construction materials, and a hipped roof in multiple segments. The building's roof supports a dormer above the building's northeast wall. A different segment of the roof covers a front gable above a full-height bay window. The gable features a wood face with staggered imbrication, and a square window with a wood sill and a half-round

transom. The gable roof features scrolling horizontal brackets. The bay itself extends from the overhang down to grade level. It contains a basement window, and three windows on each of the two main storeys. Each storey of its angled return walls contains a tall and narrow 1/1 window with simple wood surrounds and course limestone sills. Similar sills support the wider windows of this bay's middle section, which are comprised of four, large panes of glass, equal in size. Each has a plain rectangular transom; the lower window transom has a centred horizontal glazing bar.

The north-eastern bay of 106 Wellington Street is recessed and features a high concrete porch. The front entrance is topped by a transom and contains a wood front door with plain glazing. These are surrounded by simple wood trim. A second-storey door opens on to a wood balcony. It is supported by two thin plain columns. The balcony door, like the remaining front façade fenestration (except the basement window) is topped by a tall, brick, flat arch. A short wing projecting from the building's northwest elevation contains a 1/1 window on each of its two storeys: each window has a plain wood surround and a hammer-dressed stone sill.

109-111 Wellington St

Built: by 1904

Rating: S



This late Victorian 2½-storey brick double house would have constituted a major change to the streetscape when it was built. The façade is

absolutely symmetrical featuring large, full height angled bays surmounted by pedimented cross gables flanking the paired portico to the respective entrances. Directly centred at the eave is a highly articulated dormer with paneled pilasters around a pair of windows, dentillated cornice and pediment with relief 'sunburst' motif below other decorative motifs. Consoles with incised decoration form 'shoulders' to the dormer and this motif is also repeated at the window surrounds at the cross gables which are likewise pilastered. The windows in the gables are Eastlake inspired casements, the upper half featuring a border of small panes with coloured glass. The eaves have mutules and large consoles appear as corbels from the centre section of the projecting bays. The main features of the projecting bays are the large arched windows of the upper storey with fanlight transom and the cambered windows below with stained glass at the transom. The bay window sills are treated as stringcourses in cut limestone and the 'watertable' is cut limestone as well. The prominent foundation courses are composed of rock-faced ashlar limestone.

109-111 Wellington occupies a portion of the Loyalist grant to Thomas Cook (Lots 163 and 164, i.e. the full west side of Wellington Street, then Grass Street) in 1801. The Gibbs' map of 1850 shows two small buildings on Lot 163, about the scale of the extant 103 William, and, like it, probably frame (or log) dwellings. This is consistent until the late 19th century, the current double house first being depicted as an addition to the 1892 Goad's Fire Insurance Map. As well, the city directory for 1891-92 shows Andrew Waldrie, who works for an insurance company, as the occupant of what is now 109 Wellington.

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As the tallest building and the only true representative of late 19th century domestic architecture, 109-111 Wellington Street is an important component of this extremely varied streetscape.*

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

114-116 Wellington St

Built: 1822

Relocated: 1864

Rating: N



The 114-116 Wellington Street building is a 2½-storey apartment complex. It has a strong commercial or industrial appearance owing to the dominance of modern exterior siding, combined with its stark, oversized second storey and massive, unadorned, front gable. The front of the property, occupied entirely by parking space, contributes to this affect.

This exterior of this building, however, may hide an important heritage structure. The following text has been adapted from Jennifer McKendry's "Illustrated Chronology of the Old Sydenham Ward and Area, Kingston", published in *Old Sydenham Heritage Area Heritage Conservation Study* by Bray Heritage (2009).

In 1822 the **Union Church**, a frame two-storey building seating 600, was built on the northwest corner of Wellington (which it faced) and Johnson Streets. It was erected for the Baptists, Methodists and Congregationalists. The latter denomination took over the church in 1831. A series of organizational crises ensued but, after moving the old church off the site, they were able to build the present stone Congregationalist Church in 1864 (converted in 1923 into a Masonic Temple, where the society's rites are practised until 2002; it is now a theatre). Moving the old building brought it into the Study Area, as it is now placed at 114-116 Wellington Street. By 1908, it was in use as St Patrick's Hall; by 1924 as the Y.I.C.B.A. Hall, and by 1947 for paper storage. On the fire insurance maps of 1892 to 1963, the building material (wood), number of storeys (two), orientation and front entrance porch are consistent with what we know about the 1822 church, which appears as a detail in a Notman photograph of c. 1859, and a

Property Inventory Evaluation – Wellington Street

drawing likely based on that photograph (both in the McCord Museum, Montreal). In 1875, the building on its new site is shown as a detail in the Brosius bird's-eye view. In the late 1950s, a newspaper story describes placing a concrete block foundation "beneath the old building, constructed in 1822 on the corner of Johnson and Wellington Streets, where the Masonic Temple now stands." A concrete floor is poured and interior repairs made. This suggests the original frame may have been retained, and possibly is still part of the present frame building on that site.

118-120 Wellington Street

Built: 1867-68

Architect: John Power

(attributed)

Rating: S (Part IV)



This stone double-house, built in 1867-68 on the site of an early frame house, was owned by George Newlands, a builder and the father of William Newlands, architect. William was, in the 1870s, in the office of John Power and it is likely that this building was a Power design.

This structure is built of smooth ashlar blocks on a wide base course, which rests on a hammer-dressed stone foundation. It has entrances on the outer two of its four bays. The doorways, with semi-circular transoms set in moderate wood surrounds, are recessed under arched openings edged with stone mouldings that rise to curved keystones. The windows rest on ashlar sills and maintain an appropriate 6/6 window pattern. Each inner bay has a shallow basement window. The side-gable roof has parapeted end-walls, a central brick chimney, and a small gable-roofed dormer with twin windows centred over each unit.*

*Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 263-64 (1980).

122-124 Wellington Street

Built: 1893

Rating: S



The 122-124 Wellington Street is one of several buildings that comprised a medical district during the first half of the 20th century. This district included the northwest side of Wellington Street from Johnson to William, and the adjacent southeast half of William Street. A series of wood structures occupied this corner property until 1893, when Robert Wood purchased the land and erected the present structure. His son, Dr. Isaac Wood, was a physician who operated his practice out of 122 Wellington, while the Wood family resided in the 124 unit. After Robert Wood died in 1901, Isaac built the present building at 100 Wellington Street – another prominent former medical building in this district. The Wood family moved to the new structure, while another physician and surgeon, Dr. Gordon W. Mylks, purchased the building and opened his office in 122 Wellington Street. The Mylks also maintained a residence at 124 Wellington until 1912, when the family moved elsewhere to live.

The 122-124 Wellington Street building is a 2-unit, 2-storey brick structure located at the southwest corner of Wellington and Johnson Streets. The building is Romanesque in design, featuring a recessed front entranceway topped by a broad semi-circular arch with a protruding upper sill. Each entranceway door has a rectangular transom with the unit's street address etched in a single plane of clear glass. Both the porch and the staircase feature wood balustrades with ball-topped newels, simple flat handrails, and turned balusters. Windows with matching arches and sills flank these middle two bays. These windows are large and plain, bordered on all sides by small square lights. Each window is topped by an arched transom with stained glass and leaded tracery. Ashlar sills separate these windows from the buildings stone foundation. The second floor fenestration consists of four 1/1 windows topped by tall jack-arches and supported by ashlar sills. The cornice above these windows features square wood dentils and wood brackets. The symmetry of this building is broken by slightly greater width of 122 Wellington's outer bay, which includes a wide brick pilaster on the northeast corner of the building.

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The building's Johnson Street elevation is regularly fenestrated with tall rectangular windows; the upper window closest to Wellington Street contains a mildly-projecting oriel window with moderate wood surrounds.