

Property Inventory Evaluation

West Street



15-17 West Street

Built: by 1850

Rating: S



The 15-17 West Street

building is simple and box-like in overall appearance, with a full-width wood front porch extending across its façade. The shingled porch roof has a mild forward slant, and is supported by plain wood pillars. The porch contains closely-spaced balusters of turned wood, with a matching, hanging balustrade. These elements, combined with the building's massing, contribute to its neat, rectilinear appearance. The building has been clad in modern materials which simulate its original, (probably) clapboard exterior. The structure's fenestration is slightly asymmetrical: as result of its conversion to three to two units. There are four rectangular windows on the second storey, the northern three of which are likely original. A taller rectangular window is located below each of those three on the main storey. Each of these is also appear to be original, although the northernmost has been widened. Similarly, each of the two entranceways probably reflects the building's original arrangement: a third would have been located just south of the middle window. A single brick chimney is found on the apex of the building's side-gable roof.

This building was erected between 1829 and 1850.* Given its design, history, and function, the earliest date is probably the closer one. In 1811 Markland purchased this property from James Richardson. The original patent had been granted to Joseph Forsyth. Markland erected a row of five small, abutting cottages along this stretch of West Street: units 11, 13, 15, 17 and 19. Units 11 and 13, to the east of the present building, were demolished sometime after 1963. Units 15, 17 and 19 became the present 15-17 West Street building.† It is possible that Markland had these buildings

* See maps by Howlett, 1829, and Gibbs, 1850.

† Property records for Lot 35, Original Survey; Fire insurance maps of 1892, 1963.

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erected as homes for his employees and their families. Their size and location were indicative of the modest dwellings erected for dock workers and those employed in similar waterfront industries.

Thomas Markland was one of the original United Empire Loyalists who settled in Kingston. He was granted a substantial amount of land throughout Kingston and the surrounding township, and became one of the most successful businessmen in Kingston. Most of his wealth came from mercantile endeavors, such as transshipping and exporting goods like flour and pork. Markland also served as a Colonel in the War of 1812. He held a number of public offices, including, Justice of the Peace (1794), and Treasurer of the Midland District (1796 to 1837). As a member of the Anglican Church, he was a strong supporter of St. George's: the first British civilian church in Upper Canada. In 1788 he was among those who successfully petitioned the Crown for land to construct a church building in the market district, contributing financially to the cause himself. Over the years he served as a church warden, vestryman, and the overseer of funds to construct a second church in the 1820s. Markland's public spirit extended to numerous other benevolent societies. These included the Midland District School Society, the Kingston Compassionate Society, the local hospital, the Society for the Promotion of Christian Knowledge, the Lancastrian School for free education, and the Kingston Auxiliary Bible and Common Prayer Society.

The 15-17 West Street building is located along the busy downtown corridor where West Street meets Ontario Street. When viewed from the corner of King East and West Streets, the building's low massing allows for a picturesque view of Lake Ontario. While vastly different in style, the building compliments the adjacent 23-25 West Street heritage building, erected in 1842, by emphasizing different stages in the historic character of this important waterfront artery.

23-25 West Street

Built: 1842

Rating: S (Part IV)



The façade and west elevation of this building are readily visible from the heavily-travelled intersection of King Street East and West Street. Along with the 15-17 West Street building, it is one of two historic buildings along this stretch of road. A clear view of Lake Ontario forms the south-eastern backdrop to these buildings; City Park, and the memorial statue to Sir John A. Macdonald, are located kitty-corner to their west.

Previous research indicates that the building was erected as a rental property for Henry Gildersleeve: one of Kingston's most prominent and well-known businessmen of the 19th century. The Gildersleeve House at 264 King Street East is a landmark building in Kingston; erected for Henry and Sarah Gildersleeve in 1830, it remained in the family until 1906. Gildersleeve was a sixth-generation shipwright from Gildersleeve village (Portland), Connecticut. He immigrated to Upper Canada in 1816 and was involved in building of the *Frontenac*, which became the first steamboat to be launched on Lake Ontario. Soon afterward, he founded the Lake Ontario and Bay of Quinte Company, a steamship line which operated between the Thousand Islands, Kingston, and the Bay of Quinte ports.

The fact that this building was first rented to government officials is not surprising. Kingston experienced a building boom in the early 1840s, when it was the capital of the United Province of Canada. Buildings such as this one were erected precisely for their high rental value in a town filled with civil servants and politicians. The temporary parliament was located not far from here, in the first Kingston General Hospital building

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on the other side of City Park. The park itself, however, was for a time slated to be the site of Canadian parliament buildings, making this property an ideal location.

“This double house, built as [a] rental property by Henry Gildersleeve in 1842, has a very acutely angled wall to conform to the lot line. The first tenants were government officials.

“This two-storey, hammer-dressed stone double house has a central one-storey bay projection which has the doors in the side walls. The flanking bays have Venetian windows protected by the flaring bases of the oriel windows in the second storey. There is an ashlar base course. The gable roof has a dormer over each dwelling. The gabled end walls have parapets rising to stone chimneys with ashlar caps. There is a large double stone chimney at the centre of the ridge. The west wall has a single small window towards the back of the first storey.

“At the rear of the building there is a two-storey brick addition. *

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 268-269 (1980).

45 West Street

Built: by 1892

Rating: S



The 45 West Street building is an unusual extension to 130 King Street East. Among its design attributes is its blend of different styles and materials. The unit's 1 ½-storey entranceway bay contains an unassuming front entrance, with a wood door and rectangular transom, fronted by a small, simple wood porch. Two of the three windows facing northwest from the adjacent wall are similarly modest, featuring slight arches and stone sills. Its remaining features, however, are more stylistic. The third window facing northwest is in the Romanesque Revival fashion and contains a large half-round transom. Above these windows, and the entranceway, the building has a Second-Empire style roof matching that found on the attached 130 King Street building. It contains pedimented dormers and multi-coloured shingles: the shingles resemble the coloured slate tiles that were often used on such roofs, which this building might originally have had. The southeast bay of 45 West Street features an ornate 2-storey Victorian bay window resembling the taller ones often found on Queen Anne buildings. These two stories project above the adjacent mansard, creating a stout tower, but is nevertheless dwarfed by the main King Street building. The tower features recessed brick panels above a hammer-dressed limestone foundation; wood columns dividing large window openings; a strongly-projecting cornice with rafter-style dentils, and a 6-sided conical roof. Wood panels with rectangular reliefs are found along the entablature, below the second-storey windows, and above the first. The upper windows contain large half-round transoms.

45 West Street occupies an important property overlooking City Park. Given their high-visibility, the contextual value of significant and contributing heritage buildings along this stretch of West Street is particularly important. The design, composition and massing

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of 45 Earl supports this context. The property is also highly-visible from the heavily-travelled West-King Street intersection, and from the Sir John A. Macdonald monument in the park's east corner.

This extension was in place when the 1892 fire insurance map was published, but it does not appear on Brosius' map of 1875.

53-55 West Street

Built: 1877

Architect: Robert Gage

Rating: S (Part IV)



“Built for Cornelius V. Price, later Judge Price, this brick dwelling, although in scale and design much like Westbourne Terrace, which it abuts, was built four years later to a design by Robert Gage. The repetition of the on-storey, bay window section and the same roofline as Westbourne contribute to the overall symmetry of the streetscape. In 1892 William Newlands made plans for an alteration to this dwelling.

“This two-storey, three bay brick dwelling is built on a very high hammer-dressed stone foundation. The first bay has, in the foundation and first storey, an angular bay window topped by a flat roof. The three windows in the foundation have arches under the main base course. In the first storey, the three windows have ashlar sills, simple transoms and, like all other openings on the façade, have segmental arches.

“The second bay contains the entrance, reached by a flight of steps set between paneled piers and rising inside the portico which protects the entrance. Pairs of round decorative columns rise from small paneled piers to pairs of decorative brackets which support the flat roof, topped by a turned balustrade. The columns and pilasters are joined by round arches.

“The third bay has a large triple window under a common transom of stained glass. The second storey has a central door opening onto the balcony and single windows centred in the other two bays.

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“The front slope of the gable roof has three dormers with pilasters and brackets supporting decorated pediments under their gable roofs. There are end chimneys on the roof ridge.

“The west side abuts No. 57. The east side has irregular fenestration and the roof is hipped.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 270-271 (1980).

57-59-61-63 West Street

Westbourne Terrace

Built: 1874

Architect: Power & Son

Rating: S (Part IV)



“This handsome brick terrace of four dwellings, with its adjacent and abutting neighbours, forms an important Victorian streetscape facing City Park. Westbourne Terrace was built in 1874 for George Markland Wilkinson, a wholesale grocer, to plans by Power and Sons. It may be one of the first official works of Joseph W. Power, who had just entered partnership with his father.

“Although each of the dwellings is the same size, No. 63, which was Wilkinson’s residence, has some stylistic differences from the others, which were occupied for many years by his children: Eliza (Mrs. E. Smythe), William Henry Wilkinson, and Ann Louise (Mrs. Stanley).

“Westbourne Terrace with Nos. 65, 55 and 130 King East present a complete block of brick dwellings ... and their site, facing City Park, makes them even more important.

“In the late 1890’s, William Newlands prepared plans for additions to Nos. 59 and 61.

“This brick terrace of four equal sized two-storey dwellings has a central carriage-way under a segmental arch with ashlar keystone. The high foundation is of hammer-dressed stone and all windows have ashlar sills.

“Each dwelling has two bays and the common gable roof, supported by a simple moulded cornice has brick chimneys on the ridge at the dividing line of each dwelling. Nos. 57, 59 and 61 have angular one-storey bay windows with a single window in the foundation and the first storey, three tall double sash windows rest on the base course. The flat roof of the bay window extends over the entrance bay to form a wide balcony. Each entranceway, reached by a flight of steps, has a semicircular arch with ashlar keystone and simple fanlight. All other openings have flat arches.

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“Nos. 57 and 59 have slender columns and brackets supporting the porch roof. No. 57 has the original turned balustrade. No. 59 has sparse stick balusters and the pillars and balcony of No. 61 have been removed.

“There is a single window over the carriage-way and each of the first three dwellings has a double window, gable-roofed dormer.

“No. 63, also two bays, differs from the others in having a two-storey bay window topped by a large projecting gable roof. The broad face of the bay has a large window in each storey with narrow ashlar sills and broad ashlar lintels extending around the bay. Between the first storey lintel and the second storey sill are decorative brick panels.

“Large brackets support the projecting floor of the balcony which is set under the eaves of the gable roof. Faced by a balustrade, the balcony contains full length windows set behind the heavy bargeboards. The portico on No. 63 has been removed and only large pillars remain on either side of the door. *

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 272-274 (1980).

65 West Street

Built: c. 1900

Rating: S (Part IV)

The corner lot that contains the 65 West and 7-9 Wellington Street properties was purchased by a sail maker named George Oldrieve in 1873. Oldrieve had the adjacent 7-9 Wellington Street buildings erected in 1879, and lived there until 1899. He is listed as the occupant of 65 West in the 1901 directory. This building appears to be part of a pasted amendment to the 1892 fire insurance map, updated in 1904. These facts suggest that the building was erected in 1899-1900.*



“The façade of this two and a half storey brick dwelling consists of a round corner tower at the west end and a two-storey bay window with angular walls at the east. The roof between these two projections forms a central bay, two-storey umbrage.

“The first two storeys of the tower each have a range of narrow, square-headed, transomed windows with ashlar sills and pitch-faced stone lintel courses. Below the first storey windows is a course of nail-headed brickwork. Over each storey there are two plain brick string courses. The third storey of the tower has a range of round-headed windows set between pebble dash and half-timbered sections. The high tower roof is bell shaped.

“The recessed central bay contains a double door entrance under a projecting porch with slender pillars supporting a flat roof. The wood trim around the second storey

* Kingston directories as noted; Property records for Lot 177 OS.

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balcony describes a wide semi-elliptical arch. A double door and transom are set in the inner wall.

“The bay window section has round-headed windows on the first storey and square-headed ones on the second. They have sill and string courses similar to those on the tower. The first storey windows have projecting brickwork at the imposts and crown; the second storey window have label mouldings.

“There is a central dormer ... topped by a finial. Another dormer, round-headed with moulded cornice and finial, is at the east end of the angled corner. The main cornice of the roof has modillions. The roof is centrally hipped with a flat top.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 275-277 (1980).

69 West Street

Built: 1928

Rating: C



The 69 West Street building is a 2-storey brick structure with a hipped-roof. It has eclectic massing based on a basic L-shaped design. Although newer and different in style from neighbouring West Street buildings, this structure has elements that allow it to blend-in with the larger streetscape. Its red-brick composition, stone sills, and offset components – such as the front tower, front entrance alcove, and its northwest bay – are appropriate elements that contribute to this setting.

The south-eastern of its three bays contains a recessed brick tower that extends only slightly above the level of the building's main massing. It contains a pair of 6/1 windows on its second storey, and three 4/1 windows on the first. These windows have simple wood trim and are set on rough-hewn stone sills. A protruding front entrance on the middle bay is one storey in height. It contains a wood front door with a single large pane of glass and a recessed panel. On each side of the door there is wood panel with three square upper sidelights. A rectangular transom above the entrance contains 6 square lights. The entranceway roof supports a balcony with an iron balustrade. It extends across a rectangular bay window placed to its northwest side. This bay's roof is slanted. It contains a set of three 4/1 windows matching those found on the tower's first floor. A 5-sided, 1-storey extension to the building's northwest elevation also supports a balcony with an iron balustrade and a set of French doors with 15 square lights each. Paired sets of windows with wood trim, matching the French doors, are located on each face of the extension, and contain 10 lights each. Those on the three north-western sections feature narrow sidelights with 10 and 15 panes.

A blockhouse, built during the War of 1812, once existed on the property just southeast of 69 West Street, where the present 67 West Street structure now stands. A palisade erected between it and a blockhouse near the corner of West and Sydenham Streets would have run through the present property.

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This triangular section of land, bounded by Lower Union, Wellington and West Streets, was purchased from the Crown by lumber merchant and Alderman William McRossie in 1874. Allan McRossie sold the property to Dr. James Third in 1900.* This building first appears in the 1929 directory of Kingston. An 1928 amendment to one version of the 1924 fire insurance map confirms that the building was in place by that time.

* *Buildings of Architectural and Historical Significance*, Vol. 5, p. 245-47 (1980).

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150 West Street

Gaolor's House

Built: 1857-58

Architect: Edward Horsey

& Son

Rating: S (Part IV)



See: Frontenac County Courthouse Complex

165 West Street

Built: by 1889

Rating: C



A house on this lot is listed as vacant in the 1889 Kingston directory. While the property has a street address in the directory of 1881, its entry is left blank. The building is not evident on Brosius' map of 1875.

According to fire insurance plans, this 1 ½-storey wood house had a roughcast exterior until at least 1965. Its present shiplap-style siding is nevertheless suited the building's design. It features a side gable roof with paired 1/1 windows visible on its south elevation. A Gothic-



Revival gable dormer, which also houses a 1/1 window, emerges from the façade roofline. The building's entranceway is fronted by a portico with a front gable roof, supported by carved-wood columns, and a deck with simple wood balusters.

A south-side entranceway door retains an older wood frame with a peaked hood: it may reflect the pattern of this building's original fenestration surrounds.