

Property Inventory Evaluation

William Street



**20-22-30 WILLIAM ST.
FRONTENAC CLUB INN**

Built: 1826

Rating: S (Part IV)



J.MCK.

The 20-22 William Street building is now part of the 225 King Street East property, and belongs to that property's present owner, the Frontenac

Club Inn. The main 225 King building was erected 1845-45 for the Bank of Montreal, but the 20-22 William Street building was erected in 1826 for the Cartwright family. The property was originally owned by Richard Cartwright, a United Empire Loyalist who left Albany, New York, for Montreal in 1778. He arrived in Kingston with some of its earliest settlers in 1784. One of the most affluent and well-known Loyalist families, the Cartwrights were granted a large amount of land, including the entire block between Earl, King East, William Street, and Ontario; with the exception of its southeast corner. Richard's grandson, and son of MLA the Honourable Richard Cartwright, was John Solomon Cartwright. A lawyer, judge, and MLA as well, John Solomon erected the neighbouring estate at 221-223 King Street East.

In addition to its historical association with the Cartwright family, this building has a high contextual value. It blends with the other limestone structures in the immediately surrounding area, including 221, 223, 225 and 243 King East; as well as the brick row comprising 128-136 Ontario, to its southeast. It occupies an important location close to the waterfront, and is highly-visible from that perspective. Built on the slope rises from the shoreline, the building has a southeast elevation that overlooks the Cataraqui River. The 20-22 William building merges with a later, c. 1908 structure, built for Frontenac Club, who purchased 225 King Street that year. Its design attributes include its stone composition, 2-storey massing, low and wide stone chimneys, and a William Street gable with fanlight. Most of the building's windows are tall and rectangular, on ashlar sills, with 8-piece transoms and window patterns. Two balconies project from its southeast elevation. The south-western balcony contains paired doorways with round-headed openings with ashlar hoods and matching transoms. The first storey below these contains a rectangular entranceway doors.

The William Street entrance projects from both the main massing, and the c. 1908 building. It is bordered by three small rectangular windows: two above it and one to its Ontario Street side. The former have tall stone voussoirs. The entranceway door is recessed behind a half-round arch. The projection has a stone entablature framed by moulded ashlar sills. Small rectangular sidelights are set in the face and southeast side of the projection.

Quoins on the southeast elevation divide the 20 William Street building from 22, which is set further back. These suggest that 22 William, which appears as a 1½-storey extension on fire insurance maps,

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was built later. It appears to be in place by 1865, when a 1-storey wood extension, running southeast and depicted on later fire insurance maps, was also in place. The wood extension is no longer extant.

41 WILLIAM STREET

Built: 1890-91

Architect: Gillen & Gillen

Rating: S (Part IV)

This rear wing of 244 King Street East is original to that building, and was erected in 1890-91 as part of a house for Dr. Herbert Saunders. It appears in this same configuration on the 1892 fire insurance map, but with a small wood extension on its northeast side (no longer extant).

Architecturally this extension harmonizes with the larger building. Its character defining elements

include a deeply recessed entranceway and porch under a Romanesque arch. Decorative brickwork spandrels top the arch under a projecting flat hood, with bracketing cornice, matching that of the extension's side-gable roof.



A stone pillar borders one side of the entranceway. Paired rectangular windows on a common ashlar sill are located above it. Two rectangular windows on ashlar sills, on the bay northwest of the entrance, are 1/1; the lower one contains a round-headed mullion with arms. A second entranceway, a tall rectangular window, and a series of smaller, irregularly-placed windows are found on the rear elevation. Two tall brick chimneys rise from this wall. One is partially embedded; the other fully.

44-46 WILLIAM STREET

Built: by 1881

Rating: S



This brick double-house was erected as the home and office of Dr. Kenneth Fenwick, Professor of Medical Jurisprudence and Sanitary Science. The 1881 directory indicates that he occupied both halves of the building that year: one half was likely devoted to his practice. The lot was vacant when Brosius published his 1875 map of Kingston. The building is well-suited to this southwest side William Street, between King East and Wellington, which is comprised of several stone and brick houses with compatible massing, flat façades, side-gable roofs, and similar setbacks.

The 44-46 William Street building's design values include its outer bay entranceways, which are recessed behind round-headed arches with simple, projecting, brick surrounds. Each wood-framed entrance contains a round-headed transom. The structure rests on a stone foundation with sunken basement windows. It has a side-gable roof flanked by brick firewalls capped with stone. Symmetrically-placed and simple 1/1 rectangular windows, with plain wood surrounds and ashlar sills, fill the remainder of the façade. The outer bays project slightly, and the units are divided by a brick pilaster.

A full-width dormer topping **44 William Street** is not a valued attribute of this building.

45-47 WILLIAM STREET

Built: 1892-93

Rating: S

45 - 47 William Street is an eclectic late Victorian composition combining elements of Queen Anne and Richardsonian Romanesque origin. Indeed each half is very different from the other architecturally to the extent that the ridge and eave lines do not match and the brick coursing between the two sections does not 'run through' suggesting that the two sections were actually constructed in separate phases.

The grander features are concentrated at 47 (where the original owner/developer lived) including a colonnaded turret with conical roof corbelled impressively to its round form from the brickwork of the umbrage at its main entrance. The umbrage itself is formed, in Richardsonian fashion, by two broad arches at right angles sharing a brick cornered column on a rock faced ashlar limestone pier with beveled cut stone cap. The arch is repeated in magnified form as the main window opening of the first storey. The corbelled stone margent which defines the upper edge of the arch voussoirs is carried between

them and takes a horseshoe form at the window. The front eave line of 47 is 'broken' by the extension upwards of the brick wall plane as the face of the cross gable with its paneled and mould verge. The main cornice also is paneled with dentillation above. The roof is otherwise comprised of a main hipped section with low slope section above which originally would have had iron cresting at the perimeter.



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The hip with cross gable and low-slop above is repeated at 45 William though at different heights and separated by a brick parapet from its neighbour. In this case the cross gable extends out over the full height projecting and angled bay and has bracketed verge and eaves. The cross gable cornice is 'carried' by a large wood console at either side. The windows openings of the bay are rectangular with rectangular transoms and there are panels of decorative brickwork ('checkerboard' pattern) with moulded, projecting margents between the two storeys. The wood portico has a low slope roof with moulded cornice and 'square' columns which do exhibit *entasis*.

45-47 William Street occupies a portion of the Loyalist grant of Lot 137 (also included Lot 124) to Matthew Donovan in 1807. Though a small rectangular building is shown along the eastern edge of the lot on the Innes map of 1865, a 'double brick' building with the current footprint is first shown on the fire insurance map of 1892. This is consistent with the purchase of parts of lots 137 and adjacent lot 144 by James F. Lesslie of Swift and Company, Coal Merchants. Lesslie engaged architect Arthur Ellis (1863-1940) to design his prominent turreted double house, completed in 1893. The Lesslie's occupied 47 William with several different occupants at 45 William over the ensuing decades.

The late Victorian representative on a decidedly eclectic streetscape 45-47 William has particular importance in being able to be publicly viewed from three sides, particularly the south (front) and west due to the unusually deep setback of 53-55 William. Ellis seems to have acknowledged this with his choice of a corner turret carried by broad arches at both the south and west elevations. The remainder of the elevation and later rear additions are visually much more modest however.

St. George's Cathedral is visible through the driveway at the east. *

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

50 WILLIAM STREET

Built: by 1850

Rating: S



This early brick building does not appear on J.B. Howlett's 1829 map of Kingston, although it may have been erected shortly thereafter. Property records show that, in 1835, the land was purchased by William Derry. Derry is listed as a contractor in the 1855 directory, suggesting that he may have been involved in this building's construction prior to that point, as it appears on Gibbs' map of 1850. He is not known to have occupied this house. The 1871 directory, however, does list a Mrs. Derry, widow, living on William Street, and possibly in this building.

The structure is well-suited to the southwest side William Street, between King East and Wellington, which is comprised of several stone and brick houses with compatible massing, flat façades, side-gable roofs, and similar setbacks. Its design attributes include its stone composition, symmetrical fenestration with a centralized entrance and small rectangular transom; tall stone voussoirs and ashlar window sills, side-gable roof, and an ashlar base course.

The full-width dormer is not a valued heritage attribute of this building.

52 WILLIAM STREET

Built: by 1850

Rating: S

The 52 William Street building shares some of the same basic features as 50 William Street, which occupies the other half of this lot. The lot was partitioned and sold in 1835. This half was briefly owned by John Mowat, the father of Sir Oliver Mowat, who was Ontario's third and longest serving Premier (1872-1896).

John Mowat was dry-goods merchant who succeeded John A. Macdonald as alderman in 1846. He served as a director of the Commercial Bank, the Kingston Building Society, the Mutual Fire Insurance Company, and the Kingston Gasworks Company, among other institutions. He is listed on the Royal Charter of Queen's College (now Queen's

University), having been an elder of that institution's founding St. Andrew's Presbyterian Church, and one of the college's early advocates.* Further research is required to determine if this building was erected for the Mowat, or the property's successive owner.



In 1837 Mowat sold the property to George McMahon in 1837. There is a George McMahon listed as a shoemaker, living on King Street, in the 1855 directory. By that time it had been sold to Robert McCammon. A baker by that name appears in the same directory, living on William Street.

This building is well-suited to the southwest side William Street, between King East and Wellington, which is comprised of several stone and brick houses with compatible massing, flat façades, side-gable roofs, and similar setbacks. Its design attributes include its stone composition, symmetrical fenestration with an offset front entrance and panelled wood surround; its 6/6 window pattern, ashlar window sills, northwest-side quoins; and a southeast firewall with a large stone corbel rising to a stone chimney.

* *Dictionary of Canadian Biography*, <http://www.biographi.ca>.

53 WILLIAM STREET

Built: c. 1840

Rating: S (Part IV)

Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William 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 dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.



53-55 William Street
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55 WILLIAM STREET

Built: c. 1840

Rating: S (Part IV)

Built c.1840, this simple cottage, adjoined to a neighbouring cottage, located at 53 William 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 dwellings two and a half storey stucco construction, two bays wide with a door in the east bay protected by a stucco gable roofed vestibule. A simple dormer adorns the centre of the gabled roof. Importantly this small cottage is unique to the streetscape of Kingston, where almost all houses of this period are near the street line. This dwelling by contrast is set back from the street located at the back of the property line.



53-55 William Street
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56-58-60 WILLIAM ST.

Built: 1854

Rating: S



Built in 1854, this terrace, located at 56-60 William Street, is of cultural heritage value and interest because of its design and contextual values. The structure is well-suited to the southwest side William Street, between King East and Wellington, which is comprised of several stone and brick houses with compatible massing, flat façades, side-gable roofs, and similar setbacks.

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 two bay, two and a half storey red brick terrace construction, stone foundation, and square arched windows and stone lugsills. The arched entranceways and windows directly above them are set in very shallow projections and there is a shallow pilaster-like projection marking the division 58 and 60. The doorways of these dwellings are characterized by steps rising through the foundation to the recessed door. Paneled reveals complement the semi-circular transoms and paneled doors. The front slop of the roof is characterized by round-headed dormers with wood surrounds. A firewall with stone corbel is located on the southeast side of 56. It rises to a wide brick chimney. A second brick chimneys is found on the southeast side of 58. The chimney on 60 William is stone.

A newer, rectangular, dormer above the southeast bay of 58 is not a valued heritage attribute of the building.

59 WILLIAM STREET

Built: 1924

Rating: S

59 William is a good, if modest, example of a 'Craftsman' style bungalow, a residential form which became popular in the early 20th century in North America but has earlier



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antecedents in the British Arts and Crafts Movement of the later 19th century. While the stylistic basis is always rooted in a sense of almost rustic simplicity here it takes a particularly austere, though still picturesque form. Indeed in general form - three bay, hipped roof with deep overhang which includes the verandah at the front - it is very close to the picturesque cottage type of the 1830- 50 period, both ultimately derived from the South Asian bungalow. A gable with 3-light window arises from the hip at the façade adding visual interest. The large tripartite window openings (6/1 light sash) flanking the main door compensate in terms of natural light for the deep verandah roof. The door and window openings are arched with a 'triple row of headers' and the brick itself is the dense red brick associated with the style. The simple, turned verandah columns extend from a brick wall which, typically Craftsman forms both the foundation and 'balustrade' of the element. The frame garage is also original.

This property (lot 147) formed part of the original Loyalist grant to William Lossee in 1797, an early Methodist 'circuit rider' in Eastern Ontario and the first ordained Methodist deacon in Upper Canada, which also included the neighbouring lot to the east (lot 144). A small building is shown tight to the western lot line on the Gibbs map of 1850, almost seeming to be associated with the corner property. This structure however does not appear on the relatively accurate Innes' map of 1865. The Brosius 'bird's eye view' of 1875 again appears to show a structure, one storey with a gable roof. This is likely the frame building still indicated on the 1892 Fire Insurance Plan. However there is no structure shown in the 1908 plan and by 1924 the existing brick Craftsman bungalow is in place. As it is not listed in the 1923 Directory it appears likely that the existing brick bungalow was completed in 1924. Of interest is that the existing garage is also original, being shown on that 1924 plan. The 1927 Directory indicates that it was the home of Isabella and Robert A. McConnell, a professor at Queen's University.

While the insertion of this typically suburban form, setback from the street and bounded by a picket fence at the east, would normally be 'at odds' with the earlier streetscape, in this case the presence of the substantially more deeply inset mid 19th century cottage, 53-55 William Street adjacent, actually

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lends an appropriateness to its placement. Spatially it mediates between the early cottage and the large stone corner building to the west set much closer to the street.*

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

63 WILLIAM STREET

Built:

Rating:



Built in 1841, this stone dwelling, located at 63 William 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 large roughly coursed limestone construction, consisting of two stories, a low hipped roof and wide brick chimneys inset at each side of the roof. The main facade, three bays wide, has symmetrical, widely spaced openings. The central entranceway is deeply recessed with only the original rectangular transom remaining. The western facade is three bays wide and is characterized by a central door flanked by windows. Voussoirs indicate an earlier opening which is now blocked. The rear of the dwelling is characterized by a simple brick addition.

64 WILLIAM STREET

Built: by 1865

Rating: S



The 64 William Street building was in place by the time Innes published his 1865 map of Kingston. It is clearly depicted on Brosius' 1875 map, when an entire row of buildings stretched from 52 William to the corner of Wellington Street. Its presence on the Gibbs' and Vavasour maps of 1850 is not obvious, suggesting a later date of construction. Property records do not provide definite information, although one possibility is that the structure was erected for Overton Gildersleeve, who purchased the land in 1859. Overton was the son of Henry, a prominent shipbuilder who had the Gildersleeve house erected at 264 King East. The family had many rental properties erected in addition to this. Overton was a lawyer who took over the family shipbuilding business in 1851. He served as mayor of Kingston in 1855, 1856, and 1861-62. In 1861 the property was sold to Pembroke Chrysler.

The structure is well-suited to the southwest side William Street, between King East and Wellington, which is comprised of several stone and brick houses with compatible massing, flat façades, side-gable roofs, and similar setbacks. Its design attributes include its regular fenestration with 6/6 window patterns; a side gable roof with curved stone corbels supporting fire walls; and its smooth stone finish, which contrasts with its rubble stone northwest elevation. The building's entrance is in the northwest of its three bays. It is recessed under an ashlar hood with a keystone. Wood reveals with recessed panels flank the doorway, which is topped by a half-round transom with curvilinear glazing bars.

The two dormers projecting from the roof of are of reasonable quality and workmanship, although they do not compliment the building's overall design. The southeast dormer features pilasters and a three-tiered window with angled returns. The northwest dormer has a flat face with pilasters dividing two 1/1 windows. Both have hipped roofs.

66 WILLIAM STREET

Built: 1885

Rating: S

The brick and stone row of buildings, comprised of 52 to 64 William Street, once extended across this property to the corner of Wellington Street. That part of the row which occupied this lot, shown on the 1875 map by Brosius, had been removed by the time the 1881 directory was published. The present building was erected by Kingston architect Joseph Power for Dr. W. H. Henderson in 1885.*



This building departs from the pattern of flat-façaded houses, with shallow setbacks, that comprise most of this streetscape. It serves, however, as an effective end to that pattern, and is appropriately designed for its prominent corner location. This building has design attributes that display a high degree of craftsmanship and artistic merit. Among these is its eclectic massing, tall brick chimney, staggered-hip roof, William Street tower with crowning gable, and its front porch with gable roof. The woodwork on the tower and porch gables is of exceptional quality. Each features a row of turned spindles that form a hanging balustrade amid other elaborate designs. The tower gable contains half-round trim divided by a turned wood column. It has button reliefs under the bargeboards, and is supported by pairs of heavy curved-wood brackets. The denitled porch gable's tympanum contains an elaborate wood relief centred on pilasters supporting a hood and rounded reliefs.

The tower's second storey contains a large opening with three windows, each with a square transom in 6-pieces. The windows share a common ashlar sill. The two windows below them, on the first storey, share a common, heavy ashlar lintel; they have separate sills and are divided by brick. These windows have rectangular transoms with leaded tracery. A round window with stained glass and tracery faces William Street from the porch entrance, which wraps around part of the building's main massing and features a wood-panel balustrade.

The Wellington Street elevation has a high stone foundation; an entranceway topped by blind wood fanlight with a shallow hood, and asymmetrical window openings. Those on the second storey are contain multi-paned transoms; the south-western two of these have slight arches over small wood

* *Biographical Dictionary of Architects in Canada, 1800-1950.* <http://www.dictionaryofarchitectsincanada.org/>

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panels. A gable on this elevation contains elaborate trim with spindles, and is supported by wood brackets.

A rear wing to this building has the street address of 95 Wellington. It is 1-storey, brick, with a tall stone foundation topped by an ashlar base course which extends into the 66 William building. Three large rectangular basement windows line the foundation, one of which belongs to 66 William. The extension has hipped roof with a short brick chimney. Its entranceway is flanked by wood pilasters supporting a rounded hood; it contains a fanlight with hub and spokes. The mild arches of its two large window openings are made perceptible by the wood window surrounds, with mullions dividing their paired windows. Each window has a 9/1 pattern.

**70 WILLIAM STREET /
96 WELLINGTON**

Built: 1841

Rating: S (Part IV)

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.



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75 WILLIAM STREET

Built: 1901

Rating: C



75 William Street is the southwest elevation of 100 Wellington Street, a large 3-bay, 2½-storey brick house constructed for physician Dr. Isaac Wood in 1901. See 100 Wellington Street entry for more details.

79 WILLIAM STREET

Built: 1912

Rating: S

Although residential in appearance and present function, the 79 William Street building was erected in 1912 as the joint residence and surgery of Dr. Gordon Mylks. It is one of several such buildings along this stretch of William, and the adjacent northeast block of

Wellington, that constituted a distinct medical district in the early 20th century. In 1922 Mylks sold the property to Addie Adams, who married Dr. Horace Maybee. Maybee continued to operate his own medical practice from this building until 1970. Between 1913 and 1924 an outbuilding for vehicles was erected in the rear of the property. The two sections of this wood building may have been built at different times, but both were clad in metal sometime prior to 1924.

In addition to its historical associations, the 79 William Street property is valued for its design attributes.

The main 79 William Street building is valued for its design attributes. The structure is a 2-storey, 2-bay brick building on a limestone foundation. Its first-storey exterior is brick, while the second is clad with wood shingles. The building's main massing is square, with a pyramidal roof. At the rear of the building, on the Wellington Street side, there is a 1-storey brick wing, to which a smaller, 1-storey wood extension is attached. A wood front porch is sheltered by a roof supported by two square brick pilasters. The alternate bay features a shallow, rectangular, bay widow with three 9/1 windows surrounded by plain, medium-sized wood trim and separated by thick, plain wood mullions. The main windows on the second-storey façade are also 9/1. Centred between these is a 9-pane casement window with broad, plain wood surrounds which, like each adjacent window, abuts the building's plain wood entablature and bracketed cornice. Much of the building's remaining fenestration matches that of the front façade, containing windows with 6, 9 and 12 panes of glazing. A rare root cellar entrance with a wood-plank door and cover is located between the building's main massing and the rear wing, on the southeast side of the building. An uncommon, muted, and semi-circular dormer protrudes slightly from the faced roof, containing a matching window in three pieces.



Rear View, showing root cellar

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Automobile garage

At the rear of the property is a two-vehicle automobile garage made of wood and framed with a sheet metal veneer. The veneer is imprinted to simulate the look of rusticated stone blocks. Its main section has a gable roof, a simple wood door; and a fixed, square window of four lights. The rear of the building has a similar window with 8 lights. A second section of the building has a mildly sloped roof. Each section of the building contains a set of large wood double doors spanning its southeast elevation.

All of the buildings along this stretch of William Street have compatible setbacks and massings. The small greenspace fronting this house is appropriate to its design and contributes to its contextual value. Although it differs in style, this building's design elements contribute to the William Streetscape.

80-84 WILLIAM STREET

Built: c. 1965

Rating: N

These apartment buildings were erected as part of a Sydenham Ward renewal project in the mid-1960s. Each is 3 storeys tall with a flat roof, square and rectangular fenestration, and recessed balconies with concrete floors and iron balustrades.

These buildings do not contribute to the heritage value of the Old Sydenham Area.



85 WILLIAM STREET

Built: 1913

Rating: C



Although residential in appearance and present function, the 85 William Street building was erected in 1913 as the joint residence and surgery of in 1913 for Dr. William Gibson. It is one of several such buildings along this stretch of William, and the adjacent northeast block of Wellington, that constituted a distinct medical district in the early 20th century. The Gibsons owned the property until 1963. Dr. Gibson's widow, Kathleen, remained in the house after her husband died. At the same time their son Edward, also a physician, used the building for his medical practice while living elsewhere.

In addition to its historical associations, the 85 William Street building has design values which contribute to the William Streetscape. The structure is a 2 ½-storey, 3-bay brick house with a rusticated limestone foundation, and a full-width wood verandah. Its main massing is rectangular with a pyramidal roof, with a 2-storey gabled wing at the rear. The verandah is approached by wood stairs that span the width of the centre bay. Its roof is supported by six wood columns, two of which are embedded at the building's façade. Each column sits on a square base with recessed panels. The porch roof has a pediment-dormer centred over the front stairs, with a plain wood bargeboard. Its tympanum has been clad in modern siding which is not of heritage value; a large gabled dormer on the roof facing William Street has been similarly covered. Window units throughout the building are relatively new, compared to the age of the building. But the second-storey façade openings, on each other bay, maintain an appropriate paired window pattern, with wide mullions and shared stone sills. They flank a smaller, centralized rectangular window. Alteration of the first-storey façade fenestration has been less sympathetic. It is possible that a presently-false door on the building's southeast side is related to its previous function as a doctor's office.

91 WILLIAM STREET

Built: 1916

Rating: C



The 91 William Street building was constructed for Canadian Pacific Railway Conductor, John Craig, in 1916. While this building is simple in overall design, it has a number of distinct architectural elements which contribute to its design and context values. Amongst these elements is its flat-topped side-gambrel roof; the broad brick pilasters flanking the structures 2-bays; and the ashlar base course topping its rusticated stone foundation. The front entrance porch is supported by matching foundation stones, and topped by pediment-roof. The entranceway door is topped by rectangular transom, and the building's main windows are rectangular on stone sills. Like the porch roof, a large front dormer has been clad in modern materials. It features a Palladian window arrangement with a blind central fanlight.

93 WILLIAM STREET

Built: 1880

Rating: S



Built in 1880, this brick dwelling, located at 93 William 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 brick construction, possibly at one point a double house, four bays wide with openings in the first and third bays. The pilasters and capitals with keystone semicircular arches are identical. The first bay once possibly a entrance is now a door and the third bay contains the main entrance to the dwelling. Both the second and fourth bays are characterized by projecting bay windows. The gable roof is characterized at the west end by a parapet rising from a corbel. At the east end a chimney rises through the roof near the ridge. A second chimney rises from the centre of the roof ridge. The front slope of the roof is characterized by three dormers, two with hipped gables and the central one with a plain gable.

94 WILLIAM STREET

Built: by 1860

Rating: S



This building appears to be the same as that depicted on the northwest side of Lot 236 on Innes' map of 1865 and Walling's map of 1860. Maps by Gibbs and Vavasour, both published in 1850, are inconclusive: they depict different buildings on this property. The former shows a building appropriately set-back from the street, but it is centred on this lot rather than hugging its northwest boundary. The Vavasour map illustrates a building at this location, but does not show a setback. The structures shown on both maps are compatible in size. The 94 William Street building does not appear on an 1829 map by J.B. Howlett, but its design and composition are similar to that of many modest, early 19th-century structures erected in Kingston by that time.

This building is a significant contribution to the William Streetscape. Its design attributes include a side-gable roof, symmetrical fenestration, central entranceway, roughcast exterior and frontal greenspace. The shallow entranceway hood and 6/6 window patterns are appropriate to this building.

The 94 William Street property was part of a larger tract of land once owned by the Reverend Alexander Macdonell, who had the "Bishop's House" at 130 Johnson, facing Bagot one block northeast of this property, erected in 1822. It was also erected opposite to the former Bagot Street location of St. Joseph's Roman Catholic Church, erected in 1808 and replaced by a school for Catholic girls in 1859. The 94 William Street building may have been related to the early activities of the Church. After Macdonell's death, and until the early 1870s, the property remained in the possession of the Roman Catholic Corporation of the Diocese of Kingston.

96-98 WILLIAM STREET

Built: after 1965

Rating: C



The 96-98 William Street building is a tall, 2½-storey brick double-house with prominent, closely-spaced dormers. Fire insurance maps show that a 2-storey wood double-house existed on this site for many years, but the present structure is unrelated to the previous one. This newer building exhibits some design elements which are appropriate to its context. These elements include its massing, which extends the bold face of 104-106 William Street, and its contrasting use of brick and stone: particularly the manner in which stone sills, keystones, entranceway surrounds, and quoins are used to contrast with the building's brick façade. The entranceway transoms and 6/6 window patterns are appropriate to this structure's design.

104-106 WILLIAM STREET

Built: by 1850

Rating: C



The present exterior of 104-106 William Street covers a stone structure which appears to have been erected by 1850, according to maps by Gibbs and Vavasour. It is clearly depicted on the 1892 fire insurance map as a double building divided by a firewall. A grocery store occupied the 2-storey 104 William Street unit at that time. The 106 William Street corner unit was depicted with 2 ½ storeys. The same arrangement is preserved today, although a dormered extension was later added to the roof of 104. The 1908 fire insurance map shows that 104 William was 2½-storeys by that time. A “Chinese Laundry” occupied 106 in 1908; it was labelled “Cleaners & Dyers” in 1924. This building’s historical association with commercial enterprises contributes to its heritage value. Prominent corner locations such as this one were popular locations for shops with services being offered to local residents. Its present function as a restaurant continues that tradition. The building’s height, bold flat façade, and minimal setback make it highly visible. Stone quoins and window hoods with embedded keystones are an inappropriate contrast to its roughcast exterior. There is no longer an entrance on the William Street side of the building.

111 WILLIAM STREET

Built: by 1895

Rating: S*

The 111 William Street building appears along with 180 Bagot building on a 1904 pasted amendment to the 1892 fire insurance map. The 180 Bagot building was erected in 1902. But 111 William appears to predate that structure, and possibly the amendment covering itself. The building is listed with this street address in the 1895 directory. At that time it was occupied by Mary Flanagan, widow of a cab driver named Thomas. Mary continued to occupy 111 William until sometime after the turn of the century. Directories also indicate that Thomas and Mary lived in this building, or a building that occupied this property, as early as 1881. It is possible that 111 William is the south-eastern unit remaining from a terrace depicted on Brosius' map of 1875. The building's narrow, and its blind north-western wall, are consistent with this interpretation. But its placement on Brosius' map, which seems appropriate with respect to the bend in William Street, is less certain with respect to the former building at 180 Bagot.



Brosius, 1875

The building's present fenestration has been modified, and a second-storey balcony has been added.

* The legal division of this property includes the 180 Bagot Street building: it has been evaluated as a whole.

112 WILLIAM STREET

Built: 1857

Rating: S (Part IV)

The four bay brick dwelling was a notable addition to the pre-existing brick double house 114-116 William to extend the terrace. Its exuberant use of buff brick to accent the window and door arches, quoins, stringcourse and as a decorative cross and/or diamond motif between openings and at each floor level is particularly noteworthy and indicates the broader range of materials by then available and greater license of decorative expression. Though there are other excellent examples of dichromatic brickwork within Kingston it remains relatively rare. Of interest is the manner in which the buff



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stringcourse is terminated as it meets the cambered arch of the carriageway rather than being integrated with it. The carriageway and its broad arch is the other distinguishing feature of the façade the arch being neatly inserted into the existing wall of 114. Unlike its neighbours the façade is laid up in stretcher bond. The window openings are slightly cambered with 8/8 light sash and limestone sills. The limestone foundation can be barely seen above current grade. The side gable terminates in a parapet at the southeast and is supported with a stone corbel. The roof ridge is noticeably lower than that of the older double house to which it is attached.

While land transactions with regard to Lot 5 are confusing it would appear that the owner and perhaps builder of this later addition to the brick row was William Brown (noted as an innkeeper and builder in mid 19th century directories) who in the mid 1840's also owned the Globe Inn and, after its destruction by fire in 1858, built 178 Bagot Street (see report for 178 Bagot). In 1854 he is assessed with six tenants on William Street and in his will he leaves his "houses on William Street" to his daughter Mary Ann Margaretta Thompson, wife of David Thompson. The association of William Brown to 112 William Street and its dating as 1857 derives from an ad in the Kingston Daily News (May 20) he placed for "a brick house near the corner of Bagot." While this could still refer to 114 -116 it is less likely that they would be characterized as near the Bagot corner. A comparison of the 'footprint' depictions of the row between the Gibbs' 1850 map and that of 1865 (Innes) again suggest that it was built between those dates.

112 William is a particularly important component of the streetscape for several reasons: it forms the termination of the brick terrace along the 'old' angle of the road with its southeast gable exposed; the carriageway is a distinguishing geometric element which also provides a 'window' into the courtyard while its exuberant dichromatic brick façade draws 'the eye' of the passerby.*

* 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 WILLIAM STREET

Built: by 1841

Rating: S

114-116 William Street forms two thirds of an interesting brick row on this varied streetscape. Both sections are constructed in Flemish bond, considered very 'fine work' until mid 19th century but then increasingly rare with the growing popularity of the 'stretcher' bond finish both in 'solid brick' and later, veneer construction. The workmanship is high with the incorporation of Queen's closers' by the window and door openings.



The 2½-storey height with side gable, respective three bay facades separated by fire parapets, are typical of brick terrace construction. The parapets are supported at the eaves with moulded stone corbels. Window openings are rectangular with flat, voussoired arches and 'shouldered' limestone sills. One surprising difference between the sections is that the arches of the first storey openings of 116 William are 'complex' while those of 114 are simply individual voussoirs. This suggests that the two sections were not completed simultaneously as one building program. The other unusual feature is the presence of prominent chamfered limestone quoins at the gable end of 116 William. This suggests the possibility that prior to the construction of 112 William Street 114 William also had stone quoins, removed with the integration of 112 William and its associated arch.

While land transactions with regard to Lot 5 are confusing it would appear that the owner and perhaps builder of the row was William Brown (noted as an innkeeper and builder in mid 19th century directories) who in the mid 1840's also owned and operated the Globe Inn and following the fire which destroyed the Inn in 1858 built and dwelt in the current 178 Bagot Street (see 178 Bagot Street). In 1854 he is assessed with six tenants on William Street and in his will he leaves his "houses on William Street" to his daughter Mary Ann Margareta Thompson, wife of David Thompson. In the 1875-6 Directory David Thompson is listed at 80 William Street "next to vacant lots" which places him at, what is now, 116 William Street (the 'vacant lots' then extending from there almost up to Sydenham Street).

Gibbs' plan of subdivision indicates a building, longitudinally orientated, adjacent to the earlier cart track and aligned with the streets of the lower blocks but, with the establishment of the extension of William St. as orientated parallel to Johnson St. and Brock the existing building (along with 178 Earl) necessitated a 'jog' in the formal alignment. Given that there are buildings on William at Barrie built to the new alignment by 1841 (George Browne's residence, see 207 William St.) suggests that the row may have been constructed prior to that time.

Property Inventory Evaluation – William Street

114-116 William Street is very important contextually as a 'survivor' of the alignment which predated the formal extension of William Street northwest beyond Bagot. The establishment of William St. as parallel to Johnson St. and Brock necessitated a 'jog' in the street grid. In this sense it is a true 'landmark'.

As well the fabric, detailing and scale are an important aspect of this 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.

115 WILLIAM STREET

Built: 1911

Rating: C

Property records for this lot indicate that it was purchased by Elizabeth Lee in 1910. An amended version of the 1908 fire insurance map shows that the building was under construction in April of 1911.



The 115 William Street building is a 2-bay, 2 ½-storey brick house on a stone foundation. The building is generally simple and bold in design, with a number of decorative elements. A slightly arched voussoir above the first storey main window is accentuated by a decorative hood with squared ends. In contrast, the main second storey and gable end windows have simple brick arches. A sunburst design is found at the peak of the building's gable end, which is separated from the second storey by a projecting, sloped eave. The south-eastern bay of the building is dominated by a large front porch and hooded balcony of no heritage value.

117-119 WILLIAM STREET

Built: by 1892

Rating: S

Robert Wales purchased this property in 1882, and may have been responsible for the construction of 117-119 William. It appears on the 1892 fire insurance map, but not on Brosius' map of 1875.

Wales and Joseph Hiscock, both fruit merchants, are listed as residents of the building in directories from 1890 to at least 1904. By 1920 Hiscock had become owner of the property. He sold 117 to Michael Berrigan, and 119 to Bridget Dunn. Berrigan is listed as the occupant of 117 in the 1923 and 1927 Kingston directories. Dunn is listed as the occupant of 119 in the 1923, 1927 and 1929 directories.



A dominant feature of this 2-storey red brick double-house is its large wood porch and balcony spanning the centre two of its four bays. The balcony has a simple iron balustrade and a dentiled cornice. It is supported by three plain, square pillars at the front and embedded pilasters at the building's façade. The central bay protrudes slightly, and contains the main entranceway doors for each unit. The doors are wood with large plain panes of glazing above brass mail slots and recessed wood panels. Each door is topped by a slightly arched transom with plain glazing, and with each unit's street address etched in the glass. The remaining fenestration features yellow voussoir bricks: those on the second storey contain keystones of the same material. Brick pilasters with quoins frame the building. A full-width dormer on the building's frontward-sloping roof is not sympathetic to its design, and is not a valued design attribute.

118 WILLIAM STREET

Built: by 1888

Rating: S

118 William Street is an eclectic late Victorian detached residence which incorporates a wide range of forms, materials and techniques into an integrated composition. The general original form, 'L' Plan with a further full height projection to the west (acknowledging the public nature of that elevation) is Queen Ann in sensibility as indicated by its



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main hipped roof with cross gables. The hipped roof was once surmounted with cresting and features a conical dormer/turret with three windows. The area around the windows is finished in decorative wood shingle. The peak of the front cross gable is layered with decoration and features a complicated geometry in which the angled bay form is resolved into a gable dormer within the main cross gable. Both the gable dormer verge and the main cross gable verge are paneled with intricate ornamentation, are supported on wood fretwork brackets and have rounded ends. The decorative exposed rafter tails at the eaves of the building are also round and pierced with a circular hole. The face and cheeks of the gable dormer is finished with galleted panels. The 2nd storey of the cross gable features a dipartite arched window at the face of the bay with single arched windows at each of the other angled sides. The paired units share an opening supported by an unusual arch form with flat top and curved 'corners'. At the first storey the bay windows have stained glass at the transoms with bird and floral motifs. The floral motif is carried into the terra cotta panels set between the storeys.

The paneled galleting has also been used at the west centre gable. Both the front and the west elevations are enlivened with checkerboard type panels comprised of horizontally orientated, deliberately rough textured units alternating with vertically orientated smooth gauged brick. A real attempt has been made to use both the galleting and checkerboard brick panel treatment in the major relatively new additions at the southwest.

The composition is reminiscent of eclectic dwellings designed at that time by Robert Gage or Power and Son but thus no attribution has been confirmed.

In 1863 Thomas Paton sold this lot for \$500.00 to George M. Kinghorn as it backs on to his existing property (lot 52, 117 Earl Street). In 1873 Kinghorn exchanges part of the lot with John Carruthers

Property Inventory Evaluation – William Street

(already owner of the adjoining lot to the northwest), and also sells lot 52, part of lot 33 and 34 to Peter R. Henderson, manager of the Montreal Transportation Company who then moves into 117 Earl Street.

In 1892, John Bell Carruthers sells part of lot 33 to Henderson for \$250.00. Through the Directories Henderson is found still living at 117 Earl in 1887-1888 but the following year is noted at 118 William Street which is depicted on the Fire Insurance Map of 1892.

In 1909 James Henderson sells part of lot 33 (including 118 William Street) with other lands for \$6,000.00 to Henry R. Smith.

118 William occupies a unique position on the block as it is at this property that the street orientation changes. Thus the building has an unusual setback and much more developed front yard. Also as it is entirely different architecturally from its neighbours and able to be viewed from two sides it is prominent within 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.

121-125 WILLIAM STREET

Built: by 1875

Rating: S



This 6-bay wood and roughcast double house appears on Brosius' map of 1875, with only one front portico. It is not on Innes' map of 1865. The property was purchased by a builder named John Bowes in 1857, who may have had the present structure erected. Part of this building's contextual value stems from its neat alignment with the neighbouring 117-119 William Street structure. Although different in composition and style, their compatible massing, flat facades and side gable roofs create a uniform row placed just northwest of the bend in William Street.

The design features of 121-125 William include the mirror symmetry of its units, and original wood and roughcast composition. Rectangular windows with simple wood trim occupy each floor of each bay apart from the entranceways. Those on the first storey have modest hoods. A common brick chimney is centred along the apex of the building's roof.

121 William Street

The 121 William front porch has simple features in keeping with the overall building's design. These include plain pillars supporting an unadorned pediment roof with a plain wood entablature.

123 William Street

The front porch of 123 William has been enclosed. It retains a plain entablature and unadorned pediment roof.

129 WILLIAM STREET

Built: c. 1869-70

Rating: S (Part IV)



“This typical Ontario cottage, built of limestone and decorated with Gothic bargeboards, was built almost twenty years later than its style indicates. An 1865 map [by Innes] shows no building on this lot but the building was there before 1871, according to assessment roles.

“This three-bay, one and half storey, Ontario cottage is built of smoothly coursed limestone and topped by a gable roof with stone chimneys inset at each end of the ridge. The central gable rises from a slight projection and the façade eaves and gable are decorated in Gothic style, looped bargeboard with a heavy moulded finial at the peak of the gable.

“Under the peak is a Gothic arched window with ashlar sill and louvered shutters. The central doorway is protected by a flat-roofed frame porch with boxed columns supporting an entablature with dentils and paired brackets. The porch sides have inset round arches. There are two basement windows.

“The flanking windows with wide ashlar sills sit under segmental arches and have louvered shutters. The glazing pattern of the sash windows, while being six over six, have large central lights.

“The west wall has two small windows with shutters in the second storey.*

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 288-289 (1980).
Old Sydenham Heritage Area Conservation District (2015)

133-135-137 WILLIAM ST.

Built: by 1881

Rating: S



All three units of this terrace were occupied by the time the 1881 directory was printed. The property was purchased in 1875, when it was vacant, by James Harding. It was likely erected as a rental property for Harding.* Harding family members owned, but are not known to have occupied, the property until at least the late 1920s.

This 2-storey brick terrace is in keeping with the double houses that line this block of William Street: 117-119, 121-125, and 139-141 William. Each of these buildings is placed close to William Street and has a generally flat façade and a side-gable roof. One of this structure's distinct, character defining elements is the carriageway between the 133 and 137 William Street units, which also gives 133 William a third bay on its second storey. Each unit features a front entrance recessed behind two tiers of brick, and a brick voussoir with projecting keystone. A similar arrangement is found topping the first storey facade windows. The building sits on a rough limestone foundation. Two brick chimneys extend from parapet walls at each end of the roof; a third is centred between the 135 and 137 units.

* Property records for Lot 29, Plan B27; 1875 map by Brosius.

139-141 WILLIAM STREET

Built: 1882

Rating: S



The 139-141 William Street building was erected for a customs agent named Joseph Quigley, by renowned Kingston architect William Newlands. Quigley had purchased the property in 1882. The Quigley family resided in 141 William Street until it was sold and occupied by Joseph Dunn and his family in 1929. This 4-bay, 2½-storey double-house is more elaborate than the other multi-unit dwellings found along this block of William Street, but is compatible in terms of its setback, its massing, side-gable roof, and its nearly-flat façade.

This building is slightly taller than the neighbouring 133-137 William terrace, and is situated higher on the slope of the street. The red brick façade features a projecting surround, curved at its upper corners, and forming pilasters that both frame the building and divide the units. A 1-storey rectangular bay window projects from the northwest side of each unit. They are topped by flat projecting roofs, with dentil-lined cornices supported by paired scrolling brackets. Each has paired 1/1 windows with slight arches, common ashlar sills and brackets, and common drip moulds. The mouldings are comprised of contrasting yellow brick. They are heavy and ornate, with hanging pendants and projecting borders.

The same window and moulding arrangement is found above each bay window. The southeast bays have single, matching moulds over their second-storey windows and entranceway doors. Each entrance has a curved ashlar keystone.

Above each bay is a dormer with a gable roof, and a wood face with scrollwork.

150 WILLIAM STREET

Built: by 1875

Rating: S

This property was purchased by Edward Hardy in 1850. Hardy was a dry goods merchant who had the adjacent Rosemount Inn, at 46 Sydenham Street, erected as a residence that year. A building with a square footprint appears at this location on Innes' map of 1865. But it does not appear not to be related to the present building, which replaced it by the time Brosius published his "Bird's Eye View of Kingston" in 1875.

This building has high contextual value as a compliment to both the Rosemount Inn behind it, and the 1851 Sydenham Street stone church on the opposite corner of William. It is one of three repurposed former coach houses on this stretch of William Street. Together they define the character of the streetscape: they are three of just four buildings facing William Street from this block, and the only three of heritage value. The rear elevations of the stone houses lining Earl, and the greenspaces supported by those properties and the 170 William property, provide a particularly valuable backdrop to this building.

The 150 William Street building is a 1½-storey stone structure with a 1-storey brick automobile garage added to its northwest elevation by 1924, and a 1-storey wood extension on its southeast elevation, added after 1963. The main building features a hipped roof with wood shingles. Wood brackets support the cornice. Three embedded dormers, flush with the façade, extend above the main roofline. Each contains a 6/6 window, and is topped by cut-gable roof with wood shingles. The first storey contains two sets of three, 8-piece rectangular windows. These flank the centralized front entrance, which features with wood pilasters supporting a flat hood.



Property Inventory Evaluation – William Street

Brick arches and stone voussoirs indicate where some of the building's original openings were located. Three narrow and recessed brick window surrounds, with half-round arches, are located on the southeast and middle bays of the structure. The outer two are respectively truncated by a first-storey window, and stone voussoirs from a previous opening above the entranceway. The centre one extends to mid-level of first storey.

The building's eastern extension is comprised of wood, with a hipped and wood-shingled roof. It contains a doorway and two pairs of tall casement windows. The hipped-roof of the structure's north-western extension, which serves as an automobile garage, is also shingled. It has a plain entablature with a dentiled cornice. Wide brick pilasters with wood capitals support the roof on from each side of this brick extension's façade. They rest on the extension's tall concrete foundation, which protrudes at these points. Fluted wood columns with square capitals also rest on the foundation, flanking the extension's two wood garage doors.

170 WILLIAM STREET

Built: by 1892

Rating: S



This property was sold to John Kerr in 1854, along with the property behind it, facing Earl Street. The Kerr family occupied the 55 Earl Street building until 1905, and had this building erected by 1892. It appears as a 1½-storey stone shed on the 1892 fire insurance map, but not on the map by Brosius, published in 1875. It first appears as a residence in the Kingston directory of 1980.

This is one of three repurposed former coach houses on this stretch of William Street. Together they define the character of the streetscape: they are three of just four buildings facing William Street from this block, and the only three of heritage value. The greenspace in front of this building, and that of the 149-151 Earl Street property adjacent to it, provides a particularly valuable context for this building.

The design values of the 170 William Street building include its 1½-storey rough limestone construction, its hipped roof, and the greenspace supported by the building's setback from William Street. The stonework suggests that the easternmost of the building's three bays was added after the original 2-bay structure was built. A large dormer extends from, and is flush with, the façade of each bay. The dormer faces consist of large 8/8 windows with wood trim. The front entrance is located in the eastern bay, and consists of a pair of wood doors flanked by wood panels with four rectangular sidelights. A paired set of 8/8 windows, matching those found in the dormers, is located in the structure's western bay. These two openings appear to be the original stable building's access doors. A third 8/8 window is offset to the west in the middle bay.

181 WILLIAM STREET

Built: by 1889

Rating: S

Directories indicate that the 181 William Street building was erected as a manse for the Reverend of the Sydenham Street Methodist (now United) Church between 1881 and 1889. It does not appear on Brosius' map of 1875.

This structure was designed in the Queen-Anne style of architecture. It features eclectic massing, a hipped roof with dormers, a tower with a gable roof, and an adjacent front porch and balcony. The tower protrudes slightly from the western bays. Two arched windows in the tower's foundation are topped by solid ashlar voussoir stones. Its first and second storeys contain paired 1/1 windows with wood trim on a common ashlar sill. Each window is arched, with yellow-brick voussoirs that contrast with the architect's principle use of red brick. These two sets of windows are separated by a wood ledge featuring a series of carved-wood floral designs. A window matching those on its first and second storey is found on the tower, inside this bay's exceptionally tall gable-end. The gable has a wood face flanking each side of the tower. Its eaves returns form projecting ledges supported by scrolling wood brackets. These merge with the surrounding building cornice.

The eastern bay is recessed, with a wood porch and balcony. Below the porch roof cornice is a large, three-tiered frieze of plain wood planks. Wood columns with square capitals and bases support the roof and entablature. The porch and balcony are surrounded by an ornate balustrades comprised of turned-wood spindles arranged in a chinoise pattern. Arched windows on the porch and balcony are topped by yellow-brick voussoirs. The front entrance is located in the facade wall of a projecting brick vestibule, tucked under the balcony. Yellow-brick pilasters with flared capitals flank the entranceway door. These support a yellow-brick arch of Moorish design. The arch surrounds a large, matching transom with etched glass containing diamond and Greek key designs.



Property Inventory Evaluation – William Street

Two red-brick chimneys are found on the building. One of these is located just behind the apex of the slanted rear roof, on the building's eastern side. The second, much taller chimney is located on the west side of the front gable roof, set back slightly from the front of the building. Each chimney contains crosses, bands, and panels of yellow-brick.

The eastern elevation of 181 William Street contains a rectangular bay window on its first storey. It is topped by a low-pitch hipped-roof, and an elaborate entablature that contains dentils and heavy wood scrolling brackets. The bay window foundation contains two basement windows with solid ashlar voussoirs. The first-storey bay, and the second storey of this elevation, contains paired windows with yellow voussoirs. But those on the bay have fully half-round arches and voussoirs that merge at a centre pilaster. The windows on the second storey, and a third window found in a side-gable on this elevation, match those found on the tower façade.

183 WILLIAM STREET

Built: c. 1905

Architect: Arthur Ellis

Rating: S



This building was hand-drawn, after 1904, on one copy of the 1892 fire insurance map. It is labelled “Harrison Dwelling”, after Thomas Harrison, a dealer in upholstery, carpets and curtains at 229-237 Princess Street. Harrison purchased the property in 1905 and had this building constructed according to plans by Arthur Ellis. .

The architectural features of this building are rare in the Sydenham Heritage Area. It is good example of America Shingle style. The structure is based on a straightforward rectangular massing, but its 2-storey from gable mimics the appearance of an A-frame structure. The gable has a significant overhang, a wood-shingle face, and contains a large oval window in its upper storey. The window is framed with a thick wood surround with quartering darts. The tip of the gable projects slightly. Its lower storey features a number of curvilinear elements. The outer sides flare out where they meet each side of the porch roof below. The porch supports a balcony, across the middle of the gable, with a rounded wood balustrade. The balcony door is recessed behind flanking curved walls and set under a wooden hood supported by plain wood columns. The A-frame’s slope inward, from the balcony up, leaves two triangular corners of the building’s main massing exposed on the second floor: each contains a short rectangular window on an ashlar sill.

The building’s front balcony roof is supported by plain wood columns on square wood bases. Both balustrades contain closely-spaced square balusters. The east bay of the first storey contains a bay window in three sections, with large openings and rectangular transoms. The entrance is located in the opposite bay and contains a large oval window. A plain rectangular window with a transom occupies the middle bay.

Tall gable ends on this building’s side elevations contain sets projecting pediment tops, supported by rafters, with oval windows matching that found on the façade. Below these are Palladian window arrangements without the centre fanlight, on heavy wood sills with brackets. The gables have wood shingle faces.

184 WILLIAM STREET

Built: 1956-57

Rating: N



This apartment complex is larger in scale than the two coach houses that otherwise comprise this streetscape. Its mostly-flat façade and box-like massing is appropriate with respect to those building's, but its overall features – including its flat roof, flat entranceway hood, and dominant windows – are not sympathetic to the character of this area. Directory information indicates that the structure was erected in 1956-57.

185 WILLIAM STREET

Built: 1855

Architect: James Stewart

Rating: S (Part IV)



This brick dwelling has a two-storey umbrage or recessed central bay. The detail of the trim, iron cresting and decorative chimney pots add to the significance of this dwelling designed by architect and contractor, James Stewart. Stewart came to Kingston in 1843 from Peterhead, Scotland; went to Ottawa about 1860, followed by the United States where he and his sons did extensive work.

The structure's umbrage is faced on each storey with a slightly recessed brick triple arch. In the first storey, the central semi-circular arch holds the entranceway; the flanking blind arches hold side lights. On the second storey, all three arches are open and an ornate frame balustrade joins the supporting columns. All of the arches have tessellated buff brick.

The foundation is stone with an ashlar finish. Windows in both stories flanking the central bay have flat arches, lugsills, and appear to have the original small-light sashes.

The roof is hipped and flat-topped with an ornate crest iron railing. Inset on each side slope are pairs of metal chimney stacks rising from brick bases. Three of them have grooved sides and tulip pots; the fourth is a plain octagonal stack.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 290-291 (1980).
Old Sydenham Heritage Area Conservation District (2015)

186 WILLIAM STREET

Built: 1850

Rating: S



This is one of three repurposed former coach houses on this stretch of William Street. Together they define the character of the streetscape: they are three of just four buildings facing William Street from this block, and the only three of heritage value. This building appears on Gibbs' 1850 map of Kingston, behind the 169 Earl Street house on Lot 44 of Plan B27. The 169 Earl building was erected for William Grant in 1849-50. Property records show that Grant also purchased this William Street Lot behind it, Number 42, in 1850, dating the structure to that time.

The 186 William Street building is a 4-bay, 2-storey stone building with a hipped roof. While its windows are relatively new, they feature appropriate 6/6 and 8/8 window patterns and suitable wood surrounds. Embedded wood lintels above the first-storey windows – one in each bay – suggest spots that stable doors might have occupied. The opening for an entranceway, between the first and second bay from the west, has been filled-in with matching stone. Voussoirs over the second-storey windows suggest original openings. A tall brick chimney rises from the building's east elevation, and is incorporated along that wall.

197-199-201 WILLIAM ST.

Built: by 1897

Rating: S



J.McK.

While the architect still remains unknown 197-201 William Street brings together a number of late 19th century architectural styles in a satisfying composition based on the rhythm of the three 'stepped forward' full height bays and the stature provided by the umbraged gables with balconettes which surmount them. Stylistically, the Queen Ann form and roof line has been combined with a broad Richardsonian Romanesque window arch as the dominant element, and juxtaposed with the fine Eastlake detailing of the verandah frieze. An excellent balance has been struck between robust and attenuated features.

The coursed ashlar limestone foundation rises to a water table course which is integrated with the lintels of the basement windows. The brickwork has been well executed with the main windows set within a two storey arched niche. A panel has been created above the large picture window and the brick corbelled up to the limestone sill of the window above. The main articulation occurs in the forming of the 2nd storey window arch and the treatment of the arch spandrels. The arch has a margin in relief which extends from the projecting 'keystone' (also formed of brick) to brick corbels at the 'spring' points. The spandrel panels above the arch shoulders are formed of alternating 'dogtooth' and block units further accenting the arch. This detail is found at John Power's 1890 Pump House (within a circular panel).

The arch motif is extended as the broken pediment of the 3rd storey cross gables as well as serving to provide space for the window/door opening on to the balconette. The moulded eaves of the cross gables are deep and return at the front to the arched opening. They are 'supported' on paired turned columns themselves set on brick piers with a railing of heavy turned balusters between. The face of the gables are clad in fish scale shaped wood shingles. The main soffit is deep and the frieze features 'mutules' and a large wood roll at the wall junction (a combination found on many Kingston buildings of this period). The transom of the picture window has stained glass (now missing at 197.)

The porch and balcony balustrade is the key feature of the inset bay with its Eastlake spindlework frieze, turned balustrade and chamfered posts. This successful design was used again at 233 Johnson Street.

Property Inventory Evaluation – William Street

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

No building is shown on the subject lot until the 1865 Innes Map where a long narrow building is depicted which was likely William Irving Sr.'s shop for planing and making window sash. The existing fine brick range is not definitively documented until 1897 when it is referred to in the Directory as the residences respectively of: (197) Delos Grimshaw who deals in grain at 117 Brock; (199) John C. Metcalfe, a butcher at 62 Brock and (201) James Craig, owner of a Grocery and Crockery Store at 79 Brock. Thus the link between the row and the merchants of Brock Street is well established.

Though constructed relatively late, the terrace, due largely to the nature of its architecture (the full height bays surmounted by the umbraged cross gables), is a prominent component of the streetscape. Being adjacent to the cross lane (allowing access to the rear of the Clergy Street residences) also contributes to its importance within the streetscape particularly when viewed from the southeast.

This terrace along with 213-215-217 William, constructed slightly later and also featuring brick projecting bays, serve to 'bookend' the older stone buildings which survive in the middle of the block. *

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

198 WILLIAM STREET

Built: c. 1907

Rating: C



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198 William Street, a two-bay, two-storey brick house, does not appear in the listing of the city directory for 1904-1905 but is on the fire insurance plan of 1908. By 1918-1919, it is occupied by Frederick Simmons.

As is frequently found in houses of the early 20th century, it is “four square”. The roof is hipped and features a hipped-roof front dormer. There are two windows in the upper storey, each with a heavy divider creating a pair of double-hung windows, each with four panes above a single pane. The lower storey has a large window and a doorway with a rectangular transom and sidelights. Across the width of the street facade is a one-storey wooden verandah (shown on the plan of 1908) with three short columns supported on brick square piers. Steps lead towards the entrance area, which is marked on the verandah by a shallow pediment and closer spacing of the posts. A horizontal band runs across the front facade just above the verandah in place of window sills and continues on the east side wall, where it is interrupted by a corbelled brick flue. There are four irregularly placed windows with stone sills in the east side wall. The frame open shelter for cars does not appear on the plans until 1963.

200-202 WILLIAM STREET

Built: by 1850

Rating: S



A subdivision plan of “block W” made for Charles Hales in 1841 shows no buildings on the Earl, Barrie, Clergy, William block. The first structure was 200-202 William Street, as noted on a map of c1848 (NMC 26089) and the Gibbs map of 1850.

The double, two-storey, six-bay, stone house retains its early appearance, as alterations have been of a minor nature such as the removal of the original glazing bars in the double-hung windows and the middle fielded panels in what were originally six-panel doors. The round-arch transoms have retained the original glazing pattern. In each half, there are three windows in the upper storey and two in the lower storey plus the door, which is located near the centre of the facade. The end walls rise in parapets, enhanced by carved corbels. Only the street facade is in stone -- the remaining walls are in brick.

The structure is a good example of the simple yet elegant design reflecting mid-19th century Classicism before the complexity of late Victorian style is established.

203-205 WILLIAM STREET

Built: 1847-48

Alterations: by 1875

Architect: William Coverdale

Rating: S (Part IV)

Municipal Easement: 1985

203-205 William Street would appear to have had a particularly interesting evolution from the one storey stone preparatory school designed by noted mid 19th century Kingston architect William Coverdale for Queen's College in 1847-1848, to the 2½ storey double house with mansard roof and dormers - its present form. In his journals for this period Coverdale describes a " School

House", 50' long by 24' wide ... walls 12' high, gables 10' high" which well could be the current first storey of 205 William. It is the only section of the double house with voussoired arches over the openings. Other anomalies such as the narrower door opening of 205 and its proximity to the west wall as well as the 'broken' nature of the stone coursing between 203-205 further suggest this evolution. It seems that at some point prior to its depiction in the 1875 Brosius 'bird's eye view' map it was incorporated as part of two storey double house with a Mansard roof. If the Brosius image is accurate then at that time it was a pavilion type mansard (almost a gambrel form). With no structure to its east a parapeted fire gable was not then necessary.

As evidenced also by the Brosius view the roof form was quite unusual in the area at the time. However, shortly after, Robert Gage designed a brick mansard roofed double house at the northwest corner of the block. The parapeted fire gables are brick but rest on stone corbels which also terminate the moulded eave/cornice. The extremely heavy/deep window surrounds suggest that the stone may have at one time been finished with stucco which would have also served to unify the composition but this has not yet been confirmed. It appears (BAHS p.294) that until relatively recently both first floor window openings had stained glass transoms but this now only survives at the eastern window. The gable dormers with 'eared' and 'shouldered' casings around the windows are typical of the 2nd Empire style and closely associated Mansard roof form.



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Property Inventory Evaluation – William Street

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

Early in 1843, George Browne, the architect of Kingston City Hall and resident on the adjoining lot (now 207 William St.), purchased the property from Charles Hales. Indeed the east gable of Browne's house encroached on this lot.

In June 1847 George Browne's double house and this lot, still vacant, were sold at auction, eventually coming into the possession of Henry Sadlier who offered to let Queen's College build a school house for free on the property providing they continue to occupy the adjacent double stone house (as they had since George Browne's departure in 1844).

Queen's engages William Coverdale to design and supervise the construction of a one storey stone schoolhouse (college preparatory school) on the property. The preparatory school opened in December 1848 with 52 students.

Within his records for this period Coverdale refers to a "School House", 50' long by 24' wide . walls 12' high which could be this building. This may well have been the current first storey of 205 William. It is the only section of the double house with voussoired arches over the openings. Queen's purchased the property in 1854 but by 1862 the new grammar school (now Sydenham Public School) was also being used for college preparatory purposes. Though apparently in use as a 'common' school until 1865, it was sold by Queen's in that year. At some point prior to its depiction in the 1875 Brosius map it was incorporated as part of two storey double house with a Mansard roof.

203-205 William Street, along with neighbouring 207 William to the west, form the limestone center of this otherwise brick streetscape and are instantly identifiable as the earliest surviving buildings on the block. The picket fence, enclosing the property, its two mature deciduous trees and associated shrubbery gives further emphasis to the property within the streetscape view. The remaining section of original stone wall at the lane (now augmented with recent stonework to form an enclosure) is an important element of the lanescape conveying a more comprehensive picture of the historic property as well as evoking a sense of age and texture. *

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

204-206 WILLIAM STREET

Built: by 1889

Rating: S

This 2½ storey, brick double house with brick large wings to the rear is listed in the city directory of 1889-1890, when John Barkell, a carter, was living in 204 and William Wallace, a fireman, in 206. It appears on the 1892 fire insurance plan.

The centre two bays are recessed between projecting pavilions topped by gable roofs at right angles to the main roof. Each pavilion has a pair of windows in the basement (in a stone foundation), main floor and upper floor but one arched window opening in the top floor. The main-floor windows have rectangular transoms, above which the corners of the brickwork gently curve, as is echoed in a brick moulding over the voussoirs. A gable-roof dormer sits in the centre of the front plane of the main roof.

The upper floor in the centre recessed area has two doorways leading to a balcony formed by the roof of the wooden porch sheltering the main-floor pair of doorways. The latter have rectangular transoms. A nicely curved and panelled fascia board reaches between the pavilions just below the cornice level. The brickwork is particularly fine and detailed creating mouldings and patterns of checkerboards and angles.



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207 WILLIAM STREET

Built: 1841-42

Architect: George Browne

Rating: S (Part IV)



George Browne, the most celebrated of Kingston architects, designed his own residence in a restrained, classical style featuring symmetry and the rhythm of the door and window openings. The roughly coursed

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rubble limestone façade with stone voussoired flat arches over the window openings suggest that it may have, like the Gildersleeve House, been originally finished in ashlarized stucco which would make more sense as well of the wood stringcourse. The original portico would likely have been more classical in form and detailing as still survives in the main door surround though the placement of the actual door openings has changed.

The substantial changes which have occurred including the addition of large dormers, the bracketed eaves, the Victorian detailing of the verandah and the conversion of the original doors to large sidelights with leaded glass in the transoms were all introduced in the later 19th century.

The large original stone service 'tail' survives and is an important feature when viewed from Barrie Street or from the lane. Likewise the side walls of the long original stone carriage house at the lane remain though augmented now with concrete block.

This property forms part of farm lot 25 granted by the crown to Michael Grass in 1798. Originally consisting of 100 acres the entire lot was sold to Henry Murney in 1809. His heirs sold three acres in 1839 to Charles Hales, a prominent merchant who developed the block which came to be known as Charles Hales Block, Kingston Heights, "Block W".

By July 1841 the prestigious architect George Browne had purchased a lot in Hales' Block and had his new residence/office under construction later that year. Hales apparently considered the presence of the architect a testament to the prestige of the 'address' noting in his real state ads for the block as "...where Mr. Browne, Architect, has erected his dwelling house." Despite construction being well advanced Browne's purchase of the lot was only formalized in January 1842. Browne undertook the major expansion of Hale's Commercial Mart (now S&R) in 1841.

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Browne rented out one half of the stone double house and from the description in his rental ad it is clear that, as would be expected, it was advanced in terms of domestic conveniences including "...wash hand basins in the bedrooms, sink and hydraulic pump in kitchen, patent water closet..."

Having designed Kingston City Hall, one of Ontario's great classically inspired buildings and other fine structures within his short tenure Browne moved back to Montreal in 1844. At that time Queen's College (the precursor of Queen's University) rented the full house for classes and a preparatory school. Queen's later added Morton's stone residence to the west and built on the then vacant lot to the east (now 203-205 William Street) as a school house forming the basis of the institution until the construction of Summerhill in 1854.

207 William Street, along with neighbouring 203-205 William to the east, form the limestone center of this otherwise brick streetscape and are instantly identifiable as the earliest surviving buildings on the block. The stone 'tail' is actually a feature of views from Barrie Street and the remaining walls of the stone carriage house add visual richness/texture to views into the lane. *

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

213-215-217 WILLIAM ST.

Built: by 1908

Architect: William Newlands

Rating: S

In designing a new brick terrace for the corner lot at William and Barrie Streets at the turn of the 20th century architect William Newlands integrated a wide palate of features and materials to form an eclectic Queen Anne composition.

The wall plane is broken by full height bays surmounted by pedimented cross gables at William Street and, it seems, originally a pyramidal roof at Barrie (the existing dormer, though early, is not original). The varied wall planes beneath a complex roof configuration composed of a combination of gables and hips are characteristic of the Queen Anne style. It appears that the main hip roof resolved into a low slope section at the ridge which probably originally had iron cresting.

The rock faced ashlar limestone foundation rises to a deep water table course with the contrastingly (relatively) smooth face of the stretcher bond brickwork above. At the William Street elevation each corner of the projecting bays is defined through its full height, i.e., squared and then angled from section to section rather than just angled adding a further sense of relief and shadow lines. The windows at the sides of the bays are double hung while the central window is one large pane with a transom above.

The beaded board soffit is deep with mitred corners. The frieze features 'mutules' and a large wood roll at the wall junction (a combination found on a number of Kingston buildings of this period). Large consoles, with paneled fronts and floral scrollwork incised into the sides, 'support' the corners of the cross gable pediments. The face of the pediment at 215 retains its painted, decorative wood shingle

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View from William Street

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Barrie Street elevation

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cladding with courses composed of 'fish scale' shaped shingles alternating with regular shingle courses. 215 also retains an arched window at the pediment. 213 has a rectangular window in the pediment though this too may be original as this style allows for variation and thoughtful asymmetry. Dormers, also with pedimented gables have been placed between the main cross gables on the William Street elevation. However the shed dormer and pilastered gable dormer at Barrie Street appear to be later additions. The roof is terminated at the east end with a brick, parapet fire wall which is 'carried' by a moulded corbel at the eaves.

A variety of window types enliven the composition. While the 'typical' window is a rectangular 1/1 unit, a large segmentally arched opening with transom is a key feature of the William Street elevation and small semi-circular arched windows are an important aspect of the Barrie Street facade. Of particular interest is the use of cast stone for the sills, lintels and as the keystone for the large segmentally arched unit. It would be a relatively early use of the material in Kingston, (though its extensive use would soon be featured in some notable local experiments).

The porches are typical of the period with round columns built off brick piers at the front and pilasters at the wall face. The pilasters feature moulded capitals and base and exhibit entasis. The original iron (likely steel) railings with variation of Greek key pattern below the hand rail survive at the balcony and porch of 213 and at the stairs of 215.

The entrance for 217 has been skillfully set into a 'break forward' of the Barrie Street wall plane accessed through a wood vestibule with balcony. Setting back the entrance from William in this unobtrusive manner allowed the major architectural elements of the William Street facade, the two full height bays under the cross gables, to not be compromised while still providing three residential spaces.

It is worth noting that 249-251 Barrie Street shares many of the features of 213-215-217 William Street including the cast stone lintels, soffit/frieze detailing and consoles with incised floral scrollwork as well as the general Queen Anne form suggesting that it was part of the same development designed by William Newlands.

By 1898 *the Contract Record* reported that "those old stone residences on the corner of Barrie and William Streets will be replaced by a modern brick terrace for D. Lavery". The architect was noted as William Newlands, one of Kingston's foremost architects of the late 19th and early 20th century.

Prolific and versatile, Newlands' work encompassed a wide range of building styles and types including the Kingston and Pembroke Railway Station (1885), the remarkable Fenwick Operating Room at Kingston General Hospital, a leading edge facility when completed in 1895, the Pavillion/Bandshell which bears his name (1896), Claramount (1904), a Colonial Revival Residence near Picton, as well as sensitive additions to the work of his predecessors such as at the Elizabeth Cottage and the Customs House.

The terrace was built sometime between the notice of 1898 quoted above and its appearance on the 1908 Fire Insurance Plans but likely after the turn of the 20th century.

213-215-217 William Street occupies an extremely important urban corner within old Sydenham Ward. Reviewing the map chronology it is clear that William and Johnson were historically the prestige streetscapes for this block with the Barrie Street streetscape given over, via the lane, as access to the rear dependencies for the William and Johnson properties. As well the Gore angle at Barrie made construction more difficult. Thus the principal elevation for the terrace is William Street. However

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Newlands did not neglect the Barrie Street elevation either clustering important features around the central (actually slightly asymmetrical) projecting bay with its (originally) pyramidal roof.

This terrace along with 197-199-201 William, constructed in 1897 and also featuring brick projecting bays, serve to 'bookend' the older stone buildings which survive in the middle of the block. As Newlands appears to also have been the architect for 249-251 Barrie Street his work establishes the character of that streetscape (in association with the views of the earlier dependencies and rear yards off the lane). *

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

214 WILLIAM STREET

Built: 1875

Rating: S

The only frame house on the Earl, Barrie, Clergy, William block, 214 William at Barrie Street is not on the Innes map of 1865 but does appear with a short wing along Barrie on the Brosius bird's-eye view of 1875. It is a two-storey, three-bay structure with a gable roof, which sports a pair of dormers on the William Street slope. Presently covered on horizontal siding, it is noted as stuccoed on the 1892 fire insurance plan. By this time, the Barrie Street wing (see 231 Barrie Street) has been lengthened to meet the lane, which runs east-west through this block. The brick wing on the east side wall is not on the plan of 1892 but does appear on the plan of 1908. The low frame addition fronting William Street was built after 1963.

The upper storey of the main house has three double-hung windows with the original glazing bars removed. The main storey has two modernized windows and a doorway. There are two windows in each of the storeys on the west wall. One of the interesting aspects of the structure is how the west side wall conforms to the angle of Barrie Street. Although a plain structure, the proportions are pleasant, and the rhythm of the fenestration traditional.



Facing south along Barrie

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Facing southwest from William

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