

## **Property Inventory Evaluation**

### **Barrie Street**



## Property Inventory Evaluation – Barrie Street

### 204-206 Barrie Street

**Built: not yet established**

**Rating: C**



204-206 Barrie Street was originally part of the Stuart family's 200 acre grant. In 1838, the Revd. George Okill Stuart divided part of farm lot 24 into a subdivision, known as Stuartsville, which included this property. Stuartsville was roughly bounded by Barrie, Union, Collingwood and Johnson Streets. It was a densely-populated area, occupied primarily by labourers and artisans of modest means. The land was annexed by the City of Kingston in 1850.

On a military plan of 1842, there is a rectangular wooden structure, built between November 1840 and 1842, set back from Barrie Street (NMC 17437). Clergy Street began as a narrow road named Young's Lane crowded with small labourers' buildings, many of which must have been demolished to widen the street into what we now know as Clergy Street (the name is changed about 1894).<sup>\*</sup> On the 1904 revision of the 1892 fire insurance plan, 204-206 is shown as a store, two-storeys high in frame and attached on the east to wooden structures facing Clergy Street. By the 1908 plan, the Clergy structures have been removed, leaving 204-206 in its present rectangular footprint.

Did the present building survive the widening of Young's Lane/Clergy Street (on the other corner were stone buildings -- perhaps more likely to be saved)? There are few clues in its exterior appearance because of the recent siding, loss of original glazing bars, and alterations in the lower storey on the main facade. A closer scrutiny of its

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<sup>\*</sup> Jennifer McKendry for Bray Heritage and Queen's University, "Chronology of University Avenue from Earl to Union" Dec. 2005.

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history and examination of its physical construction are needed to establish whether it is a survivor from the early days of Stuartsville.

204 Barrie is a simple, 2-storey, wood structure with a gable roof. The general form of the building, now clad in modern material imitating clapboard, is characteristic of early vernacular residences erected for labourers and artisans. Four bays wide, it was constructed as a double with two bays in each half. Entranceways, no longer contain the original doors, are located on the south bay of each half. Large, nearly-square openings are located on the north bays of the first storey. These openings have been modified, and their relationship to the original first-storey fenestration is not known. The second storey contains four windows, symmetrically placed, two of which are set close together near the middle of the building's façade. A stout, square, brick chimney is located at the peak of the building's north gable.

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### 211 Barrie Street

#### Chalmers Church

**Built: 1888-89**

**Rating: S (Part IV)**

Chalmers United Church is located on a triangular piece of land formed by Clergy Street E., Barrie Street, and Earl Street. The property was designated by the City of Kingston on March 27, 1990 (by-law 90-80) and protected by an easement between the United Church of Canada and the City of Kingston on the same day.



This property is associated with the history of the Free Church of Scotland and the United Church of Canada. The church is named after Dr. Thomas Chalmers, the first moderator of the Free Church of Scotland, which had broken away from the Presbyterian Church in 1843. Sympathizers to the new Free Church of Scotland in Kingston left St. Andrew's Presbyterian Church and formed two new congregations; a Scottish contingent at Chalmers and an Irish contingent at Cooke's Church. The Chalmers congregation joined the United Church of Canada in 1925.



Gillen & Gillen, successors to architect Robert Gage (who left



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Kingston for California), tendered in July 1888 for a new stone church (*Daily British Whig*, 14 July 1888).<sup>\*</sup> Only 28 and 32 years old, the Gillen brothers were open to new ideas in architecture, choosing the latest style -- Romanesque Revival -- and creating a bold design featuring a dynamic round tower acting like a punctuation mark at the street corner with a complex arrangement of higher and lower, curvilinear and rectilinear walls. Gillen & Gillen's exploitation of the odd shaped lot in the massing of the church is especially evident when the building is approached from the back.

The main entrance is recessed and marked by three stone medieval columns. The tower is capped by a conical roof and with balconies on the upper openings. The main church building is rectangular and has gabled end walls facing north and south. Each wall has three large stained-glass windows spanned by a narrow continuous hood-mould. The larger central windows have rose or wheel tracery under the arch while the flanking ones have quatrefoil. Each wall has two pairs of windows on the first storey and two sets of square-headed windows with floating transoms on the second. An apse-like structure, regularly fenestrated with tall windows, is attached to the eastern end of the church.

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<sup>\*</sup> Fred B. Gillen & his brother Erastus, census of 1891.

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### 212 Barrie Street

**Built: c1889**

**Rating: S**



By the time of the 1904 revision of the 1892 fire insurance plan this 2½ storey brick house on a stone foundation is in place on a large open lot between the frame building at the corner of Clergy Street and a row of frame ones (demolished) on the Earl Street corner. In the directory of 1889-90, James Wiley, an engineer, is living in 212 Barrie Street. Construction of this house reflects the renewal of the Stuartsville area in the late 1800s, as the former subdivision became associated with individuals and families with middle and upper incomes. By 1896 it had been purchased by George McGowan, who owned the McGowan Cigar Manufactory, located in the present 37-43 Brock Street. The McGowan family owned the property until at least the 1920s.

212 Barrie Street is influenced by the Queen Anne style and features a two-storey bay window, a hipped roof with gable and dormers, an impressive verandah wrapped around one corner. The bay's six windows are tall and rectangular, with simple wood frames. Each set of three windows share a common ashlar sill that spans the width of the bay. The bay's first-storey windows are topped by plain rectangular transoms, and a solid ashlar lintel across the width of the bay. Above bay window's flat roof is a broken pediment gable containing a pair of plain windows with simple wood trim and 6-piece rectangular transoms. A wood bracket is located under between the windows, under brick voussoirs. A triangle of checkerboard, textured bricks is located under the gable's peak.

The porch features heavy stone posts that support paired wood columns, rising to the porch roof's plain wood entablature with a dentillated cornice. A second storey balcony (missing its railing) is accessed by a door, which is probably missing its overhead

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shelter. The building's main entrance has been enclosed by wood walls with a large window of six square lights. Above this window is a rectangular transom with swirling stained-glass and the building's street number contained in a circle.

Dormers with wood-shingled pediment-tops, supported by fluted wood pilasters, are located on the building's roof. These dormers are found on each side-elevation, in front of the rear extension. A tall brick chimney protrudes partially from near the front of the building's side elevation.

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### 218 Barrie Street

**Built: 1964**

**Rating: N**



Queen's University's  
McGillivray-Brown

Hall is not shown on the 1963 fire insurance plan but appears in an aerial view of 1965. Its building material and International Style are reminiscent of Cataragui Hall, 92 Barrie Street, of 1969, although the latter is faced with textured Queenston stone, unlike the smooth facing at 218 Barrie Street. The roof is flat. The portion with windows is deliberately contrasted with the solid area of the front wall. Narrow dividers interrupt the two strips of windows.



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### 226-228 Barrie Street

**Built: by 1892**

**Rating: N**



A two-storey, brick double building, 226-228 Barrie appears on the 1892 fire insurance plan with the Earl Street corner marked as a grocery. It was and is attached on the other side to 230 Barrie Street. A corner grocery store would indeed have been an important asset for this growing neighbourhood in the pre-automobile age -- and there were many small groceries, butcher shops and bake shops. In 1889-90, John Turbett, grocer, is in 228. No 226 is listed. In 1895-96, Alfred Packer, grocer, is in 226, while Mrs Mary Kavanagh is in 228. This may suggest that the later directory is describing a replacement double for an older single building. By 1924, there is a store in each half.

The street level storey has been completely altered. Although a narrow doorway exists in 228 immediately next to 230 Barrie, its position may not be original. The upper storey has had the brick over-painted. One window in 226 is filled-in on Earl Street. The Barrie Street upper storey is articulated with strip pilasters between the four double-hung windows, which have had their original glazing bars removed. The roof of 226 is hipped on the Earl Street side and is straddled by a large brick chimney likely located over the dividing wall between the two halves.

While the overall form of the building rings true to its late 19th century origins and is compatible with its neighbours, the loss of the street level historical design is severe.

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### 229 Barrie Street

**Built: by 1889**

**Rating: S**



This corner property contains no buildings on the 1875 Brosius bird's-eye view of the city. The city directory of 1889-1890 and the fire insurance plan of 1892 suggest that this red brick, two-storey house was built as a single dwelling (now a double - the other half being 201 Earl Street) facing Earl Street. However, by the directory of 1904-1905 and the fire insurance plan of 1908, the street number of 229 is given to the facade facing Barrie Street.



Furthermore, a two-storey brick addition (not present on the plan of 1892) is shown on the east and running to the lane, which splits east-west the Earl, Barrie, William and Clergy block. It is likely the single house became a double around 1900.

The design is a successful solution for a corner property with a dominant pavilion breaking out of the Earl Street facade and a smaller one on the Barrie Street facade. The roof form is complex and is capped by a multi-faceted brick chimney. The style is half-timber or Tudor Revival, evidenced in the geometric pattern of exposed timbers contrasting with painted wood or stucco infill and in the large areas provided for window openings but seemingly made up of small windows due to grouping by massive framing.

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The upper Barrie Street window projects forward and is supported by four corbels, while the entrance is recessed and sheltered under a small porch.

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### 230 Barrie Street

**Built: by 1889**

**Rating: S**

The building was in place by 1892, when it is shown as a double house). Directories show that a building with the street address of 230 was occupied by insurance agent Andrew C. McMahon and his family from 1890 until sometime after 1905. McMahon rented the building's north half, number 232, to various tenants during this time.

The 230 Barrie Street building is a three-storey, four-bay brick structure with a generally flat façade, and a recessed central entrance. The entrance is topped by a Romanesque arch with a keystone. It occupies the two centre bays of the building's first storey, and is flanked by two rectangular windows on ashlar sills. Matching windows occupy each bay of the second storey. An imposing gambrel roof, with three dormer-windows, provides the building with a third full storey. A series of brackets support the cornice. The original brickwork has been over-painted.

A stained glass transom over the entrance door proclaims "The

Old Sydenham Heritage Area Conse



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Alcove”. It is rare in Kingston to find exterior ceramic tile work of the type lining the dado of the recessed entranceway of 230 Barrie. The colour scheme is a bold combination of red, gold and green. Tile work is also found on the entranceway floor.

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### 231 Barrie Street

**Built: by 1892**

**Rating: N**



A two-storey, four-bay, frame structure covered by stucco, it is attached to the rear of 214 William Street. Although it appears as early as 1892 (fire insurance plan) and an abbreviated version as early as 1875 (Brosius bird's-eye view), it is an undistinguished building, described in the 1918-1919 city directory as a paint shop. By 1924, a frame two-storey wing was added to the east fronting on the lane dividing east-west the Barrie, William, Clergy and Earl block. The older part running from the back of 214 William to the lane is shown in 1924 as divided into two units and in use for stores.



## Property Inventory Evaluation – Barrie Street

### 234-236 Barrie Street

**Built: c1895**

**Rating: S**



### 232-234 Barrie Street

was erected between 1892 and 1904, replacing a previous double house. No buildings with addresses of 234 and 236 are recorded in the 1894 and 1895 directories. Although the building appears to have been erected as a double house for middle to upper income families -- which would fit the pattern of Stuartville's transition in the later part of the 19th century -- the structure's first use appears to have been a boarding house. A widow named Jennie Gamble operated a boarding house from 234 Barrie Street in 1896, while 236 is listed as vacant (perhaps because it was just built and a tenant was not yet housed here). Another widow, named Margaret Hyland, ran a boarding house in 236 as of the following year. This arrangement lasted until sometime after 1901. By 1904 Hyland had moved in to 234 Barrie Street, while 236 was occupied by John M. Caines.

This is a 2½-storey, brick, double house. Each of the building's outer bays features a 2-storey pavilion topped by a gable. The gables feature wood bargeboards with circular reliefs. An ellipse arch is formed in brick over the top window, over which is a wooden "transom" with incised scrolls and an urn. The pavilions contain pairs of rectangular windows, each with a separate ashlar sill and rectangular transom. The second-storey windows are slightly arched. There are brick string courses. The hammer-dressed limestone foundation contains pairs of rectangular basement windows.

The inner two bays of the building's first storeys contain wood doors with flat panels and glazing. Tall rectangular transoms are found above each door. The porch floor and steps are concrete. The inner two bays of the second storey each contain a balcony

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door. The balcony is supported by a thin, central column of turned-wood, matching embedded columns on each side. The balcony balustrade contains closely-spaced balusters of turned-wood, below which is an ornamental spooled frieze. In the centre of the gable roof is a dormer with a decorated bargeboard.



## Property Inventory Evaluation – Barrie Street

### 244 Barrie Street

**Built: 1917**

**Architect: William**

**Newlands & Son**

**Rating: S (Part IV)**



The property was designated by the City of Kingston under the Ontario Heritage Act on 12 May 1987 (by-law 87-151).

244 Barrie Street, also known Villa St. Clare (1924 fire insurance plan), is one of the earliest “modern” apartment buildings in Kingston. It was built for Evangeline Elder, whose husband James died in 1917. A set of architectural drawings is in the Queen’s University Archives.\* Tax assessments confirm the building date.

It is an interesting example of an early apartment building style, particularly its balcony design. It is a three-storey brick building set on a high stone foundation which gives it a semi-basement living area. The Barrie Street facade has, at each end, a three-storey (plus basement) bay window. Between these is a wide recessed area sheltered by balconies, accessed by doors.

From street level, steps rise to a central entrance, which is set below the level of the first storey. The double-leaf door is glazed and above it a fanlight is set under radiating voussoirs and a keystone. Directly above the entrance, wooden partitions divide the balconies on the second and third storeys. The windows have 15 small panes of glass in the upper sash with a single sheet of glass in the lower (it was popular in the early 20th century to have small panes above an undivided lower sash).

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\* Jennifer McKendry, *Town and Country Houses: regional Architectural Drawings from Queen’s University Archives*. (Kingston, 1993): 16-17, elevation and section illustrated. Newlands Collection # 26.

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This large building, originally containing six apartments, marks the change from vertical arrangements in row houses to modern horizontal flats.

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**248 - 250 - 252 Barrie Street**

**Built: 1880s with**

**Addition: 1890s (252)**

**Rating: S**



The left hand unit is #233

William, the corner door

has no number, to its right, on Barrie, the first door is #248 with #250 and #252 on the doors next to each other.

The attractive row of two-storey brick buildings is in place as four units at the corner of Barrie and Upper William Street on the 1892 fire insurance plan. Upper William was previously a narrow, short, dead-end street known as Andrew's (sometimes Agnew') Lane. The row does not seem to correspond with the buildings shown in maps and views of the 1870s, although a model for it -- 152-156 Bagot at Earl -- may date as early as the 1860s. Both have the salient angle sliced off with that portion receding in a hipped form on the roof and both were used as stores in the corner unit. In 1889-90, Mrs Alex Adair ran a grocery in 248 Barrie. It has been proposed that the Barrie and Upper William Streets row was built in 1899 for D. Lavery of Ireland by architect William Newlands\* but this refers to the demolition of the old stone buildings at 213 and 215 William (corner of Barrie) and their replacement by a brick terrace of three units, 213, 215 and 217 William. The Upper William and Barrie Streets row may date as early as the 1880s.†

The use of red brick with yellow brick accents in the voussoirs spanning the window and doorways is very effective. Fortunately, the large openings for the shop windows survive. One's eye is drawn to the corner in part because of the elaborate woodwork on

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\* City of Kingston, *Buildings of Architectural & Historic Significance* (1985) 6: 53, based on the *Kingston Daily News*, Nov. 1898.

† A study of the tax assessments would establish the building date.

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the corner dormer. The single doors and transoms of 248, 250 and 252 are original, although the latter has a large panel obscuring part of it. The stonework on the base course is particularly fine and cut-out to accommodate basement windows.

**252 Barrie** is divided on the roof by parapets and a pair of corbels. The street-level storey has a pair of narrow windows instead of the single windows in the other units. It may have been added shortly after 248-250, as it does not appear as a street number in the directory of 1889-90 (but is there in the fire insurance plan of 1892 and the directory of 1901-02, when it is described as a boarding house run by James Hynds.

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### 249 - 251 Barrie Street

**Built: 1906-07**

**Architect: William Newlands**

**Rating: S**



A 2½ storey, brick, double house at 249-251 does not appear in the city directories of the first five years of the 20th century but appears in the directory of 1906-07, occupied by teacher and a press foreman for the Whig. It is squeezed against the lane splitting east-west the William, Barrie, Johnson, Clergy block and occupies what were the back yards of 213-215-217 William Street, designed by William Newlands. Given the proximity and many common building aspects, he is likely the architect of 249-252 Barrie Street.

249 has a rectangular outer pavilion, whereas 251 has a projecting bay window. Both are topped by pedimented and shingled gable containing a round-arch window and rest on stone foundations. The gables are supported on fancy brackets and a row of dentils. The centre bays are recessed and sheltered by open porches with columns supporting balconies. Each half of the house has a gable-roofed dormer. The window lintels are smooth beige stone, which also forms the continuous sills.

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### 254 Barrie Street

**Built: by 1908**

**Rating: C**



In the 1892 fire insurance plan, 254 Barrie is shown as a freestanding, 1½-storey frame building. It is closer to 256 than 252 Barrie. This building appears to have been replaced by a 2-storey, frame, stuccoed, building attached to 252 Barrie in the 1908 fire insurance plan. This arrangement occurs as well in the plans of 1924 and 1947. The brick veneer we see today was applied in recent times. The dwelling has a flat roof, two storeys, two bays and a porch sheltering the entrance. It is set further back from the street than 252 Barrie and attaches to it at an angle.



## Property Inventory Evaluation – Barrie Street

### 256 Barrie Street

**Built: 1900**

**Rating: C**



256 Barrie is shown on the 1892 fire insurance plan as an amendment. It is not listed as a street address is not in the directory of 1898-99 but is in the directory of 1901-02, when Miss Margaret McFaul lived there.

The 256 Barrie Street building is red brick structure with a front gable roof and a tall stone foundation. The gable consists of a plain brick face. The south bay of the building's first storey contains a bay window with a flat roof. The windows are 1/1 with a simple wood frame and a stone sill. Two windows occupy the building's second storey. One is centred over the bay window, the second over the front entrance.

## Property Inventory Evaluation – Barrie Street

### 260 Barrie Street

**Built: not yet  
determined**

**Rating: C**



The corner lot (with Johnson Street) is empty on a map of 1865 (Innis) but has a building in 1877 (Rowan & Moore). On the Brosius view of 1875, it seems like a different building, because it is six bays facing Johnson Street. By the time of the 1892 fire insurance plan, it is a two-storey, frame building, # 242 Johnson Street, and has a narrow rear wing. Its nearest neighbours along Johnson are a graveyard and Bethel Church, built in 1878 by architect Robert Gage. By 1924, 242 Johnson is renumbered 260 Barrie Street. By 1889-90, 242 Johnson is the minister's house for Bethel Church, a Congregational church. By 1947, 260 Barrie Street is shown as brick veneer over frame. It appears as if the longer walls of the rectangular footprint are now oriented towards Barrie Street (in contrast to the longer walls fronting Johnson in 1924). A 1½ storey brick veneer wing on the south projects closer to Barrie than the main house. The building date or dates and alterations of this house are not yet clear.\*

The façade of 260 Barrie may be the side wall of a building once fronting Johnson Street. This could explain why the structure's chimney is curiously located on its hipped-roof at the front of the building (on the other hand such a placement was acceptable in houses built in the 1920s-40s). The opening of what may be the original Johnson Street entrance still exists, and differences in the brickwork suggest that it once had a gable-roofed hood or pediment top above it. On Barrie Street, there is a pedimented entrance porch. Further differences in the brickwork suggest that the first and second storeys were bricked-over at different times (see 1924 fire insurance plan "Vend. 1st" ie veneered on first storey).

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\* Research could be undertaken at Bethel Church and by examining the tax assessments at Queen's University Archives.



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Windows on the façade and north elevation are tall and rectangular, with hammer-dressed limestone sills. A south extension to the building contains more ornate 8/1 windows on matching sills, separated by plain wood dividers. The second storey of this section of the building is marked by a slightly protruding brick lip. A further extension, which supports a second-storey balcony, now contains a second façade entrance. That entrance is flanked by sidelights of six square pieces each. It has a flat hood supported by heavy, curved wood brackets.