

Property Inventory Evaluation
Gore Street



Property Inventory Evaluation – Gore Street

50 Gore Street

Built: by 1850

Rating: S (Part IV)

The 50 Gore Street building belongs to the same legal property as the 191 King Street East building, erected for the Reverend Robert Cartwright and his wife Sarah in 1833. It is clear from this structure's massing and orientation that it was erected as a stable building for the Cartwright property. It was likely erected at the same time as 191 King, or shortly thereafter. It appears on Gibbs' map of 1850, and on maps consistently thereafter.

Defining attributes of this property include the tall rough limestone stone wall, with ashlar columns flanking its entrance, which runs along Gore Street and abuts the 50 Gore building; as well

as the courtyard created by the structure's setback from the 191 King Street East building. Further attributes include its stone composition, its 1½-storey rectangular massing, the unbroken side-gable roof with chimney, the multi-paned pattern of its windows; and general placement of its fenestration, including the wide arch and stone hood on the building's King Street elevation.

This property is noted on the Municipal Register under 191 King Street East.



View from Gore Street



Northeast Elevation

Property Inventory Evaluation – Gore Street

57-59 Gore Street

Built: by 1833

Rating: S (Part IV)



This building, which includes a civic address of 195 King Street East, was likely erected by 1815, and appears on a map of Kingston dating to that year.

Although it has long been thought that this cottage was brought from Carleton Island in the late 18th century, architectural historian Jennifer McKendry has cast doubt on this interpretation. McKendry notes that the location is an unusual distance from Fort Frontenac, where most such buildings were relocated. She also notes that the building does not consistently appear on some early maps, such as one from 1801. She suggests that a sharp rise in the property's market value, between 1807 when it was purchased by Elizabeth Robison, and 1816 when it purchased by the Reverend George Stuart, is consistent with a structure having been erected on the property during the intervening years. No buildings appear on this property on Howlett's map of 1829: a fact that remains anomalous. But the present building, in a very different form, was definitely in place by 1833, as it appears in a popular painting that year by Harriet Dobbs Cartwright.* The building is nevertheless an important early cottage-style structure erected in the Old Sydenham Heritage Area. Further historic value is derived from its association with the Reverend George Okill Stuart of St. George's Anglican Church. Stuart and his family occupied this building until 1839, and at least from 1841 to 1849.

The property has physical/design value. Character defining elements that reflect this value include its scale and massing. Originally the house was a small one and a half storey building of plank construction, later covered with weatherboard of clapboards. The property was later enlarged adding the western section. In 1875 a second storey was added with various additions made since then. The dwelling is now clapboard with three triple window groups in both the first and second storey of the main façade. The two doors between the triple windows are protected by wooden canopies. The gable

* Jennifer McKendry, *Illustrated Chronology of the Old Sydenham Ward & Area*, Kingston, pp. 4-5 (2009).

Property Inventory Evaluation – Gore Street

roof with eaves returns now has only one large chimney in the centre. The ends have irregular fenestration, a group of four windows to the east, a triple window to the west and additional windows in the later additions.

Property Inventory Evaluation – Gore Street

65 Gore Street

Built: after 1965

Rating: C



Fire insurance maps from 1892 to 1963 all show a 2-storey brick house at this location. The present 1 ½ -storey structure, with a wood exterior, is not known to be related to the previous one. The present building, or at least its present configuration, may date only date to a 1965 or a 1981 property transaction.

The present 65 Gore Street building contributes to the character of the Gore Streetscape, and that of the Old Sydenham Heritage Area, through its simple 1½-storey massing, symmetrical fenestration, minimal setback, wood siding, and front gable roof. The building has two rectangular window openings on each storey. Those on the first storey have a 6/1 window pattern. The upper windows are 6/6. An enclosed entranceway contains a fanlight transom with wood tracery. A tall brick chimney, with a tiered brick pot and wide brick base, rises from the building's southeast side.

Property Inventory Evaluation – Gore Street

67 Gore Street

Built: by 1915

Rating: C



The 67 Gore Street building appears on a pasted amendment to the 1904 fire insurance map, updated in 1915. This building has an exceptionally tall side-gable roof above its first storey. It features a large gable-roofed dormer, with Tudor-style stickwork, wood shingles, and two large rectangular window openings. The roof projects heavily over the lower storey, sheltering an embedded wood balcony. The front of the roof is supported by wood columns on square brick bases and stone caps, joined by a simple wood balustrade with closely-spaced square wood balusters. Ball tops crown the newel post leading to the balcony. This structure reflects the evolution of Sydenham Heritage Area architecture in the early 20th century. It is a good example of a modest vernacular building which departs from the more traditional and popular Georgian, Victorian, Queen Anne, and Romanesque Revival buildings found throughout the area.

Property Inventory Evaluation – Gore Street

73 Gore Street

Built: By 1892

Rating: S



This brick house appears on the 1892 fire insurance map of Kingston. All of the buildings along this stretch of Gore Street had side, rather than front-gable roofs in 1875. The present building does not appear to be related to an earlier structure. Its construction may date to 1890, when the property was purchased by customs officer James Hanley.

The design, massing, setback and composition of this building are appropriate to the Gore Streetscape. Its design attributes include its flat façade, brick composition, regular fenestration, ashlar window sills, and its front gable roof. The building's main-storey windows maintain an appropriate 6/6 window pattern. Those on the upper floor are paired casements, with glazing bars that create 3 sections each, and smaller flanking sidelights. The building's front entrance is deeply recessed, with paneled wood reveals and a fanlight transom. This building has exceptionally large brick chimneys: one toward the northwest rear of the building, and one along its southeast elevation.

Property Inventory Evaluation – Gore Street

75 Gore Street

Built: by 1850

Rating: S



Although clad in newer materials, the 75 Gore Street building is a 2-storey wood structure which may date to 1850 or earlier. The building's rubble stone foundation is consistent with an early-to-mid 19th century structure, and a building with similar massing appears at this location of Gibbs' map of 1850, and on the 1865 Innes map. A 2-storey brick addition was added between 1875 and 1892.

Character defining attributes of this building include its rubble stone foundation, regular fenestration, and its side gable roof. The building's window openings might reflect its original, or much earlier, square-headed shape and configuration.

Property Inventory Evaluation – Gore Street

76-78 Gore Street

Built: 1842

Architect: William Coverdale

Rating: S (Part IV)



In 1828 this property was purchased by William Denn, a sexton at the Sydenham Street Methodist (now United) church.

Denn had the 76-78 Gore Street building erected in 1842, according to plans by Kingston architect William Coverdale. It was originally a large single house, built during the brief period when Kingston was the capital of the United Province of Canada. That status was lost in 1844, plunging the town into a period of economic hardship. In order to buffer the economic impact of this loss, Denn had the building converted to a double-house in 1845.

This building is one of three double-homes, and a large single dwelling (previously double), that share similar features and complete this stretch of Gore Street from King East to Wellington. All of these buildings have broad flat facades with compatible rooflines, massings and setbacks. An open space on the property southeast of 76 Gore neatly marks this row of buildings from the 180 King Street East structure. The corresponding exposed elevation contains a half-round gable end window, and a pair of broad stone chimneys. A similar pair of chimneys is found on the northwest elevation of 78 Gore Street. The gable window on this side is square.

This hammer-dressed stone building has ashlar window sills and quoins. Large rectangular windows are located in the outer four of its six bays. They have simple wood surrounds of moderate size: those on the first storey have rectangular transoms with tracery. The inner two bays contain two front entranceway doors with rectangular transoms. Smaller, wide and rectangular windows occupy the second storey above these. The building has a wide front porch, with a simple entablature and modillions, spanning its inner four bays. The porch has a wood shed roof, with a projecting pediment and plain tympanum. This roof is supported by singular and paired wood

Property Inventory Evaluation – Gore Street

columns; one pair, resting on a stone base, divides the two porch entranceways. A matching stone wall completes the porch.

Property Inventory Evaluation – Gore Street

77-79 Gore Street

Built: by 1850

Rating: S

Instruments from 1830 and an 1832, pertaining to the sales of parts of this lot, refer to a stone house on the property.* The rough coursed limestone of this building is consistent with a structure erected in the early 19th-century. The 77-79 Gore Street building may date to that time, although it does not appear on Howlett's map of 1829. Gibbs' map of 1850 and Innes' map of 1865 show the same two structures on this lot, which were likely the present 75 and 77-79 Gore Street buildings.

The most distinct features of this double-house is its coursed rubble stone walls. Each of its outer two of four bays contains a large rectangular window, presently with a 6/1 window pattern. A doorway is located on each inner bay. Their wood-plank outer doors appear to be of significant age. Wide chimneys rise from each side elevation of its side-gable roof. Full-width dormers have been added to front and rear of the building.



Southeast elevation

* Property Records for Lot 148 OS, Instruments K14, Roll A253, and L169, Roll A254

Property Inventory Evaluation – Gore Street

81 Gore Street

Built: by 1892

Rating: S



This 2-storey building, with a brick façade and side-gable roof, appears on the 1892 fire insurance map of Kingston. A 2-storey building with a side-gable roof also appears on, or very near, this location on Brosius' 1875 map. That structure had a central entrance. It is possible that the present structure is the same, and that it was originally erected after a property transaction in 1846. An engineer named William Leslie purchased the property that year. A building with a compatible footprint is shown on Gibbs' map of 1850, and Leslie is still listed in an 81 Gore Street building with the 1881 directory. The building's brick façade could have been added after 1875, and the front entrance moved to reflect interior renovations.

Alterations to the brickwork indicate that this structure once had a pediment-topped hood over its front entranceway. It is now topped by a flat arch of yellow brick, matching those found above the two rectangular windows on the southwest bays of its first storey. The upper storey contains three rectangular windows.

Property Inventory Evaluation – Gore Street

82-84 Gore Street

Built: by 1892

Rating: S



The 82-84 Gore Street building appears on a pasted amendment to the 1892 fire insurance map, although that amendment probably

reflects changes to the building's rear extensions, or previous outbuildings. A building with a side-gable roof, similar massing, and southeast elevation appears on Brosius' 1875 map. But its fenestration along that wall has a different placement and, unlike the present building, it has a greater setback from William Street than the neighbouring 76-78 Gore Street. This property was purchased by a baker and confectioner named William Toye in 1887. It was probably constructed shortly thereafter.

This building is one of three double-homes, and a large single dwelling (previously double), that share similar features and complete this stretch of Gore Street from King East to Wellington. All of these buildings have broad flat facades with compatible rooflines, massings and setbacks. Like 76 Gore, the southeast elevation of this building is highly-visible. It is comprised of roughly coursed limestone, with a brick upper surround, and frontal surround forming brick quoins. Two tall rectangular windows, with brick lintels and sills, are irregularly placed along this elevation.

This 2½-storey brick building is generally plain, bold and symmetrical, with minor ornamentation. The 82 unit contains two bays, compared to 84's three. A short firewall, rising to a brick chimney, divides the units along the building's side gable roof: the same is found at each end of the building. Wood dormers, with pediment tops and deeply recessed wood tympanums, are found on the front of the roof: one over 82 Gore, and two over 84. Each unit contains a large first-floor opening, with paired windows over a wood panel and ashlar sill. These windows are topped by arched transoms with stained glass and floral tracery. To their northwest, each unit contains a rectangular entrance opening with a rectangular transom, set under a basic wood hood with plain pediment tops and supported by iron rails. The first storey of 84 Gore's extra bay

Property Inventory Evaluation – Gore Street

contains a tall rectangular window on an ashlar sill. Matching windows are regularly placed along the second storey. The roof is lined with modillions.

Property Inventory Evaluation – Gore Street

83-85 Gore Street

Built: c. 1895

Rating: S



This building appears on a pasted amendment to the 1892 fire insurance map of Kingston. That map was updated in 1904, but the amendment appears to have been added significantly before that time. Changes in street address numbers, and the fact that this building's occupants do not align with its owners, make a more precise date difficult to determine. One possibility is that the building was erected c. 1895, when Captain Frank Strange first appears in the occupant of 85 Gore (now the 83 unit). Strange was the Superintendent of Military Stores, and District Paymaster of the 3rd and 4th Military Districts. He fought and died in the First War: his name is inscribed on a memorial plaque in Kingston's City Hall building.

This building has design value. Its physical attributes include the gable-topped towers that project from each of its outer bays; its brick composition, stone foundation, and the wood porch across its inner entranceway bays. Paired rectangular windows, on the second storey of each tower, rest on ashlar sills. Matching windows occupy each inner bay of the second storey. Openings in each gable contain small rectangular windows with triangular transoms. Between the towers, a gable dormer with paired windows rises from the roof. Windows on the first storey of each tower have ashlar sills flush with the façade: they rest on an ashlar base course that divides the building's course limestone foundation from its first storey. These windows have wide rectangular transoms. Each front entrance contains a panelled wood door with a large plain light, and a rectangular transom. The wood balcony has a shed roof and simple entablature supported by a central wood pillar and flanking pilasters.

Property Inventory Evaluation – Gore Street

88-90 Gore Street

Built: by 1875

Alterations: by 1980

**(raised upper storey and
roughcast exterior)**

Rating: S



This building is one of three double-homes, and a large single dwelling (previously double), that share similar features and complete this stretch of Gore Street from King East to Wellington. All of these buildings have broad flat facades with compatible rooflines, massings and setbacks.

A 1½-storey stone double-house is depicted at this location on the 1892 fire insurance map, and on Brosius' map of 1875. It does not appear on an Ordnance map of 1868. The present building is likely the same structure, with a roughcast exterior added, and raised to 2-storeys, sometime after 1947. A photograph published in 1980 shows that this alteration took place by that time.* This structure blends well with the 92 Gore Street building, to which it is attached. It continues the flat façade, shallow setback, and regularly-placed fenestration of that earlier stone structure.

* See photo of 92 Gore in *Buildings of Architectural and Historical Significance*, Vol. 5, p. 60 (1980).

Property Inventory Evaluation – Gore Street

89-91 Gore Street
Built: 1842

Rating: S (Part IV)



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

This 5-bay, 3-storey house is built of hammer-dressed limestone with a recessed border along its northwest corner. Flanking its central bay are two recessed, round-headed entranceways with fanlight openings. Above each entrance is a tall and narrow blind arch. The northwest arch contains a square lower window. Relatively new, multi-paned window units have been installed throughout the building.[†] Small square windows line the upper storey of this building's Gore and Wellington Street facades. The remainder are tall and rectangular. The southeast elevation wall is brick. It is topped by a gable parapet and a brick chimney. The roof facing Wellington Street is hipped.

The 89-91 Gore Street building occupies a prominent corner location. It complements the stone building across Gore Street, erected just three years before.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 58-59 (1980).

[†] Ibid., see picture on page 58 for previous fenestration.

Property Inventory Evaluation – Gore Street

92 Gore Street

Built: 1839

Rating: S (Part IV)



This previous double- house is one of four that share similar features, and complete the stretch of Gore Street from King East to Wellington. All of these buildings have broad flat facades with compatible rooflines, massings and setbacks. The building occupies an important location at the corner of Wellington, and compliments the 1842 stone building across Gore Street. Its Wellington Street elevation is also an important part of that streetscape.

Robert Waddingham, a carpenter and builder, was assessed for an unfinished house on this property in 1839. He operated a planing mill in the rear yard.

This 4-bay, 2½-storey structure was originally built as a double-house. It has an entranceway and rectangular transom in the third bay from Wellington Street. In 1980, when this building was last assessed, the entrance was on the furthest bay from Wellington. The remaining openings on both exposed elevations contain 6/6 windows with wood surrounds. Two of these windows occupy the Wellington Street gable end. A heavy stone chimney rises from each side of the building's roofline. The southeast chimney is the larger, and rises from a firewall which divides this structure from the 88-90 Gore Street building. This building's Wellington Street carriageway is topped by an elliptical arch: it is an important feature of the building, and one of several such underpasses found throughout the Old Sydenham Heritage Area. *

* Some information from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 60-61 (1980). See photograph on page 60 for previous entranceway.

Property Inventory Evaluation – Gore Street

103-105 Gore Street

Built: by 1875

Rating: S

This 2-storey, 4-bay double-house appears on Brosius' map of 1875. Previous maps by Innes (1865) and Gibbs (1850) suggest a building with a smaller footprint, but further research would be required to support that conclusion. Although previous mortgages had been taken against this property, an 1867 mortgage by John Munro, from the Frontenac Building and Loan Society, might be related.*



This building's design values include its 2-storey, 4-bay construction wood construction with a flat façade, hipped roof, centred brick chimney, and symmetrical fenestration. Eared surrounds on the windows and doors, derived from the Classical tradition, are relatively rare in Kingston. Its first-storey windows and doors feature curved shallow hoods. The front entranceways, located on the outer bays, have rectangular transoms. The façade windows maintain 8/8 and 12/12 window patterns.

* Property records for Lot 207 OS

Property Inventory Evaluation – Gore Street

104-106 Gore Street

Built: by 1865

Alterations: 1904-08

(bay windows added)

Rating: S



This building appears on the Innes map of 1865, years before the outer gable-topped bays, that now characterize it, were in place. The 1892 fire insurance map shows a 2-storey wood double-house, with set back 1-storey wings on each side, and a rear extension: the same footprint depicted on the 1865 map. Its front balcony once wrapped around the building, meeting each side wing. The present configuration appears on an amendment to the 1904 fire insurance map, updated in 1908.

This building's design attributes include its 4-bay wood construction; its hipped roof, central balcony with angled returns, and its outer bays with large window openings and gable tops. Each gable contains a small 1/1 window and a wood face, set above a projecting ledge. The front porch and balcony roofs are supported by square wood pilasters. The balcony roof is an extension of the building's larger hipped roof. Entranceway and balcony doors, with simple wood surrounds, are located in the inner two bays of each storey. The square newel posts, and closely-spaced square balusters, contribute to this building's neat, rectilinear appearance. A hanging balustrade with turned-wood spindles lines the porch roof.

Property Inventory Evaluation – Gore Street

107-109 Gore Street

Built: 1894

Architect: William

Newlands

Rating: S



This 2½-storey brick double-house, with twin towers, was built in 1894 for merchants James and William Minnes. It is a good example of how a variety of roof structures, and façade projections, can be combined symmetrically. The building has a hammer-dressed stone foundation, and ashlar sills and lintels. The main roof is hipped. The end bays are 3-storey towers, projecting from the façade as bay windows. They are inset as they rise above the main roof line. Each has a pagoda roof supported by paired brackets. The towers contain single windows in the foundation, and three windows in each level above it. The first and second-storey windows have transoms; the third-storey windows are smaller, with diagonal glazing bars. Slightly recessed brick panels are located below the second-storey windows.

The central bays have double-door entrances in the first storey, and French windows with transoms in the second. On the front slope of the roof joining the towers is a gable-roofed dormer with two windows flanked by pilasters supporting a flat hood. Above these the gable has a wood face containing fish scale imbrications.

The entrances are protected by a shed-roofed wooden porch extending between the tower projections. Its twin entranceways are divided and flanked by wood pillars rising to a plain entablature. A low-rising pediment over the entranceways contains a wood tympanum with a decorative relief.

Property Inventory Evaluation – Gore Street

Rising through the roof at each side is a large brick chimney with ashlar course, vertical grooves, two stepped-brick courses, and three chimney pots.*

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 62-63 (1980).

Property Inventory Evaluation – Gore Street

112 Gore Street

Built: c. 1871

Rating: S



This property has historical value for its association with Joseph George, and African-American businessman who arrived in Kingston from Pennsylvania in 1842.* George was one of the few black businessmen in late 19th century Kingston. He purchased this property in 1871.† He had the present building erected that year.

George was in business with Charles Mee of Mee & Company, previously Reyner & Mee, who manufactured organs and melodeons. That company's shop at Princess and King Streets proved to be too small, at which time they relocated to this somewhat unusual location, amidst the Sydenham Ward residential properties. A provincial directory from 1873 shows that Mee & Company was located on Gore Street, and Brosius' 1875 map labels the location as the "Chas. Mee and Co., Organ and Melodeon Factory". By 1881 Joseph George operated his own organ and piano shop from this location. The 1924 Fire Insurance map shows that, at that time, the building was home to the Kent Brothers' Mica Factory, Electrical Light and Power. By 1947 it had been converted in to an apartment building.‡

The 112 Gore Street building is a 2-storey wood and roughcast structure. It has a flat façade, side-gable roof, and symmetrical fenestration. The building presently has a centralized front entrance that is approached from high wood porch, with a hipped-roof

* For more on Joseph George, see <http://www.stoneskingston.ca/usermap/action/moreLocationInfo/llid/340>

† Property Records for Lot 211 OS

‡ Research information contributed by Jennifer McKendry and Rick Neilson

Property Inventory Evaluation – Gore Street

portico and angled side staircases. The façade of 112 Gore contains nine windows on its main two storeys, eight of which are evenly-placed on each storey of the building's outer four bays. Each of these windows has simple wood surrounds and plain wood sills. They have a 6/1 window pattern. A matching fifth window is located at the 1½-storey level above the front entrance pediment. A dormer on the roof above this is slightly offset to the northwest. It has a small set of paired windows and a hipped roof. A brick chimney rises from the centre of the building.

Two windows in the building's foundation are inset from the outer bays, toward the entrance. The northwest and southeast elevations of 112 Gore Street each contain a single window on the first and second storeys. These match the main façade windows. A pair of similar, but slightly smaller windows is located under each side gable. A large rear extension to this building was added after 1963. It replaced a platform related to industrial use, after 1915.

Property Inventory Evaluation – Gore Street

115 Gore Street

Built: 1880

Rating: S (Part IV)

Adam Clark Williamson, a carpenter and contractor, built this square brick house as his dwelling in 1880, according to assessment rolls, and had

his workshop at the rear. It is possible that the rear wing, now with mansard roof, was there before 1877 when Williamson paid \$1000 for the property.



This 3-bay, 2-storey brick building has a base of hammer-dressed limestone. The low-hipped roof has, on its front slope, a central hipped roof dormer with a pair of small windows. Wide brick chimneys with stepped capitals are inset at each side of the roof, which is supported by brackets and a cornice with dentils.

The end bays on the first storey have pairs of narrow sash windows with heavy wood surrounds, topped by a flat hood with tiered, dentil-lined cornices. The windows are recessed in their surrounds, under wood keystones. The three second-storey windows also feature heavy wood surrounds, with recessed windows and mild arches with wood keystones. The first-storey central bay contains the main entrance, now protected by a wooden portico with a flat roof. The porch rests on a foundation with small vertical slits.

The front of the portico has a door and fanlight surmounted by a keystone and set between twisted columns. The door surrounds is set between pairs of square columns set on paneled piers. The capitals of the columns are surmounted by paired brackets which support the moulded cornice. Between the brackets are panels. Each side of the portico has two round-headed openings with mouldings at the level of the fanlight base and decorative elements repeating those of the facade.

The east side has the chimney breast at the centre and towards the rear, a window in each storey. The sash windows have ashlar sills and plain inset wooden surrounds. The west side has no openings.

Property Inventory Evaluation – Gore Street

To the rear is a small one-storey brick wing. It has two dormers in its mansard roof. *

* Adapted from *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 64-66 (1980).

Property Inventory Evaluation – Gore Street

116-118 Gore Street

Built: 1890

Rating: S



Built in 1890, this brick dwelling, part of a duplex, located at 116 Gore 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 two bay two and a half storey brick construction, stone foundation, and windows joined by a common stone sill and joined decorative brick dripstone effect. The entranceway in central bay is adorned by a transom over double doors. The gabled roof is adorned by gable-roofed dormers over each bay and end chimneys with stepped brick caps. There is a small one-storey brick addition towards the rear.