
Queen's University
Heritage Study

HISTORY



INTRODUCTION

Queen's University is only the most recent layer of a built and designed landscape that has transformed the property within the university precinct since the settlement and occupation of Kingston and area by United Empire Loyalists in 1784. The purpose of this section is to expose the layers of change over two centuries and acknowledge where earlier landscapes have existed, how they have changed and where some still survive on campus. A cultural landscape helps the university understand its relationship to local communities and institutions.

Research for this section was undertaken by Larry Turner in map, registry office, library and archive collections. Early maps, plans, surveys, insurance plans, aerial photographs, directories, and secondary sources were consulted to detect changes to the landscape. Social, economic and cultural factors associated with occupation and use were applied to the physical alterations of the environment to create a context for the development of the university and its neighbourhood.

Queen's University and its Neighbourhood: A Cultural Landscape

Queen's University is a significant symbol helping to define the character of Kingston. Others symbols include Loyalist heritage, military legacy, limestone architecture, Victorian neighbourhoods, and the city's role as a commercial transshipment centre at the head of the St. Lawrence. All of these symbols contribute to the cultural landscape of Queen's University, even if some surviving examples are by no means distinctive. Although patterns of residential and institutional development have altered landscapes over the generations, especially the original rural nature of the land after settlement, critical features survive that tell different stories about land and their uses.

The university is located on land granted to one of Kingston's most important Loyalist leaders, the Reverend John Stuart, and Summerhill, at the core of the historic perimeter of the campus, was the estate house of Stuart's son, George Okill, also an Anglican minister. Kingston Field, which spreads in front of Kingston Hall as well as the Old Arts Building, is a direct descendant of the militia parade ground, part of an expanse of Ordnance lands controlled by the British garrison considered to be strategic to Kingston's defence. Buildings such as Summerhill, Grant Hall, Ontario Hall, among others, are significant for their place in the legacy of Kingston's limestone architectural heritage. Remnants of the residential subdivision of Stuartsville, west of Barrie Street, especially north of Union Street, evokes an immigrant, labouring community of the 1840s and 1850s attracted to Kingston by its pivotal maritime role at the entrance to the St. Lawrence River and Rideau Waterways. In a less distinctive framework, Queen's has absorbed, or is neighbour to, properties that reflect the late Victorian growth of the middle class in Kingston society, as in the Wadsworth Lots at the corner of University and Clergy Streets, built by prominent contractors and architects.

The cultural landscape at Queen's University also embodies different traditions in the development of institutional lands. The university encompasses English quads, modern squares, open spaces, grand avenues, ceremonial walkways, and different styles of collegiate architecture, both early and modern. A strong Romanesque character in late 19th and early 20th century campus architecture changed with modern approaches to buildings especially after World War II. The university evolved over several eras, remaining confined within its historical perimeter on Lot 24 lands south of Union Street until 1920. Subsequent periods of development, aided by the Shepard and Calvin Master Plans of 1919, the Barott Plan of 1961, and the Graham Andrews Report of 1971, helped define a pattern of growth into adjacent lands.

The paper is organized to reveal the original patterns of development on Lots 23 and 24 and the role played by Queen's University in overlaying and associating with those patterns.

Lot 24

The Reverend John Stuart (1740-1811) received the 200 acre plot of land in Lot 24 just to the west of King's Town. The grant was in recognition of his status as Chaplain of the King's Royal Regiment of New York and a United Empire Loyalist. Although this plot of land represented only 200 of 4000 acres ultimately granted to Stuart, Lot 24 would be his home. Stuart was at head of a Loyalist clique that formed an early social aristocracy which received sanction from the colony's early leaders. Stuart was the Bishop's Emissary for the Church of England in the western territory of the Province of Quebec and an early magistrate and judge. Stuart made several references to his farm as paraphrased by Paul Banfield: "He [Stuart] was busily employed" almost from the moment he arrived. There was "building, plowing, sowing" to be undertaken on his "tolerable good land" located "in a beautiful Situation," within a half mile of the Garrison."¹ In 1791, Patrick Campbell commented: "we rode about a mile up the side of the Grand Lake, - passed Parson Stewart's [sic] house...and a fine farm of 200 acres, which lies on the side of the lake, and large tracts of it clear." Many years later, Bishop James Richardson of the Methodist Episcopal Church remembered "the once venerated parsonage, which stood so many years among the lofty pines."² (See Map No. 1.)

John Stuart's son, Archdeacon George Okill Stuart (1776-1862), inherited the farm that would be at the core of the original perimeter of Queen's University. He carried forward the presumption held by the powerful, if minority Anglicans, that the Church of England deserved to be the established Church of Upper Canada. When the younger Stuart constructed his home on his father's land between 1836 and 1839, it had all the grandeur and presence expected of the local elite. In order to offer his home as accommodation for officials and members of Parliament for the new Province of Canada when they chose

Map No.1



Kingston as capitol in 1841, Stuart moved back to a house he had (and his wife preferred) on Gore Street. As the ‘Sydenham Hotel,’ a boarding house for parliamentarians, Summerhill was not successful, nor for that matter, was Parliament itself, which shifted to Montreal in 1844. The country villa was used for government offices, was occupied by the family for a few years, and Stuart finally ended up selling Summerhill to Queen’s University in 1853.

George Okill Stuart had other plans for his estate than the creation of his country villa. As early as 1817 he called a public meeting to create the Kingston Compassionate Society “for the relief of distressed emigrants and others, in and about Kingston.”³ Although the society may have been an agency for supplying cheap labour to area farmers, Stuart did provide land for labourers and immigrants by the late 1830s and 1840s. Archdeacon Stuart laid out small lots and sold them “at low rates for the purpose of encouraging industrious mechanics and labourers who were unable to purchase land in the limits of the Town, and pay Town taxes.”⁴ Another factor for the development of Stuartsville was the response by insurance companies to the Kingston fire of May, 1840. When wooden buildings would no longer be covered by insurance, especially along the

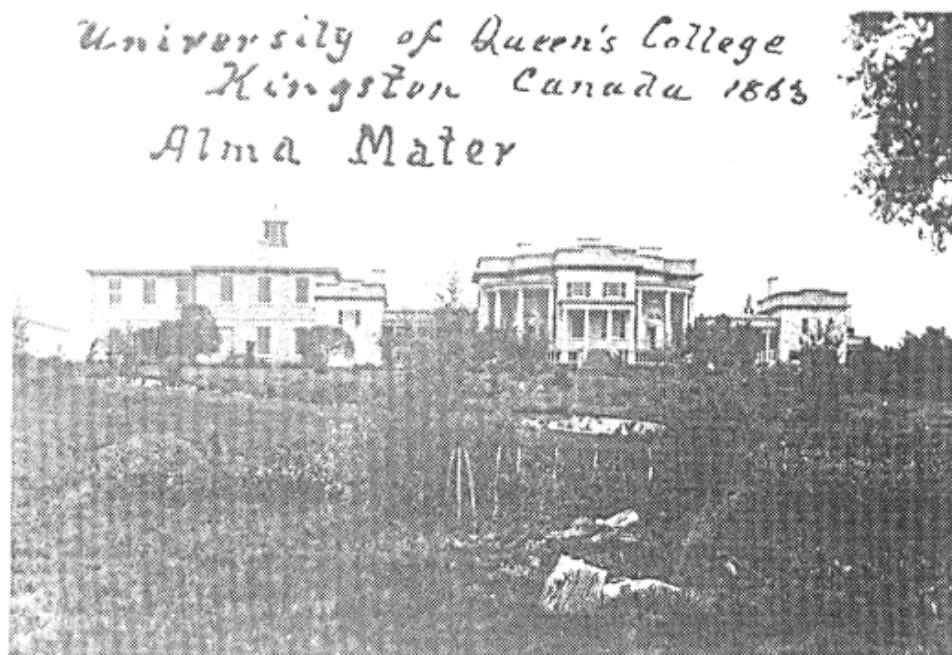


Photo 1863

waterfront, the supply of cheap accommodation for transients and immigrants was severely reduced.⁵ Finally another factor for selling lots was indebtedness for the building of "Stuart's folly" or the "Archdeacon's Great Castle."⁶ By 1848, Stuartsville, or, Lot 24, had a population of 2,286 people. Osborne and Swainson described the problem raised by the community west of Barrie Street:

Stuartsville did not enjoy a high reputation among Kingstonians. It was considered unsanitary, crowded, "copiously dotted with hogpens and slaughter houses and consequent accumulations of feculent matter," and chiefly inhabited by working classes." Other complaints were the distress, poverty, and alleged drinking habits of the population who were served by the excessive number of Stuartsville taverns. Stuartsville was referred to variously as a "crying evil," an "overgrown and populous suburb," and a "millstone around the neck of Kingston." It was argued that "Kingston, call it what you will, never can be anything more than a miserable village while Lot No. 24 operates against it like its nightmare." At best, it was viewed as a working-class suburb; at worst, as Archdeacon Stuart's slum.⁷

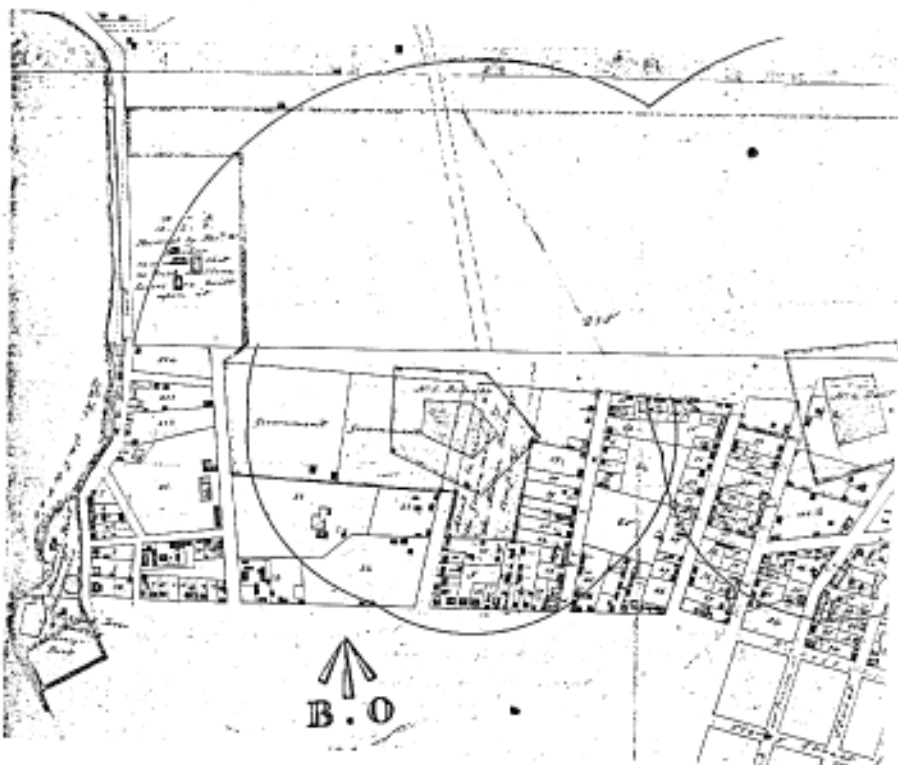
In her article "The Poor in Kingston, 1815-1850" Patricia Malcolmson identified Stuartsville as a largely working class Irish community occupying lanes like Agnew's Lane (now William Street), Duncie or Young's Lane (now Clergy St. West) and Earl Street among others north of Johnson and Princess Streets:

In the years between the mid-1820s and 1850 there was a great deal of building activity on Lot 24. Artisans and labourers, such as one Patrick Donnelly, a stone mason, and Robert Douglas, a yeoman, purchased small plots from [George Okill] Stuart upon which they erected homes for themselves and, in

all probability, accommodation for rental to others unable to purchase land of their own. By 1844 there were 388 Roman Catholic residents in Stuartville (south of Store Street), all but fifteen of them Irish born. All but one of those for whom an occupation was listed, that is, fifty-four of the ninety-nine males over the age of fifteen, were employed as manual workers, twenty-eight (51.8 per cent) giving their occupation as labourer. A select committee of the Legislative Assembly, as a result of enquiries made in 1845, found that with few exceptions the inhabitants of the lot were mechanics and labourers, some being land owners, others tenants at low rents. The records of the House of Industry reveal that some of the residents were forced to turn to charity for help. When subdividing this land, Archdeacon Stuart effectively isolated the poor by laying out virtually all the small plots on a piece of land north of the lake and well away from Summerhill and other imposing residences. The result was the creation of a crowded settlement of relatively poor people just beyond the city limits. A map dated 1842 shows a concentration of small wooden structures on Lot 24 between the present Union and Johnson Streets, 65 per cent of which had been erected since November 1840. One hundred and fifty-six structures (not all perhaps dwellings) were constructed on the sixty lots in this area; only eight of them were stone or brick. The most cramped buildings were aligned along two alleyways- a total of thirty-two wooden buildings on two small lots. An editorial in the *Daily British Whig* of 4 June 1849 commented on the filth and disease prevalent in the area, which the article attributed partly to the lack of proper sewerage and drainage and partly to the slovenly habits of inhabitants. According to this account, medical men had found mortality in the suburb to be two or three times that of the rest of the town.⁸

Not all the lots were sold to artisans and labouring men, and there were several prosperous buyers of lots as well along Barrie Street and elsewhere. In 1861, 41 per cent of all labourers who were heads of households resided in Victoria Ward, which included most of what had been Lot 24 (south of Store Street) before its annexation to the city in 1850. The pattern continued in the 1889-90 Kingston Directory where residents on Union Street, Earl Street, Clergy Street West, Division Street, and short sections of Arch and Barrie Streets just south of Union, were listed as largely artisans or labourers. Surviving structures in an area north of Union, west of Barrie, east of University and south of Johnson Streets, including Clargy St. West, Earl and William Streets still reflect the community that was once Stuartsville.

Other buildings counter-balanced the development of Stuartsville. Stuart sold land for the hospital and commercial enterprises along the waterfront (note the street names Arch, Deacon, George, Okill and Stuart) below Summerhill but later hospital expansion obliterated the original character of the cluster of buildings already established by 1842 (see Maps No. 2 & 3). Commercial properties and wharves appeared along the waterfront in the 1840s, and Hayward and Downing's Brewery (by the 1890s Kingston Hosiery) on the site of the Queen's University heating plant by 1853. Possibly because of shallow water, there was little development along the shoreline west to Morton's Wharf and the Rathbun lumber yard at the base of Collingwood Avenue. At the corner of King Street, architect Thomas Rogers erected his home in the early 1830s, later enlarged and



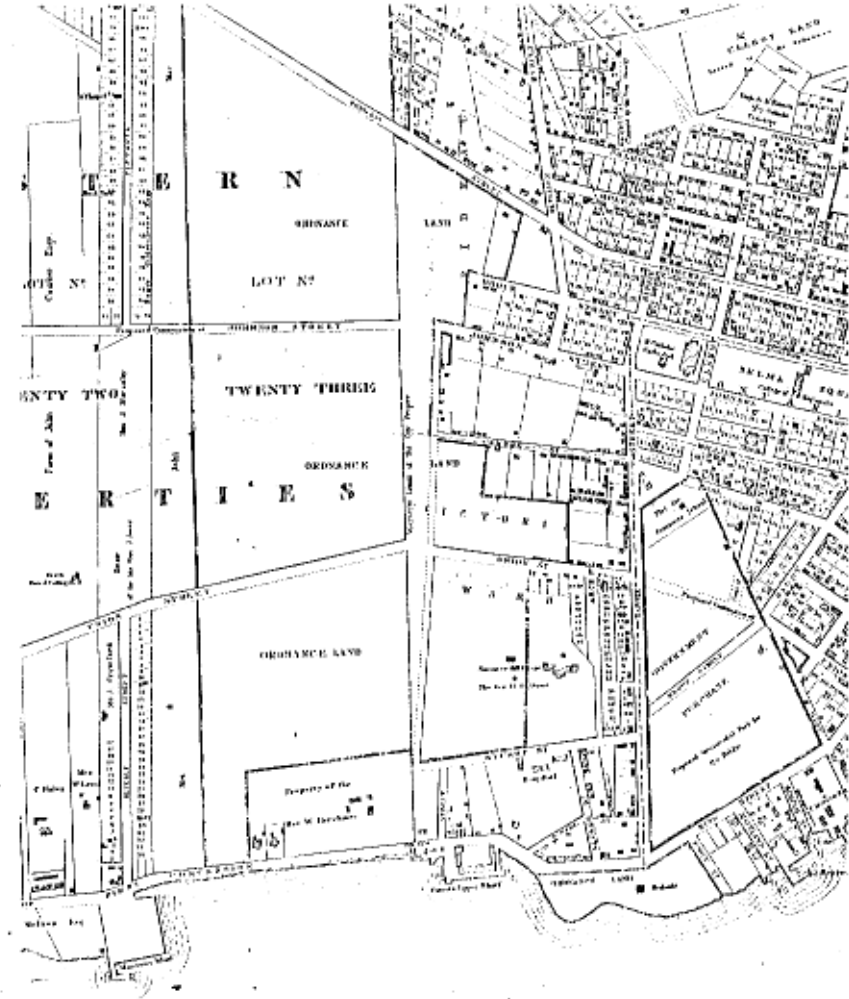
Map No. 2

presently named the Macklem House at 18 Barrie Street. The now demolished Bishop's Palace, next door, and Summerhill, represented a tradition of Kingston's elite building estates beyond the boundary of the town. By 1838, that boundary had moved as far west as Barrie Street.

The Stuart property would have developed on a completely different pattern had the fortifications planned by Lieutenant-Colonels Fanshawe and Lewis in 1828 ever been built. The plan included Fort Henry and an arc of fortifications providing harbour and landward defences. Redoubt No. 5 was to be located on Stuart property approximately on the sites of the John Deutsch Centre and Douglas Library straddling Union Street. By the time Ordnance had acquired the property by 1841, it had proved too expensive to develop the landward defence. The Oregon Crises did cause the British military to construct the four Martello towers including the Murney Tower in 1846-48 at the base of Barrie Street. The drill hall erected along Union Street in 1864 and the militia parade ground were mere shadows of what the military had once foreseen as a defensive bulwark protecting Kingston from invasion from the west.⁹

Kingston became a city in 1846 and it annexed Stuartsville, or Lot 24 of the Western Liberties, west to Collingwood Avenue in 1850. At this time, 55 lots

Map No. 3



known as “Arthur Place” consisting of lands subdivided from properties previously owned by John Stuart and John S. Cartwright, were registered by the Hon. John Macaulay (1792-1857) between Stuart and Union Streets and Barrie and Arch Streets. Macaulay was a prominent Tory, Anglican and land speculator who served as secretary to Lieutenant-Governor Sir George Arthur (1838-1841). Interestingly, the plan was surveyed by George Bruce in 1841, suggesting development related to Parliament being located nearby at the hospital. However, registration was delayed until 1850, and the size of the lots and the apparent configuration of buildings suggested a community more in keeping with Stuartsville.¹⁰ The Kingston map of 1853 shows several of the lots already developed along Barrie Street, and the area described as part of Stuartsville. The Arch St. lots were filled by 1874, mostly with small detached homes. The lots on Barrie Street would subsequently be developed as upper middle class dwellings.¹¹

A significant development occurred when Division Street was extended south from Johnson Street to Union Street. David Cunningham subdivided his property east of the Orphan's Home on Union St. including both sides of Division Street to almost Clergy St. West in 1874 and the subdivision of Thomas Rudd's property on both sides of Division Street between Earl and Johnson Streets was registered by 1879. The development which most altered the original character of Stuartsville was the subdivision of the Wadsworth Lots on University Ave. between Clergy St. W and Earl St., including a portion of the north side of Clergy, in 1886. Between 1888 and 1892 several red brick Victorian houses constructed for the middle class and designed by well known architects such as J. Power and William Newlands altered the landscape. These houses, from 91-103 on the north side Clergy St. W., and from 169-195 on the east side of University Ave. established an anchor of new respectability just north of the campus and west of Stuartsville.¹²

An important element to the development of Lot 24 was the existence of public land on Lot 25, the gore of land originally granted to the founder of Kingston, Michael Grass, leader of the Associated Loyalists. On the gore of land between West and Barrie Streets, Kingston had hoped it would be the site of the new Parliament in the early 1840s, but it remained Ordnance Land with a blockhouse and parade grounds. In 1852 the Ordnance Department released the land to Kingston which became the cricket grounds and City Park (now Macdonald Park). The construction of the Frontenac County Court House by 1858 gave the public area a special presence. The existence of open space and parkland heading west out of Kingston created a green buffer zone from development west of Barrie Street. For residents of Barrie Street it offers attractive views over mature parkland.

Summary of Lot 24

Whether for military, hospital, athletic or educational purposes, Queen's University core lands were largely set aside for public or establishment purposes. The only exception was Stuartsville, a sector of lands sold off by George Okill Stuart to artisans and labourers, largely of Irish descent, just to the west of Kingston before annexation in 1850. The pattern on Lot 24 remains- the staid, orderly conservative institution of Queen's University with its proud limestone buildings and modern structures adjacent to the small humble houses of Kingston's Irish proletariat. The character of housing in this section is balanced by later subdivisions north of Union Street, like the Wadsworth Lots, which were developed in the in the mid-1880s and early 1890s to house a growing middle class.

The early development of Lot 24 was a combination of a couple of wealthy landowners, and a community of labourers and immigrants. Had an aerial photograph been taken of the lot in 1850, it might have resembled a large

Map No. 4



plantation or estate from England or Ireland with the Lord's residence set aside in pastoral splendour and the peasant's cottages clustered in their own community. This pattern of paternalism in Lot 24 is still reinforced by the sprawling University and its neighbourhood of residential housing, some of which dates from the Stuartville era, now largely a community for cheap accommodation of ever transient university students. South of Union Street, Queen's University was contained within its original precinct until 1920, and Kingston General Hospital is still contained and clustered south of Stuart Street.

Lot 23

Johan Yost or Hanzoost Herkimer (1732-1795) was a Loyalist in Butler's Rangers who received lot 23 west of Kingston soon after Loyalist settlement. The Herkimer family became part of Kingston's business elite and their land rose

in value after the British military released plans in 1828 showing a line of landward fortifications to be built in an arc around Kingston. Drawn up by Lieutenant-Colonels Fanshawe and Lewis, the plans called for redoubts No. 4 and No. 5 to be built on Stuart property with the entire Lot 23 used as a buffer between the redoubts and development further west.¹³ The Herkimers insisted on top dollar for their lands, which ultimately resulted in the cancellation of fortifications. The Herkimer family was approached by Lord Sydenham, recently appointed Lt. Governor of the new Province of Canada, then considering the creation of a new Parliament at Kingston, who purchased the bulk of the lot through Ordnance in 1841. The master-general of Ordnance explained the purchase as “contiguous [sic] to the sites of certain intended works which might prove advantageous to the public service.”¹⁴ These ‘intended works’ may have been military fortifications in the 1828 plan, or a site for public buildings associated with Parliament (see Map No. 2). The Reverend William Macaulay Herkimer kept a southeastern portion by the waterfront, containing his St. Lawrence Cottage residence (now the site of the Faculty Club) and twelve and a half acres of land. In 1842 the Herkimer plot by the lake held a restriction that brick or stone buildings were not to be erected on it.¹⁵

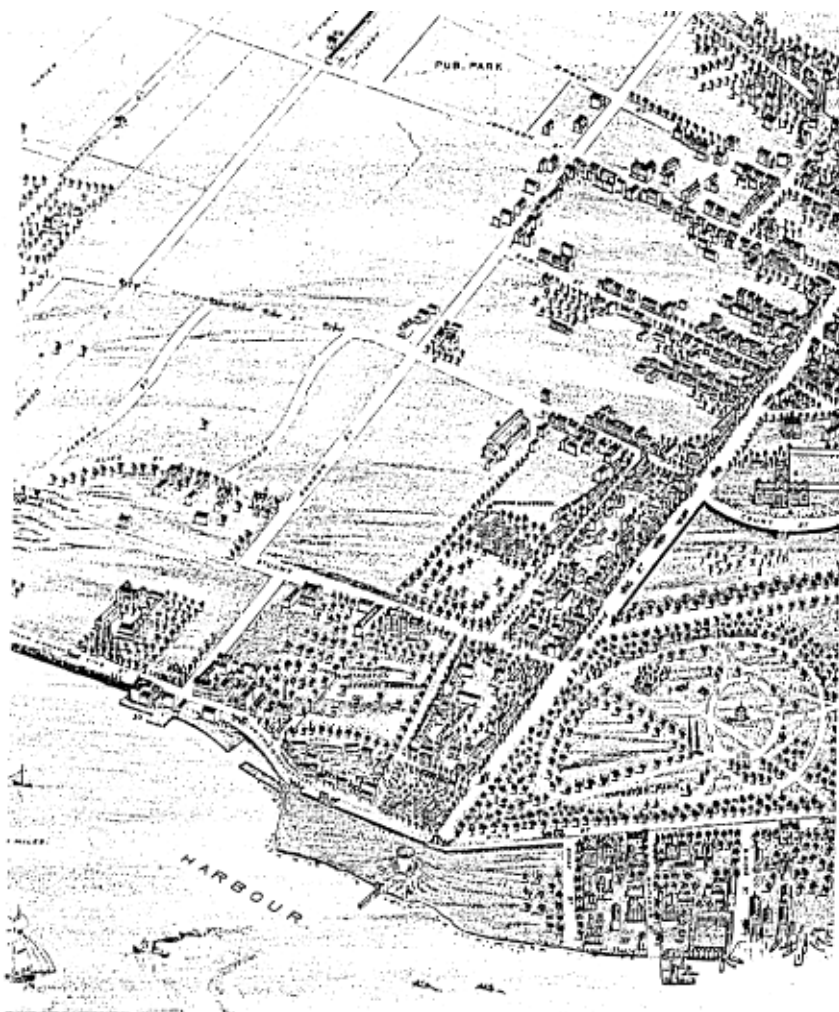
In 1861, Ordnance appointed surveyor John Stoughton Dennis (1820-1885) to lay out lots and streets below Union Street. Dennis was appointed Lieutenant Colonel and brigade major for the 5th military district in 1862 and he became Canada’s first surveyor general and first head of the Dominion Lands Branch.¹⁶ From the plan which included curving avenues, and estate lots exceeding one or two acres, it was clear that the intention was to create a more park-like residential neighbourhood than the rest of the city. Registered in 1862, further subdivision of lands between Collingwood and Albert Streets below Union and above Alice Streets (later Queen’s Cres.), and the corner lots at Alice and Albert Streets were laid out by T. W. Nash in 1865 and 1869. Lots between Alfred and University Avenues above Queen’s Cres. were subdivided in 1877 and 1879 by owners John Breden and Patrick Browne. The lands of Breden and Browne were eventually absorbed by Queen’s University.

In 1870 the British military abandoned its Kingston garrison after 86 years. It left a legacy of Ordnance Lands not required by Canadian forces, but set aside for purposes of defence or other government priorities, including the unsurveyed portions of the Herkimer Farm, from Union to Concession Streets in Lot 23. Ordnance Lands between University and Collingwood Avenues and above Union to Concession Street were divided into 522 lots on 115 acres by D. Williams in 1873 and registered in 1874. North of Union Street, a more rigid grid of small clustered lots, measuring from one-fourth to one-fifth of an acre, were expected to produce a more dense settlement pattern. The timing of these lots becoming available attracted a growing middle class to these properties. However, as late as 1884, the Department of the Interior, which controlled the Ordnance Lands, were still selling by public auction, many lots south of Johnson to Earl Streets

HISTORY



Map No. 5



Map No. 6

and most lots north of Princess Street. Property set aside for Victoria Public School and Kingston Collegiate Institute north of Union gave a public focus to the local development.¹⁷

Along the waterfront to the rear of Herkimer (now Stuart) Street, the land which had been originally granted to the Herkimer family, but not sold to Ordnance in 1841, was laid out in 1872 by surveyor D. Williams. Formerly the property of Rev. William Macaulay Herkimer (an associate of Rev. George Okill Stuart), the 36 lot subdivision was registered under the name of John Rowlands in 1873. Three properties along the north side of King St. W., including St. Lawrence Cottage, were not included in the plan.¹⁸ (See Map No. 9.)

A serious recession delayed widespread development of the former Herkimer and Ordnance lands until the 1880s and 1890s. Kingston's population grew from

Map No. 9



12,417 in 1871 to only 14,193 by 1881 but then shot up to 19,263 by 1891. The population then dipped to 17,961 by 1901 and rebounded slightly to 18,374 in 1911.¹⁹ The Ordnance Lands below Union Street, which were slow to develop, became the basis for Queen's University expansion in the next century.

From 1880 to 1890 there was considerable construction of new buildings between Johnson and Union Streets on University (formerly Gordon) Street. Owing to a shortage of student housing, a factor in the development of residential stock in the 1880s and 1890s may be attributed to the influence of Principal Grant's advice. According to Neatby, Grant "was always on the lookout for suitable accommodation and sometimes, when he saw a Kingstonian about to build a new house, persuaded him to add an extra storey in order to take in a few more students."²⁰

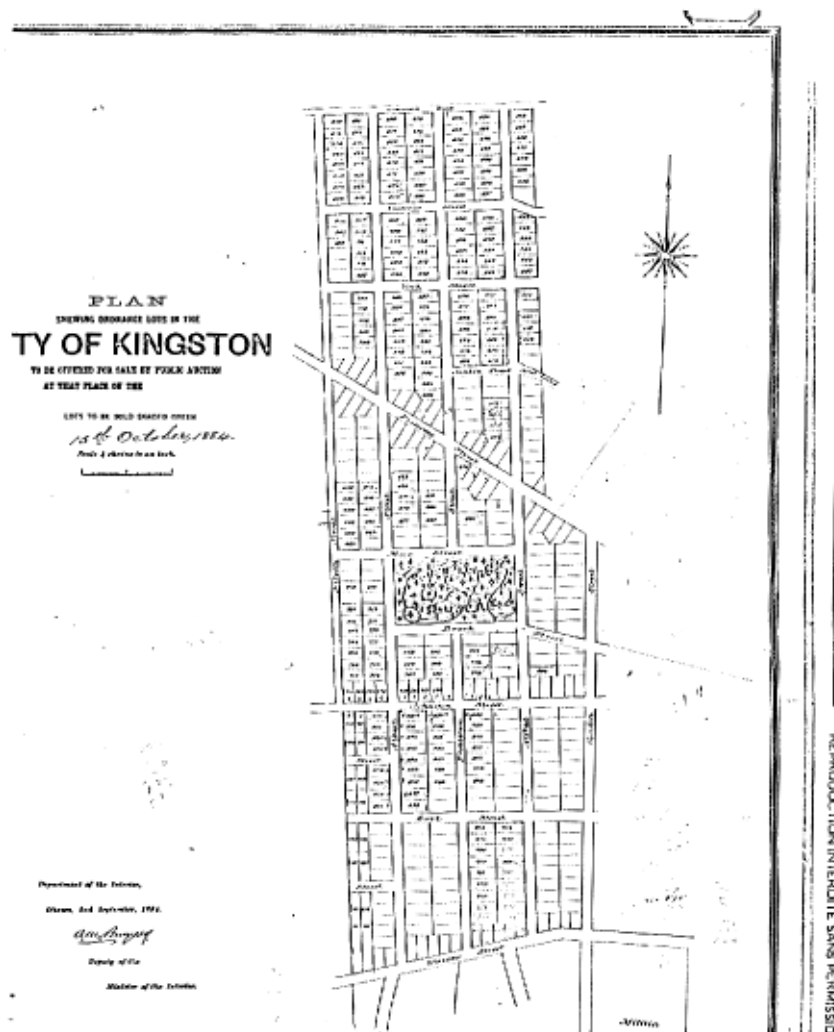


Map No. 7

In 1923 Major Reuben Wells Leonard (1860-1930) donated Leonard field to the university in honour of the contribution made to the war effort by Queen's students and graduates. Major Leonard, a graduate of Royal Military College and a mining magnate, wanted to donate the land and build residences for members of the Canadian Officer's Training Corps in 1914. He envisioned a combined academic-military education that Queen's trustees were reluctant to share. Men's residences were indeed built on the site by the university but not until 1954-65. The only previous development on the site was the Frontenac Brewery in the 1870s which occupied buildings facing Collingwood Avenue as well as a small cluster of buildings associated with Morton's Wharf and the Rathburn lumber yard on the waterfront.

HISTORY

Map No. 8



In summary, Lot 23 had a much more ordered settlement pattern owing to its Ordnance connection set aside for the British military. The expansion of Queen's University under Principal George Grant from 1877 to 1902 coincided with the residential development of the area. Surveyor Dennis' curving roadways and subdivision of large estate lots on Ordnance lands below Union Street in 1861 had an important influence in the pattern of subsequent development by Queen's University.

Map No. 10



Queen's University

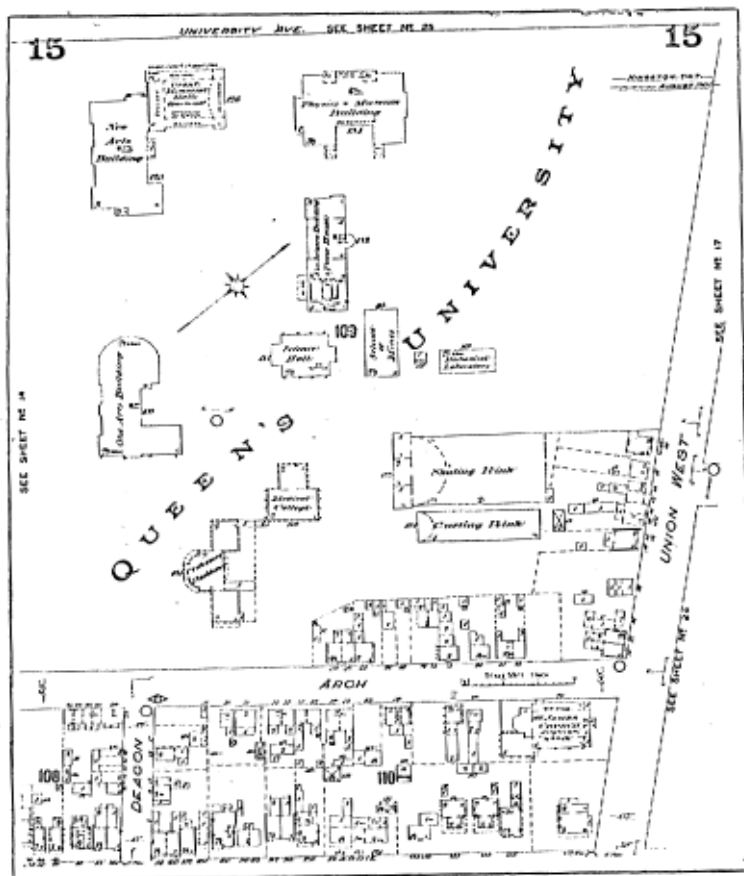
Queen's University slowly altered the patterns of development in the lower portions of original Lots 23 and 24. Queen's evolved in the area shortly after the lots were absorbed into the City of Kingston in 1850. Queen's and its neighbourhood both gained stability during the era of George Munro Grant's Principalship between 1877 and 1902. Residential housing sprouted north and west of the university, but not so much as a result of the institution, but as a response to Kingston's growing middle class. The considerable increase in construction experienced by Queen's between 1902 and 1912 was still contained within the historic perimeter. It was after 1920 that Queen's burst north and west into areas planned for residential use, but it was not until after 1945 that buildings were actually being demolished to make way for institutional development.

Historic Perimeter

When Summerhill was purchased by Queen's University in 1853, it fit Alexander Pringle's conception of an appropriate situation for a college "on an elevated spot somewhat contiguous to the water where the edifice can be readily seen from it so as to attract the notice of travellers, and at the same time impress them with the idea of health and comfort in the very appearance of place." By 1872, Professor John Watson, arriving to take up duties described the combination of the Old Medical Building (built in 1858) and Summerhill as thus: "Nothing short of inverted architectural genius could have devised anything so irredeemably ugly."²¹ The grounds in front of Summerhill, formerly committed to crops or pasture, became the site of Canada's first botanical garden, planted by Dr. George Lawson about 1860.²² Later in the 1870s there were complaints about cabbage patches, cowsheds and the muddy stream that ran south from Union Street through the middle of Lot 24 along the edge of Arch Street to the lake front. A grounds committee was formed in the 1890s and trees and shrubs were planted around Summerhill with the advice and assistance of Dr. William Saunders of Ottawa's Experimental Farm.²³



Photo 1868



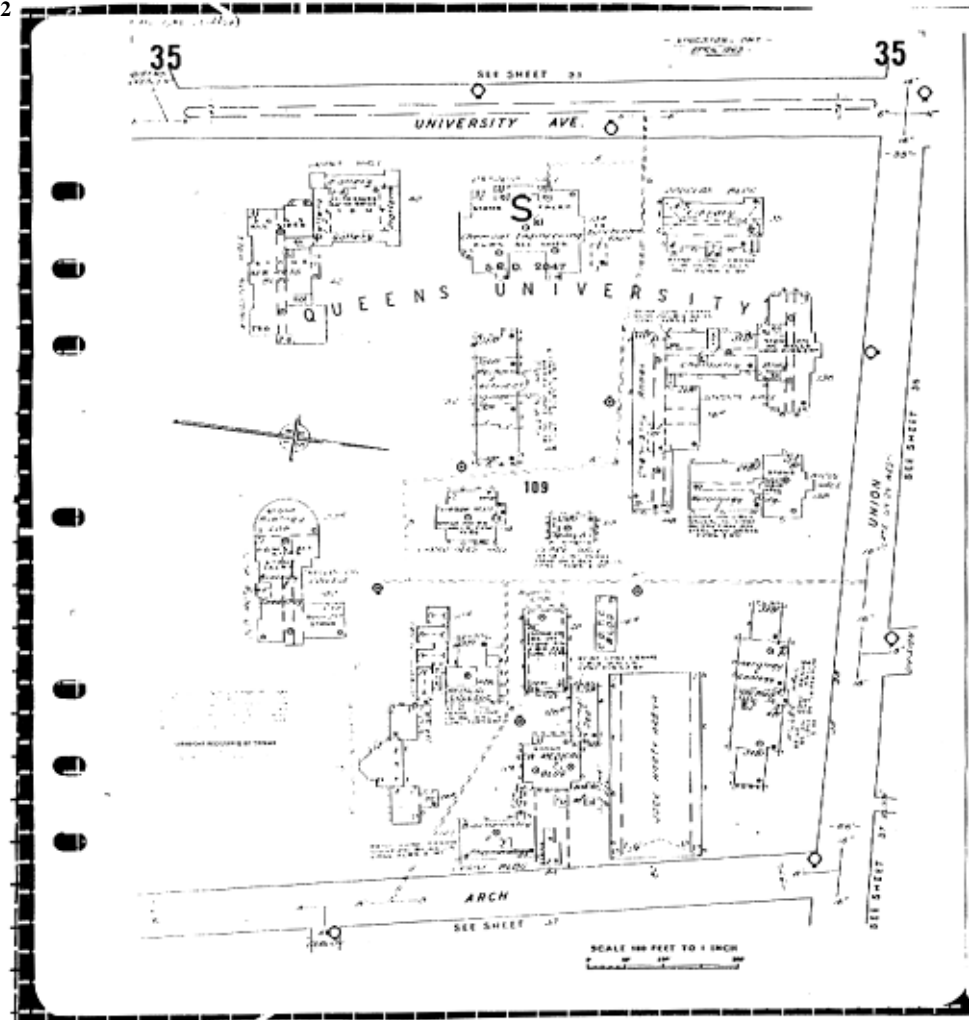
Map No. 11

With the arrival of Principal George Monro Grant in 1877, Queen's University was at the edge of important expansion which included the purchase of Ordnance Lands on the western edge of the Stuart estate. The acquisition allowed the construction of the Old Arts Building, or Theology Hall in 1879-80. Formerly the parade grounds for the local militia, and the site of the Drill Hall erected on Union Street in 1864, the Kingston Field is a remnant of its former role, where soccer and tennis have replaced military marching and drilling. In August 1901, Queen's purchased the rest of the Ordnance Land on the block from the city of Kingston and it confirmed the area (as well as the purchase of the Kingston Athletic Grounds in 1912) bounded by University Avenue, Arch, Union and Stuart Streets as the original core of Queen's University.

Grant witnessed the six-fold increase of students during his tenure as principal but he died in 1902 before the completion of Ontario, Fleming, Kingston and Grant Halls and before construction was begun on Jackson, Gordon and Nicol Halls, completed by 1912. These seven new limestone buildings reinforced the character of the original Summerhill mansion and echoed the Romanesque style of architecture used in the Old Arts Building. Ontario, Gordon and a portion of

HISTORY

Map No. 12



Nicol Halls were paid for by the Ontario Government. The New Arts Building was a donation of the City of Kingston and donations and funds helped to erect the others. The completion of Grant Hall in 1904 helped border the Fleming quad (see Map No. 12).

World War I delayed expansion of the university as many students and prospective scholars were absorbed in the war effort. Queen's contributed both Grant Hall and the New Arts Building as temporary hospital accommodation for 600 patients. The construction of Douglas Library by 1924 was the first building to be erected on campus since 1911, and it filled the corner lot to complete the Memorial quad within the historic perimeter of the university. In 1912, Queen's College became Queen's University, emancipated from the Presbyterian Church and now a secular institution.

Post-1920 Expansion

Before 1920, Queen's University developed adjacent to Lot 23 in its historic perimeter within Lot 24. After 1920 it spilled into both developed and undeveloped portions below Union Street. The Shepard and Calvin Master Plan of 1919 reflects the tightly packed campus within the historic perimeter with the green lawns of Summerhill and Kingston Field facing Stuart Street. Fleming quad is intact and two new quads, Memorial and New are recommended, the latter never taking shape, the former compromised by 1960s infill. Richardson Stadium in 1921 and Ban Righ Hall by 1925 heralded the western push. With the exception of Etherington House and Grey House, all residential dwellings bounded by Union and Alfred Streets, Queen's Cres. and University Avenue, were demolished between 1945 and 1960. Lower Alfred Street was closed in 1955. Dunning, Richardson, Ellis and Jeffery Halls were all erected on this former residential community. In the 1960s most of Queen's Crescent, the north-east portion of Stuart Street, and the perimeter around Albert and Collingwood Streets, Queen's Crescent and King St. W. were absorbed for university purposes.

The acquisition of the Orphan's home and the construction of a new gymnasium by 1931, saw Queen's expand north of Union Street. Abramsky Hall, built in 1957 was the first Queen's building east of Arch Street, followed by Earl and Cataragui Halls in the 1960s. The physical education complex and Dupuis Hall in the 1960s, Goodwin Hall in the 1970s, and Walter Light Hall in the 1980s altered the landscape north of Union Street.

In 1961 the university commissioned the Barott plan which proposed altering traffic flow and adding to established building patterns. Designed by Barott, Marshall, Merrett & Barott, the plan proposed dramatic alterations to Union and Clergy Streets, with University Avenue terminating above Union in an open-ended courtyard. The larger ambitions of the plan were never executed although some of the structures identified in the plan were constructed. A decade later the Graham Andrews Report of 1971 projected a growth rate that would demand northern expansion to Johnson Street, westward expansion to Collingwood Street below Union Street and southward expansion along the front of King Street West. In spite of these plans, Queen's University adapted a combination of infill of existing sites, expansion into neighbouring territory when sites became available, and created the west campus on land purchased in the mid 1960s.

Summary

The pastoral lands of Lot 24 in the Township of Kingston were originally settled by a Loyalist rector and were altered in the late 1830s by the development of two large estates and a public institution. The development of the working class community of Stuartsville in the 1840s changed the character of the lot and actually preceded the origins of Queen's University on the site, which took place with the purchase of Summerhill in 1853.

The Ordnance Lands of the Herkimer farm on Lot 23, and other lands associated with the Stuart estate, became available in the 1860s and 1870s, but residential development was largely delayed until the 1880s and 1890s. The late 19th century impact imposed a middle class persona on the cultural landscape, but remnants of Stuartsville have survived to this day with the need for cheap housing for both labourers and students.

The considerable expansion of the university and hospital between 1902 and 1912 reinforced a growing institutional sector.

The region within King Street West, Collingwood Avenue, Johnson Street and Barrie Street reflects this combination of a growing institutional sector; a stable, but threatened middle class residential neighbourhood; and the resistant but transient working class- student section of old Stuartsville. This region has also been influenced from the south by the existence of the Lake Ontario waterfront, and the green space to the east as now represented by Macdonald Park.

In spite of the expansion of Kingston General Hospital and Queen's University in the 20th Century, the associated neighbourhoods reflect much of their original pattern of settlement, except for the agricultural space created by John Stuart. The continued existence of these patterns suggest the need for a balanced and sensitive response to future development and preservation. The fabric of the past has been torn, but not displaced, around most of the Queen's University neighbourhood.

Chronology

- 1783 Fort Cataraqui under construction near site of Fort Frontenac
- 1784 Arrival of the United Empire Loyalists
- 1785 Rev. John Stuart arrives to take up Lot 24, Herkimer family allotted Lot 23
- 1811 At death of Rev. Stuart, Archdeacon George Okill Stuart inherits farm
- 1828 Lt.-Cols. Fanshawe and Lewis draw up a plan for landward fortifications including two redoubts on Lot 24 while Lot 23 is considered as a buffer in defence of Kingston
- 1833-35 Kingston General Hospital Building under construction
- 1836-39 Summerhill under construction
- 1838 Western limits of Kingston set at Barrie Street
- 1840-1850 Stuartsville developed
- 1841 Queen's College founded
- 1841 Herkimer farm on Lot 23 sold to Ordnance
- 1841-1844 Kingston is the Capitol of the Province of Canada
- 1846 City of Kingston incorporated
- 1846-48 Murney Tower erected on Murney's Point
- 1850 Kingston expands westward to Collingwood Avenue absorbing Stuartsville and Lots 23 and 24
- 1850 John Macaulay's 'Arthur Place' registered as a subdivision
- 1853 Queen's College purchases Summerhill
- 1859 Old Medical Building opened
- 1860 First Canadian botanical garden established at Summerhill
- 1861 John Stoughton Dennis surveys Ordnance land below Union St.
- 1862 Orphan's home erected at Union and University
- 1864 Militia drill hall erected at Union and Campus Road
- 1870 British garrison departs
- 1872 Herkimer estate along waterfront of Lot 23 subdivided
- 1873 D. Williams surveys Ordnance land above Union Street
- 1874 David Cunningham subdivides both sides of Division Street above Union
- 1877 Queen's University purchases Ordnance land west of Summerhill
- 1879 Thomas Rudd subdivides land on both sides of Division Street from Earl to Johnson Streets

HISTORY

1880	New Arts Building opened
1886-1892	Wadsworth Lots on Clergy Street West and University Avenue subdivided and developed
1901	Queen's purchases Ordnance Land from City of Kingston including Parade Grounds from Stuart to Union Streets east of University Street.
1902-1912	Seven limestone institutional structures completed in historical perimeter of university
1909	The Observatory building becomes first Queen's building built outside historic perimeter
1912	Queen's College becomes Queen's University
1912	Queen's purchases Kingston Athletic Grounds
1916-18	Grant and Kingston Halls used by military
1919	Shepard & Calvin Master Plan for University revealed
1921	Richardson Stadium site signifies westward expansion of Queen's
1921-23	Four houses purchased by Queen's on Union Street
1923	Leonard field donated to university
1924	Douglas Library completed in 1924 first institutional building since 1911
1930-32	Queen's purchases orphan's home and constructs gymnasium on north side of Union Street
1945-1960	Queen's swallows residential areas west of University Avenue
1955	Lower Alfred Street closed By-law 85487
1957	Abramsky Hall is constructed east of Arch Street identifying eastward expansion to Barrie Street
1961	The Barott Plan proposes new development concept
1971	Graham Andrews Report outlines projected expansion
1992	Stauffer Library displaces residential buildings

Endnotes

- ¹ Paul Banfield, "To the Love of Peace and Ease: John Stuart's Later Career," in Donald Swainson, ed., *St. George's Cathedral: Two Hundred Years of Community* (Kingston: Quarry Press, 1991) p. 151.
- ² Quoted from Richard Preston, *Kingston Before the War of 1812: A Collection of Documents* (Toronto: University of Toronto Press for the Champlain Society, 1959) p. 186; and A. H. Young, *The Parish Registered of Kingston, Upper Canada, 1785-1811* (Kingston: Kingston Historical Society, 1921) p.41.
- ³ S.F. Wise, "The Rise of Christopher Hagerman," in Wise, *God's Peculiar Peoples* (Ottawa: Carleton University Press, 1993) pp. 69-70.
- ⁴ Quoted from Patricia E. Malcomson, "The Poor in Kingston, 1815-1850" in Gerald Tulchinsky, *To Preserve and Defend*, p. 299
- ⁵ Margaret Angus, *Kingston General Hospital* (Montreal and Kingston: McGill-Queen's University Press, 1966) p. 15.
- ⁶ Margaret Angus, *The Old Stones of Kingston: Its Buildings Before 1867* (Toronto: University of Toronto Press, 1966) p. 78.
- ⁷ Brian S. Osborne and Donald Swainson, *Kingston: Building on the Past* (Westport, Butternut Press, 1988) p. 119.
- ⁸ *Ibid.*, pp. 289-90.
- ⁹ Osborne and Swainson, *Kingston*, p. 58, 59.
- ¹⁰ Kingston Registry Office, Plan A-4.
- ¹¹ Map of Kingston, 1853, NA NMC 26089; Map of Kingston, 1874, NA NMC 19413.
- ¹² Kingston Registry Office Plans C-23; C-19.
- ¹³ Map of Kingston, 1842, NA, NMC 17437.
- ¹⁴ Osborne and Swainson, p. 80.
- ¹⁵ Map of Kingston, 1842, NA, NMC 17437.
- ¹⁶ Colin F. Read, s.v. Dennis, John Stoughton, *Dictionary of Canadian Biography*, Vol. 11 (University of Toronto Press) pp. 244-246.
- ¹⁷ Kingston Registry Office, Plan A-12; "Plan Shewing Ordnance Lots in the City of Kingston to be offered for sale by public auction..." 15 October 1884, NA NMC 22457.
- ¹⁸ Kingston Registry Office, D-16.
- ¹⁹ Arthur R. M. Lower, "The Character of Kingston," in Gerald J. J. Tulchinsky, *To Preserve and Defend: Eassays on Kingston in the Nineteenth Century* (Montreal and Kingston, McGill-Queen's University Press, 1976) pp. 23, 24.
- ²⁰ *Ibid.*, p. 206.
- ²¹ Hilda Neatby, *Queens University: to strive, to seek, to find and not to yield: Volum 1 1841-1917*, (Montreal, McGill-Queen's Press, 1978) pp. 65, 156, 158.
- ²² *Ibid.*, p. 69.
- ²³ *Ibid.*, p. 235.

Map & Photo List

Maps:

1. Kingston, 1815 NA, NMC, 3891 Page 1-4
2. Kingston, 1842, NA, NMC, 17437 Page 1-7
3. Kingston, 1850, NA, NMC, 21043 Page 1-9
4. Kingston, 1853, NA, NMC, 26089 Page 1-10
5. Kingston, 1879, NA, NMC, 19413 Page 1-12
6. Kingston, 1872, NA, NMC, 21123 Page 1-13
7. Kingston, 1879, NA, NMC, 20846 Page 1-15
8. Kingston, 1884, NA, NMC, 22457 Page 1-16
9. Kingston, 1872, Frontenec County Registry Office, Plan D-16 Page 1-14
10. Kingston, 1900, NA, NMC, 19022 Page 1-17
11. Kingston, 1904, NA, NMC, 106732 Page 1-19
12. Kingston, 1903, NA, NMC, 128103 Page 1-20

Photos:

Summerhill, 1863. Queen's Archives. A. Arch. V.28. B. Summerhill 2.1, Page 1-5

Summerhill, 1865-66. Queen's Archives. V.28. B. Summerhill 2.3, Page 1-18