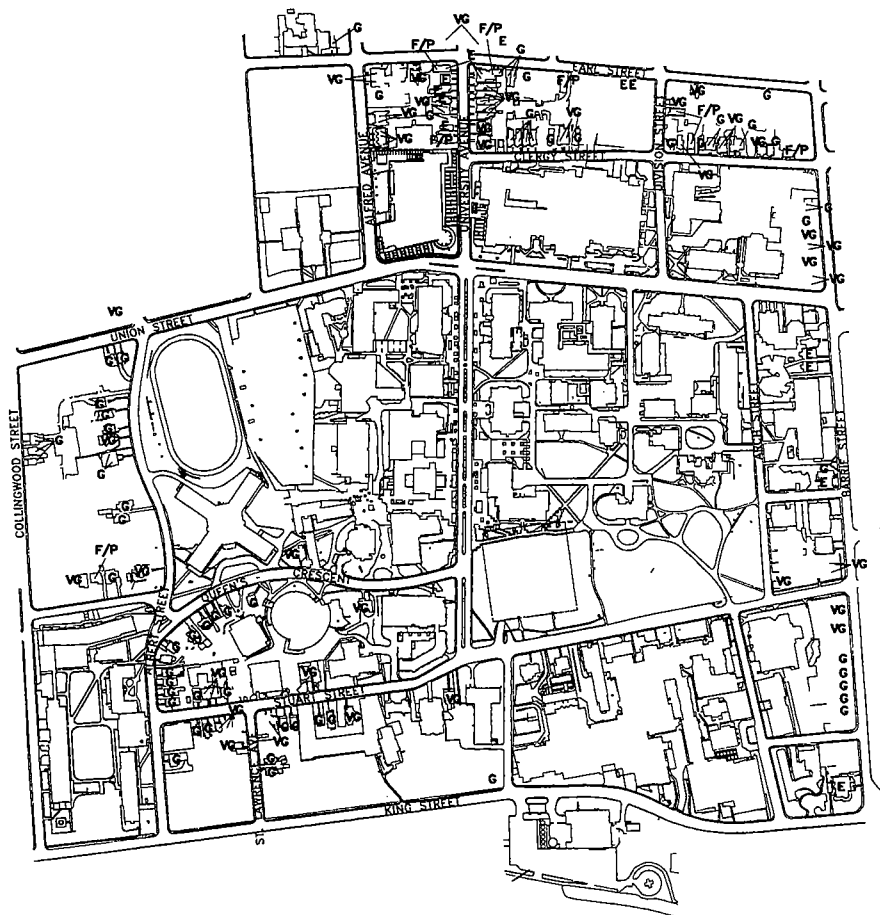

Queen's University
Heritage Study

RESIDENTIAL BUILDINGS



RESIDENTIAL BUILDINGS



RESIDENTIAL BUILDINGS

| | EXCELLENT | VERY GOOD | GOOD | FAIR/POOR |
|---------------------------|-----------|-----------|------|-----------|
| ALBERT ST. | | | | |
| 11 ALBERT ST. | | | G | |
| 15-17 ALBERT ST. (S.T.R.) | | | G | |
| 19-21 ALBERT ST. (S.T.R.) | | | G | |
| 23 ALBERT ST. | | VG | | |
| 96 ALBERT ST. | | VG | | |
| 108 ALBERT ST. | | | G | |
| 120 ALBERT ST. | | | G | |
| 130 ALBERT ST. | | | G | |
| 134 OR 136 ALBERT ST. | | | G | |
| 142 ALBERT ST. | | | G | |
| 144 ALBERT ST. | | VG | | |
| 148 ALBERT ST. | | | G | |
| 152 ALBERT ST. | | | G | |
| 154 ALBERT ST. | | | G | |
| ALFRED ST. | | | | |
| 135-139 ALFRED ST. | | VG | | |
| 151-153 ALFRED ST. | | VG | | |
| 159 ALFRED ST. | | | G | |
| 161-163 ALFRED ST. | | VG | | |
| ARCH ST. | | | | |
| 11 ARCH ST. | | VG | | |

RESIDENTIAL BUILDINGS

| | EXCELLENT | VERY GOOD | GOOD | FAIR/POOR |
|--------------------|-----------|-----------|------|-----------|
| BARRIE ST. | | | | |
| 18 BARRIE ST. | E | | | |
| 26 BARRIE ST. | | | G | |
| 28 BARRIE ST. | | | G | |
| 64 BARRIE ST. | | | G | |
| 66 BARRIE ST. | | | G | |
| 68-70 BARRIE ST. | | | G | |
| 78 BARRIE ST. | | VG | | |
| 82-84 BARRIE ST. | | VG | | |
| 100 BARRIE ST. | E | | | |
| 102 BARRIE ST. | | | G | |
| 144 BARRIE ST. | E | | | |
| 146 BARRIE ST. | E | | | |
| 162-164 BARRIE ST. | | VG | | |
| 170 BARRIE ST. | | VG | | |
| 172-174 BARRIE ST. | | VG | | |
| 178 BARRIE ST. | | VG | | |
| 180 BARRIE ST. | | | G | |
| 188-190 BARRIE ST. | | | G | |
| CLERGY ST. | | | | |
| 11 CLERGY ST. | | | | F/P |
| 15-1/2 CLERGY ST. | | | G | |
| 17 CLERGY ST. | | VG | | |
| 25 CLERGY ST. | | | G | |
| 27 CLERGY ST. | | VG | | |
| 29-31 CLERGY ST. | | VG | | |
| 35-37 CLERGY ST. | | | G | |
| 39 CLERGY ST. | | | G | |
| 41 CLERGY ST. | | | | F/P |
| 45 CLERGY ST. | | VG | | |
| 83 CLERGY ST. | | | G | |
| 85-87 CLERGY ST. | | VG | | |
| 91 CLERGY ST. | | | G | |
| 95 CLERGY ST. | | | G | |
| 99 CLERGY ST. | | | G | |
| 101 CLERGY ST. | | | G | |
| 103 CLERGY ST. | | | G | |

RESIDENTIAL BUILDINGS

| | EXCELLENT | VERY GOOD | GOOD | FAIR/POOR |
|-------------------------|-----------|-----------|------|-----------|
| COLLINGWOOD ST. | | | | |
| 137 COLLINGWOOD ST. | | | G | |
| 141 COLLINGWOOD ST. | | | G | |
| 143-145 COLLINGWOOD ST. | | | G | |
| DIVISION ST. | | | | |
| 39 DIVISION ST. | | | G | |
| 47 DIVISION ST. | | | | F/P |
| 49 DIVISION ST. | | VG | | |
| EARL ST. | | | | |
| 226 EARL ST. | | | G | |
| 246 EARL ST. | | VG | | |
| 264-266 EARL ST. | E | | | |
| 286 EARL ST. | | | | F/P |
| 302 EARL ST. | | | G | |
| 304-06 EARL ST. | | | G | |
| 307 EARL ST. | E | | | |
| 308 EARL ST. | | | G | |
| 310 EARL ST. | | | | F/P |
| 314 EARL ST. | | | | F/P |
| 316 EARL ST. | | VG | | |
| 325 EARL ST. | | | G | |
| KING ST. W. | | | | |
| 115 KING ST. W. | | | G | |
| QUEEN'S CRESCENT | | | | |
| 32 QUEEN'S CRES. | | VG | | |
| 51 QUEEN'S CRES. | | VG | | |
| 72 QUEEN'S CRES. | | | G | |
| 82 QUEEN'S CRES. | | | G | |
| 86 QUEEN'S CRES. | | | G | |
| 90 QUEEN'S CRES. | | | G | |
| 96 QUEEN'S CRES. | | | G | |
| 104 QUEEN'S CRES. | | | G | |
| 119 QUEEN'S CRES. | | | G | |
| 123 QUEEN'S CRES. | | | | F/P |
| 127 QUEEN'S CRES. | | VG | | |

RESIDENTIAL BUILDINGS

| | EXCELLENT | VERY GOOD | GOOD | FAIR/POOR |
|-------------------------|-----------|-----------|------|-----------|
| ST. LAWRENCE AVE | | | | |
| 9 ST. LAWRENCE AVE. | | | G | |
| 11 ST. LAWRENCE AVE. | | | G | |
| 16 ST. LAWRENCE AVE. | | VG | | |
| STUART ST. | | | | |
| 140 STUART ST. | | VG | | |
| 154 STUART ST. | | VG | | |
| 160 STUART ST. | | VG | | |
| 174 STUART ST. | | VG | | |
| 180 STUART ST. | | | G | |
| 184 STUART ST. | | | G | |
| 187 STUART ST. | | VG | | |
| 194 STUART ST. | | | G | |
| 196 STUART ST. | | | G | |
| 198-202 STUART ST. | | VG | | |
| 215 STUART ST. | | | G | |
| 217-221 STUART ST. | | VG | | |
| 214-218 STUART ST. | | VG | | |
| 222 STUART ST. | | | G | |
| 223 STUART ST. | | | G | |
| 224 STUART ST. | | | G | |
| UNION ST. | | | | |
| 169 UNION ST. | | VG | | |
| 184 UNION ST. | | | G | |
| 186 UNION ST. | | | G | |

RESIDENTIAL BUILDINGS

| | EXCELLENT | VERY GOOD | GOOD | FAIR/POOR |
|-------------------------|-----------|-----------|------|-----------|
| UNIVERSITY AVE. | | | | |
| 169 UNIVERSITY AVE. | | VG | | |
| 174 UNIVERSITY AVE. | | | | F/P |
| 176 UNIVERSITY AVE. | E | | | |
| 178 UNIVERSITY AVE. | | | G | |
| 181 UNIVERSITY AVE. | | VG | | |
| 182-184 UNIVERSITY AVE. | | VG | | |
| 183 UNIVERSITY AVE. | | VG | | |
| 185 UNIVERSITY AVE. | | VG | | |
| 186 UNIVERSITY AVE. | E | | | |
| 187 UNIVERSITY AVE. | | VG | | |
| 189 UNIVERSITY AVE. | | VG | | |
| 190 UNIVERSITY AVE. | E | | | |
| 191 UNIVERSITY AVE. | | VG | | |
| 192 UNIVERSITY AVE. | E | | | |
| 193-195 UNIVERSITY AVE. | E | | | |
| 194 UNIVERSITY AVE. | E | | | |
| 196 UNIVERSITY AVE. | | VG | | |
| 199 UNIVERSITY AVE. | | VG | | |

ALBERT STREET



11 ALBERT ST.

Date: c. 1940

Evaluation: Good

Number 11 is a one-storey three bay side gable bungalow. While it is mostly nondescript, it does successfully incorporate some interesting elements of the Craftsman style such as the bracketed hood and cut stone entrance surround. A glass block window to the left of the front entrance reflects the building's *Art Moderne* period construction date. Two towering blue spruce obscure the front facade but do not detract from the building's character. Note the significance of 11 to 143 Albert Street as a grouping of buildings in the cottage style.

15, 17 ALBERT ST.

Date: c. 1940

Evaluation: Good

15 and 17 Albert are two of a series of four one-storey brick bungalows. Each has a full width front porch under the front plane of the hipped roof. The porch on 15 is open while on 17 it has been enclosed with screens. The buildings feature shallow arched openings and stone sills.





19, 21 ALBERT ST.

Date: c. 1940

Evaluation: Good

19 and 21 Albert St. are identical in form to 15 and 17. The only variation is in the porch treatment, where 19 is screened and 21 is glazed.

23 ALBERT ST. - THE RENTON HOUSE

Date: Between 1923 and 1931

Evaluation: Very Good

A. Reasons for Very Good Classification

This house is a good example of the early twentieth century Cottage Style, especially in its use of materials and the shape of its roof and porch. It is also an integral part of an important streetscape, anchoring the corner at Queen's Crescent, and the structure and mature landscape are largely unaltered.



B. Building Description

23 Albert Street is a 1 1/2 storey brick clad early twentieth century house with a full width enclosed porch and a hip gabled roof and dormers. It exhibits Arts and Crafts influences such as battered columns on brick piers and shallow arched openings with stone sills. The shingled side walls of the gable roof flair just below a raised plate to meet the brick clad first storey. The full width front

RESIDENTIAL BUILDINGS

porch is partially enclosed and is simply detailed. No interior features were noted.

The small lot is heavily wooded. As part of the residential streetscape on the west side of Albert, the house anchors a sweeping corner at the intersection with Queen's Crescent.

The house was probably built for Thomas and Helen Renton some time between 1923 and 1931. The Rentons remained residents until 1970.

C. Character Defining Elements

The gable roof, shingling on the side walls, the use of stone trim with brick, the porch (especially the masonry and turned columns and simple balustrade), and window details (especially the leaded casements) are essential to the building's character. The heavily planted landscape is also worthy of preservation, while allowing for pruning and selective removals to reinforce the main landscape structure. The setback should be maintained. The house and grounds retain their integrity and property has been well maintained.



96 ALBERT ST.

Date: c. 1903

Evaluation: Very Good

A. Reasons for Very Good Classification

This house is a good example of a late Victorian architectural style, with good proportions, balanced composition and good use of material, well suited to its prominent corner site and situated in a mature landscape, in almost unaltered condition.

B. Building Description

96 Albert Street is a 2 1/2 storey, detached dwelling in the Queen Anne style. It has a random ashlar limestone base and is clad with brick, shingle and clapboard. It has a two-storey bay window projection to the north topped with a gable roof, and a Palladian window with painted shingles. A projecting turret on the southeast corner is topped by a conical roof. A pedimented entry faces Albert Street. Facade details include decorative bargeboards and sandstone flat arches. No interior features were noted.

The house has excellent proportions and suits its corner site well, especially with the tower and curved verandah. Broad lawns, perennial beds, foundation plantings and mature trees also contribute to the setting.

Later alterations include the removal of a walkout to a second storey balcony and enclosure of the ground floor screened porch, aluminum storms and a metal fire escape; otherwise the house and grounds have been well maintained.

The house was built circa 1903, probably for Professor John McGillvary who lived in the house until the 1920s. The property is now in use as the Queen's French House.

C. Character Defining Elements

The complex roof and tower forms, brick and stone masonry detailing, stone foundations, shingling of dormers and tower, turned wooden verandah details are all essential to the building's character. The bowed glass, palladian window and the large windows in the 2 storey bay are also important defining features of the building. The landscape and situation on the corner site are also important.

108 ALBERT ST. - THE ANGLIN HOUSE

Date: Between 1923 and 1931

Evaluation: Good

The Anglin House continues the early 20th century Arts and Crafts tradition on Albert Street with a stucco and brick finish and banks of casement windows. The building features a gabled wing projecting towards the street and a small gabled roof dormer in the side gable main block. The brick piers of the original entrance porch are intact, but the shed roof supported by modern open steel supports is a replacement. The house was probably built by the Anglin family who lived there from at least 1931 until the early 1940s. The Anglins were well known as coal merchants and shippers, and the business still exists as Anglin Fuels. The house is set back substantially from Albert St. and the site features a broad lawn with mature plantings along the north and south property lines.



RESIDENTIAL BUILDINGS



120 ALBERT ST. - THE TRAVERS HOUSE

Date: c. 1948-50

Evaluation: Good

This is a one-storey stuccoed bungalow with a concrete base which is formed and tinted to resemble a sandstone foundation and quoins at the corners. A gabled wing towards the rear of the house projects from the left side of the main block and creates a recessed entry, now covered with an aluminum awning. Roy and Helen Travers, the original owners, lived here until the 1960s.



130 ALBERT ST. - THE TIROL HOUSE

Date: Between 1923 and 1931

Evaluation: Good

130 Albert is a one-and-a-half storey brick-clad bungalow with a flared hip roof and a small hipped roof dormer. From the right side of the front facade projects a porch with a similarly styled roof. In a much simplified way, Arts and Crafts elements emerge on this building, with square columns, shallow arched openings and exposed rafter tips. The porch has a solid balustrade clad in tin with a scalloped shingle pattern.



134 ALBERT ST.

Date: Between 1923 and 1931

Evaluation: Good

This is a small one-and-a-half storey house a shed-roofed entrance vestibule flanked by bay windows. A shallow pediment breaks the eave line of the vestibule and the main roof has a wide shed dormer over the centre bay. Only the arched front door suggests a Craftsman influence. Currently the building is lushly landscaped with brick drive and walk.

142 ALBERT ST.

Date: c. 1915

Evaluation: Good

This is another handsome foursquare house, typical of the period. It is a two-and-a-half storey, centre-hall building originally designed for multiple-unit use. The foundation is of Kingston limestone with buff brown brick for the first and second storeys. The large hipped roof has a dormer window projecting from the front roof plane. Wide steps lead to a flat-roofed entry porch with a single door. The original windows are all intact, as are their limestone sills and lintels. The house is now divided into apartments, but during the 1930s a Hutton family is listed as the only residents, thus suggesting single family occupancy. This building continues the pattern of deep setbacks from the street established by 96 Albert Street.



144 ALBERT ST. - DICK HOUSE

Date: c. 1907

Evaluation: Very Good

A. Reasons for Very Good Classification

This house is a good example of the Queen Anne style, designed by a prominent Kingston architect and contributing to an important streetscape. It is of sufficient age to be one of the first buildings on the block.

B. Building Description

144 Albert is a 2 1/2 storey, detached dwelling in the Queen Anne style. Its interesting composition consists of a truncated hip gable roof over a large two storey bay window and an elongated conical roof over a turret in the south corner of the front facade. A small shed roofed entry porch is situated in the recess between the turret and the bay window. Cladding is brick, with wood details. No interior features were noted.

It is similar to 96 Albert Street in its setback and in its architectural form and detailing, especially the stone banding above the windows and the gabled pavilion projecting from the south side.

The building appears to have been built circa 1907 to a design by architect William Newlands, possibly for William R. Dick and family.

The house has a mature landscape of trees, lawn and foundation plantings. Alterations include aluminum storm windows, and removal of a verandah from around the south turret.



C. Character Defining Elements

The complex roof with turret and dormer, large windows with transoms, and detailing (especially the use of dressed stone bands and a rusticated stone foundation) are essential to this building's character.



148 ALBERT ST. - COGWELL HOUSE

Date: c. 1915

Evaluation: Good

This is a two-and-a-half storey detached brown brick house which has some character. Originally a residence, it is now the Enrichment Studies and Elder Hostel Canada offices.

It successfully uses artificial stone with a thin concrete moulded cornice to delineate the first storey from the upper floors. The street side gable end is shingled with a flaring roof. A shed-roofed entry porch on the left side of the front facade follows the block-brick-wood progression of materials on the main house. The building's original owner was E. A. Cogwell.



152 ALBERT STREET

Date: c.1900

Evaluation: Good

This is a large two-and-a-half storey, detached, red-brick house with a mixture of late Victorian stylistic treatments. Above the right side entrance is a fully engaged Mansard-roofed tower with pairs of round-headed windows. There is a gabled two-storey bay window, and a projecting gabled pavilion on the north elevation. Originally there would have been a porch with a second storey walkout above the front entrance which would have wrapped around the north elevation to shelter a kitchen entrance. The porch is now gone, the walkout has been bricked in to make a small window, and a later Neo-Georgian entrance surround frames the front door. The original windows are intact with some storm windows in front. A house appears on this site in the 1900 City Directory. The building was rented for many years by Alfred V. Abernathy although it was probably owned and possibly constructed previously for James Madill.

154 ALBERT STREET - POUND HOUSE

Date: Built between 1923 and 1931

Evaluation: Good

This is a large two-and-a-half storey, detached, red-brick house with a mixture of Regency Revival style. It has three bays with a central unprotected entrance and no surround, and has little ornamentation except the stone window sills. A shed-roofed dormer centred over the centre bay rises from the front roof plane of the side gable roof. The original windows are intact with some storm windows in front. The property is well maintained, with a lush almost overpowering landscape of mature spruce and perennial beds which obscures the house. Frederick Pound and his wife lived here from 1931 into the 1940s and may have been the original owners.



GENERAL COMMENTS ON ALBERT STREET

The best buildings (VG) anchor street corners (with distinctive building form and landscape intended to emphasize a prominent corner) or are associated with famous people (such as Skelton the historian and Newlands the architect): they also maintain a deep residential setback. New development could avoid corner sites, work around isolated houses in mid-block, and either maintain the existing setback or establish a shallower one. All new development should retain the street trees and work with the curving street alignment (see also Landscape section on Albert St.)

ALFRED STREET



135-139 ALFRED ST

Date: Pre 1892

Evaluation: Very Good

A. Reasons for Very Good Classification

These attached houses are a good example of higher density housing in the Carpenter Gothic style, showing good massing and rhythm. They are also nationally recognized as historic properties.

B. Building Description

135-139 Alfred Street were restored in the past fifteen years and, in 1992, were moved from their original site at the corner of Union and Alfred Streets. The houses are 2 1/2 storeys in height wood frame, with 6 bays, each alternating bay having steeply peaked gabled dormers atop 3-sided bay windows on the left side of each unit. The facades have good wooden detailing in the bargeboards, wall shingling and brackets over the window bays. No interior features were noted.

The houses appear to have been built pre-1881.

The landscape and streetscape are both new, following the relocation. The new site is in the vicinity of KCVI and a residential neighbourhood of high architectural and aesthetic merit.

The building renovations following the move included new porches which copy those formerly existing, but the iron railings on the flat overhangs above the door suggest that there was once a more ornate two-storey porch on the buildings. The houses have been raised onto a new foundation which has been faced in salvaged local limestone. Other recent additions include aluminum storm windows, skylights, rear additions, as well as entrance steps and the foundation.

C. Character Defining Elements

The row house has a repetitive composition of first storey bays and recessed entrances, with Carpenter Gothic detailing in the dormers that are essential to its character. Although the commitment by the owners to restore these houses was recognized in a national heritage award, and their relocation away from a development site was further evidence of the commitment to conserve these buildings, renovations before and after the move have resulted in the loss of important detailing.

151-153 ALFRED ST. - BAIRD HOUSE

Date: 1903

Evaluation: Very Good

A. Reasons for Very Good Classification

This semi-detached house is an unusual amalgam of Victorian and Edwardian styles, with a composition in which the forms work well, with historical associations, sufficient age and lack of alterations, prominently located in an important streetscape.

B. Building Description

151-153 Alfred Street is a 2 1/2 storey, four bay semi-detached house in a large unified composition. It is of brick construction on a limestone ashlar foundation. The building mass is characterized by two full height projecting gables on the facade, framed by brick entrance porches with enclosed gable roofed porches on the second storey above. The two attached units form a single pedimented gable where they meet, and the two large gables rise from the basement to the semi-circular windows in the top of the gable, linking the facade vertically. Detailing includes ornate classical revival plaster and wood on the projecting gables. No interior features have been noted.

The house is in excellent condition, having minor alterations including aluminum storm windows and the infilling of two rear doors.

The building is part of a streetscape with a uniform setback and mature street trees.

The house was built in 1903 and #153 was a boarding house from 1904 into the 1920s, kept by Mrs. Mary Baird.

C. Character Defining Elements

The ornamental detailing of the arched 2 storey bays, the projecting entrance pavilions, the use of arches, cornice dentils, medallions, fanlights and surrounds all create a richly detailed facade which is essential to its character. The street setback should also be respected.



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159 ALFRED ST. - SMALLBRIDGE HOUSE

Date: c. 1889

Evaluation: Good

This is a small one-storey bungalow with a hipped roof. The limestone foundation, Victorian entry door and offset kitchen addition to the rear suggest, however, that this is the truncated incarnation of a much larger and better designed building. Now a heavy aluminum awning stretches the width of the three bays and a precast concrete step and stoop unit gives access to the front door. George Smallbridge is described in the Kingston Directory as residing in the house in 1889.



161-163 ALFRED ST. - WILSON / ANGLIN HOUSE

Date: c. 1900

Evaluation: Very Good

A. Reasons for Very Good Classification

This house has architectural value for its composition and contextual value for anchoring an important residential street corner. The flanking pavilions are a notable architectural feature, the building's age, landmark status (as the first masonry building on the block and as a prominent corner building) and its lack of alterations are further reasons for this rating.

B. Building Description

161-163 Alfred Street is a semi-detached, 2 1/2 storey red brick house. In architectural composition, it is characterized by slightly projecting gabled pavilions in the first and fourth bay of the Alfred Street frontage. These pavilions create recessed entries for the two front doors under a shed roofed porch with a wooden stoop. The narrowness of the pavilions give the building a slightly awkward vertical emphasis, but the building detailing has merit in the use of brick panels, string courses and stylized keystones. Stone lintels and sills further characterize the Alfred Street facade. No interior features were noted.

Additions include the attached brick rear extension (#324 Earl Street) and a frame rear addition which has since been removed. The porch columns may not be original. Otherwise the house has been well maintained.

The house establishes the residential setback for this block and has mature street trees, in common with many of the other houses along Alfred Street.

The house was built circa 1900, presumably for William H. Wilson and Francis R. Anglin. It is the first masonry building on this block.

C. Character Defining Elements

The symmetrical facade, with recessed entrances and projecting pavilions, the brick and stone detailing and the prominent stone foundation are essential to the building's character. The street setback should be maintained.

GENERAL COMMENTS ON ALFRED STREET

This is a block with a high concentration of heritage residential properties and established landscape/streetscape, with some gaps. New development should be infill at a residential scale/building size and form. Infill development should also reinforce the residential character, respect the building setback and continue the street landscaping.



ARCH STREET

11 ARCH ST - CONNELL HOUSE

Date: c. 1900

Evaluation: Very Good

A. Reasons for Very Good Classification

This house was rated as Very Good because of its high quality brick work and wood detailing, because of its historical associations with a prominent Queen's family, and because of its contribution to an important streetscape opposite Summerhill Lawn. It is also virtually unaltered.

B. Building Description

11 Arch Street is a 2 1/2 storey foursquare brick house with a raised basement and a hipped roof. It has a two bay facade with an entrance door in the first bay and a Georgian revival door surround, with fanlight and sidelights. Above the door is a double window with an iron French balcony. Above this is a gabled dormer in the roof with a triple window. Bay 2 is a projecting two and a half storey pavilion with a gabled roof. There is a double window in each storey. This arrangement of projecting pavilion and adjacent bay is mirrored in the south facade, with a gabled dormer in the roof and a double window. Brick string courses in each storey and a dentilled cornice run across the two bays and around the side facades. In the front gable end is a triple window, and in the side gable are two small windows with triangular heads. Decorative features include reeded pilasters in the door surround, wooden shutters flanking the main facade windows, and a bracketed wooden hood over a side entrance. No interior features were noted.

Alterations include the main entrance door surround, stone porch and French balcony. The brick chimneys have been repaired sympathetically or replaced in kind. There is some cracking in the brickwork and rot in the eaves, and the sidelot trees are overgrown close to the house. The landscape includes an overgrown ornamental garden, covering a full lot. It contains mature spruce trees as well as ornamental plantings in a lawn, with a mature hedge along the street edge (further street edge plantings on this lot have been removed during recent street repairs).

The house was built in 1899 or 1900 and first occupied by Richard T. Walkem K.C., a partner in the law firm of Walkem & Walkem and an amateur historian of Kingston military fortifications. In the Kingston Directory of 1906-07, Dr. W.T. Connell of Queen's University is listed as resident. Dr. Connell was Dean of Medicine from the 1920s to 1941. His son, Dr. J.W. Ford Connell, moved into the house with his wife in 1946 and remained there until 1993. Dr. Ford Connell was Director of Cardiology at Kingston General Hospital and Dean of Medicine at Queen's, as well as having a distinguished career as a medical researcher.

C. Character Defining Elements

The high quality brickwork, foursquare composition with door surround, double windows, dentilled cornices, and unusual window designs, are essential to this property's character. The remaining portions of the ornamental garden and foundation plantings are also important.

NOTE: Number 11 Arch Street is now demolished.

GENERAL COMMENTS ON ARCH STREET

Although only one University-owned property was evaluated on this street, the house establishes the residential scale and character of the east edge of Summerhill Lawn and should be preserved for its streetscape value alone. Infill along Arch Street north of Deacon Street has been and will be institutional in scale (with completion of the Biosciences Building); south of Deacon Street, the opportunity still exists to respond to the residential scale of Summerhill Lawn.

BARRIE STREET



18 BARRIE ST. - MACKLEM HOUSE

Date: c. 1830s

Evaluation: Excellent

A. Reasons for Excellent Classification

This building was rated as Excellent because it is grand mansion in the Neo Classical style and is a landmark at the intersection of Barrie and King Streets, across from the Park and Lake Ontario, and anchors and sets the standard for the streetscape on Barrie Street. It is one of the earliest buildings in this area and has historical associations with the City government and the University.

B. Building Description

18 Barrie Street is a 2 storey brick structure with a shallow gable roof at the north end and a hip gable on the south. The architectural composition is characterized on the Barrie Street side by a projecting central portico with a shallow pedimented gable supported by monumental Ionic columns. The south elevation contains a full two storey, full width window bay and a two storey wing to the west. A one storey verandah wraps around the house from the south side of the main entrance to the western edge of the south face. The main entrance door has a semi-elliptical fanlight and side lights. The roof is standing seam metal, the window trim and architectural detailing appear to be of an early date. No interior features were noted.

The building is in very good condition, with no apparent alterations from the original exterior materials. The landscape is very good, with mature trees, shrub and foundation plantings and a full hedge around the perimeter of the property. The site overlooks City Park, Richardson Beach and Lake Ontario. The building anchors the bottom end of the important Barrie Street streetscape and is a local landmark.

The house was built in 1838 to designs of Thomas Rogers, architect. Later additions included the entrance columns. The original owner, Mayor Thomas Kirkpatrick, had the house built outside the then municipal boundary, which was Barrie Street. A confrontation ensued when the mayor refused to vacate the house and reside within the town boundaries, leading to the mayor's eventual resignation. The most recent owner, Mrs. Macklem, had a long association with the University.

C. Character Defining Elements

The composition, with its symmetrical facade, gabled roof and generous portico and verandah, are all character defining elements. The essential detailed elements are the portico Ionic columns, the main entrance door and fanlight, the brick walls, window surrounds, and the standing seam metal roof. The building's site is also important for its streetscape and historical associations.

26 BARRIE ST. - CAPPON HOUSE

Date: c. 1889

Evaluation: Good

26 Barrie St. is a two-and-a-half storey red brick dwelling. The main block has a truncated hip roof with projecting, gabled pavilions on the front (east) and south elevations. A pedimented gable roof dormer rises above the left bay of the front facade with decorative carving in the pediment's field. Above a small elliptical hall window is a small simple terra cotta swag decoration incorporated into the brickwork. Originally the building had a porch, but now the double-doored front entrance is unsheltered.



This is probably the second house on this site. Prior to the tenure of Professor Cappon, the Kingston directories list the occupations of the residents of the site as piano tuner and foreman.

28 BARRIE ST. - BIBBY HOUSE

Date: c. 1915

Evaluation: Good

This is an imposing foursquare house with an unusual two-storey bay window in the left bay. The centre entry has a handsome gabled entry porch. Centred in the at least the front (east) and south hip roof planes are large gabled roof dormers with palladian windows. The roof in front of the east dormer has been notched to create a small balcony below the window. The south elevation has a two-storey full-width porch of the same style as the front entry.



This building has been built on an earlier building site. In 1915 Herbert Bibby occupied this building.

RESIDENTIAL BUILDINGS



64 BARRIE ST. - DORAN HOUSE

Date: 1889

Evaluation: Good

This is an elegant Second Empire two-and-a-half storey house which may have been intended to form part of a row. Three bays wide with a left side entry, the left bay projects one brick width from the building edge. A later flat-roofed porch now spans the left two bays and the balcony above has a centre bay walkout. A pair of ornately hooded units in the mansard roof sit above a simple cornice.

This house was occupied from 1889 to 1907 by Bridget Doran of B. Doran & Co., possibly a shipbuilder.



66 BARRIE ST.

Date: c. 1889

Evaluation: Good

This house is identical to 64 Barrie St. but it has a shallow gable roof with two small dormers in it. The original porch has also been replaced but this time with a small gabled entry porch, which is not related to the second storey walkout.

In 1881 Ben Robinson, a labourer, was living at 66 Barrie St. Whether he was in this house or not is uncertain. In 1902 the house was vacant. It is possible that this was due to a fire, and that the roof is a replacement of the original mansard.



68-70 BARRIE ST. - MOORE HOUSE

Date: 1905

Evaluation: Good

The architect was William Newlands. This mansard roofed building is an eclectic pair of semi-detached units standing two-and-a-half storeys high, with each unit two bays wide. The right bays have monumental columns supporting a balustraded balcony at the cornice line. Smaller columns support a pedimented roof above the balcony. Suspended halfway up the monumental columns is a balustraded balcony with a walkout. Below this sheltering balcony, recessed within a Romanesque arch supported by classical columns in-antes are double doors with transoms. The left bays are composed of two-storey window bays with a flat roof and a single pedimented roof dormer in the building's mansard roof.

Henry F. Moore lived in # 68 in 1905, and George Eode lived in #70.

78 BARRIE ST. - CLIFF HOUSE

Date: 1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This house was rated as Very Good because it has an unusual mixture of Gothic and Second Empire styles, with beautiful woodwork and details. Its age and its role in anchoring a prominent street corner are also important. Unsympathetic alterations and planting detract from its appearance.

B. Building Description

78 Barrie Street is a 2 1/2 storey brick house. The main block shows Gothic Revival influences in its steeply pitched gable roof and large projecting wing on the Barrie Street facade. On the north facade, a three storey tower with a Second Empire mansard roof is situated over the main entrance, at the intersection of the main block and the projecting wing. The entrance door has a transom and sidelights. Ornamentation includes stylized bargeboards on the projecting wing which form a great Gothic arch, and by such features as brick quoins, a corbelled chimney, and geometric stone labels over the segmentally arched windows. No interior features were noted.

Later additions include a frame extension to the rear, infilled window openings, a porch over the front entrance, a metal screen door on the front entrance, unsympathetic painting, and a metal fire escape across the projecting wing. The landscape is characterized by overgrown trees and ornamental shrubs which conceal much of the building. The house maintains the common street setback and, with its tower, anchors the corner site.

The house was built some time between 1881 and 1889 to designs of J.B.Reid, architect. It was built for Mr. George Cliff and was later the home of Alexander K. Kirkpatrick. The house is currently in use as the offices for the Gastroenterology Division of KGH.

C. Character Defining Elements

The main building forms, including the gabled wing and tower, as well as the period detailing, fretwork, corbelled brickwork and decorative chimney, are essential to the building's character. Gothic heads on windows and elaborate stone labels are also important character defining features. The porch and fire escape are more recent additions which detract from the building's character.





82-84 BARRIE ST. - FLANAGAN / FORD HOUSE

Date: 1883

Evaluation: Very Good

A. Reasons for Very Good Classification

This pair of semi-detached brick houses was rated as Very Good because of its architectural detailing and use of wood, brick and stone, its Gothic Revival/Victorian Italianate style, all the work of a noted Kingston architect. It also maintains an important streetscape.

B. Building Description

82-84 Barrie Street is a 2 1/2 storey pair of semi-detached houses, well proportioned, with many of its original features intact. Verandahs flank a central gabled pavilion which extends up to truncated hip roof, and wrap around the south side. To either side of the pavilion are entry doors with sidelights and arched transoms. Similar doors above lead to balconies over the porches. The house has a foundation of coursed ashlar limestone and, on the roof, pairs of gabled roof dormers centred in each of the four bays. Ornamentation includes stone labels over the paired arched top windows and ornate bargeboards on the gable ends. No interior features were noted.

Alterations include the enclosure of the front porch in bay 4 and of the porch along the south elevation. Aluminum storm windows have been added to some of the window units. A frame rear addition has been removed.

The landscape has mature street trees, foundation plantings and lawn. The house maintains the street setback.

The house was built in 1883 to designs by William Newlands, architect. Early residents of #82 include Michael Flanagan, Town Clerk, and of #84, Robert Ford, merchant. The building is currently in use as the offices of the Clinical Trials Group of the National Cancer Institute of Canada.

C. Character Defining Elements

The large gabled dormer, paired windows with corbelled surrounds, stone sills and lintels combined with brick are characteristic of Victorian domestic architecture in Kingston and are essential to this building, as are decorative chimneys and heavy bargeboard. The enclosed verandah is an unsympathetic addition to an otherwise fine structure.

98-100 BARRIE ST. - DURNFORD HOUSE

Date: 1880

Evaluation: Excellent

A. Reasons for Excellent Classification

This property was rated as Excellent because it is an early and good example of the townhouse form, occupying an important corner site and establishing the setback and character of the residential block, and with relatively few alterations.

B. Building Description

98-100 Barrie Street is a pair of 2 1/2 storey semi-detached brick townhouses, mirror images of each other, attached to a single dwelling (#102). While the building form is plain, the detailing is sophisticated. A coursed ashlar limestone foundation supports two facades divided into two bays each, all under a simple gable roof. Entries in slightly projecting pavilions in bays 1 and 4 have transoms and are contained within small flat roofed brick vestibules carried on brick brackets, with walkouts above framed by wrought iron balustrades. Gabled roof dormers are situated above the windows in bays 2 and 3. Brick ells extend to the rear. No interior features were noted.

Alterations include replacement front doors and aluminum storm windows. Otherwise, the original details remain.

The three units anchor an important street corner and continues the street setback and residential character of the blocks to the south. It does so with sufficient authority to counterbalance the intrusion to the north of an institutional building, Earl Hall. The landscape is confined to hedges along the south property line and foundation plantings and climbing vines along the Barrie Street frontage.

The building was constructed circa 1880 and its earliest resident was George Durnford, a bank manager. The building's current use is as office space for the Queen's Centre for Resource Studies.

C. Character Defining Elements

The simple, almost Georgian composition and restrained detailing, the townhouse type, as well as the street corner location, are the essential qualities of this building. Character defining details include the rusticated stone foundation, brick detailing and corbelled entablature. The verandah on the northernmost unit is a less sympathetic feature.



RESIDENTIAL BUILDINGS



102 BARRIE ST. - THE HISCOCK HOUSE

Date: c. 1881

Evaluation: Good

102 Barrie St. is a two-and-a-half storey red brick residence which is attached to 100 Barrie and copies its form and design. While many of the details have been replicated, their arrangement differs slightly. The roof dormer has been centred in the roof, and the ornate brackets in the eaves which match those on #100 have been spaced differently. 102 also has a full width porch that appears to date from the early 20th century.

Edgar Hiscock's family lived in this house from its construction in 1881 until 1950. The 1881 Edgar Hiscock was a sailor, but the 1931 Edgar Hiscock, probably a son, was the Kingston Postmaster.



144 BARRIE ST. - THE WELLINGTON COTTAGES

Date: 1886-87

Evaluation: Excellent

A. Reasons for Excellent Classification

This house was rated as Excellent because it is one of a matched pair of Regency cottages with excellent trim and scrollwork, because of its age and lack of alterations, and because it re-establishes the residential character of Barrie Street north of Earl Hall.

B. Building Description

144 Barrie Street is a 1 1/2 storey brick cottage with gabled wing extending towards the street from the main, side gable block. A hip roofed verandah wraps around the wing on three sides and shelters the main entrance door, located on the main block immediately north of the wing. There are windows in the gable ends but no dormers in the gable roof. Details include ornate fretwork bargeboards on the gable ends, especially on the wing facing the street, and latticework on the verandah supports and railing. Shutters on the lower storey windows, and french doors opening onto the ground floor verandah, are further features. No interior features were noted.

Alterations include the recent removal of the upper storey shutters and the addition of aluminum storm windows.

The landscape consists of extensive perennial beds and mature foundation plantings and lawn, with dense mature tree planting along the south property line and in the rear yard. The house establishes a new, deeper setback than is common south of Earl Hall

The house was built in 1886. An early resident (1889) was Rev. V.H. Nimrod. The pair of houses are known as the Wellington Cottages.

C. Character Defining Elements

The pairing with #146, the building form, style and detailing are all essential to its character, along with the street setback. Essential details such as the bargeboard, finely detailed verandah columns and balustrade and shuttered french doors make these buildings a unique pair.

146 BARRIE ST. - THE WELLINGTON COTTAGES

Date: 1886-87

Evaluation: Excellent

A. Reasons for Excellent Classification

This house was rated as Excellent because it is the other half of the pair of Regency cottages which, with #144, re-establish the residential character of the street.

B. Building Description

146 Barrie Street is the mirror image of #144 Barrie, with the only difference being an alteration which changed the first floor french doors into a pair of 1/1 windows.

The house was built in 1886. Early residents included Charles Sangster (1822-1893), Kingston poet and journalist, and (1889) Capt. E.A. Booth, of Brock & Booth.

C. Character Defining Elements

As in #144.





162-164 BARRIE ST. - GRAD HOUSE

Date: 1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This large Victorian semi-detached house was rated as Very Good because of quality of its brick, wood and stone detailing and its Queen Anne Revival influences. Its age is important and its few alterations, and it anchors a prominent street corner.

B. Building Description

162-164 Barrie Street is a 2 1/2 storey red brick house with two semi-detached units mirroring each other along the Barrie Street facade. In bays 1 and 4 are two storey slightly projecting pavilions with flat roofs and containing bay windows. Windows in the bays are elliptical arched transomed in the first storey and transomed in the second. String courses join the window sills on each storey of the projecting bays. The bays are topped with moulded cornices and flat roofs. The gabled roof above these bays, including gables on the north and south sides, frame pairs of arched windows. A one storey porch extends along the full width of the south facade. A two storey ell extends to the rear, with brick additions. No interior features were noted.

The two houses are separated by a firewall which extends into a parapet dividing the roof. The main entrances flank the centre of the building and have double doors covered by flat hoods supported by brackets. The roofs of the hoods have balustrades. Details include panelled bargeboards and decorative peaks on the gable ends, panelled chimney breasts, and small terra cotta decorative panels in the wall above the first storey.

Alterations include aluminum storm windows and an accessibility ramp; otherwise the original details appear to be intact.

The landscape consists of mature street trees, foundation plantings and hedges along the perimeter of the site. Some deciduous trees have been planted to replace former street trees. The house establishes the street setback for this block and anchors the corner with its use of bays on each street frontage.

The house was built in 1889 to designs of George Ried, architect. The original occupants were J.B. McIvor, accountant, and George Cliff, real estate agent. The building is now in use as the University Graduate Students' Club.

C. Character Defining Elements

The two storey bay window with elaborate cornice, the decorative brickwork with terra cotta inserts, the rounded verandah and its finely crafted woodwork are all essential to the building's character.

170 BARRIE ST. - LAW HOUSE

Date: c. 1880-1885

Evaluation: Very Good

A. Reasons for Very Good Classification

The building was rated as Very Good because of its balanced architectural composition, its Second Empire style, its exemplification of the work of a local architect/builder, its age, its contribution to a residential streetscape and its few alterations.

B. Building Description

170 Barrie Street is a 2 1/2 storey, red brick Victorian house. Its mansard roof is reminiscent of the Second Empire style popular in the early 1880s. On the Barrie Street facade, a full width, flat roofed porch is supported by two pilasters and four Tuscan columns. Brick piers support these columns and are linked by a wooden balustrade. Paired, wooden front doors are located in the northernmost of three bays.

The remaining two bays on the first floor have sash windows, as do the outermost bays on the second floor, the central window having been filled in. The mansard roof has two windows grouped in the centre of the Barrie Street facade. Two pairs of brackets hold the cornice. The roof is flanked by large corbels supporting wide parapets which rise to brick chimneys. While the north wall is linked to the adjoining building by brown corrugated metal siding, the south wall retains a projecting bay window. The rear facade has a projecting brick extension to which a wooden frame shed is attached. No interior features were noted.

Alterations include aluminum storm windows and a metal fire escape. The transom light over these doors has been filled in. The property has retained mature street trees and boundary hedges.

The house was built ca. 1885 by architect/builder John Cunningham and occupied for many years by a family named Rose, although two different families of this name have been associated with the house, and it is not clear which one actually owned and occupied the house when it was first built. The house is now used by the Law Society of Queen's University.

C. Character Defining Elements

The mansard roof, with elaborate firewalls, and the well-crafted balustrade on the entrance verandah are essential to this building's exterior character. The existing landscape is also important.

Recent alterations of aluminum storm windows and a metal fire escape are not sympathetic. Consideration should also be given to reopening the transom and second storey windows which have been filled in.





172-174 BARRIE ST. - MOOERS HOUSE

Date: 1897

Evaluation: Very Good

A. Reasons for Very Good Classification

These mirror image semi-detached houses were rated as Very Good because they are well-composed and styled examples of the work of a prominent Kingston architect. Their age and their contribution to the residential streetscape are also important.

B. Building Description

172-174 Barrie Street are 2 1/2 storey semi-detached brick houses. The two-storey angled window bays at each end rise to overhanging balustraded porches which are protected by gabled roofs. A two-storey porch over the main entrance is supported on cylindrical columns on "Boyd Block" piers and has a flat roof above onto which open doors from the second storey. A two-storey wing extends to the rear. Details include decorative bargeboards on the gable ends, dentilled cornices on the porch, stone sill courses under the bay windows and stained glass in the transom windows over the entrance doors. No interior features have been noted.

Alterations include aluminum storm windows and the enclosure of the second storey porch on #174.

The landscape includes mature street trees, lawn and foundation plantings. The houses maintain the consistent setback of the houses on this block.

The building was constructed in 1897 to designs of William Newlands, architect. H.F.Mooers was the original owner.

C. Character Defining Elements

The two storey bay windows with gabled balconies are the building's most prominent features. Brickwork and stone sills are also important.

178 BARRIE ST. - MILLS HOUSE

Date: 1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This detached house is very similar to #172-174 Barrie and was rated as Very Good because of its architectural composition (designed by the same architect), its age and its few alterations, and because it forms part of an important heritage grouping.

B. Building Description

178 Barrie Street is a 2 1/1 storey brick detached house. Its two bay facade has a two-storey gable-roofed porch over the entrance door and, on the left, an angled two-storey projecting bay rises to a projecting balcony with a balustrade. The balcony sits under a gable roof which projects from the main truncated hip roof. The entrance has a raised porch and a transom above. A kitchen wing extends to the rear of the house. Details are similar to #174-76, with decorative bargeboards, stone sills forming string courses under the bay windows, leaded glass transoms, as well as ornamental woodwork and spandrels on the entrance porch. No interior features were noted.

Alterations include aluminum storm windows and vinyl on the dormers.

The landscape consists of mature street trees, lawn and foundation plantings. The house maintains the setback of the houses on this block.

The house was built in 1897 to designs of William Newlands, architect. Its original owner was Thomas Mills.

C. Character Defining Elements

The location next to #174-76, the two storey bay with the recessed balcony, and the finely detailed wooden porch are indicative of Newlands' work and are essential to the building's character.



RESIDENTIAL BUILDINGS



180 BARRIE ST. - MOREHAM HOUSE

Date: c. 1881-1889

Evaluation: Good

This is a two-and-a-half storey, red brick Victorian house with a steeply-pitched central gable. A full-width porch with a simple railing and Tuscan columns on brick piers rises to a balcony with modern railings. Note the arched window and decorative shingles in the centre gable.

A piano-tuner, E. Moreham, was the first known resident in 1889.



188-190 BARRIE ST. - CHADWICK/McGROGAN BUILDING

Date: pre 1881, possibly Stuartsville era, 1840-1850

Evaluation: Good

Both are altered two-storey houses, of which No. 188, clad with stucco, may be an addition. Note the heavy limestone window sills and beaded frieze board. 190 has an early four-light transom over the entrance and is clad in brick.

The buildings could date to the Stuartsville era 1840-1850. In 1881 M. Chadwick lived at 188, and the Misses McGrogans lived at 190.

GENERAL COMMENTS ON BARRIE STREET

Barrie Street has a mixture of Excellent and Very Good buildings, all defining the eastern edge of the Main Campus as it faces City Park. The best buildings (E) tend to anchor street corners (especially south of Union St.), with next best (VG) as interesting examples of their type, maintaining a residential setback and streetscape. VG buildings tend to be in groupings (eg: north of Union) or adjacent to E buildings (south of Union), thus forming heritage groups along the street. New development should avoid streetcorners and infill at a residential scale mid-block (not, however, in as massive units as Earl Hall), using rhythm of solid and void with house and sidelot and using a uniform setback and a standard vocabulary of street trees, lawns and foundation planting, with embellishments (eg. stone walls and iron fences) at street corners, avoiding groups of VG properties, first of all, and individual VG properties, if possible.

CLERGY STREET WEST

11 CLERGY ST. W.

Date: 1960s

Evaluation: Fair/Poor

This is a simple, rectangular, two-storey, brick-sided building with a central entrance and balanced window placement.

This building reinforces the original character of the area as a place for low rental housing and was probably built in response to a growing student population in the 1960s.



15-1/2 CLERGY ST. W. - LITTLE HOUSE

Date: c. 1923-1931

Evaluation: Good

This is a one-storey frame bungalow with a full-width porch. There is a sheltered access way on the right side of the porch. The roof has a jerkinhead gable-end.

Although it was built in the early twentieth century, the house sustains the character of small working class housing in the old Stuartsville district.



17 CLERGY ST. W. - ROURKE HOUSE

Date: c. 1881-1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its vernacular style, its age and historical association with Stuartsville, its establishment of the street setback and its relative lack of alterations.

B. Building Description

17 Clergy Street is a 2 storey brick (and, possibly, stone) house with a side gable roof and plain features. The facade is a three bay centre entry with windows in each bay but none on the end gables. There is little detailing aside from shallow arches and lintels on the ground floor windows. No interior features were noted.

Alterations include a rear extension and an enclosed single storey entrance vestibule, as well as paint applied over the brick and replacement of the original windows.



RESIDENTIAL BUILDINGS

The house is built almost to the street line and has a small lawn and some foundation planting. It helps to establish a residential setback on this block.

The house was built some time between 1881 and 1889 but sustains the character of Stuartsville. An early owner is listed being as C. Rourke, pipefitter.

C. Character Defining Elements

The symmetry of the facade, the simple use of brick and stucco and the tight setback are essential to this building's character.



25 CLERGY ST. W. - O'DONNELL HOUSE

Date: c. 1920s

Evaluation: Good

This is a square brick two-storey duplex building. It has a flat roof and full width porches on each storey across the facade. The porches have solid railings and are supported by tapered square columns.

Erected after the 1908-1911 Insurance Plan.



27 CLERGY ST. W. - CALVERT HOUSE

Date: c. 1890-1910

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is an interesting example of the vernacular use of materials, because of its age and because it maintains the residential street setback.

B. Building Description

27 Clergy Street is a 2 1/2 storey brick detached house with some Edwardian stylistic influences. It has a front-gabled two bay facade. Two entrance doors are set in a shallow 1 storey recess, with the left door an original with a leaded glass transom and flat limestone lintel. The front right corner of the recess contains engaged brick columns. A simple cornice over the recess wraps around the sides of the house. Brick string courses do the same on the first and second storey. In the left bay, a plate window with a semi-elliptical transom is surmounted by a square paired oriel window. The roof is a front gable with a crossing gable dormer. There is a two storey rear addition and a newer two storey residential building attached to the east (#25 Clergy). Decorative features include a tin and

woodwork entablature supported by a boxed oriel which, in turn, is supported by decorative brackets. No interior features were noted.

Alterations include a new front door, aluminum storm windows, modifications to the front porch, as well as the addition of #25 Clergy. There are no landscape features, although the house maintains the existing setback.

The house was built some time between 1890 and 1910.

C. Character Defining Elements

The high quality brickwork, rusticated stone base, fish scale wooden shingling of the oriel and gable ends, the multi-paned transom of the upper storey windows and the street setback are essential to this building's character. The building addition at #25 detracts from the character.

29-31 CLERGY ST. W. - HALLET/BYRNE HOUSE

Date: pre 1881
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because its architectural composition and style could be a model for similar semi-detached buildings in the vicinity, because of its age and because it helps establish the residential streetscape.

B. Building Description

29-31 Clergy Street is a 2 storey semi-detached brick dwelling with a gabled roof. It has a four bay facade, with two units mirroring each other. Bays 1 and 4 have slightly projecting gabled pavilions with paired windows that have shallow arched openings and common sills. There is a large frame addition to the rear. No interior features were noted.

Alterations include aluminum storm windows, parging and rebuilt chimneys, but the most obvious change is a porch covering both entrances and supported by steel columns. There are no landscape features.

The house was built before 1881, at which time two widows are listed as residents in the Kingston Directory. The house draws some character from the nature of the earlier Stuartsville settlement.

C. Character Defining Elements

The symmetrical composition, a stock design for semi-detached housing in the area, paired entrances, projecting two storey bays and its establishment of the streetscape are all essential to its character. The missing verandah detracts from the character.



RESIDENTIAL BUILDINGS



35-37 CLERGY ST. W. - WATTS/DOYLE HOUSE

Date: pre 1881

Evaluation: Good

The four-bay semi-detached units mirror each other in this two-storey brick structure. Although forming only two units, the building could easily be part of a block of Victorian row-housing. There is a flat-roofed porch on top of which is a top verandah with a high square balustered railing. The porch structure has Tuscan columns on brick piers. Note the window sills and shallow arches at the openings.

The building was likely constructed after 1850, but helps sustain the character of Stuartsville, even if it is a brick building in an area of predominantly wooden construction. In 1881, William Watts, a painter, and Miss J. Doyle, a dressmaker, were residing in the units.



39 CLERGY ST. W. - DEAN HOUSE

Date: c. 1881-1889

Evaluation: Good

This simple vernacular two-storey frame building has vinyl cladding but retains a distinctive gable return and bargeboard. The small porch on the front gable portion echoes the character of the bargeboard.

Although the building could date from an earlier era, the first reference in a Kingston Directory was in the 1881-89 edition, noting William Dean, a printer, as the resident.



41 CLERGY ST. W.

Date: c. 1960

Evaluation: Fair/Poor

A front-gabled two-storey modern building with a partially raised, finished basement, a brick-veneered ground floor and frame sided second floor.

A building with this address was located on the site from at least 1881.

45 CLERGY ST. W. - HAMILTON HOUSE

Date: 1892-93
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its good architectural composition and use of materials, its stylistic elements of gable end to the street and two storey bay window, age and historical associations, and its relative lack of alterations.

B. Building Description

45 Clergy Street is a 2 1/2 storey brick detached house with an end gable roof. It has a 2 bay facade in which the right bay contains a two storey bay window with a flat roof and the left bay contains the entrance. The bay window is carried by paired ornamental brackets and the entrance is enclosed by a single storey porch supported on turned columns and a balustrade. The windows have flat arches and stone sills. There is a 2 storey kitchen extension to the rear. No interior features have been noted.

The building has been well maintained, with aluminum storm windows the only visible alteration. There are no landscape features and the building maintains the shallow setback of the rest of the houses in these blocks.

The house was built in 1892-93 and its first resident is listed as being James Hamilton, mason. The house is the easternmost extension of middle class housing into the Stuartsville area.

C. Character Defining Elements

The building composition of gable end to the street, with a 2 storey bay and bracketed cornice, brick walls, stone foundation and sill, and its location (east into Stuartsville) are all essential to its character.

83 CLERGY ST. W. - CRAIG HOUSE

Date: 1920s
Evaluation: Good

This is a front gabled two-storey brick house with a front verandah, and a large and distinctive second floor bay window. The front door is off-centre.

The owner of a building on the site in 1889 was J. A. Craig, a policeman.





85-87 CLERGY ST. W.

Date: pre 1892
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it has an interesting composition and style because of its age, maintenance of the street setback and lack of alterations. The house also establishes the eastern limit of a group of similar but detached houses in a mature residential streetscape.

B. Building Description

85-87 Clergy Street is a pair of attached brick houses, one 2 storeys, the other 2 1/2 storeys, that appear to have been separate houses in the past. #85 is a front gable with a full width verandah across the first storey. Details include decorative bargeboard in the gable and dentils on the incomplete entablature. The building is joined to #87 by a hip roof. #87 has a projecting pavilion with a gable dormer on top, and a small porch over the entrance. Details include stone sills and a shallow arch over the large first floor window transom. No interior features were noted.

Alterations include the probable removal of a 2 storey projecting porch on #87, modifications to the porch on #85, infilling of the second storey window over the entrance on #87, and the introduction of aluminum storm windows. The landscape consists of mature street trees and lawn.

The house was built pre-1892.

C. Character Defining Elements

The compound building form integrating 2 Victorian buildings, the dominant use of brick, and the elaborate bargeboarding in the #85 gable end are essential to the building's character. Removal of later additions and reconstruction of previous features would considerably enhance this house.

91 CLERGY ST. W. - ORAM HOUSE

Date: 1889-1891

Evaluation: Good

This is a two-and-a-half storey hipped roof brick building with a slightly projected gabled pavilion. The pavilion contains a small porch in the gable recess with spindle-work railing and decorative sunburst brackets. There are transoms over the first floor bay windows.

This building is part of a series of similar brick buildings built on Clergy St. W. west to University Ave. Subdivided as part of the Wadsworth Lots in 1886, they represent the growth of residential housing for Kingston's middle class. They were all built between 1889 and 1892. This house was first owned or occupied by John Gram, insurance agent.



95 CLERGY ST. W. - HORNE HOUSE

Date: 1892

Evaluation: Good

This is a two-and-a-half storey hipped roofed brick building with a two-storey projecting gabled pavilion. The projected gable has decorative brackets, decorative shingles and bargeboards. The right bay has a shed roof entrance supported by battered columns and there is a small pediment over the steps.

The first resident or owner was Alex Horne, a merchant, whose middle class position reinforced the contemporary development of the area.



RESIDENTIAL BUILDINGS



99 CLERGY ST. W. - BAILEY HOUSE

Date: 1892

Evaluation: Good

This is a two-and-a-half storey hipped roofed brick building with a shallow projecting pavilion containing deep 3 sided, 2 storey bay windows. In the pavilion gable there is decorative woodwork and bargeboard. A small screened porch is carried by cantilevered corners. The right bay entrance has a door above suggesting an original two-storey porch, and the uncovered front stoop has a modern wrought iron railing.

S. Bailey, a broom manufacturer, first occupied this building.



101 CLERGY ST. W. - JOHNS HOUSE

Date: 1892

Evaluation: Good

This house is a two-and-a-half storey brick building with a truncated hip roof and a slightly projecting pavilion. The pavilion has three-sided bay windows on two floors topped with a gable that has cantilevered corners carrying a small screened porch. The roof of the right bay shares a common ridge line with the gable roof of the pavilion. Note the decorative brackets and the sunburst spindlework. The porch has a shed roof supported by battered columns. This structure sits on a wooded deck which has a latticed screen on its face, next to the front steps.

The first owner/resident was T. H. Johns, a grocer. The building is similar to others on the block.

103 CLERGY ST. W. - HARDY HOUSE

Date: 1892

Evaluation: Good

This is a two-and-a-half storey brick building with a truncated hip roof and a slightly projecting pavilion with three-sided bay windows on the first two floors. Cantilevered corners carry a small enclosed porch in the pavilion's gabled roof. A flat-roofed entry porch has turned columns and pilasters with decorative brackets and spindlework. The porch has a simple railing of square balustrades on both levels enclosing on the second level a small balcony, access to which is via a door in the main facade.

The first owner/resident was J. C. Hardy, a merchant. The house fits in with other houses on the block built to accommodate Kingston's growing middle class at the beginning of the 1890s.



GENERAL COMMENTS ON CLERGY STREET

Clergy Street shows contact between vernacular, older working class houses from the Stuartsville era (eastern end) and the edge of later, middle class (and often architect designed) houses from the Wadsworth subdivision of 1886 (western end). Stuartsville predominates, but in the form of run down properties with almost no street landscaping. No building rates higher than Very Good. The Stuartsville houses are of interest primarily for their vernacular styles, their age, and their common setback. The later development extends east from University Avenue and establishes a middle class residential character to a group of detached brick houses classified as Good but forming a distinctive streetscape unit, terminating in #85-87.

New development could be concentrated east of these later houses, over to Division Street, and selectively in the block between Division and Barrie Streets. Specific properties in this area could be chosen as being representative of the Stuartsville era, but the poor appearance of the area may suggest more redevelopment opportunities here.

RESIDENTIAL BUILDINGS



COLLINGWOOD STREET

137 COLLINGWOOD ST. - ROE HOUSE

Date: c.1900

Evaluation: Good

A two storey, red-brick, end-gabled house with a small gabled entry porch. The porch has turned columns and spindlework ornamentation. There is a square bay window at the front, and an unusual pent roof above the eaves line.



141 COLLINGWOOD ST. - BUNT HOUSE

Date: 1900-1902

Evaluation: Good

This is a two-and-a-half storey, end-gabled, red-brick house with a full-width front porch. The porch has turned columns on concrete block piers. The pedimented front gable has a pent roof and is decorated by shingle work and a peaked window. There are shallow arches over the window and door openings. The house also has a brick rear addition in a similar design to the main structure.

The first resident in 1902 is listed as Charles A. Bunt, a post office clerk.



143-145 COLLINGWOOD ST. - POWELL/AITKEN HOUSE

Date: 1914-1915

Evaluation: Good

These are two semi-detached wood frame Victorian houses with clapboard siding. The two-storey, four bay units mirror each other. Shallow bay windows with simple brackets carrying hipped roofs flank the entrance ways. Over the 1st and 4th bays are steeply peaked wall dormers with decorative bargeboards and shingle work.

The Kingston Directory of 1914-15 lists Mrs. Joseph Powell as the resident of 143, and R.E. Aitken as the resident of 145.

[note: there are no comments on the whole street since it is a short block with no VG or E properties.]

DIVISION STREET

39 DIVISION ST. - CHARLES HOUSE

Date: 1900-1902

Evaluation: Good

The two-and-a-half-storey four bay wood frame house has cream-coloured aluminium siding and a red shingled roof. The 1st and 2nd bays are part of a projecting gable ell. A flat-roofed square bay with entry to the right has a shed-roofed porch with turned columns. There is a bay window in the north elevation.

Edwin Charles was the resident/owner in 1902. The property was originally subdivided by David Cunningham in 1874.



47 DIVISION ST.

Date: c. 1960s

Evaluation: Fair/Poor

This hipped-roof bungalow has a left side plate window and a right side entry.





49 DIVISION ST. - SCOTT HOUSE

Date: 1894

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a good example of the vernacular cottage style, because of its age and because it maintains a residential setback on this short block.

B. Building Description

49 Division Street is a 1 1/2 storey frame cottage with a side gable roof. The 2 bay facade has a side hall plan and the front door has a shallow pediment carried by simple pilasters. Its architectural features, such as the “saltbox” style, windows under the eaves, neo-classical door and window surrounds, and clapboard siding, are typical in Atlantic Canada but unusual in this part of Ontario. The flanking window on the first floor also has a shallow pediment. There is a kitchen wing to the rear with a shallow shed addition. No interior features were noted.

Alterations include vinyl siding, aluminum storm windows and a new window opening on the south side. The landscape consists of mature street trees.

The house was in existence in 1894 but may be older and part of Stuartsville. The resident listed in 1894 was Thomas Scott, baker.

C. Character Defining Elements

The plain “saltbox” style, with asymmetrical facade, pedimented window and door surrounds, and consistent use of horizontal siding are all essential to its character.

[note: there are no comments on the whole street since it is a short block with only one VG property]

EARL STREET

226 EARL STREET - JOHNSTON HOUSE

Date: c. 1890
Evaluation: Good

This is a modest unit within a typical brick 2 1/2 storey row. It has a gabled roof linked to the adjoining units. Its two bay facade abuts a carriageway to the east and has its main entrance in the second bay. The entrance has a transom above and is flanked by a window, and windows in the second storey in each bay. A brick kitchen ell has windows and a rear entrance. No interior features were noted.

Alterations include aluminum storm windows and screened front door, new soffits and rain gutters, and new entrance lighting. The house is set to the streetline, as are the majority of the dwellings in its vicinity.

The building reinforces the character of modest housing in this neighbourhood. James Johnston, clerk, was the first known resident listed in the 1889-90 Kingston Directory.



246 EARL STREET - O'DONNELL HOUSE

Date: c. 1840-1850
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is an early example of a wooden vernacular working class house which maintains the residential streetscape.

B. Building Description

246 Earl Street is a 1 1/2 storey frame house with a side gable roof which appears to have been converted from a semi-detached dwelling. It has a 3 bay facade with an offset entry covered by a simple gabled hood supported by brackets (the other entry is blocked). The entry is flanked by paired windows. A large shed roof dormer, which also appears to be a later addition, is centred on the facade and is inset slightly as it rises from the eaves line. No interior features were noted.

The building is in fair condition. Alterations include vinyl siding and trim storm windows and a new chimney. There are no landscape features, but the building maintains the residential setback on this street.

The house was built prior to 1880 and possibly dates from the Stuartville era of 1840-50. The 1881 Kingston Directory lists the occupant as Brian O'Donnell, gardener.



C. Character Defining Elements

The building appears to have been substantially altered. Character defining features of the current building include the door hood and the form and location of the ground floor window openings. Removing alterations would improve the building's appearance.



264-266 EARL ST. - TWOHEY HOUSE

Date: pre 1881, possibly 1840-1850
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its architectural composition, a very good example of an old, frame, vernacular double cottage, because of its age, lack of alterations and its contribution to the streetscape of old Stuartsville.

B. Building Description

264-266 Earl Street is 1 1/2 storey frame semi-detached house with a side gabled roof and a saltbox building form. The two units mirror each other on either side of a central chimney. Entrys at each end are sheltered under small shed roofed hoods. The 4 bay facade has windows in the second and third bays while shed roofed dormers are centred in the roof on each unit. The rear roof plane slopes into a shed roof at the rear. No interior features were noted.

Alterations include vinyl siding and aluminum storm windows. Otherwise the house retains its original components.

There are no landscape features but the house helps establish the residential setback in this streetscape.

The house was built prior to 1880 and is probably a Stuartsville house from the period 1840-50. The 1881 Directory lists a Mrs. Twohey as the resident at #264.

C. Character Defining Elements

The building's Colonial Cottage composition within a 4 bay facade, small dormers and central chimney are essential to its character.

286 EARL ST.

Date: unknown; probably early twentieth century
Evaluation: Fair / Poor

This dwelling consists of a bungalow with a large rear addition. The 1 1/2 storey brick bungalow has a rubble stone foundation and a hipped roof. The central entrance door flanked by large windows with stone sills and covered with a hipped roof porch supported by wrought iron posts. The frame 3 1/2 storey rear addition has a

raised basement containing dwelling units and a rear entrance onto a raised wooden deck. The addition has a hipped roof and is clad with vinyl siding. Windows of various sizes and types are placed somewhat randomly on each building face. No interior features were noted in either building.

Alterations to the bungalow include new windows, the front door, and the porch; the addition is new. The small front yard is grassed and the rear yard is an unpaved parking lot. An unpaved lane runs along the eastern edge of the buildings. The bungalow is set back further than the adjacent dwellings.

Although the rear addition appears to have been constructed in the last decade, the bungalow has not been dated exactly, and could be an older structure with its upper storey removed. A 2 storey structure is indicated on the same footprint in the 1892 fire insurance map of the area, and the 1881-82 Kingston Directory lists J. Eby as the resident of No. 288 (later renumbered 286).



302 EARL ST.

Date: 1891

Evaluation: Good

This is a good example of a detached Victorian urban house, with attractive details. It is a 2 1/2 storey brick house with a hipped roof. The foundation is coursed, rough faced stone. A 2 storey, 3 sided bay window occupies the entire first bay of the house and is capped with a decorated wooden gable end. The main entrance is in the second bay under a covered porch supported by brick plinths with stone caps under round wooden posts. The door has a transom over and with a window in the second storey. The bay has full height paired windows with stone sills. A gabled dormer projects from the west side of the hip roof. A kitchen ell projects to the rear. Details include decorative bargeboard and ornate brackets supporting the gable end. No interior features were noted.

Alterations include aluminum storm windows and a new porch. There are no landscape features. The house is built to the streetline and reinforces the streetscape in this area as part of the group of houses Nos. 304-306.

The house appears to have been constructed in 1891; the Kingston Directory of that year lists S.W.Hobart, druggist, as the first resident. The house is within a subdivision in the late nineteenth century which was part of the westward expansion of the middle class in that period. The area has since become dominated by student housing, the function this house now serves.



RESIDENTIAL BUILDINGS



304-306 EARL ST. - BRIAN/SWINGWARD HOUSE

Date: pre 1892

Evaluation: Good

This two-storey, hipped roof brick building has semi-detached units which mirror each other. Entrances are in the middle bays and the outer bays have slightly projecting gabled pavilions with paired windows on both floors. The gables have bargeboards and decorative shinglework.

Street number 306 is listed in the 1881 Kingston Directory, but it is likely that the building was built between 1881 and 1892, replacing a previous structure. Residents in 1891 included Wm. Brian and L. Swinguard, clerk.



307 EARL ST. - AGNEW HOUSE

Date: c. 1850

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a rare example of an old, brick vernacular house in Stuartsville which establishes the streetscape and has no major alterations.

B. Building Description

307 Earl Street is a 1 1/2 storey brick house with a side gable roof. The 3 bay facade has a slightly offset entrance with a three light transom covered by a small gabled hood on brackets. The entrance is flanked by windows in the first floor, with gabled dormers above breaking through the eaves line. Two windows are located in the second storey of the west facade. There is a one storey shed roofed addition to the rear. No interior features were noted.

Alterations include aluminum storm windows, a new chimney and, possibly, the entrance hood. There are no landscape features, but the house maintains the residential setback in this block.

The house was built before 1881 and probably dates from the Stuartsville era of 1840-50. The resident listed in the 1881 Directory is a Mrs. H. Agnew, widow.

C. Character Defining Elements

The brick facing, inset dormers through the eaves line, paired windows (end gable) and the hooded and transomed entrance are all essential to its character.

308 EARL ST. - BOILEAU HOUSE

Date: c. 1923-1931

Evaluation: Good

This building would appear to be a two-and-a-half storey addition to the brick house (No. 310 Earl St.) which is attached to the building facing Division Street. The first storey is framed with novelty board and has an entrance located between paired windows. The second storey is clad with decorative shingles. The left side of the roof has a dormer extending the width of the building. The front gable is patterned similarly to other local brick houses that have gabled pavilions. The gable has a horseshoe-shaped window and is clad in shingles.

The building appears in available directories for the first time in 1931.



310 EARL ST. - RIGLEY HOUSE

Date: c. 1889-1892

Evaluation: Fair/Poor

The two-storey brick building is part of the rear ell of 195 University Ave. (corner house). A left-side entry shed-roofed porch with fixed glazing dominates the left-side ground floor, while a bay window occupies the right side.

This building is probably that which is registered in the 1889 Kingston Directory as the home of James Rigley, labourer.



314 EARL ST.

Date: unknown; c. mid-20th century

Evaluation: Fair/Poor

This extension of an existing wing has a poor composition and use of materials. The structure is a 2 storey frame structure with vinyl cladding. It matches the form and massing of the wing of No. 194 University Avenue, and has a 2 bay facade with an entrance in the first bay. A large plate glass window flanks the entrance; above is an asymmetrically placed smaller window in the second storey. The gable end on the side elevation contains two single windows, the rear one having a metal fire escape leading from it. The rear elevation has three asymmetrically placed windows of various sizes, two in the second storey and one below. No interior features were noted.



The extent of alterations depends upon the date of construction but may include the cladding, windows, door and fire escape. The house, as part of the wing on Earl Street, helps establish the street line in this block and mirrors the massing of the house at the other end of the block (No. 324 Earl).

The date of construction and first occupant could not be determined, but the structure does not appear on fire insurance maps of the 1890s, nor is it listed in Kingston Directories of the period, thus it was probably built in the early to mid-twentieth century.



316 EARL ST.

Date: c. 1884, Remodelled 1889 by William Newlands

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its composition and bargeboard detailing, because it is a very good example of a small, architect remodelled house in the Ontario Cottage style, because of its age and because it is a landmark, despite having been moved to this site.

B. Building Description

316 Earl Street is a 1 1/2 storey brick cottage with a side gable roof and a typical Ontario Cottage style central dormer rising from the eaves line. The 3 bay facade has single windows flanking a transomed entrance protected by a low pitched gable roof which is supported by square posts linked to a simple balustrade. In the dormer above the entrance, a single round-arched window is framed by bargeboard cut in a tracery pattern. The west side of the house has two windows on each floor. No interior features were noted.

Alterations include the moving of the house from its former site at #162 University Avenue (due to the construction of the Stauffer library). The house has been raised on a new foundation. Other changes include modifications to the front porch and removal of a sun porch from the south side.

The new site has mature street trees and lawn. The building is sited to coincide with the setback on this block and, despite being moved, continues to be a local landmark.

The house was built circa 1884 and remodelled in 1889 by architect William Newlands. The original owner was Charles Fields and in 1889, Miss Eliza Meadows owned the house and had it remodelled. The house was moved in 1992.

C. Character Defining Elements

The centre dormer, symmetrical brick facade and bargeboarding in the centre gable are essential to its character.

325 EARL ST. - WALKER HOUSE

Date: 1891

Evaluation: Good

This two-storey brick building has a severe front gable and wide eaves. The house is clearly missing a two-storey verandah, and the upper walkout door has been converted into a window. Note the bargeboards.

The house is listed in 1893 as the residence of D. J. Walker, County Clerk.



GENERAL COMMENTS ON EARL STREET

The street is characterized by houses from the Stuartsville era interspersed with less valuable infill from the later nineteenth and early twentieth centuries. The older houses are valued primarily for their Stuartsville association (ie: age and setback), but also in some cases because they are good examples of a variety of vernacular building styles. New development should retain samples of these buildings as models of Stuartsville while replacing much of the later infill.

KING STREET

115 KING ST. WEST - DUNCAN HOUSE

Date: 1923-31

Evaluation: Good

This is a 1 1/2 storey frame bungalow with stucco cladding and a side gable roof. It has three bays and its design is influenced by the California Craftsman style. The full width front porch is covered by the main roof and supported by square, tapered and round columns. The main entrance in the central bay is flanked by windows and has a gabled dormer above, centred within the roof plane. Simple brackets carry raked eaves. Details include exposed rafter ends and a square, gable roofed bay window on the east elevation. A kitchen ell extends to the rear. No interior features were noted.

The building is unaltered except for the addition of aluminum storm windows. The house stands on a corner lot with mature trees front and rear, opposite the lakefront park and across a side street from Kingston General Hospital. It establishes the start of a continuous sequence of residential blocks to the west.

Built between 1923 and 1931, the first owners listed in the 1931 Kingston Directory are James and Helen Duncan.



QUEEN'S CRESCENT
(FORMERLY ALICE STREET)



32 QUEEN'S CRES. - BAN RIGH FOUNDATION

Date: 1924

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural design, its Arts and Crafts influences, its architects, its association with a prominent Queen's professor and administrator, its maintenance of a significant grouping and its lack of alterations.

B. Building Description

32 Queen's Crescent is a 2 1/2 storey brick detached house with a side gable slate roof. It was designed by architects Shepard and Calvin in an English vernacular revival style which shows the influences of the Arts and Crafts Movement. The 4 bay facade has a large gable-roofed porch over the main entrance. The porch is supported by square brick piers arising from a low brick wall which encloses the porch area. There is a secondary entrance in the first bay with two windows above it. In the second bay is a central window with side lights in each storey and a large gabled dormer rising from the eaves line. To the right of this dormer are two windows in the second storey and a paired window in the first. No interior features were noted.

Alterations are few, the main one being the conversion of a rear garage to office space. Landscape features include semi-mature street trees, lawn and foundation plantings. The house reinforces the streetscape grouping of several similar buildings.

The house was built in 1924 for Queen's professor W.E. McNeill. He retired as Vice-Principal and bequeathed the house to the University. It is now the offices of the Ban Righ Foundation for Continuing Education.

C. Character Defining Elements

The Arts and Crafts elements, especially the high quality brickwork, porch, asymmetrical gable and window openings, paired windows, slate roof, and central chimney are essential to the building's character.

51 QUEEN'S CRES. - GREY HOUSE

Date: c. 1890
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, especially its Palladian window, because of its age, and because of its contribution to a significant part of the streetscape.

B. Building Description

51 Queen's Crescent is a 2 1/2 storey foursquare frame house with a hipped roof and a composition which changes in each of the four sides. The main facade on Queen's Crescent has 3 bays. In the third bay a 2 storey bay window rises to the eaves, and in the central bay the entrance door and transom protected by a 1 storey balustraded porch with a flat roof and walkout above. Above the entrance is a gabled dormer. The first bay has a Palladian window in the first storey with an oriel window above.

The west facade has a hip-roofed balustraded verandah covering a transomed entrance and chimney breast. A projecting pavilion in the first bay of this facade has an angled bay in the first storey and a boxed window in the second. Above this is a full width gabled dormer with a deeply inset pediment from which a single window projects. The north face has a single storey addition while the east side has an entrance and window in the first storey and an angled bay window in the second. Details include decorative mouldings in the angles of the gable ends, balustrades, window trim, cornice bead moulding and the soffit design, as well as the clapboard cladding. No interior features were noted.

There have been no significant alterations. The landscape consists of mature trees, lawn and foundation planting. The building sets an important street edge on this side of Queen's Crescent and marks the former intersection of Queen's Crescent and Lower Alfred Street, now closed.

The house was built circa 1890, for Professor W.J. Murray, who was possibly the architect as well as owner. The house was owned subsequently by two prominent Kingstonians, Prof. John Matheson and William Nickle. The building is now the Student Services Centre.

C. Character Defining Elements

The building is a well-proportioned compilation of late Victorian wood construction elements, especially the heavily bracketed entablature, Palladian and oriel windows, horizontal wooden cladding and a rusticated stone foundation are all essential to its character.



RESIDENTIAL BUILDINGS



72 QUEEN'S CRES. - REID HOUSE

Date: c. 1920s

Evaluation: Good

The three-bay brick bungalow has a central entrance and a porch across the left two bays. The porch is carried by doubled and tripled square posts on brick piers. The roof is hipped with an additional hip over the porch.

A Mrs. M. A. Reid resided here from at least 1931, and the house characterizes the rather late development of the crescent.



82 QUEEN'S CRES. - ALEXANDER HOUSE

Date: c. 1923-31

Evaluation: Good

This is a modest two-storey four-square brick house with a notched front entry and enclosed verandah. Note the stone sills.

It was the home of Olive and Henry Alexander from at least 1931 into the 1950s. For a period of time in the 1960s it was the home of University historian Frederick W. Gibson.



86 QUEEN'S CRES. - SMITH HOUSE

Date: c. 1923-31

Evaluation: Good

The building mirrors the house at 82 Queen's Cres. as a four-square with a notched front entry. The enclosed porch has a shallow gabled hood cantilevered on decorative ironwork brackets.

In 1931 this was the home of William J. Smith.



90 QUEEN'S CRES. - CANTERBURY HOUSE

Date: c. 1920s

Evaluation: Good

Canterbury House reflects a somewhat Colonial Revival style in a one-and-a-half storey building. It has a projecting entrance and is clad in tapestry brick. Note the two-tone brickwork, especially the darker tone around windows, entrances and corners. The side-gabled, steep sloped roof has a shed dormer across the front. There is a wing addition on the right hand side.

96 QUEEN'S CRES. - DRUCE HOUSE

Date: c. 1923-1931

Evaluation: Good

This is a two bay four-square brick house with two storeys and an entry porch in the left bay. The porch has an arched fascia and is supported by triple Tuscan columns on brick piers. The hipped roof has a central dormer with arched fascia. There are bay windows in the west side. The windows have stone sills and flat arches.

This was the home of John Druce in 1931.



104 QUEEN'S CRES. - MACDONNELL HOUSE

Date: c. 1923-31

Evaluation: Good

This one-and-a-half storey brick house has French Colonial influences. The side-gabled house has a steep roof flaring over a full width verandah. There is a central hipped dormer and parged gables. Buildings at 104-127 Queen's Cres. are part of a similar cottage-style grouping.

First known resident was Mary Macdonnell.



119 QUEEN'S CRES.

Date: c. 1920s

Evaluation: Good

This is a three-bay, one-and-a-half storey brick house with a side-gabled roof. The right bay is recessed with a terraced plate window and a reverse dormer. The central bay has a curved brick entry porch with a curved roof arched entry. The left bay has a steep gable and a roofed pavilion over a plate window. The building has a Tudor cottage style.



123 QUEEN'S CRES.

Date: c. 1950s

Evaluation: Fair/Poor

This one-and-a-half storey building has a gambrel roof and side gables. It is clad in stucco except for weatherboard on the three-bay dormer across the front of the roof. The right bay has a flat-roofed projecting block and it has an entrance with a classical revival surround. There is a flat-roofed square bay window on the left side.





127 QUEEN'S CRES.

Date: c. 1920s

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, especially its diamond pane windows, its Arts and Crafts influences, its historical associations, its landscape, and because it is an important part of a residential streetscape.

B. Building Description

127 Queen's Crescent is a 1 1/2 storey frame house with a side gable roof and a stuccoed exterior. The main facade has 2 bays, the right bay containing the main entrance and adjacent window within a projecting full height pavilion with a gable roof. The left bay contains a five-unit casement window. The west gable end has a chimney breast and a bay window, below which is a basement level vehicular entrance. To the rear is a full width gable roofed extension. Details include leaded, diamond pane glass in the casement windows and limestone quoins on the surrounds for the entrance openings and the chimney. No interior features were noted.

Alterations include aluminum storm windows. The landscape is overgrown with mature trees and planting beds. The house establishes a residential character and setback on this portion of the street.

The house was built circa 1920, possibly for a Dr. Jefferys.

C. Character Defining Elements

The building's Arts and Crafts influences, especially the chimney (with limestone quoins), diamond pane windows, and the limestone quoined entrance surround are essential to its character.

GENERAL COMMENTS ON QUEEN'S CRESCENT

The street is fragmented by later University buildings which drastically altered the small residential scale. The most intact portion is on the south side, west of University Avenue and the better properties here help establish a significant residential scale grouping, aided by the landmark building across the street at #51. With #51 as the notable exception, most of the houses are valued for their historical associations and their contributions to the streetscape. Most houses are neither old enough nor distinguished enough architecturally to have greater value. New development should respect the residential scale and setback of the existing houses, and should reinforce the curving street alignment on the section of street east of Albert Street.

ST. LAWRENCE AVENUE

9 St. Lawrence Ave. - Lewis House

Date: c. 1915-1920

Evaluation: Good

The one-and-a-half storey building is clad in brick, stucco, clapboards and cedar shingles. It has a full-width enclosed porch with a simple Classical entry on the left and a continuous bank of windows on the front and sides. It also has a full-width shed dormer rising from the roofline, front and rear. The area under the gables is stuccoed, as is the enclosed porch. There is a braced chimney on the right.

In 1920, the house is listed as the residence of Reg Lewis.



11 St. Lawrence Ave. - Kay House

Date: c. 1915-1920

Evaluation: Good

This one-and-a-half storey brick house has steep side gables clad with shingles. The large framed and enclosed entrance porch has a hipped roof and sits below a large gabled roof dormer in the centre of the building.

In 1920, the house is listed as the residence of Harry Kay.





16 St. Lawrence Ave. - ALLEN HOUSE

Date: c. 1881-1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a well-proportioned example of a late nineteenth century frame cottage, because of its age and its contribution to the streetscape.

B. Building Description

16 St. Lawrence Avenue is a 1 1/2 storey frame building with an end gable roof. The 3 bay facade has a side hall plan and a full width, shed-roofed porch extends across the facade. The entrance is in the first bay, with windows in each of the other bays. Above this, two windows are centred in the end gable on the second storey and there is a small window below the roof peak. The gable roof of the ell is very steep and there is a small dormer in the south roof plane. A kitchen extension is located to the rear of the first bay. No interior features were noted.

Alterations include aluminum storm windows, vinyl siding, aluminum soffits, fascia and porch columns. The millwork is original. The landscape consists of lawn and perennial beds and the house setback helps establish the residential character of this street.

The house was built some time between 1881 and 1889. A Capt. James Allen, mariner, is listed as a resident from 1889.

C. Character Defining Elements

The wood frame construction, horizontal wood siding, steeply pitched roof, and the pyramidal treatment of the scale and placement of the openings in the gable end are essential to its character. Later alterations have compromised the heritage character.

[note: there are no general comments on St. Lawrence Ave. because it contains only one VG property and is at the fringe of the campus, not abutting University lands]

STUART STREET

140 STUART ST. - ROBINSON HOUSE

Date: 1905-1907

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is an unusual example of a small house in the Neo-Classical/Georgian Revival style, because of its age, landmark site and contribution to an important streetscape.

B. Building Description

140 Stuart Street is a 1 1/2 storey (probably) wood frame house on a raised limestone foundation and clad in stucco. The roof is a steep side gable with flared eaves. The 3 bay facade shows a mixture of Neo-Classical and Georgian Revival influences. The central entrance is framed in an oversized Classical Revival surround which pierces the eaves and includes a small, low railed balcony above. A narrow transom has leaded tracery. Flanking the entrance are french doors which open onto a raised limestone terrace. The three first floor bays are echoed by three round-headed dormers on the roof. In the east gable end is a Palladian window flanked by brackets supporting the eaves on the gable ends. To the rear is a 1 1/2 storey extension with a hipped roof extension. Details include original window and french door casements and shutters and original millwork. No interior features were noted.

Alterations include aluminum storm windows, bars on basement windows, missing shutters on some windows, and a modern plate glass window in the gable end of the rear extension. The landscape consists of mature street trees, perennial beds and hedges. The house terminates an important vista at the bottom of University Avenue.

The house was built between 1905 and 1907. The resident in 1907 was Robert J. Robinson, a bookkeeper. The house is currently in use as The Writing Centre.

C. Character Defining Elements

The unusual building style and symmetrical facade are important, and the round-headed dormers, elaborately projecting door surround, French windows, rusticated stone terrace and foundation contrasting with the stucco finish, the Palladian window (end gable), and the slightly flared eaves are all essential to its character.





154 STUART ST. - KING HOUSE

Date: 1911

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and details, its style, with sandstone flat arches, because of its age and because of its contribution to an important heritage grouping.

B. Building Description

154 Stuart Street is a 2 1/2 storey brick detached dwelling with a hipped roof and a crossing gable on the east side. It has a 2 bay facade with a 2 1/2 storey projecting pavilion in the second bay, within which is a 2 storey bay window. Corbelled brick brackets carry a gabled roof above. The first bay contains the entrance which is enclosed by a small porch with a walkout above. The porch entablature is supported by tapered round columns on wooden piers. A secondary entrance is located in the small facade of the first floor of the crossing gable. Details include original railings on the porch, ornate bargeboards in the gable ends, and terra cotta medallions inset between the first and second floor windows. There are also shallow arches over the openings and continuous stone lintels over the bay windows. No interior features were noted.

Alterations include an addition to the west which connects #154 to #160 Stuart Street. A frame porch on the rear has been removed and a door and window opening closed. The landscape is reduced to lawn, foundation plantings and climbing vines. The building is part of a row of important, formerly residential buildings.

The house was built in 1911 and was occupied by Francis King of Smythe, King & Smythe. It is now occupied by the Department of Film Studies.

C. Character Defining Elements

The 3 storey projecting bay with hipped gable roof, the brickwork and stone lintels, terra cotta inserts, columned porch with balustrade, and the heavy corniced entablature are essential to its character. The link to #160 compromises the building's integrity.

160 STUART ST. - STEWART HOUSE

Date: 1908-1911

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, its style, its age and its contribution to an important heritage grouping.

B. Building Description

160 Stuart Street is a 2 1/2 storey brick detached house with a truncated hip roof. The 3 bay facade has an engaged tower in the first bay which extends through the roof and has windows on its polygonal sides above the main house eaves line, under a conical roof. The second bay contains the entrance with a transom above. The third bay has a semi-circular arched plate window on the first floor with a single window above. A Palladian window in a roof dormer completes this bay. Across the second and third bays is a single storey hipped roof verandah supported by paired round tapered columns. The east facade contains a chimney and a crossing gable. A 2 storey addition to the rear is clad in stucco. Details include shingles in the Palladian dormer and stone sills under the windows. No interior features were noted.

Alterations include aluminum storm windows, the addition to the rear, bricked in windows on the sides and the link with #154. The landscape consists of lawn, hedges and foundation plantings.

The house was built some time between 1908 and 1911. The resident in the 1911 Directory is listed as James Stewart, postmaster. The building is now occupied by the Department of Film Studies.

C. Character Defining Elements

The turreted 3 storey bay, chimneys, Palladian window in the dormer, high quality brick and stonework, and the verandah with multiple columns are all essential to its character. The rear addition and the link both compromise the building's character.





174 STUART ST. - GILL HOUSE

Date: 1910-1911

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, Arts and Crafts style, its age, and because it is prominently located so as to maintain the continuity of an important heritage grouping.

B. Building Description

174 Stuart Street is a 2 1/2 storey brick and sandstone detached house on a limestone and granite foundation. It has a side gable roof with the western gable end having a stylized jerkinhead roof at the peak. The 2 bay facade has the unusual feature of an entrance in the second bay recessed within a chamfered corner which is supported by a brick column and a sandstone beam. Above this is an oriel window which pierces the eaves and forms a polygonal dormer with a conical, hipped roof. The first bay has a single window on the first floor, divided by a central muntin, with a single transom. Above this is a pair of transomed windows with a common sill. An angled chimney breast forms the corner of the building in this bay. A 2 storey bay window extends from the east elevation and has a hipped gable roof and chimney breast forming the centre of the bay. The west side has three stepped windows lighting the interior stairwell, with wide stone lintels and narrow sills. To the rear is an offset kitchen extension, the facade of which has a secondary entrance. Details include terra cotta and sandstone ornamentation, leaded glass, and round brick in the shallow arched openings. No interior features were noted.

Alterations appear to be limited to aluminum storm windows. The landscape consists of mature street trees and lawn. The house helps maintain a residential setback and character in a part of the street which also has larger dormitories and parking lot entrances.

The building was constructed circa 1910 and the first resident was Professor Lester Gill.

C. Character Defining Elements

The high quality brick and red sandstone work, asymmetrical 2 storey oriel with projecting turret, the steep roof, chimneys, terra cotta inserts, leaded glass, convex hooded gables, stepped windows in the end gable and the well detailed recessed corner entrance are all essential to its character.

180 STUART ST. - MORAHAN HOUSE

Date: 1911

Evaluation: Good

This front-gabled frame house with vinyl siding has a flat-roofed square bay window with sidelights and transom. The right-side entrance lies below a gabled head supported by cantilevered brackets. Raking eaves have been boxed in with a vinyl soffit. Note the rear and side additions.

In 1911, this house was listed as the residence of Patrick Morehan.



184 STUART ST. - WEBSTER HOUSE

Date: c. 1881-1889

Evaluation: Good

This is a two-storey four-square building with three bays. It is clad in vinyl siding. It has a truncated hipped roof and hipped roof hood over the entrance supported by wood brackets.

The house, formerly located at 118 Stuart and moved to this site, was first listed in an 1889 Kingston Directory. In 1911, it was listed as the home of Mary and William A. Webster.





187 STUART ST. - COFFEY HOUSE

Date: c.1870

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style, because it is perhaps the oldest building on the street, and because it helps establish a residential presence on this side of the street.

B. Building Description

187 Stuart Street is a 1 1/2 storey (possibly) frame detached house clad in stucco, with a side gable roof. The 3 bay facade has a centre entry. The large first bay has a projecting pavilion with a gable-roofed bay window. There are a pair of shallow arched windows above of a similar design to those in the bay. The third bay has a single window with a walkout above and a steeply pitched gable above projecting up from the eaves line. There is a single storey rear extension and a one storey, bungalow-style building attached to the west. Details include dentils and brackets over the bay window. No interior features were noted.

Alterations include a very awkward concrete and metal replacement of the original front porch which extends out from and obscures part of the facade and encloses the main entrance with a shallow hood. The former door on the second storey of the third bay still exists but no longer has access to a walkout.

The landscape includes young street trees, lawn and foundation plantings. A surface parking lot encroaches on the house from the east. The house is sandwiched between larger institutional buildings and helps establish a residential presence on this side of the street.

The house was built circa 1870. Initially it appears to have been the residence of the Coffey family. It is now the Clinical Learning Centre.

C. Character Defining Elements

The gable with projecting bay window and the shallow arched windows on the facade are both essential to this building's character. The front and side additions seriously diminish its heritage character.

194 STUART ST. - BEARANCE HOUSE

Date: c. 1923-1931

Evaluation: Good

This is a two-and-a-half storey front-gabled brick house with an entrance on the right side. There is a single window in the front gable while the rear gable is clad with cedar shingles. There is a full-width hip-roofed porch supported by battered columns on brick piers.

The 1931 Directory lists this as the home of Myra and Harry Bearance.



196 STUART ST. - SHORTALL HOUSE

Date: c. 1923-1931

Evaluation: Good

This is a two-and-a-half storey front-gabled brick house which mirrors its neighbour at 194 Stuart St. Note the left side entrance and the single-arched window in the front gable.

In 1931, this was listed as the residence of Michael Shortall.



198-202 STUART ST. - HYSOP BUILDING

Date: 1894-1898

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style, a good example of a late nineteenth century frame triplex, because of its age, its contribution to an important heritage grouping and its lack of alterations.

B. Building Description

198-202 Stuart Street is a 2 storey (probably) wood frame triplex residential building with a side gable roof. The 6 bay facade has slightly projecting gabled pavilions in bays 2, 4 and 6, with pairs of narrow windows in each storey and gables extending above the eaves line above. Entrances in bays 1, 3 and 5 have transoms and windows in the second storey above. Each entrance has a different



RESIDENTIAL BUILDINGS

canopy: bay 1 has a hipped roofed hood supported by brackets, bay 3 a fully enclosed shed roofed porch, and bays 5 and 6 have a full-width hipped roof porch supported by tapered wooden columns on a concrete stoop with a wooden balustrade. 2 storey extensions to the rear of each unit have shed roofed additions. Detailing includes decorative shingles, spindlework and bargeboards in the gable ends. No interior features were noted.

Alterations include vinyl siding, aluminum storm windows and changes to the entry porches. The landscape consists of lawn and foundation plantings and the house occupies an important streetcorner within a significant heritage grouping.

The house was built some time between 1894 and 1898. Residents in 1898 were Charles and Jane Hysop (#198).

C. Character Defining Elements

The Carpenter Gothic 3 gable building composition with repeated elements, elaborate bargeboards in projecting bays, and the shingled gable ends are essential to its character.



215 STUART ST. - WHITE HOUSE

Date: 1923-1931

Evaluation: Good

This one-and-a-half storey end-gabled brick house has a right bay entrance with an enclosed gabled porch. The porch has brick columns and kneewalls. There is a shed-roofed enclosed porch to the rear

In 1931, this was listed as the home of Rev. Frank White.

217-221 STUART ST -WHEELOCK/GRIMSHAW/FRANKLIN BUILDING

Date: 1902-1904

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, because of its Carpenter Gothic style, especially the sophisticated interpretation of the style in the dormer design, because of its age, contribution to an important streetscape, and lack of alterations.



B. Building Description

217-219 Stuart Street is a 2 1/2 storey (probably) wood frame three unit row house with a side gable roof. The 6 bay facade has recessed entrances in bays 2, 3 and 5. Each entrance has a wooden stoop, doors and transoms above. The entrances are enclosed with two storey balconies with walkouts above. Bays 4 and 6 are slightly projecting gabled pavilions, the first with paired windows with a transom and oriel above and the second with a plate window with a transom and paired windows above. There is a window in each gable end. In the first unit, the gable is enlarged to cover bays 1 and 2 and contains paired windows. Details include clapboard siding, decorative shingles on the first unit gable, decorative spindlework in the other gables, and turned columns, decorative brackets and balustrades on the balconies. No interior features were noted.

Alterations include the removal of rear additions and the addition of aluminum storm windows. There are no landscape features but the building helps to reinforce the residential character of this part of the street.

The building was constructed between 1902 and 1904. The 1904 Directory lists the residents as being Wheelock, Grimshaw and Franklin.

C. Character Defining Elements

The rowhouse form, with repeated elements played off against subtle changes in the design of these elements (such as dormer size, window and balustrade design), ornate bracketed columns, horizontal wood siding and corner boards are all essential to the building's character.

RESIDENTIAL BUILDINGS



214-218 STUART ST. - MADDEN/HOWLAND/DUFFY BUILDING

Date: 1902-1904

Evaluation: Very Good

(Note: only 218 owned by Queen's)

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a good example of attached houses in the Second Empire style, because of its age, its contribution to an important heritage grouping and because of its lack of alterations.

B. Building Description

214-218 Stuart Street consists of three attached 2 1/2 storey (probably) wood frame units with mansard roofs. Each dwelling has 2 bays with the entrance in the first bay flanked by a window. There is a continuous single storey shed roof porch across all three facades. Above this is a window in each bay on the second storey and a dormer window in the second bay of each unit in the mansard roof. An additional dormer window has been inserted in the first bay of #214. There are extensions to the rear. Details on the porch include turned columns, a wooden stoop, decorative brackets and square balusters. Cladding is vertical board wainscoting on the first storey and pressed steel in a stone pattern above. No interior features were noted.

Alterations include aluminum storms on #214 and #218 and concrete steps on #216. The landscape consists of mature and replacement street trees, lawn, foundation plantings and perennial beds. The houses form a good composition with the tower house on the corner (#212).

The house was built between 1902 and 1904. Residents at that time were Patrick J. Madden (#214), Patrick J. Howland (#216) and Frances Duffy (#218).

C. Character Defining Elements

The composition of the three linked units, the mansard roof and well detailed verandahs with bell shaped roofs, and the finely detailed columns and balustrade are all essential to the building's character.

222 STUART ST.

Date: c. 1902

Evaluation: Good

This is a one-and-a-half storey frame house with a full-width front porch. The gable-end facing the street is decorated with fretworked bargeboards. The porch has turned columns (now boxed in), decorative brackets and a shed roof. Second storey windows are offset.



223 STUART ST.

Date: c. 1923-1931

Evaluation: Good

This is a one-storey brick bungalow with a full-width porch. The porch has brick columns and knee walls enclosed by glazing on the left half.



224 STUART ST.

Date: c. 1923-1931

Evaluation: Good

This two-and-a-half storey end-gabled brick building has a shed-roofed entry porch supported by brick columns. There is a paired window unit in the front gable.



GENERAL COMMENTS ON STUART STREET

The street is fragmented by later institutional development, although the street remains residential since the new uses are dormitories which are generally complementary in scale and materials to the existing houses. The group of houses on the south side form one heritage grouping, especially those houses straddling the intersection with St. Lawrence Avenue, while those on the north side are more isolated by later development. The best house (#212) is the pivotal building in the main group and is a major local landmark. New development should be infill and should continue to complement the general scale and materials of the existing houses.

UNION STREET



169 UNION ST. - HEDGEWOOD

Date: 1878

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its Second Empire style, with mansard and gables, because of its age, mature landscape and prominent streetcorner site, and its lack of alterations.

B. Building Description

169 Union Street is a 2 1/2 storey brick house with a mansard roof. The 3 bay main facade has a central entrance recessed between large, one-storey bay windows. The bays, each with three windows, have flat roofs which are extended to cover the entrance. In the second storey, and following the lines of the entrance porch, is a five-windowed sun porch with a flat roof. Single windows flank the sun porch on the second storey. The house has one storey enclosed porches on the west and east sides of the house and a rear kitchen wing. Single windows in the second storey flank the chimney breast on the side elevations. Above this there are dormers in each bay emerging from the mansard roof. Details include brackets along the cornice, shingling on the sun porch wall and, on the entrance porch, square columns on stone piers and a wooden balustrade. No interior features were noted.

Alterations include aluminum storm windows, paint over the brick walls and the addition of a garage. The landscape consists of mature street trees, hedges and lawn. The house occupies a large lot on a prominent streetcorner.

The house was built in 1878 for W.B. Anglin, a local merchant, who called the house "Hedgewood". The house is now a day care centre.

C. Character Defining Elements

The dormered mansard roof, oversized bow window, glazed sun porch and projecting bay with integral verandah and front entrance are all essential to its character.

184 UNION ST.

Date: c. 1925

Evaluation: Good

The three bay, two-and-a-half storey brick house has a Collegiate Gothic style with Arts and Crafts influences. It has a central entry with a flat-roofed projecting alcove and arched entry door with limestone surround. There is a slightly projecting gabled pavilion with a flat-roofed bay window. Note narrow window and sandstone corbels in the gable end.



186 UNION ST

Date: c. 1893

Evaluation: Good

This is a two-and-a-half storey, red brick Victorian house has an entrance in the right bay that has a neo-Georgian surround. The left bay is slightly projected with two storey bay windows and is topped with a gabled pavilion that projects slightly over the bay. There are decorative shingles in the gabled pavilion. A flat-roofed garage has been added.



[note: there are no comments on Union Street, since it contains only one VG property and is not within a grouping of University-owned buildings]

UNIVERSITY AVENUE



169 UNIVERSITY AVE. (105 CLERGY ST. W.) - YOUNG HOUSE

Date: 1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, its high Victorian style, its design it is a good example of an urban Victorian house, designed by an architect, because of its age, and its landmark location on an important streetcorner.

B. Building Description

169 University Avenue is a 2 1/2 storey brick and wood frame composite house with a crossing gable roof on the main block. The University Avenue facade is brick and has 3 bays, with a centre entry supported by square columns over which is a flat roofed porch with a walkout above and a transomed window surmounted with a small gabled dormer. The first bay has a slightly protruding pavilion with three transomed windows on each floor and a dormered gable above. The third bay is a two storey bay window topped with a dormered gable supported by a dentilled cornice. Details include decorative terra cotta inserts between floors, leaded glass window transoms, and gable ends which feature shingles, spindles and bargeboards respectively.



The Clergy Street facade has 3 bays, two of which are wood frame additions. The third bay is a brick projecting bay, similar to the one on the University Avenue facade, with a gabled dormer framing an arched window. The other bays are 2 1/2 storeys high frame with three large windows per storey, infilling the corner of the building. There are pilasters dividing the bays and there is an entrance parallel to the street on the first storey of the second bay, with a gabled hood. A one storey, shed roof extension tops the second bay, flanked by a balcony in the first bay. Details include terra cotta inserts between floors and decorative bargeboard, all in the third bay. No interior features were noted.

The garage is also of interest. It is a 1 storey brick structure with an end gable roof and parapet walls. Its street facade has an elliptical arched top opening over side hinged board doors. Corner pilasters carry a corbelled parapet with Classical mouldings (egg and dart pattern). Windows on the side walls have ornate surrounds in brick or terra cotta and are supported by stone sills. There is a brick chimney on the rear facade and the roof is clay tile.

Alterations include a replacement front door, aluminum storm windows, vinyl siding on the frame additions and a shed-roofed addition to the rear. The garage has all of the window openings boarded up. The landscape consists of mature street and specimen trees, lawns and foundation plantings. The building is an local landmark on an important residential street corner.

The building was constructed in 1889 to designs of Joseph Power, architect. The original owner was George Young. The building is now in use as apartments and as the offices of the University Apartment and Housing Services. The garage continues in use as a garage.

C. Character Defining Elements

The brickwork, limestone banding, terra cotta inserts accenting a 3 storey bay, heavy bargeboards, and a rare brick garage with elliptical door surround, brick corbelling and classical moulding, are all essential to this building's character.

The garage is almost entirely intact and should be restored. The wood frame additions to the main house are of sufficient age to have their own character and should remain.

174 UNIVERSITY AVE.

Date: moved to site in 1992

Evaluation: Fair/Poor

This is a one-storey modern brick bungalow with its narrow end facing the street. The railings and supports for the flat porch roof are wrought iron.





176 UNIVERSITY AVE. - BELL HOUSE

Date: pre 1881
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its end gable, side door style, because of its age, and because it establishes the residential character of an important heritage grouping.

B. Building Description

176 University Avenue is a 2 storey (probably) wood frame house with an end gable roof. The 2 bay facade has an entrance in bay 2 with a transom above, flanked by a window in bay 1. There are windows in the second storey in each bay. A full width, shed-roofed porch covers the first storey facade. Details include turned columns, brackets and spindlework on the porch. There are pairs of windows in each floor on the south facade and a 2 storey kitchen addition to the rear, with a shed added to this. No interior features were noted.

Alterations include aluminum storm windows, stucco cladding, changes to the soffits, and balusters replaced on the porch. The landscape includes lawn and a hedge across the edge of the porch. The house anchors the southern end of a significant heritage grouping and establishes the residential character and setback of the area immediately north of the Stauffer Library and the John Deutch Student Centre.

The house was built some time before 1881 and is thus one of the oldest in this block. The residents in the 1880s were Sgt. Major Bell and Robert Bell.

C. Character Defining Elements

The end gabled composition, gable returns (though modified) and verandah with turned columns are essential to its character. Reinstatement of original detailing and cladding would enhance this property.

178 UNIVERSITY AVE. - DOWNING HOUSE

Date: 1890-91

Evaluation: Good

178 University Avenue is a 2 1/1 storey brick detached house with a side gable roof. The 2 bay facade has an entrance in bay 1 with a double door and transom above. A three-quarter width porch with a flat roof is supported by square columns on “Boyd Block” piers. The porch has an access door in bay 1 of the second storey and has a fire escape stair extending across the facade to link with an access door in a new dormer in the roof of bay 1. The second bay has a two storey bay window with a slightly projecting gable above. There is an addition to the rear with a raised porch, roof dormers on both sides and an addition to the rear. Details include bargeboard in the main gable and leaded glass in the first floor window transoms. No interior features were noted.

Alterations include the major additions of the front porch, fire escape and roof dormer/door, additions which overwhelm the facade. There are also major changes to the rear additions. The gable end windows are new. There are no landscape features. The house maintains a residential setback contributes to an important heritage grouping.

The house was built some time between 1890 and 1891. The residents listed in the 1891 Directory are James Downing, and Joseph Downing, university student.





181 UNIVERSITY AVE. - ELLIS HOUSE

Date: c. 1907-1910

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its bold architectural composition, its Richardsonian style, its architect, age, streetscape value and its few alterations.

B. Building Description

181 University Avenue is a 2 1/2 storey brick house with a side gable roof. The 2 bay facade has an entrance in bay 1 which is recessed below a large Richardsonian arch. The entry door is on the left within the recess, flanked by a small window. There is a window on the second storey in each bay. Bay 2 has a plate window with a semi-circular transom above. A large gabled wall dormer is centred in the roof and frames a Palladian window. The south side of the house has a Palladian window in the end gable, while the north side gable is shingled with a small round window. There is a shed roof addition to the rear. Details include leaded glass in the semi-circular transom, shingled gables, decorative brickwork in the first floor arches and a spiral case iron fire escape on the south side. No interior features were noted.

Alterations include aluminum storm windows and aluminum siding on the rear addition. Landscape features include mature street trees, lawn and foundation plantings. The house maintains a setback and contributes to an important heritage grouping.

The house was built circa 1907 to designs of Arthur Ellis, architect and he is listed as the original owner.

C. Character Defining Elements

The arched openings in the ground floor, the brickwork and the Palladian windows are essential to its character.

**182-184 UNIVERSITY AVE. - HAROLD/HARRISON
BUILDING**

Date: c. 1896-1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style, its age and its contribution to an important streetscape.

B. Building Description

182-184 University Avenue is a 2 1/2 storey brick semi-detached house with a side gable roof. It has four bays on the street facade with entrances in the central bays over which are doors giving access to the flat roof of a porch which covers both entrances and is supported by wrought iron posts. Bays 1 and 4 contain slightly projecting gabled pavilions with plate windows and transoms surmounted by paired windows in the second storey and segmentally arched windows in the gables. There is a 2 storey full width gabled ell to the rear with a one storey addition. Details include recessed brick arches over the windows and brackets on the eaves. No interior features were noted.

Alterations include aluminum storm windows, paint on the facade brick, the porch structure, balustrade and support posts. Landscape features include mature street trees and lawn. The house maintains a street setback and is part of an important heritage grouping.

The house was built some time between 1896 and 1897. The first residents were William Harold, pattern maker and Thomas Harrison.

C. Character Defining Elements

The symmetrical composition of elements, especially the projecting 3 storey bays and the arrangement of windows, the rusticated base, stone sills and round-arched and segmentally arched windows, are essential to its character.





183 UNIVERSITY AVE. - WEISMILLER HOUSE

Date: 1896-1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition, its architect, age, streetscape value and its few alterations.

B. Building Description

183 University Avenue is a 2 1/2 storey brick detached house with a half hipped roof. The two bay facade has an entrance in the first bay with a concrete base and steps over which a square porch supported by chamfered square columns is surmounted by a balcony with a wrought iron railing. The main entrance door has a balcony access door above. The second bay contains a slightly projecting pavilion which rises through the eaves line. The pavilion has an arched transomed plate glass window in the first floor, paired windows in the second floor and a roundheaded window in the gable. A 2 storey gabled ell and brick shed addition are located on the rear face. Details include dentils in the cornices, limestone sills and a decorative brick arch over the first floor window. No interior features were noted.

Additions include aluminum storm windows, the entrance door and porch and trim repairs to the gable. Landscape features include mature street trees, lawn and foundation plantings.

The house was built some time between 1896 and 1897, probably by contractor C.J. Graham and probably to designs of William Newlands, architect. The first resident was David Weismiller, insurance inspector. The house is now used as office space for the Queen's Arts and Science Undergraduate Society.

C. Character Defining Elements

The Newlandsesque elements of the facade, especially the arched transomed ground floor window, the asymmetrical composition, the rusticated base and stone sills, and the dentilled cornice are essential to the character of this house.

185 UNIVERSITY AVE. - WORMWITH HOUSE

Date: 1896-1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good, like #183, because of its architectural composition, its architect, age, streetscape value and its few alterations.

B. Building Description

185 University Avenue is a 2 1/2 storey brick detached house with a half hipped roof. The two bay facade has an entrance in the first bay with a concrete base and steps over which round columns support a flat roofed porch with a simple wooden balustrade and a latticed cornice. A door in the second storey gives access to a balcony on the porch roof, edged with an iron railing. The second bay is a slightly projecting pavilion which rises through the eaves line. The first floor window has a round arched transom with a pair of windows above and an arched window in the gable. Details include dentils in the cornices, limestone sills, a decorative brick arch and stained glass in the transom above the first floor window. No interior features were noted.

Alterations include aluminum storm windows, the entrance porch and boxed returns on the gable ends. Landscape features include mature street trees, lawn and foundation plantings. The house maintains a street setback and contributes to an important heritage grouping.

The house was built some time between 1896 and 1897, and may have been designed by William Newlands. The first resident was Charles Wormwith, clerk.

C. Character Defining Elements

The architectural elements of the facade, especially the arched transomed ground floor window (with stained glass transom), the asymmetrical composition, the rusticated base and stone sills, and the dentilled cornice are essential to the character of this house.





186 UNIVERSITY AVE. - BARBER HOUSE

Date: c. 1880
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its architectural composition and style, its age, and its contribution to the streetscape, establishing the street setback and forming half of a mirrored pair of dwellings.

B. Building Description

186 University Avenue is a 2 storey brick detached house with a side gable roof. The two bay facade has an entrance in the second bay with a wooden stoop and a transom above the main door. There is a window in the second storey above the entrance. The first bay is a projected two storey gabled pavilion with an angled single storey bay window on the first floor with three windows and a narrow hipped roof. A pair of windows is centred above this in the second storey. There is a projecting two storey shed roofed kitchen ell to the rear. Details include rounded upper corners on all window and door openings, bracketed cornices and iron cresting on the bay window. No interior features were noted.

Alterations include aluminum storm windows, and the removal of the original porch and bargeboards. Surface paint has been removed from the brick walls with abrasives. The landscape consists of lawn and one foundation planting.

The house was built circa 1880. The first resident was R.F. Barber, builder.

C. Character Defining Elements

The facade composition (asymmetrical and gable end to the street), the projecting first storey bay with bracketed cornice and iron cresting, rounded upper corners on all windows, and its location on the streetscape mirroring #190 are essential characteristics. Reinstatement of the bargeboarding and porch would improve this property.

187 UNIVERSITY AVE. - WILLIAM NEILL HOUSE

Date: 1896-1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style, especially its extensive decorative trim, because it is attributed to a prominent local architect, because of its age, contribution to an important heritage grouping and its few alterations.

B. Building Description

187 University Avenue is a 2 1/2 storey brick detached house with an end gable roof. The two bay facade has an entrance in the first bay with a transom above the door and enclosed with a small gabled porch supported by turned columns. There is a single window in the second storey above the entrance and a single window in the gable end, centred on the facade. The second bay has a shallow projecting squared window bay with a flat roof. It contains paired windows with paired windows above in the second storey. A two storey kitchen ell extends to the rear. Details include decorative fretworked bargeboards in the main and porch gables, a bracketed cornice on the main window bay, and a latticed pediment and spindle trim on the entrance porch. No interior features were noted.

Alterations include aluminum storm windows and vinyl siding on the rear addition. Landscape features include mature street trees, lawn and foundation plantings. The house contributes to an important heritage grouping.

The house was built some time between 1896 and 1897, probably by contractor C.J. Graham and possibly designed by William Newlands, architect. The first resident was William Neill.

C. Character Defining Elements

The elements of the facade which resemble those of confirmed designs by William Newlands, especially the asymmetrical composition, the porch with its decorative spindlework, lattice and fretwork, the main bay bracketed cornice, the fretworked bargeboards on the main gable, and the rusticated base and stone sills, are essential to the character of this house.





189 UNIVERSITY AVE. - SUTHERLAND HOUSE

Date: 1894

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its style, architect, age and its few alterations.

B. Building Description

189 University Avenue is a 2 1/2 storey brick detached house with end gable roof. The two bay facade has a double entrance door in the first bay. The entrance is enclosed by a pedimented gable roofed porch supported by squared triple wooden columns mounted on "Boyd" block piers. A window bay with three windows is located above the entrance and has a pedimented gable topping the first bay and forming one side of the main gable. The second bay contains a two storey projecting window bay with three windows on each storey and a flat roof above. There is a set of three small windows in the main gable end. A two storey addition is attached to the rear face. Details include a dentilled cornice and sunburst pediment carving on the entrance porch, decorative lapped shingles in the first bay gable end, a coloured transom light with decorative muntins and a dentilled cornice atop the second bay, and in the main gable end, small wooden spindles forming sunburst patterns. No interior features were noted.

Alterations include aluminum storm windows and the porch, which is a later addition. Landscape features include mature street trees and lawn. The house is part of an important heritage grouping.

The house was built in 1894 by Robert Gaw, contractor, to designs by William Newlands, architect. The first resident was Mrs. Margaret Sutherland.

C. Character Defining Elements

The elements of Newlands' design, especially the asymmetrical composition, the rusticated base and stone sills, the two storey bay with bracketed cornice, the projecting bay above the paired entrance doors, the shingling, bracketed cornice and bargeboards in the gables, the spindlework and triple window in the main gable, and the curved muntins in the main first floor window are essential to the building's character.

190 UNIVERSITY AVE. - SHAW HOUSE

Date: 1881-1889

Evaluation: Excellent

A. Reasons for Excellent Classification

As with #186 University Avenue, this building is rated as Excellent because of its architectural composition and style, because of its age and because it forms half of a mirrored pair of houses.

B. Building Description

190 University Avenue is a 2 storey brick detached house with a side gable roof. The two bay facade has an entrance in the first bay with a transom above the door and a shed roof porch on square columns with a simple balustrade and stairs oriented to the driveway. A single window is placed above the entrance. The second bay is a projecting gabled pavilion with a single storey bay containing three windows and topped with a narrow hipped roof. A pair of windows in the second storey are centred on this bay. A two storey shed roofed kitchen ell projecting to the rear of the first bay. Details include rounded top corners on all door and window openings, a bracketed cornice on the bay window and iron cresting on the hipped roof above. No interior features were noted.

Alterations include aluminum storm windows, paint over the brick and the front porch. There are no landscape features. The house helps establish the street setback and contributes to an important heritage grouping.

The house was built some time between 1881 and 1889. The first resident was A. Shaw, customs surveyor.

C. Character Defining Elements

The composition (asymmetrical and gable end to the street), the projecting first storey bay with bracketed cornice and iron cresting, the rounded upper corners on all windows, and its location in the streetscape mirroring #186 are essential characteristics.

Reinstatement of the bargeboarding and replacement of the porch (to match the same renovations to #186) would improve this property.





191 UNIVERSITY AVE. - GAW HOUSE

Date: 1881-1889

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style, because of its architect, age, streetscape value and lack of alterations.

B. Building Description

191 University Avenue is a 2 1/2 storey brick detached house with a side gable roof. The two bay facade has an entrance in the first bay with a transom above. A flat-roofed porch encloses the entrance and is supported by square columns. A door on the second storey over the entrance leads to a walkout balcony with a simple wooden balustrade. The second bay has a two storey slightly projecting pavilion. Paired windows in each storey have continuous sills and are topped by a cornice. A smaller pair of windows is centred in the gable end. Details include dentils in the first storey cornice and ornate bargeboards and spindlework in the gable end. No interior features were noted.

Alterations include aluminum storm windows, a basement window in the second bay filled in with a vent, and the possible replacement of the original porch. Landscape features include one foundation planting and lawn. The house is part of an important heritage grouping.

The house was built some time between 1881 and 1889 by Robert Gaw, contractor. The first resident is also listed as being Robert Gaw.

C. Character Defining Elements

The asymmetrical composition, the projecting pavilion in the main bay, with its paired round-arched windows and bracketed cornice, the bargeboard and spindlework in the main gable, the rusticated base and stone sills are essential to the building's character.

192 UNIVERSITY AVE. - MOODIE HOUSE

Date: pre 1881
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its vernacular cottage composition and style, its age as possibly the oldest house in this area, because it establishes the residential setback and because of its lack of alterations.

B. Building Description

192 University Avenue is a 1 1/2 storey wood frame house with a side gable roof. Stylistically it is an Ontario vernacular cottage. Its 3 bay facade has a centre entry with a transom above, all within a gabled wall dormer which has a small roundheaded window in the gable end. Bays 1 and 3 have windows in the main storey with gabled dormers projecting from the gabled roof above. Chimneys are located at each end of the roof ridge line. The rear elevation has a shed roof centre gable and a one storey frame addition. Details include clapboard siding and decorative bargeboard in the gable end. No interior features were noted.

Alterations include aluminum storm windows and a concrete stoop. Landscape features include lawn and minor foundation planting. The house establishes the street setback in this block and forms an important heritage grouping with #186, #190, #193-195 and #194.

The house was built before 1881 and possibly dates from the 1840s or 1850s. The earliest known resident (listed in the 1881 Directory) was William Moodie.

C. Character Defining Elements

The vernacular cottage style, with three bays and a central gabled dormer, chimneys at each end of the roof line, bargeboarding in the gable end, clapboard siding, and transomed entrance are essential to its character.





193-195 UNIVERSITY AVE. - DONNELLY HOUSE

Date: c. 1888
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its unusual composition, its Queen Anne style, its architect, age, and its landmark status in anchoring an important street corner and establishing the street setback.

B. Building Description

193-195 University Avenue is a semi-detached brick dwelling with a hip roof. Stylistically it shows influences of the Queen Anne period. The five bay facade has polygonal engaged towers at each end, linked by a flat-roofed porch. The corner tower in bay one is an angled bay which rises through the roof edge and has three windows on each storey with common sills and a conical roof with a pinnacle and decorative shingling and metal seams. The facade on the side street has pairs of windows on each storey with common sills, and a gabled dormer in the roof above. The porch across the facade has a wooden base and steps, battered columns on stone piers and entrance doors in bays 3 and 4. Above are doors in these bays giving access to a balcony which is enclosed with a cast iron railing which continues onto an iron fire escape which curves around the corner tower in bay 1 and reaches ground level on the side street facade.

Bay 2 of the main facade has small stained glass window high in the first storey with a standard window above and a paired window in the end gable which links bays 1 and 3. Bay 4 has a gabled dormer in the roof above and bay 5 has an angled bay which rises to a tower with three windows per storey, with common sills. This tower is set in from the corner and is capped with a bell-shaped roof and a pinnacle. The rear additions to this building are inventoried under #310 Earl Street. Details include decorative brick panels just below the roofline and windows on both towers, dentilled cornices, stone sills, pellet moulding in the wall gable and decorative side wall shingles and a sunburst design in the pediment of the roof dormer. No interior features were noted.

Alterations include aluminum storm windows and the exterior fire escape. Landscape features include mature street trees, lawn and foundation plantings. The house establishes the street setback for this block and anchors the street corner.

The house was built circa 1888 to designs by Joseph Power, architect. The first residents were Miss A.N. Sutherland in #193 and Capt. Thos. Donnelly, boat inspector, in #195.

C. Character Defining Elements

The asymmetrical and exuberant composition, the two engaged corner towers with conical and bell-shaped roofs (one with decorative shingling and metal seams) and decorative finials, the shingling and bracketed cornice in the main gable end, sunburst designs in the pediments of the secondary dormers, the bracketed cornice across the facade, the porch with tapered columns, the terracotta, stone and brick ornaments, the pellet moulding in the wall gable, and decorative side wall shingles, are essential to the building's character.

194 UNIVERSITY AVE. - S. CHOWN HOUSE

Date: pre 1881
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its vernacular composition and style, forming the early model for later houses on the street, because of its age, lack of alterations and because it helps establish the residential setback for the block.

B. Building Description

194 University Avenue is a 2 storey wood frame detached house with a side gable roof. It has a two bay facade with an entrance in the first bay and a transom above. A window in the second storey above the entrance abuts the eave line. The second bay contains a single storey hipped roof bay window with three windows and a single window above. The rear ell is listed separately as #314 Earl Street. Details include a bracketed cornice on the bay window. No interior features were noted.

Alterations include aluminum storm windows and possibly the stucco exterior. There are no landscape features. The house anchors an important street corner and establishes the residential setback for this block. Stylistically it is an early model for later buildings on the street.

The house was built before 1881. The resident in 1881 was Mrs. S. Chown, widow of S. Chown, part of a prominent family of local merchants.

C. Character Defining Elements

The vernacular style, with its plain composition offset by a decorative door surround and projecting, hipped roof first storey bay, is essential to its character.





196 UNIVERSITY AVE. - JENKINS HOUSE

Date: c. 1892-1897

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a handsomely composed late Victorian detached house with Romanesque detailing, because of its age and lack of alterations, and because it anchors an important street corner.

B. Building Description

196 University Avenue is a 2 1/2 storey brick detached house with a hipped roof. Stylistically it shows Richardsonian Romanesque influences. The two bay main facade has an entrance in the second bay with a shed-roofed porch supported by turned columns. A single window is above the entrance. The first bay has a projecting full height gabled pavilion. The first floor window has a two light, semi-circular transom with a window in the second storey flanked by sidelights. There is a semi-circular window in the gable end.

The side street (Earl Street) facade has five bays. The first two bays are inset and framed by full width porches supported by turned columns and with wooden balustrades. An entrance in bay 2 has a door above giving access to the balcony. Bay 3 is flush with the eaves and has a single window in each storey. Bay 4 is a slightly projecting pavilion rising through the eaves, with full height windows in each storey and a semi-circular window in the gable end. Bay 5 is a slightly projecting chimney breast supporting a chimney which emerges through the roof gable.

Details include limestone string courses separating the first and second storeys, heavy stone sills, decorative brick and stone arches around the first floor windows, terra cotta panels flanking the second storey window in bay 1, decorative barge board in the gable end, cylindrical brick and stone buttresses on the edges of the second storey, and stone brackets on the chimney breast. No interior features were noted.

Alterations include aluminum storm windows, infilling of the gable end window, and replacement windows on rear fire exits. Landscape features include mature street trees, lawn and foundation plantings. The house anchors the street corner and establishes the street setback for this block.

The house was built some time between 1892 and 1897. The first known resident in 1897 was Edward Jenkins, furniture manufacturer.

C. Character Defining Elements

The late Victorian Romanesque style, asymmetrical composition, the transomed entrance with porch and turned columns, the rusticated stone base and rusticated sills, the round-arched main

window with brick and stone arches, terra cotta panels, cylindrical brick and stone buttresses, stone brackets on the chimney breast, and decorative bargeboarding in the main gable, are essential to the building's character.

199 UNIVERSITY AVE. - HERRINGTON HOUSE

Date: c. 1892-1902

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and style (town houses with 3 storey bays), because of its age, because it anchors the street corner and because of its lack of alterations.

B. Building Description

199 University is the south half of a semi-detached pair of brick 2 1/2 storey houses. The two bay facade mirrors that of the adjoining unit. In the first bay the entrance has a wooden stoop and a transom above the main door. There is a single window in the second storey and a hip-roofed dormer with paired windows is centred on the line dividing the two dwelling units. The second bay has a slightly projecting pavilion with paired windows and transoms above. There is a single window centred in the gable end. A two storey hipped-roofed ell projects to the rear along the side street. It is set back from the main building mass and has a shed-roofed porch supported by squared columns over the side entrance. Details include stone sills and decorative bargeboard in the main gable end. No interior features were noted.

Alterations include aluminum storm windows and the removal of the common front porch. Landscape features include lawn and mature street trees on the side street.

The house was built some time between 1892 and 1902. The first resident recorded (in 1902) was Frederick Herrington.

C. Character Defining Elements

The symmetrical composition, with projecting end pavilions, central entrances and a central dormer, the rusticated base and stone sills, the transoms above the first storey entrances and windows, are essential to the building's character. Reinstatement of the common porch and unified cleaning of the facade and painting of trim would improve this property.



**GENERAL COMMENTS ON
UNIVERSITY AVENUE**

The best (E) buildings are in groups, by composition and age, not often by stylistic merit or detail. Most VG buildings have good streetscape value and detailing. Several E buildings anchor street corners and establish setbacks. VG buildings make up the mass of a district along University Ave., thus have primarily streetscape value. The University/Clergy corner has implications for development along Clergy, especially with continuation of residential streetscape onto Clergy (and Earl). New development could replace the VGs with units of equivalent size, rhythm and setback, but it would be preferable to retain intact the whole VG/E ensemble, with development concentrated on Clergy and Earl.