
Queen's University
Heritage Study

APPENDIX A:
RESIDENTIAL BUILDINGS NOT
OWNED BY QUEEN'S UNIVERSITY



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	EXCELLENT	VERY GOOD	GOOD	FAIR/POOR
ALBERT ST. 138 ALBERT ST.		VG		
ALFRED ST. 136 ALFRED ST. 157 ALFRED ST.	E	VG		
ARCH ST. 91 ARCH ST.	E			
BARRIE ST. 20-24 BARRIE ST. 34-36 BARRIE ST. 62 BARRIE ST. 72 BARRIE ST. 80 BARRIE ST. 148 BARRIE ST. 152-156 BARRIE ST. 184-186 BARRIE ST. 204-206 BARRIE ST.		VG VG VG E E VG E VG VG		
CLERGY ST. PUBLIC UTILITIES BLDG. 75 CLERGY ST. 81 CLERGY ST. 93 CLERGY ST.		VG		G G G
EARL ST. 318-320 EARL ST.				G
FRONTENAC ST. KCVI	E			
STUART ST. 212 STUART ST.	E			

ALBERT STREET

138 ALBERT ST. - SKELTON HOUSE

DATE: c. 1916

EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This house is a well proportioned, well preserved example of an early twentieth century Craftsman dwelling, with contextual and historical value.

B. Building Description

138 Albert is a 2 1/2 storey stone and, possibly, frame house with stone cladding on the first floor and stucco above. The house has a hip gabled roof with a gabled dormer. A two storey bay projects slightly from the south side and is clad in shingles above the stone first floor. No interior features were noted.

The house has a centre entry, foursquare plan, a well proportioned example of its type. Square bays with triple windows flank a slightly recessed double entrance with a fanlight. A gabled entrance porch shows Craftsman influences in simple square paired columns and a concrete stoop flanked by low stone walls. Later alterations include aluminum storm windows on the upper storeys.

The house reinforces the residential setback of the properties on the west side of this street.

The house dates from circa 1916 and was built for O.D.Skelton, a professor at Queen's, and his wife Isobel, a writer. O.D.Skelton was an intellectual of national significance as an historian and expert in politics and economics. He was associated for some time with the Federal Department of External Affairs.

C. Character Defining Elements

Essential elements are the well proportioned, symmetrical facade, the rough coursed stone ground floor and porch, the smooth finished stucco of the second floor, the 3 bay multi-pane windows, the porch roof design and its columns, as well as the double entrance doors and fanlight. The hipped dormer and the 2 storey addition with shingle and stone cladding are also essential to the building's character. The setback is also important and the historical associations with the Skeltons are worthy of commemoration.



ALFRED STREET



136 ALFRED ST. - MURRAY - CRUSE HOUSE

DATE: 1893
EVALUATION: EXCELLENT

A. Reasons for Excellent Classification

This house is an unusual architectural design in a cottage/gatehouse form, the work of a prominent local architect, has historical associations with KCVI and is a local landmark located within an important streetscape.

B. Building Description

136 Alfred Street is a 1 1/2 storey brick cottage with an unusual building form similar to a gatehouse. A jerkinhead roof on the south end and five sided hip gabled roof on the north end atop a wall width polygonal bay. Projecting from the roof above this bay is a steeply gabled dormer. A wing projects towards the street. The main entrance is located in the intersection of the wing and main block and is enclosed by a shed roofed porch. The entrance door is flanked by pilasters in the gable end. The north elevation matches the pavilion on the street face. The windows are undersized but otherwise the house proportions are good. No interior features were noted.

The house has been well maintained and appears to retain most of its original features. It is the only house on this side of the street and is a landmark in this area.

The house was built in 1893 as the caretaker's cottage for Kingston Collegiate and Vocational Institute. It is associated with two of the caretakers, the first, John T. Murray, caretaker until 1897, and James G. Cruse, caretaker until the 1940s.

C. Character Defining Elements

The large octagonal bay with jerkinhead roof, the picturesque massing and location next to KCVI are essential to its character. Masonry details, the stone foundation, the door and window surrounds and the wood cornices also support the cottage image.

157 ALFRED ST. - MILLER HOUSE

DATE: c.1887
EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This house is a very good example of a clapboarded wooden house with much of its original detailing intact. It is a relatively old and unaltered house which is part of an important streetscape.

B. Building Description

157 Alfred Street is a 2 1/2 storey wood frame house with a gable end facade. There are two facade bays, the right hand bay containing an enclosed entrance vestibule, ornately bracketed, with a walkout balcony on the flat roof. A gable ell to the rear has a narrow porch with turned columns and brackets matching those on the front entrance. Further ornamental details include bargeboards on the gable ends and a leaded glass transom over the main entrance door. No interior features were noted.

Alterations have been made over the years, mostly in the form of extensive rear additions. Otherwise, the original millwork, siding, trim and storm windows remain. New shed dormers have been raised on rear roof planes.

The house forms part of an important residential streetscape characterized by uniform setbacks and mature street trees.

The construction date is circa 1887 and the original owner was A.H. Miller, supervisor of the postal letter carriers, who remained in the house until the 1920s.

C. Character Defining Elements

The balanced proportions of the main building, its construction as a front gabled, wooden sided, Carpenter Gothic house, with a bracketed cornice, paired windows, finely detailed portico and verandah, are all essential to the building's character. The street setback should also be respected.



ARCH STREET

91 ARCH ST - ST JAMES ANGLICAN CHURCH

DATE: 1844

EVALUATION: EXCELLENT



A. Reasons for Excellent Classification

This building was rated as Excellent because of its age and integrity, as well as because of its architectural character, style and construction, its historical associations with the University and City, and its contribution to the streetscape.

B. Building Description

St. James' Church consists of three linked buildings: the main sanctuary, the parish hall, and the chapel. All are constructed of Kingston limestone. The main sanctuary is approximately three storeys high with a much higher tower (now capped). The main entrance on Union Street is centred in the tower base, flanked by two bays separated by full height buttresses. The main entrance contains a pair of wooden doors within a Gothic-arched opening, with a Gothic-arched window above. The flanking bays are narrow and contain Gothic-arched windows. The gabled roof slopes down on either side of the tower and become flat roofed in the two outer bays. These bays contain gabled secondary entries with Gothic-arched double doors flanked on the outside corners by small buttresses. The roofs of these one storey outer bays are crenallated. Flanking and rear walls continue the pattern of bays flanked by full height buttresses. Details include ornate metal hinges and fittings on the wooden doors, Gothic tracery in the main windows, stained glass, and decorative carving in the door surrounds, buttresses and cornices.

The sanctuary is connected to the parish hall by a small side gable passageway, with eaves and a window flanking a secondary entrance. The chapel is a polygonal structure with a hipped roof containing wall dormers in each bay, containing Gothic-arched windows with Gothic tracery. A skylight is situated at the apex of the roof.

The interior of the sanctuary was not inventoried but is ornate and has many fine materials. The interiors of the parish hall and Chapel were not inventoried.

The buildings have been progressively renovated over time, sympathetically so in each case. Major renovations currently underway (a complete replacement of the roof and tower) appear to be a restoration of the original fabric and do not detract from the heritage character.

The church and its associated buildings (including the rectory at 152-156 Barrie Street) form an important heritage grouping across the top of the block between Barrie and Arch Streets, and establish the eastern end of the deep street setback along the south side of Union Street.

The church was constructed in 1844-45, with the parish hall (now the chapel) added in 1877 and the current parish hall added in 1920. The architects for these buildings have not been determined.

C. Character Defining Elements

The structural and decorative use of stone, the massing, style and composition of the three buildings, and the setting are all essential to the character of this property.

BARRIE STREET

20-24 BARRIE ST. - ROBERT CRAWFORD BUILDING

DATE: 1891
EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

These late nineteenth century brick townhouses were rated as Very Good because they are good examples of their type in terms of architectural composition and style, because of their age and lack of alterations, and because they contribute to an important streetscape.

B. Building Description

20-24 Barrie Street is a three unit row of 2 1/2 storey red brick townhouses. The building is characterized by two storey bay windows with small open porches under an unusual jerkinhead gable roof in each unit. Next to these bays are double entry doors with transoms sheltered by flat roofed porches. Each unit has a single gable roof dormer above the front entry bay. Ornamentation includes terra-cotta medallions, limestone banding above the windows and stained glass transoms in the bay windows. No interior features were noted.

The building is in good condition. Alterations include an accessibility ramp that intrudes into the front garden of #22.

The buildings reinforce the residential setback along Barrie Street.

The houses were built in 1891-92. The original owners were, respectively, Mr. Charles Short (#20), Mr. Allen Chadwick (#22) and Mr. Robert Crawford (#24), the latter resident remaining in the house until the 1940s. The buildings currently serve as the Department of Psychology Child and Family Unit (KGH).

C. Character Defining Elements

The facade massing, detailing, location and street landscape all help define the building's character. Essential elements include the facade composition of robust projecting bays with their jerkinhead roofs, complemented by the symmetrical alignment of windows and dormers. The detailed brick walls and the surviving stone, terra cotta and stained glass details are also important, as are the latticework wood in the first bay verandah and the roof dormers. Handicapped access ramps have compromised the building's integrity.





34-36 BARRIE ST. - STRANGE HOUSE

DATE: 1890
EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This semi-detached house was rated as Very Good because it shows imaginative, balanced use of the Romanesque style in a brick structure and because of its age. It also maintains the street setback in this block and has been relatively unaltered.

B. Building Description

34-36 Barrie Street is a 2 1/2 storey brick semi-detached house with strongly symmetrical massing on the street facade. A central gabled pavilion is flanked by one storey porches. Within the pavilion, two entry doors are recessed behind a heavy Romanesque arch. The gable at the top of the central pavilion contains a semi-circular window. This gable is flanked by gabled roof dormers. The decorative building details include lattice work in the central gable, a variety of decorative brickwork, and wood trim and panels on the window surrounds and doors. Aside from the replacement of the left bay window with thermopane, aluminum storms on most windows and missing porch railings, the house retains its original character. No interior features were noted.

The setback is similar to other houses in this row.

The house was built circa 1890. Its first resident was John Strange, barrister, of a prominent Family Compact family. Strange lived in the house until the 1930s.

C. Character Defining Elements.

The facade massing, fenestration and architectural details are essential to the character of the house, as is the consistent street setback. Specifically, the strong symmetry of the main facade, with the central projecting bay and flanking panels (with verandahs), dormers and chimneys, is key to the compositional harmony. The details, especially the arched and recessed main entrance, the decorative brickwork, the window surrounds, the detail on the surviving original chimney, the latticed woodwork, brackets and trim, are also essential.

62 BARRIE ST. - CHOWN HOUSE

DATE: BETWEEN 1918 - 1927

EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This building was rated as Very Good because it is a architecturally well-balanced example of an early twentieth century detached house associated with a prominent Kingston family and virtually unaltered. It also contributes to an important streetscape.

B. Building Description

62 Barrie Street is a 2 1/2 storey brick house composed of balanced but asymmetrical details. A two-storey bay window to the right of the main entrance is balanced by the extension of the gabled entry porch to the left. There is some classical revival detailing in the cornice (dentils and medallions) and paired or tripled Ionic columns supporting the porch roof. In the hip roof are two pedimented dormers on the south and east elevations, each containing two pairs of casement windows. No interior features were noted.

The building retains most of its original details, aside from modern windows in some openings. The building maintains the consistent setback of other houses on the street.

The house was built some time between 1918 and 1927. It was purchased in 1927 by Percy and Myrtle Chown, members of a prominent Kingston family who were donors to the University of such buildings as Chown Hall, the women's residence. The house is now used as a day care centre by KGH.

C. Character Defining Elements

The heavy dentilled cornice, paired columns and balustrade, as well as the entrance portico and dormer contribute to the classical detailing, balanced composition and setback which characterize this building.





72 BARRIE ST. - WALKEM HOUSE

DATE: 1879
EVALUATION: EXCELLENT

A. Reasons for Excellent Classification

This building was rated as Excellent because it is a fine example of a Gothic mansion with strong historical associations with prominent local families and former educational uses. It also anchors a prominent streetcorner and retains some of the original landscape.

B. Building Description

72 Barrie Street is a 2 1/2 storey brick structure with a three bay facade and a hipped roof. The facade is made up of a pair of steeply pitched full height gabled pavilions flanking an entrance vestibule. The steeply pitched roof is punctuated by wall and roof dormers. The central entry has a brick vestibule with a balcony above. The entry doors and walkout doors are double, the former with a transom above. In the pavilions, the window bays have iron cresting on their flat roofs. Other details include ornamental bargeboards on the gables, polychromatic brickwork and decorative ironwork on the railings and eavestroughs. No interior features were noted.

Major alterations include the removal of a full width porch from the south side and an addition to the north which detracts from the compositional symmetry.

There is a low, rusticated stone wall supporting the original wrought iron fence around the perimeter of the property.

The house was built some time between 1881 and 1889 to designs of John Power & Sons, architect. Its first resident was Mr.R.T. Walkem and the house had become the Kingston Ladies College by 1892. It is currently in use as a community mental health clinic.

C. Character Defining Elements

The building massing and details (minus the later additions) siting and landscape are essential to the building's character. Specifically, the strong symmetry of the projecting gable-ended dormers, complemented by such details as the Gothic entrance, decorative bargeboard, two-tone decorative brick, and cresting. At the perimeter of the property, the stone wall capped with a wrought iron fence is also part of the building's essential character.

80 BARRIE ST. - WALDRON HOUSE

DATE: 1885
EVALUATION: EXCELLENT

A. Reasons for Excellent Classification

This house, like #72, was rated as Excellent because it is a good example of a well preserved Gothic style house which has retained much of its original detailing and landscape. It has associations with a prominent local family and anchors an important street corner.

B. Building Description

80 Barrie Street is a large 2 1/2 storey brick house with a hip roof and projecting full height gables and an substantial service wing extends to the rear. These projecting gables flank the main entrance on Barrie Street and contain smaller gabled pavilions within them. The original polychromatic slate roof contains wall and roof dormers on all four sides. A full width balconied porch spans the south elevation with a walkout from the left bay. No interior features were noted.

Later alterations include a Neo-Georgian front entry porch and front door and a new door on the south side.

A low stone wall topped with wrought iron fencing borders the street edges. The house anchors an important street corner and maintains the setback along Barrie Street.

The house was built circa 1882 to designs of R. Gage, architect. Early owners included local merchant Richard Waldron, who lived in the house from 1889 to the 1920s.

C. Character Defining Elements

The twinned dormers and recessed entrances, the combination of brick and stone, and the harmonious sequence of subordinate additions in the service wing are all essential to its character. Details such as the slate roof, the bracketed entablature, elaborate second floor balustrade and the squared and turned supports for the balcony and porch are also essential, as is the stone and wrought iron fence.





148 BARRIE ST. - THE ROGERS HOUSE

DATE: 1877
EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This house was rated as Very Good because it is an excellent composition in the Second Empire style, because of its age and lack of alterations, and because it is a landmark at the northwest corner of City Park.

B. Building Description

148 Barrie Street is a 2 1/2 storey red brick house upon a raised foundation of rusticated limestone. The facade has two bays with an entry in the right side within a projecting 2 1/2 storey pavilion. The double entry doors have a transom above. The main block and the projecting pavilion both have a mansard roof. Windows are located in both bays of the mansard roof and there is a projecting bay window in the first floor bay of the main block. A 2 storey kitchen wing extends to the rear. Details include ornate brackets in the cornice line. No interior features were noted.

Alterations include aluminum storm windows; otherwise the original millwork, trim and doors appear to be intact.

The house continues the street setback of the cottages to the south.

The house was built in 1883. The original owner was R. Vashon Rogers, barrister, who lived in the house from 1883 to the 1930s.

C. Character Defining Elements

The mansard roof, bracketed entablature, detailed brickwork (including raised quoins and eared window surrounds as well as the corbelled entrance), the octagonal bay window and rusticated limestone foundation are essential to this building's character. The original doors, transom and hand painted municipal numbering are also important.

152-156 BARRIE ST. - ANGLICAN RECTORY

DATE: 1849
EVALUATION: EXCELLENT

A. Reasons for Excellent Classification

This building was rated as Excellent because of its age and its contribution to an established residential streetscape, and because of its notable architectural style and historical associations.

B. Building Description

152-156 Barrie Street is a 2 storey brick detached house, designed in the Regency style. It has a three bay facade composed of a slightly projecting central pavilion terminating in a gable end. The hipped roof has a three flue chimney projecting above the first bay. Across the facade, a full width gabled porch rests on a concrete base and is supported by Tuscan columns. The central portion of the porch roof is flat, relating to a former balcony. A smaller porch covers a side entrance on the north elevation. Other details include ornamental trim and original window frames. No interior features were noted.

Alterations include removal of the former balcony, replacement of the walkout door in the second storey central pavilion with a plate glass window, removal of the northern three flue chimney, and replacement of the original windows with new units. The porch appears to be a later nineteenth century addition.

The house was built in 1849 and serves as the Rectory for the adjacent St. James' Anglican Church, founded in 1845. The first resident was the Reverend Robert Vashon Rogers, Rector of St. James' from 1843-1869.

C. Character Defining Elements

The building massing (minus later alterations), brick structure, and siting are essential to the building's character, especially the strong symmetry of the three bay facade and hipped roof.





184-186 BARRIE ST. - LOYNES/DE L'ARMITAGE HOUSE

DATE: PRE 1881
EVALUATION: VERY GOOD

A. Reasons for Excellent Classification

This building was rated as Excellent because of its age and its contribution to an established residential streetscape, and because of its notable architectural style and historical associations.

B. Building Description

152-156 Barrie Street is a 2 storey brick detached house, designed in the Regency style. It has a three bay facade composed of a slightly projecting central pavilion terminating in a gable end. The hipped roof has a three flue chimney projecting above the first bay. Across the facade, a full width gabled porch rests on a concrete base and is supported by Tuscan columns. The central portion of the porch roof is flat, relating to a former balcony. A smaller porch covers a side entrance on the north elevation. Other details include ornamental trim and original window frames. No interior features were noted.

Alterations include removal of the former balcony, replacement of the walkout door in the second storey central pavilion with a plate glass window, removal of the northern three flue chimney, and replacement of the original windows with new units. The porch appears to be a later nineteenth century addition.

The house was built in 1849 and serves as the Rectory for the adjacent St. James' Anglican Church, founded in 1845. The first resident was the Reverend Robert Vashon Rogers, Rector of St. James' from 1843-1869.

C. Character Defining Elements

The building massing (minus later alterations), brick structure, and siting are essential to the building's character. Specifically, the strong symmetry of the three bay facade and hipped roof are characteristic.

204-206 BARRIE ST. - FUNSTON/BOWLES BUILDING

DATE: PRE 1881, POSSIBLY STUARTSVILLE ERA 1840-1850
EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This older house was rated as Very Good because of its architectural composition, especially the pavilions, its simplified Second Empire style, its age and because it maintains the character of this residential streetscape.

B. Building Description

184-186 Barrie is a 2 1/2 storey, semi-detached brick house. Its facade is composed of four bays, the outermost bays projecting slightly and being topped by mansard shaped dormers with low gabled roofs. The central entrances are enclosed by a porch with a flat roof above onto which open doors from the second storey. A two storey addition extends to the rear. Details include turned columns on pedestals supporting the porch. No interior features were noted.

Alterations include aluminum windows, mismatched railings on the porch balcony, and a dormer window added to #184. The building is not in good repair.

The house maintains the existing residential setback.

The house was built some time before 1881. The Kingston Directory of that year lists residents as being Mrs. James Loynes, widow (#184) and Mr. De L'Armitage, grocer (#186).

C. Character Defining Elements

The mansard roof, porte cochere and restrained brickwork define the building's character.



CLERGY STREET WEST



CLERGY ST. W. (AT DIVISION)

KINGSTON PUBLIC UTILITIES COMMISSION NO. 9 SUBSTATION

DATE: POST 1947

EVALUATION: VERY GOOD

A. Reasons for Very Good Classification

This building was rated as Very Good because of the quality of its materials, the associations, landmark and streetscape qualities, and because of its few alterations.

B. Building Description

Substation Number 9 is a 2 storey square industrial building clad in brick and limestone, with a flat roof. This Modern building is windowless except for one-and-one-half storey high windows on the Division Street elevation. A single storey wing projects from the Clergy Street elevation. This wing contains a recessed entrance and has slit windows high on its walls, within the brick cladding. Windows are single pane glass with metal frames. Limestone panels form a continuous band at the base and cornice of both the two and one storey blocks, and form large vertical bands on the centre third of the Clergy Street elevation and containing the windows on the Division Street elevation. Details include metal lettering over the main entrance and metal flashing along the tops of the walls. No interior features were noted.

The building is unaltered except for the addition of steel grilles on the large windows.

The building was constructed some time shortly after 1947 by the Kingston Public Utilities Commission. It was built as an electrical substation to serve the rapidly expanding central campus of Queen's University, and it continues in that function today.

C. Character Defining Elements

The symmetrical, blocky composition and simple use of brick and stone, the simple fenestration and bold lettering, and the location on a prominent street corner, are all essential to this building's character.

75 CLERGY STREET W. - KINGSTON CURLING CLUB

DATE: c. 1910

EVALUATION: GOOD

The two-storey, stepped parapet flat-roofed building is built of cinder blocks.

The building was hand-drawn on the 1908-1911 Insurance Plan.



81 CLERGY ST. W. - DOWNING HOUSE

DATE: 1894-95

EVALUATION: GOOD

This two-and-a-half storey brick building has side gables, a dormer window, a bay window on the left side, and a porch on the right side (which is an addition).

The original owner was James Downing.



93 CLERGY ST. W. - GALLOWAY HOUSE

DATE: 1891

EVALUATION: GOOD

This is a two-and-a-half storey hipped roof brick building with a slightly projecting gabled pavilion. There is a small roundhead window in the gable, surrounded by aluminum siding and two-tiered bargeboards. The gable sits atop the pavilion and is supported by ornamental brackets.

This building is first listed in 1891 as the home of James Galloway, merchant. The building is similar in style and orientation with others on the block west to University Avenue.



EARL STREET

318-320 EARL ST -SMALLBRIDGE/CUNNINGHAM BUILDING

DATE: c. 1886-1889

EVALUATION: GOOD



This is a two-storey side-gabled semi-detached brick structure with four bays. The middle bay entrances share a porch which has a shed roof and turned columns. Note the spindlework in the porch and also note the arched-top windows on both floors. There are bay windows in bays one and four.

The addresses for this building were not listed together until 1889, but William Smallbridge, a mason and builder was living at 320 Earl St. in 1887 and by 1889, David Cunningham, a trade instructor, was living in the other unit.

FRONTENAC STREET

KCVI - KINGSTON COLLEGIATE & VOCATIONAL INSTITUTE

DATE: 1892-93
EVALUATION: EXCELLENT

A. Reasons for Excellent Designation

This building was rated as Excellent because of its historical associations, its architectural style, age, landmark status and contribution to a residential streetscape.

B. Building Description

Kingston Collegiate and Vocational Institute is a much altered 3 storey brick high school. Stylistically it has elements of Collegiate Gothic. The main entrance is in the central bay of the 12 bay Frontenac Street facade, with an auxiliary entrance in the 11th bay. It is slightly recessed into a limestone surround. The building elevations are multi-bayed, with each bay defined by full height stone and brick pilasters. Each bay has three large multi-paned steel framed windows per floor. Details include four oak doors in the main entrance, with glazing under a multi-light transom containing Gothic tracery, and Gothic arch details in limestone along the parapets on each elevation. The building interior has a noteworthy central staircase.

A large brick and concrete wing was added to the north elevation in 1931; otherwise, the building is relatively unaltered. The building is a prominent landmark yet is well integrated into an established residential streetscape. It forms part of a large block which includes a heritage grouping consisting of a single family residence and the former Victoria Public School.

The original building on this site was the first secondary school in Eastern Ontario, constructed in the late eighteenth century. The current building was constructed circa 1892 by the City of Kingston.

C. Character Defining Elements

The rhythm of the multi-bayed facades, the use of brick and stone, the main and entrance windows, the wooden doors and stone detailing, and the landmark location are all essential to this building's character.



STUART STREET



212 STUART ST. - TOWER HOUSE

DATE: 1902-1904

RATING: EXCELLENT

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a unique example of a turn-of-the-century Second Empire style brick dwelling, with ornate verandahs and a tower, because of its age, its landmark status and its lack of alterations.

B. Building Description

212 Stuart Street is a 2 1/2 storey brick detached house with a corner tower which extends a further storey above the mansard roof on the main block. The 2 bay facade links with the corner tower and a secondary facade on the street to the east. The main facade has 2 bays. The second bay is the entrance, flanked by a window and enclosed by a two storey wooden porch with walkouts above and a single dormer in the mansard roof. The brick corner tower is engaged, extending diagonally to the street corner, with windows on three sides and an octagonal wooden tower on the top with eight windows and a wooden ball pinnacle. The chamfered corners of the tower are slightly inset. The secondary facade has three bays; the first bay is flanked by a window and both bays are enclosed by a one storey wooden porch with walkouts above. There are windows in each bay on the second storey and in the mansard roof above. There is an extension to the rear. Details include turned columns on the porches with decorative brackets and balusters above. No interior features were noted.

Alterations include infilling of the porch baluster and the partial enclosure of the second storey of the porch on the main facade. Several second storey walkouts have been sealed and aluminum storm windows have been installed on most window openings.

The house is a landmark, anchoring an important street corner and reinforcing an important heritage grouping.

The house was built some time between 1902 and 1907. Its earliest resident is listed in the 1904 Directory as being Abiram Hoppins.

C. Character Defining Elements

The projecting corner tower with ball finial, the mansarded flanking roofs, elaborately balustraded porches, brick with stone lintels and its landmark streetcorner site are essential to its character.