
Queen's University
Heritage Study

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HISTORY



INTRODUCTION

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

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

Queen's University and its Neighbourhood: A Cultural Landscape

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

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

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

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

Lot 24

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

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

Map No.1



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

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

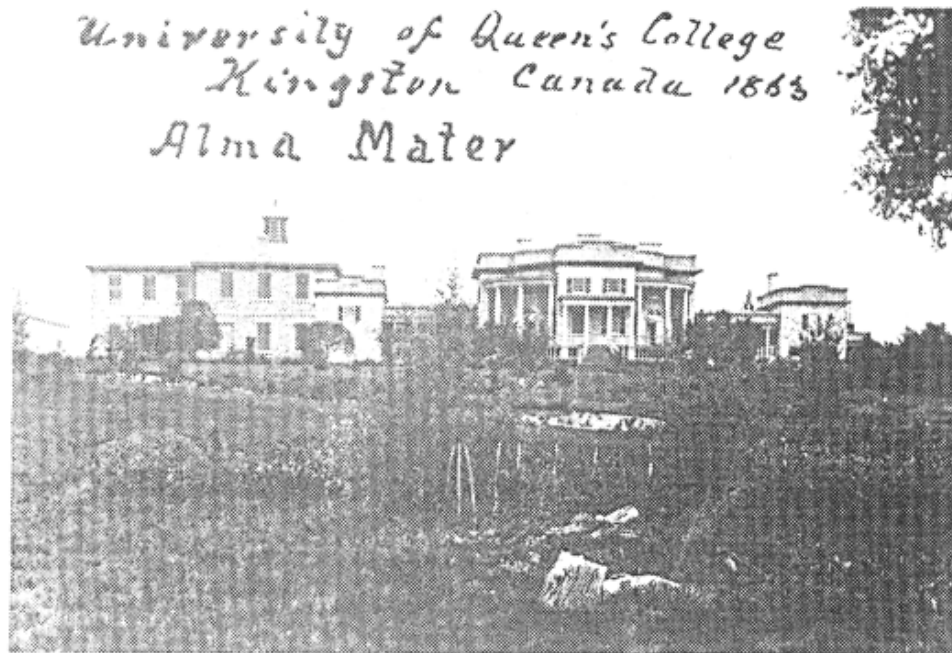


Photo 1863

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

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

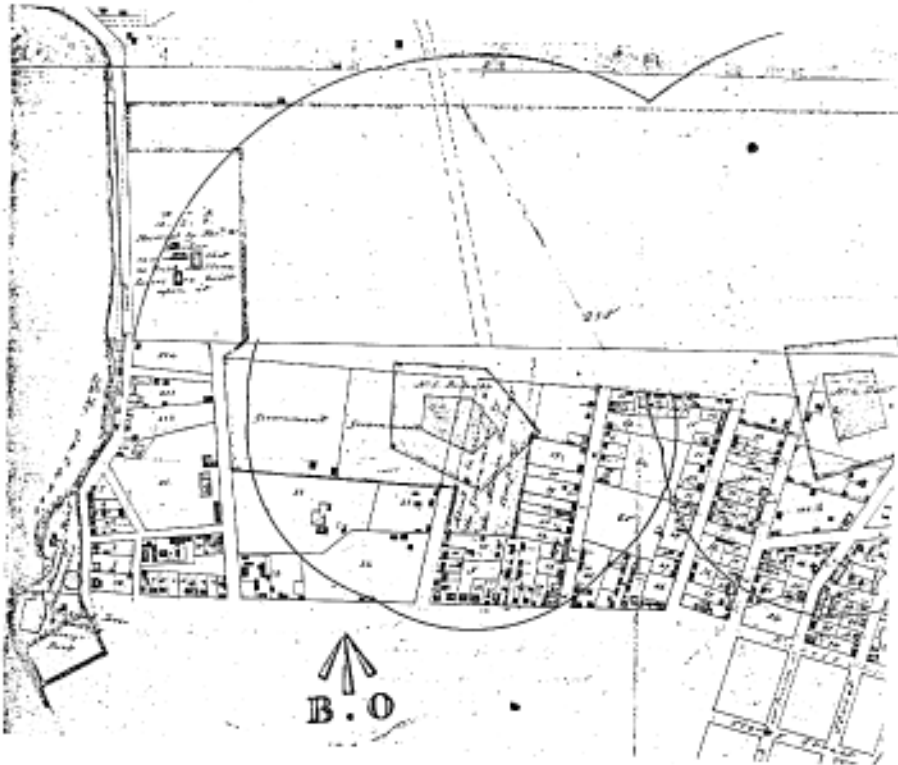
In her article "The Poor in Kingston, 1815-1850" Patricia Malcolmson identified Stuartsville as a largely working class Irish community occupying lanes like Agnew's Lane (now William Street), Duncie or Young's Lane (now Clergy St. West) and Earl Street among others north of Johnson and Princess Streets:

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

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

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

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



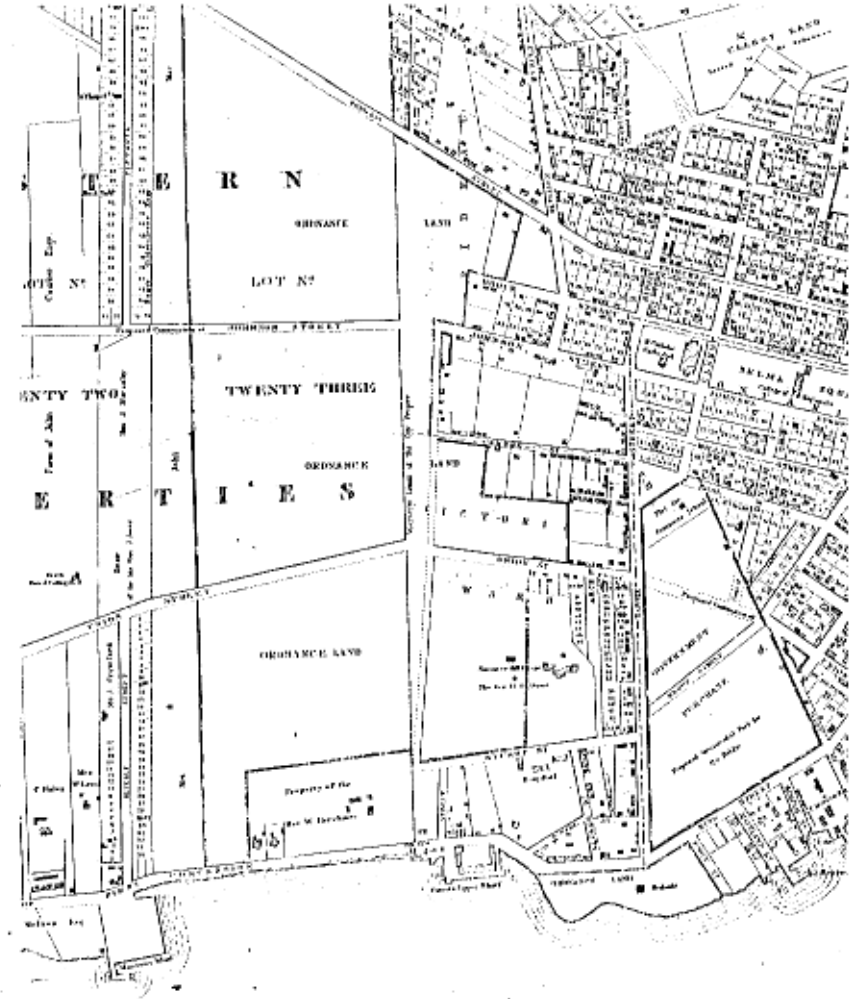
Map No. 2

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

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

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

Map No. 3



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

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

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

Summary of Lot 24

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

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

Map No. 4



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

Lot 23

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

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

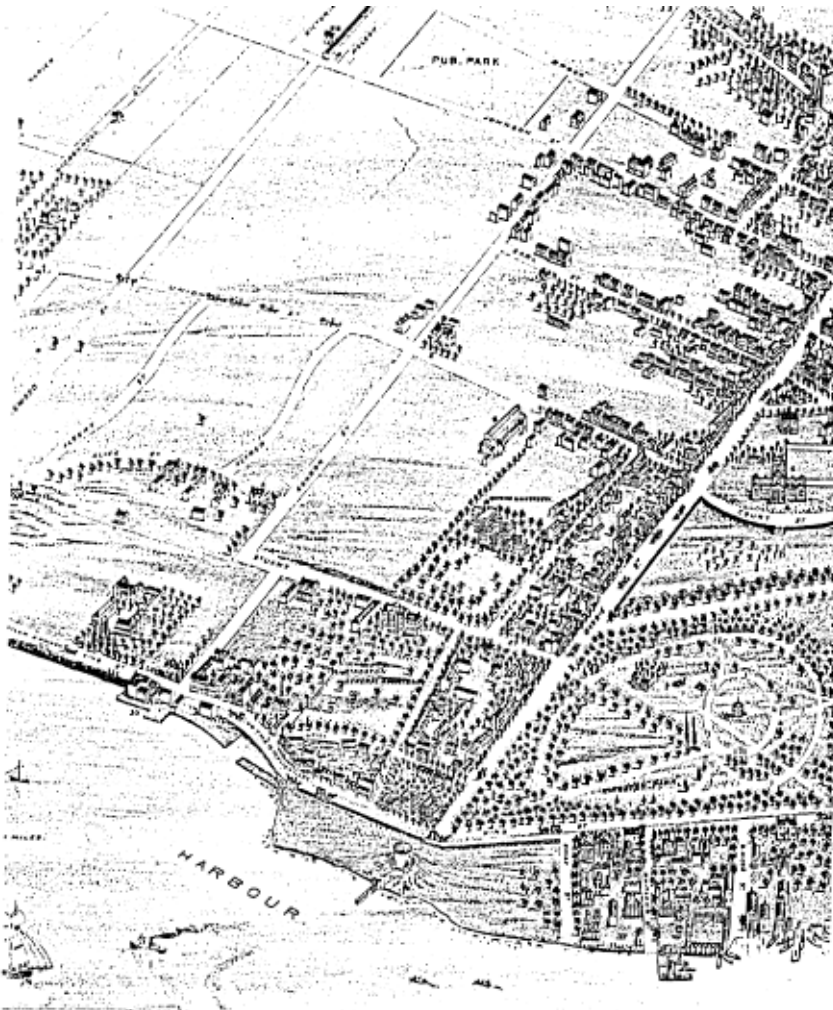
In 1861, Ordnance appointed surveyor John Stoughton Dennis (1820-1885) to lay out lots and streets below Union Street. Dennis was appointed Lieutenant Colonel and brigade major for the 5th military district in 1862 and he became Canada’s first surveyor general and first head of the Dominion Lands Branch.¹⁶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

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

HISTORY



Map No. 5



Map No. 6

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

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

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

HISTORY

Map No. 9



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

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

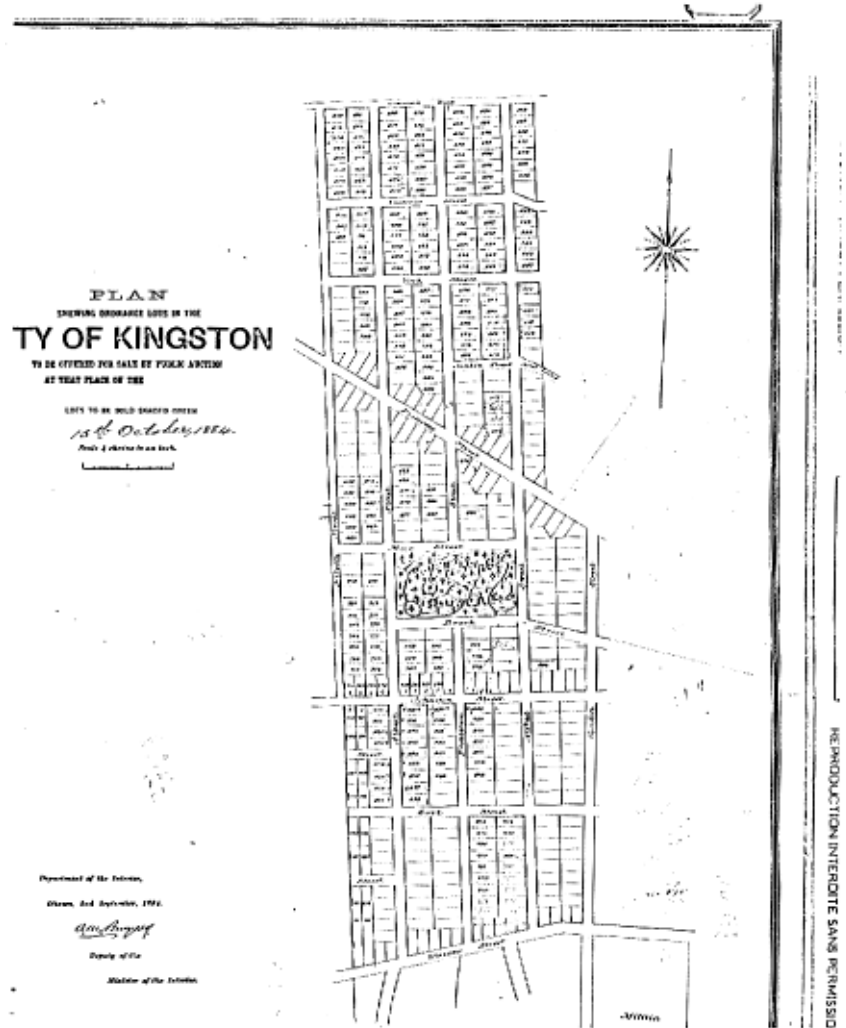


Map No. 7

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

HISTORY

Map No. 8



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

Map No. 10



Queen's University

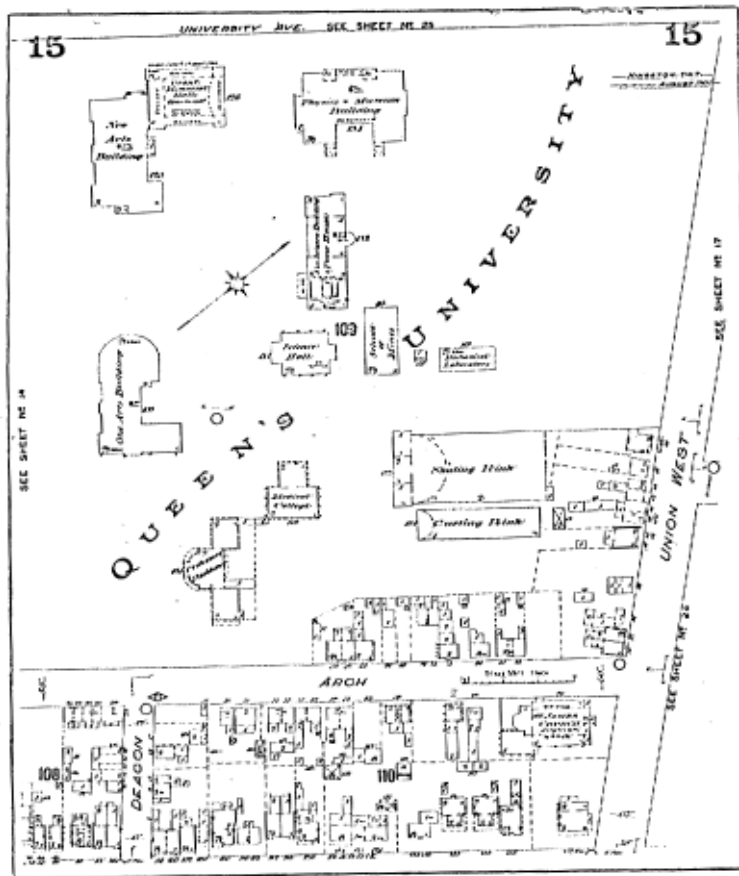
Queen's University slowly altered the patterns of development in the lower portions of original Lots 23 and 24. Queen's evolved in the area shortly after the lots were absorbed into the City of Kingston in 1850. Queen's and its neighbourhood both gained stability during the era of George Munro Grant's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

Historic Perimeter

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



Photo 1868

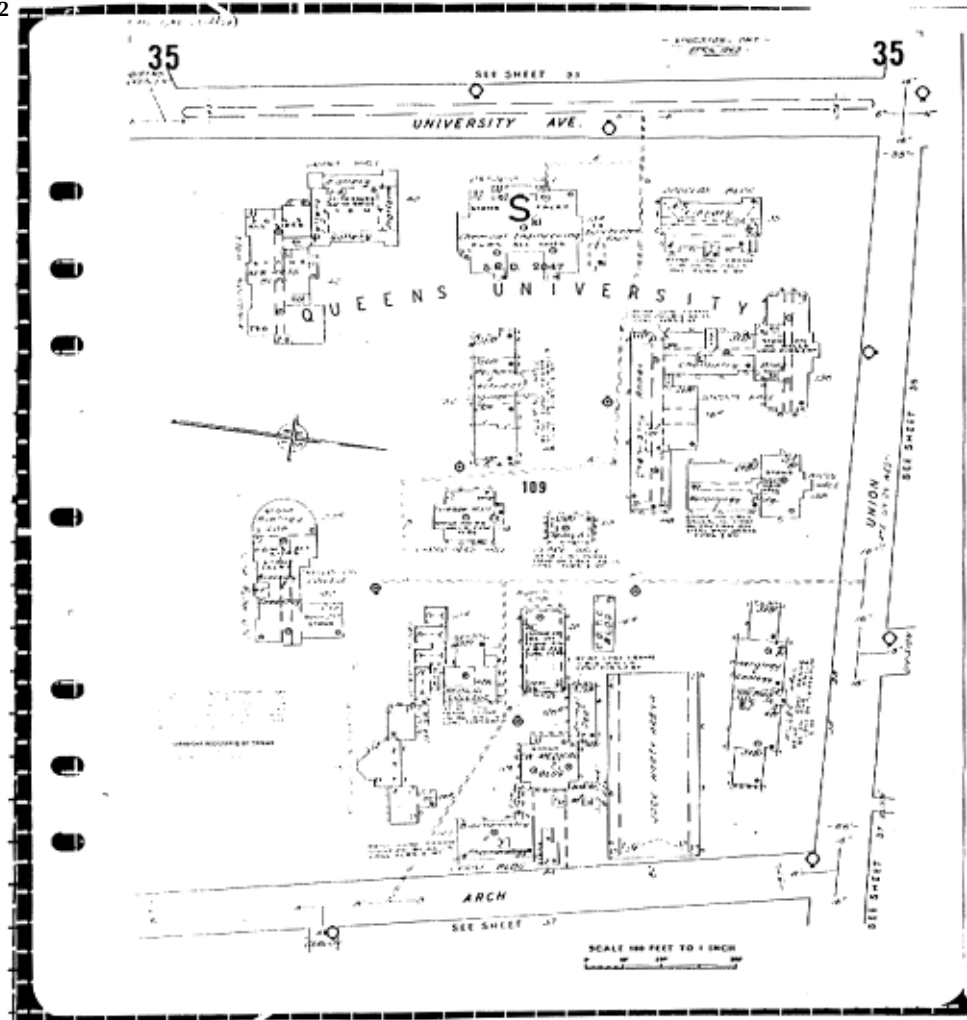


Map No. 11

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

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

Map No. 12



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

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

Post-1920 Expansion

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

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

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

Summary

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

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

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

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

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

Chronology

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

HISTORY

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

Endnotes

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

Map & Photo List

Maps:

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Photos:

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

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

Queen's University
Heritage Study

HERITAGE POLICY



1. INTRODUCTION

1.1 Purpose

In addition to legislated requirements and pursuant to the 1994 Campus Plan, the University has recognized the need to develop comprehensive heritage resource management policies and a process for implementing them. Heritage policies and a management process are necessary for several reasons: first, the University, as a large institution, needs to manage all of its resources, including physical ones; second, the University, as a large landowner, must have the means to manage its properties on a daily basis, as well as for the long term; third, the buildings and landscapes owned and managed by Queen's are vital parts of its educational function, both as physical infrastructure for teaching and support and (less tangibly but nonetheless important) as crucial elements of the University's image. As noted in the 1994 Campus Plan, the older buildings and landscapes on the campus are essential elements of the University's and City's character, both for the sense they give of continuity through time, and for their intrinsic qualities.

The Campus Plan also notes that simple preservation cannot be the sole aim of the University's heritage resource management policy. The University is first and foremost an educational institution with needs which require ongoing modifications to its physical setting. The Plan states that "a balance between campus development and heritage protection should be established in which the historical roots of the campus and its setting are clearly apparent within the context of a vital and current university environment." Recognizing that heritage conservation is a significant constraint on campus development, the Plan advocates policy and process that integrate new requirements with existing heritage settings in ways which maintain their integrity, within a cohesive whole, and which recognize the evolutionary character of all human settlements. This approach will prevent arbitrary destruction of irreplaceable resources while meeting changing academic and administrative requirements. It is a process that not only examines the heritage resources in detail but also recognizes different degrees of protection, as suited to the importance of each resource. In this way, a clear process is created, one that achieves the balance between preservation and development as advocated in the Campus Plan.

As a first step towards preparing these management tools, the University has undertaken a comprehensive inventory and evaluation of all University-owned buildings and all planned landscapes within the Main Campus and its adjoining areas (this process is described further in the Methodology and Evaluation sections of this document). The evaluation was completed by the University's heritage consultant (Commonwealth Historic Resource Management Limited) with input from the University Campus Planning and Development Department and the City of Kingston Local Architectural Conservation Advisory Committee (LACAC). Although no agreement has been reached with the City on heritage policy, it is recommended that Queen's finalize an internal process for managing its heritage resources.

The heritage policies recommended below are situated within the current regulatory context of provincial and municipal legislation, as stated in *The Planning Act* and *Ontario Heritage Act*, and as specified in the City of Kingston's Official Plan, Zoning By-law and Site Plan Control policies. They are based on the best practices of international conservation and are modelled on Canadian federal and provincial prototypes.

The management process for heritage resources is a University-initiated voluntary approach, self-administered but compatible with the legislated requirements (see Appendix B for a discussion of this approach). It is, however, more comprehensive than the legislation requires. It includes landscapes, for example, which are currently excluded from both planning and heritage legislation. It provides a broad range of evaluations, from *Excellent* to *Fair/Poor*, and has a detailed rationale for each rating, backed up by extensive historical research. Thus, the process is comprehensive, taking in all buildings and landscapes owned by the University, not just the best ones.

This self-administered process was designed specifically to suit the University's needs. The evaluation was undertaken by both the City and the University, using criteria which were mutually agreed upon. Evaluation text for each property is specific and uses consistent terminology, thus giving Queen's an effective management tool, and providing the City with clear reasons for the University's decisions. With the evaluation process as a precedent, both City and University should have a good basis for reaching consensus on future management of heritage resources.

1.2 Objectives

The objectives of the University heritage policy can be summarized as follows:

- to ensure that the University recognizes the heritage value of its buildings and landscapes through policies to safeguard these features
- to provide tools for the responsible, long term management of its heritage resources through an accountable process which has clearly stated objectives, criteria, and means of resolving disputes
- to encourage a consultative process with the City of Kingston on managing heritage programmes
- to ensure that such heritage policies are directed primarily at structures or landscape features with demonstrable heritage value and are not applied indiscriminately
- to provide sufficient flexibility for and not be unduly restrictive of the University's long term development plans which are essential for meeting its evolving academic, administrative, residential, and financial needs

1.3 Essential Features

A heritage policy and process should include:

- principles for managing heritage resources
- a range of approaches for proposed changes to heritage properties, setting out corresponding intent and impact
- a process for such changes (or “interventions”) to heritage properties, with a conflict resolution mechanism
- the methodology for continuing the documentation and for the inventory and evaluation of heritage buildings and landscapes, if new properties are acquired

The following sections describe a policy and process which has these features, beginning with principles and definitions, then proceeding into the processes of intervention review and continuing assessment.

2. PRINCIPLES AND DEFINITIONS

2.1 Heritage Policy Statement

Queen's has outlined its commitment to the ongoing management of campus heritage resources in the following Heritage Policy Statement:

"Queen's University recognizes the heritage value of its buildings and landscapes and is committed to efforts in ensuring a balance between campus development and heritage conservation. The University reflects this commitment in ongoing inventory, evaluation, controls and implementation which shall apply to any alterations or renovations to buildings and grounds, and new construction to ensure consistency of application."

The following text provides a basic set of policies and outlines a procedural structure for use by Queen's staff.

2.2 Conservation Principles

Principles are general statements of belief and conduct by which the conservation of heritage resources should take place. They govern implementation of heritage policy and cover a range of specific options for intervention, from routine maintenance to major alteration and new development. They are explained in greater detail in Section 2.3.

Conservation (or heritage conservation) is a term generally used to describe all actions directed at protecting and enhancing historic and cultural properties for the future. The principles and management process that follow reflect good conservation practice, as guided by such international agreements as the Venice Charter (1964) and subsequent, more detailed charters¹, all of which form the basis for widely accepted heritage doctrines.

¹ The Venice Charter, prepared by the International Council on Monuments and Sites (ICOMOS), is the most important document in establishing international conservation principles. It stresses respect for the integrity of the resource and its setting; the importance of historical and scientific research; the importance of continued use; the need for an interdisciplinary approach; and the need for interventions to be modest, legible and well-documented.

ICOMOS Canada's Appleton Charter adapts the Venice Charter to a wider variety of resources and activities. Its definitions of conservation terminology are similar to those used in this policy. The Appleton Charter is used as a primary reference by a number of provincial governments, including Ontario.

Conservation work, regardless of the degree of intervention required, should be governed by the following general principles:

- All building and landscape conservation work should be based upon, and preceded by, sufficient historical research, site analysis and documentation to fully identify and safeguard the heritage features to be conserved.
- The evolution of structures and landscapes through time should be respected. Contributions of all periods are important to the historical development of the resource and may merit retention. Decisions about appropriate levels of intervention should be based upon the heritage value of each contribution, as determined by the campus Inventory and Evaluation.
- Long-term protection of the historic resource should be balanced with user requirements, and future resource management goals should be identified prior to undertaking any work.
- The approach to all heritage conservation projects should ensure the maximum preservation of the existing and authentic physical fabric and retention of the signs of age (also known as the patina).
- A well-defined maintenance plan for all heritage resources should be established.

2.3 Definitions and Levels of Intervention

A wide range of heritage conservation approaches will be required to meet the University's needs in the future. These approaches are often referred to as "levels of intervention" and vary according to the relative heritage value of the building or landscape (as determined in the evaluation), the extent of the changes involved, and the degree to which such changes have an impact on the historical fabric.

Most heritage conservation projects, by necessity, involve a combination of approaches rather than isolated interventions. Thus, in a project that seeks to return a building to an earlier appearance ("restoration"), it may be necessary to reinforce historic structural elements ("retrofit"), upgrade entrances, exits and services ("rehabilitation"), replace missing elements ("replication") and, perhaps, rebuild a long-demolished appendage ("reconstruction"). For most of the properties listed in the Inventory and Evaluation, only the exterior is involved, and thus the need for combined approaches is reduced. However, for *Excellent* and *Very Good* properties, the extent of heritage features will probably entail the use of several approaches if anything more than a minimal intervention is proposed. The ways in which such interventions are combined will be discussed in the Conservation Report to be prepared for such properties.

The levels of intervention discussed here range from minimum intervention (with maximum respect for the historic fabric), to maximum intervention (with minimum respect for the historic fabric).

2.3.1 Minimal Interventions:

Minimal Interventions include: Monitoring, Housekeeping, Mothballing, Maintenance, Repair, and Stabilization, which are focused on maintaining a historic resource with maximum respect for the historic fabric.

- **Monitoring** is undertaken to ensure that adverse impacts on archaeological sites, buildings and structures, landscapes, and biological life-forms that could not be predicted or evaluated prior to construction activities are addressed. For archaeological sites, monitoring requires the presence of a licensed archaeologist; for other heritage resources, it should be carried out by appropriate professional personnel. This may take the form of scheduled site visits and/or on-call availability during a long-term project.
- **Housekeeping** is the least intrusive of all maintenance procedures, comprising those actions which have little or no deleterious or irreversible effect on the fabric of the cultural landscape but which through basic, scheduled procedures help to retard deterioration.
- **Mothballing** (also known as ‘de-commissioning’) is a long-term stabilization process, intended to safeguard a resource from the elements and vandalism over an extended period, often years, until such time as it is decided to proceed with an undertaking. Mothballing involves reducing occupancy to nil.
- **Maintenance** comprises the regular, routine actions taken to retard the natural deterioration of a resource (or fixture, chattel, and/or equipment). These actions are intended to keep the resource from premature loss due to failure, decline, wear, or change attributable to normal use or the effect of the natural environment. Such activities are usually conducted on a cyclical basis. The period of the actions may be hourly, daily, weekly, monthly, seasonally, or yearly. Maintenance activities are not regulated under the Ontario Building Code. Maintenance is a pro-active kind of intervention.
- **Repair** is the process of returning a resource (or fixture, chattel, and/or equipment) to its prior condition when it has undergone changes attributable to failure, decline, wear, normal use, or abuse. A repair action does not alter or enhance the integrity, character, performance, or design intent; otherwise it becomes an Alteration. Repair is a reactive kind of intervention.

Repair may include patching of existing components using technologically compatible materials and methods; limited replacement in-kind of components; complete replacement in kind of a component when the degree of change it has undergone precludes any other type of action. Repair activities may be regulated under the Ontario Building Code.

- **Stabilization** is a minimum amount of work done to safeguard a resource from the elements and/or destruction and to protect the public from danger. This work may involve emergency structural reinforcing, cabling (with trees), protective coverings, or hoardings of a temporary

nature. In most cases, stabilization is undertaken in order to preserve the building for a future undertaking, often over a relatively short-term period.

With respect to archaeological sites, this work may be required in the case of eroding archaeological deposits and may involve the salvage excavation of the eroding area and/or the construction of retaining walls or barriers.

Stabilization is often an emergency measure, intended to provide temporary protection against an immediate threat. Emergency stabilization should not affect the integrity of the heritage fabric, and should also be reversible.

2.3.2 Moderate Interventions

Moderate Interventions include: *Restoration* (including Composite and Period Restoration), and *Rehabilitation*, *Renovation*, *Modernization*, and *Retrofit*, which involve varying degrees of alteration to a site or structure and which show moderate respect for the historic fabric.

- **Restoration** is the activity in which a building, structure, site, or object is returned to the appearance of an earlier time by removing later material and by replacing missing elements and details.

There are two variations to this approach, the first one more moderate and the second more extreme. Both have in common the criterion of authenticity — that is, a respect for the value of the building fabric as a document of the past.

- *Composite Restoration* is a form of restoration in which all significant features from all historical periods are left intact. With this form of restoration the process becomes one of revealing the continuity of the history of a resource. Newer material which is judged to be of little or no value may be removed if this will expose intact historical features of greater value. Designed vegetative features or missing architectural elements may be replaced, but only when this does not obscure the existing historic fabric. This approach, which is recommended for most restoration projects, requires a concerted effort at research and documentation.
- *Period Restoration* is the process of returning a building or site to its appearance at an earlier time. It is sometimes described as achieving a ‘Unity of Style’. This is an exacting form of restoration that, in most cases, is undertaken only when a compelling case for it can be made on the basis of the exceptional architectural or historical importance — and consequent educational value — of the state to which the building is to be restored, or when the removal of later additions will reveal the unity of the original work. Material and components which have been added since the period to which the resource is being restored are removed — even though they may have historic value in their own right — and missing elements may

be replaced. There must be sufficient evidence to allow restoration without conjecture and all material which is removed must be properly documented.

With respect to landscapes, as with buildings and structures, period restoration is a treatment that should be considered only when the earlier history is so significant that it justifies removal or alteration of features or materials that would ordinarily be retained.

In any restoration it is critical not to create an appearance which never existed, particularly an appearance which actually predates the building or structure being restored. This process is known as ‘earlying-up’. With restoration, as with other interventions, the construction of features that were designed but never built is not considered appropriate.

- **Rehabilitation** is the process of returning a property to a useable state through repair or alteration. Rehabilitation makes possible an efficient contemporary use while preserving those portions and features which are significant to the property’s historic, architectural, and cultural values. With landscapes, rehabilitation is the most common intervention, since it allows for change necessary to satisfy present-day demands upon the site.

Rehabilitation can be further defined as either continued-use or adaptive reuse, depending on the reasons for and nature of the intervention.

- **Renovation** occurs when extensive changes and/or additions are made to an existing building internally and externally in order to ‘renew’ the structure. These changes, particularly as they affect private residences, are often made in response to the need for more space, repair, general improvements, or lifestyle considerations. Renovations may be made in harmony with the existing building and neighbourhood, although conservation of heritage fabric is not the first priority of this intervention.
- **Modernization** is a conscious attempt to hide, deface, or alter heritage features in order to achieve a ‘modernized’ appearance. Commercial storefronts, streetscapes, and landscapes are quite often updated in this way as merchandising and advertising trends change. As opposed to renovation, where some respect (often unconscious) is given to the intrinsic heritage value of a building, remodelling is, by definition, anti-heritage. Modernization is included as a level of intervention in order to put the previous levels of intervention in perspective.
- **Retrofit** involves brining an historic building up to contemporary standards by the insertion, change or upgrade of its structure and/or systems. Conservation of heritage fabric is of secondary importance and it is assumed that the property in question contains little of heritage value.

2.3.3 Maximum Interventions

Maximum Interventions include: Reassembly, Moving, Replication, Reconstruction, Demolition, Fragmentation, and Salvage, all of which involve various degrees of mitigation of unavoidable adverse impacts on an historic resource.

- **Reassembly** is when an historic building, structure, or artifact is carefully dismantled and reassembled in situ, if possible, but often on another site. Reassembly is often undertaken out of structural necessity, to repair deteriorated material, or to observe historic construction techniques. Reassembly is also sometimes called ‘reconstitution’ or ‘anastylosis’.
- **Moving** (or relocation) is when an historic building, structure, or site-related artifact is relocated to another site, often as a last-resort alternative to demolition. The decision to move a building should be made only after a thorough look at conserving it in situ. The loss of site integrity and historic associations and the potential damage to historic fabric during a move are significant reasons to leave the building on its original site. Once moved, buildings often stay vacant for some time and can be subject to vandalism, fire, and decay.
- **Replication** is the making of an exact copy of portions of an existing structure, feature, or artifact. The purpose of replication is usually to replace a missing or decayed component in order to maintain aesthetic unity and harmony. Replication is often used for cosmetic reasons in restoration work. If valuable cultural property is being threatened or damaged irretrievably by its environment, it may have to be moved to a more protected environment. A replica may be substituted in order to maintain the unity of a site or building.
- **Reconstruction** occurs when a building, site feature, or artifact that no longer exists is reproduced with new construction that exhibits the shape, material, and detailing (and often construction methods) of the resource as it once appeared. Reconstruction differs from replication in that the original from which the copy is made no longer exists. Authenticity is dependent on the amount of historical and pictorial evidence available for the original resource. Good documentary information is essential in order to justify a reconstruction. There should be an absolute minimum of conjecture.

With landscapes, careful planning should consider the age and arrangement of vegetation, allowing for growth and maintenance to continue an appearance that replicates the reconstruction period. Reconstruction is seldom recommended as a conservation option because, unless skilfully executed and clearly explained, a reconstruction may be confused with an authentic historic element.

- **Demolition** is the systematic and deliberate destruction of a building (or fixture, chattel, and or equipment) or portion thereof. This includes not only removals of sections of buildings, i.e. additions, wings, sheds, etc., but also integral design and structural components (both interior and exterior), surface finishes such as plaster or panelling, and design

treatments such as store fronts, windows, and doors. In general, demolition of heritage sites implies the obliteration of historic fabric, unless otherwise specified for the purposes of reassembly (see salvage). While demolition is not a conservation process per se, it is recognized as a valid component in preservation programmes in which certain accretions made over time are being removed. It should be noted that demolition is an irreversible process and in terms of historic structures, would be undertaken only after thorough study has ascertained the value of the fabric in question. Any heritage fabric likely to be lost through demolition should be recorded beforehand.

- **Fragmentation** is the process in which portions of a building are retained, either on the original site or reassembled elsewhere. It is justified only for research, commemorative, or aesthetic purposes. Other heritage conservation measures, such as stabilization, can be used on the salvaged fragments in the process of incorporating them into the new context.
- **Salvage** as a mitigative action is the process of retaining and protecting from deterioration, historic fabric (or fixture, chattel, and or equipment) which has been removed from its context, through the process of demolition. Material may be salvaged for various reasons, including protection of significant individual features from permanent loss, protection of materials for reconstruction, or simply the reuse of resources. Regardless of the reason for salvage, records of all historic fabric's in-situ characteristics should be made, to accurately document associated design and process. If historic fabric is to be used in new and different applications, especially in restoration, renovation, remodelling or reconstruction, it should be clearly discernible that the material is not original to the new application, either through design, treatment of finishes, or written description. Archaeological excavation when carried out as a means of mitigation of impact is referred to as salvage archaeology and is always less preferable than avoidance.

3.0 MANAGEMENT PROCESS

3.1 Overview

The management process is essentially a review mechanism which requires that the University, as a whole, scrutinize any changes to its historic fabric proposed by component departments and agencies. The review process is a clear, fair and flexible one designed to address the full range of changes or interventions to the buildings and landscapes owned by Queen's, especially those which have been identified as having *Excellent* or *Very Good* heritage value.

While under University control, the process can accommodate consultation with the municipality and the community. For example, informal consultation with LACAC is included as a part of this internal review process and occurs before proposed changes are sent to the Board of Trustees for approval. This consultation is in addition to the reviews of such changes by LACAC mandated as part of the municipal planning process. The City also has an active role in reviewing development through the process of Site Plan control.

As for new development, it should be noted that the University's initiative in preparing heritage policy and in managing its heritage resources complements the general policies of the City of Kingston's Official Plan. Some issues remain to be resolved, however, particularly those relating to expansion of the campus into adjacent residential neighbourhoods.

Within the University, the review process will be the primary responsibility of the Campus Planning and Development Office (CPD). Staff will review proposed interventions based on the information contained in the inventory, evaluation and documentation process.

The Board of Trustees (the Board), via the Campus Planning and Development Committee (CPDC), is involved in the process as the final approval agency and has delegated authority to the Campus Planning and Development Committee. Thus the Board, via the Committee, arbitrates disputes and approves recommendations made by the Campus Planning and Development Office for projects involving alterations, new development or demolition/disposal. For properties designated under the *Ontario Heritage Act*, Kingston City Council is the final arbiter within the constraints of the *Act*.

3.2 Documentation

All properties currently owned by the University have been documented as part of the Inventory and Evaluation of Buildings and Landscapes. The management process is based on the hierarchy of heritage values identified in this evaluation. For the most valuable properties - those rated as *Excellent* and *Very Good* - the key heritage features, or character defining elements, are listed as part of a more

extensive description of the form, history and significance of the property. For properties rated as *Good* or *Fair/Poor*, a shorter text provides general guidance as to the features of each building or landscape that have heritage value.

In addition to this basic documentation, further guidance for future interventions is required for *Excellent* and *Very Good* properties. This documentation should be in the form of a Conservation Report. The report should be prepared in advance of any proposed changes to the property's use, and should provide detailed strategies and guidelines to permit needed change while conserving the setting's heritage character. Conservation Reports are normally prepared for the University by qualified heritage consultants.

3.3 Levels of Scrutiny

The management process responds to the various requirements of the University by suiting the level of scrutiny for heritage conservation to the level of intervention proposed. These different types of intervention (as described in Section 2.3) may warrant a fast-track review, in the case of minimal interventions, or may require scrutiny by all relevant levels of the University administration, in the case of maximum intervention.

- ***Minimal Interventions*** do not require approval from the University administration and are essentially the responsibility of Physical Plant Services (PPS). All PPS project managers should make reference to the Inventory and Evaluation for specific guidance on key heritage characteristics of each resource. Campus Planning and Development (CPD) staff should monitor all minimal interventions, in consultation with PPS project managers.
- ***Moderate and Maximum Interventions*** have enough impact on the heritage resources to require approval from the University administration. All development proposals involving heritage buildings and landscapes should be administered using the Construction Project Process for Queen's. In this process, capital projects of all scales are coordinated by a PPS Project Manager. CPD staff should ensure that the project respects the Inventory and Evaluation and applicable reviews. If the resource is an Excellent or Very Good one, CPD staff should ensure that proposed interventions are guided by the Conservation Report prepared for that property. They are also responsible for the conservation of heritage resources throughout the development process. CPD staff will support this activity by advising and monitoring the proposal as it goes through the internal approval process.

It is understood that a minimal level of informal monitoring by CPD staff occurs throughout the process. The reviews described in the following section are formal reviews, in addition to the ongoing informal process.

3.4 Permitted Interventions in Existing Properties

Within this overall framework there must also be a sliding scale of interventions which are dependant upon the evaluation rating given to each heritage building and landscape. Heritage resources of higher value have more restrictions as to the types of interventions allowed, with progressively more latitude as the evaluation rating drops. Thus, the generic types of interventions permitted are as follows:

- ***Excellent properties*** are the best and should be treated accordingly. While minimal interventions are allowed, guided by the Character Defining Elements described in the Inventory and Evaluation, moderate interventions are to be guided in detail by a Conservation Report. This document, as described in Section 3.2, above, shall be prepared by a qualified heritage consultant prior to the commencement of any development proposal. CPD staff will guide the consultant. The Conservation Report should guide staff and future consultants by describing the property's heritage character, significance and condition and by providing intervention guidelines for each component identified as a Character Defining Element. Maximum interventions are to be considered only as a last resort (see Section 3.5 below for the detailed process).
With proposals for moderate intervention (i.e. alteration or new development), CPD staff should review the proposal at the Concept Design and Design Development stages. The City should be consulted during this review (Planning Department and LACAC). CPD staff should prepare recommendations for approval by the Vice Principal (Operations and Finance) or the CPDC.
- ***Very Good properties*** are much better than average and merit long-term investment and care. As above, minimal interventions are permitted while moderate or maximum interventions require a proposal prepared by PPS/CPD staff, CPD staff review of the proposal at the Design Development Stage, and recommendations, for approval by the Vice Principal (Operations and Finance) or the CPDC . Preparation of a Conservation Report is recommended, rather than mandatory.
- ***Good properties*** are average, if not better. As such, they are worthy of care and enhancement. Due to their lower evaluation, however, moderate and maximum interventions may be permitted (provided that CPD staff monitor the work and review the proposal at the Design Development stage). Conservation Reports are not required, but are suggested for properties which the City intends to designate. Otherwise, guidance on interventions should come from the key features described in the Inventory and Evaluation. Maximum interventions require approval from the Vice Principal (Operations and Finance) or the CPDC.
- ***Fair/Poor properties*** are worse than average and thus merit only short-term investment by the University. All levels of intervention are permitted. CPD staff should monitor moderate interventions and be required to review the Design Development stage of proposals prior to allowing maximum interventions.

3.5 Obsolete Properties

The emphasis throughout the heritage policy and management process has been on the conservation of heritage resources. Inevitably, however, there will be times over the life of the University in which a heritage resource is no longer useful. To address such events, the University must have a specific process for dealing with obsolete properties.

As with an archival collection, the University's collection of properties should be governed by an accessioning and de-accessioning policy. The process for dealing with new properties acquired by the University is described in Section 4.2; the process for dealing with the disposal of property is described below. The following policy affects the best properties: it is mandatory for Excellent resources, and strongly recommended for Very Good resources. Lower-ranked properties may be demolished if so recommended by CPD staff, although demolition of Good properties must be approved by the Vice Principal (Operations and Finance).

De-accessioning should provide a range of options, with demolition as a last resort. Demolition is already permitted as a last resort under the *Ontario Heritage Act* and the University cannot be unduly bound by additional restrictions - its current fiscal and community context will not permit conservation to be paramount at all costs. In the future, it is hoped that the University and the City can agree on special policies which will allow the innovative management of resources valuable to both. These special policies are needed so that the University is not held perpetually responsible should the resources no longer be functional as University buildings or landscapes. It is in anticipation of this new approach that the following process is provided.

The range of options should begin with an assessment by CPD of potential alternative University uses. If one is found, then rehabilitation or renovation of the property can be recommended and the resource continues to be conserved. Should no viable University use be found, then the University should be in a position to assess possible transference of the property to another tenant or landowner, by lease or sale. Such a transfer should include with it the obligation on the part of the new tenant or owner to also conserve the property. Heritage easements (managed by the Ontario Heritage Foundation) or other covenants on title are the current legislative tools available to achieve this objective. Should lease or sale not be viable, and the University remains responsible for the resource, then a series of progressively greater interventions in the historic fabric will occur. Moving is one option, if in doing so the building is conserved and a new use found for it. If the building cannot be moved, or if the resource is a landscape, then fragmentation or partial demolition is another option. LACAC will be consulted informally during the assessment of these options. If none of these above options are viable, then it is only at this stage that demolition is recommended.

The review process would be as follows: CPD staff prepare a report providing the rationale for demolition; this report is presented to the Vice-Principal (Operations and Finance), who has the option of taking the matter to the CPDC (and Board of Trustees) for resolution. For properties designated under Part IV of the *Ontario Heritage Act*, the report would have to be presented to the City Council, who, if opposed, could use the terms of the *Act* to defer demolition, pending further discussions with the University. However, the *Act* still confers on the University the ultimate right to apply for a demolition permit from the City.

The structure of the foregoing policy and process puts the burden of proof on the University to show that demolition is the only viable solution. The University must prove the case for demolition after considering all other options. In examining these options, staff will be guided by the Campus Plan and by a Conservation Report for the property, if one has been prepared. The staff report should take into account the following issues: economic viability of alternative uses; building or landscape condition; building or landscape's suitability for conversion to other uses; potential conflicts with Campus Plan policies; and the potential impact of the loss on the University's image, both within the University community and in the community at large.

Even with demolition as the chosen option, there are still conservation policies which should be followed. International best practice advocates the recording and salvaging of heritage resources prior to demolition, so that at least a record of the resource is retained. Such recording and salvage processes may be too costly to be routinely undertaken by the University. However, they are the types of activities which lend themselves to volunteer involvements by students or local heritage organizations.

3.6 New Development

New development (or infill) is an intervention when heritage buildings or landscapes are part of the area to be included in the proposed development.

It should be understood that both *Excellent* and *Very Good* heritage resources are the primary subject of discussion. However, because the development site may be large, involving a range of University properties which are in the *Good* and *Fair/Poor* categories, the discussions can include them if they are deemed to have streetscape or ensemble value. The evaluation descriptions prepared during the documentation process (and described in this document) will provide the necessary guidance to determine site specific policies for these lower priority properties.

In practice, the process would work as follows: new development should be guided by the Campus Plan and then by the Inventory and Evaluation. Suggestions for compatible new development are found in the Inventory and

Evaluation text: by major street (Residential, with context in Landscape); by district (Institutional buildings in Landscape contexts); and by setting (Landscape). PPS and CPD staff should administer the development process throughout and any new development proposed to be attached or placed adjacent to a heritage building, or placed within a heritage landscape should be reviewed at the Concept Design and Design Development stages using the Inventory and Evaluation. Any *Excellent* or *Very Good* properties affected by proposed new development should have Conservation Reports prepared for them. Approval for any proposed development directly affecting an *Excellent* or *Very Good* building or landscape must come from CPDC via recommendations from CPD staff.

There is also a second way to address large-scale infill, intended to address instances where more than one heritage building or landscape is involved, such as the redevelopment of a large site for a major new campus facility.

This approach to new development in a heritage context uses a precedent from the University of Toronto. The University has identified a number of potential development sites on its properties. On each of these sites, the University has prepared development guidelines which include site-specific heritage policies in instances where heritage resources are affected. Once the University has decided to proceed with development on one of these sites, the University and the City of Toronto begin detailed discussions leading to site specific planning policies for the proposed development site, including specific heritage policies. In these discussions, the City is usually represented by the Planning and Development Department and the Toronto Historical Board.

As applied to Queen's, this process would require a close relationship between the development proposals of the Campus Plan and the Heritage Policy and Process. It would be the responsibility of the Campus Planning and Development Office and the planning and heritage consultants, to agree on development guidelines for the chosen sites. These guidelines should be discussed with the City of Kingston to assure integration with the Official Plan, Zoning Bylaws and the Site Plan Control policies. The City would most likely involve both the Planning Department and the LACAC in these discussions. These discussions are intended to produce a set of site-specific planning policies agreeable to both University and City.

4. ONGOING MAINTENANCE & STEWARDSHIP

4.1 Conservation and Enhancement

In the long term, the University should consider further improvements to the heritage policy and process. One such action would be preparation of a Management Manual for all of its properties, with specific sections for heritage properties where the detailed guidelines for each level of intervention would be elaborated, as well as normal maintenance practices. This additional level of detail would guide management and maintenance staff in the actual techniques of intervention, so that every action, from repairing a door to designing infill development, is covered.

As a general principle, however, all properties worth long-term investment by Queen's should have their heritage character conserved and enhanced. This means that unsympathetic alterations should, if possible, be removed and sympathetic replacements made. On residential properties, this might involve replacement of metal storm windows and vinyl siding with units matching the original materials. On institutional properties, this might eventually mean the removal or major renovation of unsympathetic additions and replacement with more compatible designs. In landscapes, this may entail upgrading streetscapes and/or reconstructing former spaces, such as quadrangles, using the Campus Plan as a guide.

In the near future, Conservation Reports should be prepared for all *Excellent* and *Very Good* properties which are known to be affected by imminent development proposals and for *Good* properties proposed for designation by the City under the *Ontario Heritage Act*. Having these reports in hand will inform the planning process and assist both the City and the University in the evaluation of proposed development plans.

4.2 Future Updates to the Inventory and Evaluation

The Inventory and Evaluation text, along with the History and Methodology, has been prepared and reviewed by Queen's and the City, with every effort to ensure its accuracy. It should remain as the fundamental document guiding future management of campus heritage buildings and landscapes.

Should new properties be acquired by Queen's, then CPD staff, with the aid of a professional heritage consultant, should record and assess the properties following the same methodology as was used to compile the Inventory and Evaluation. This new information should be appended to the existing document, not inserted in the existing text.

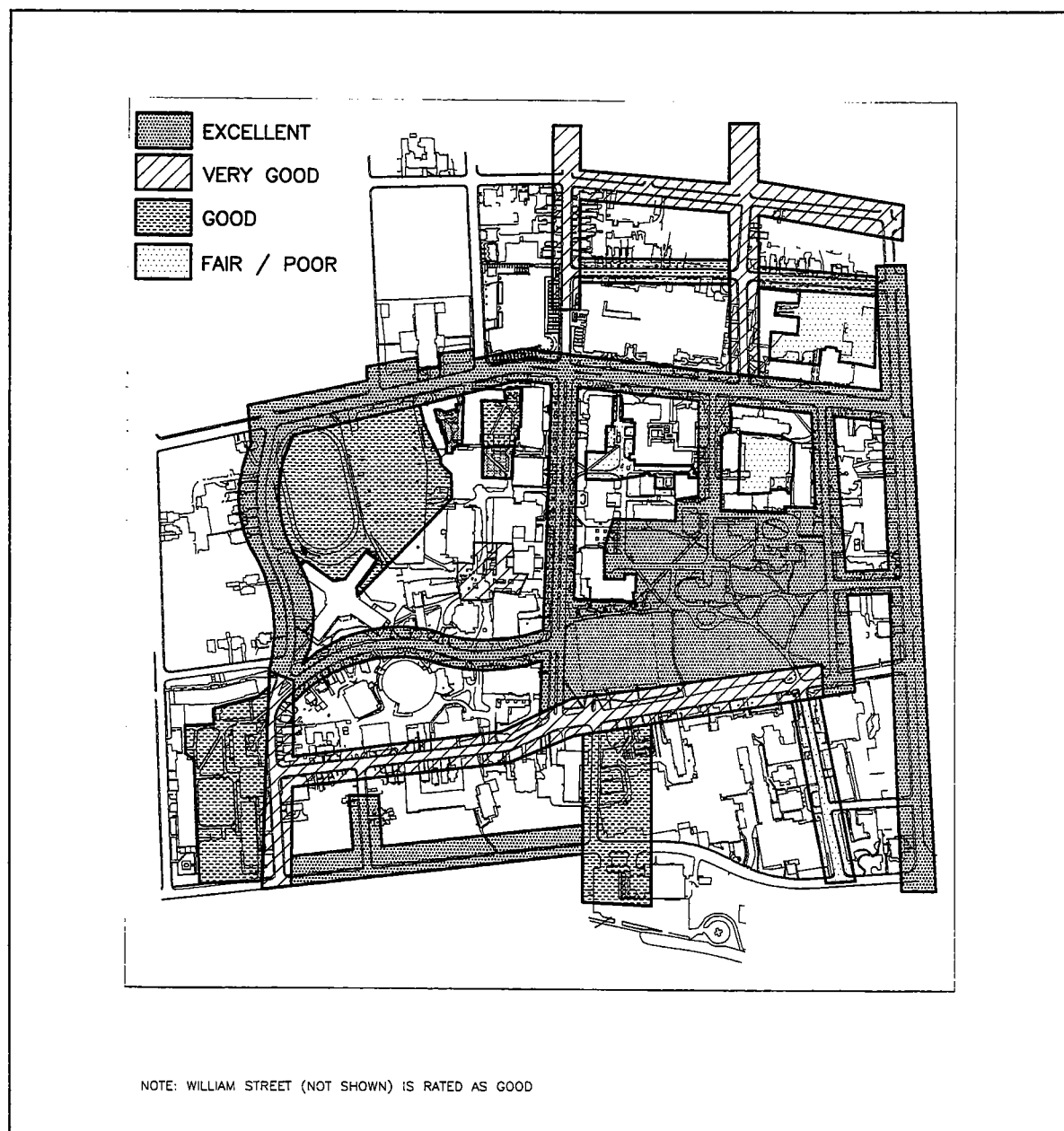
HERITAGE POLICY

Similarly, any properties removed from Queen's ownership should be noted in an appendix to the main document. Revisions to heritage policies can be made as part of the ongoing development of these policies. (This Heritage Policy provides a basic guideline for the University and represents the state of discussions with the City at the time this final report was submitted.)

Queen's University
Heritage Study

LANDSCAPES





LANDSCAPES

		EXCELLENT	VERY GOOD	GOOD	FAIR/POOR
1.	SUMMERHILL PARK	E			
2.	KINGSTON FIELD	E			
3.	FLEMING FIELD	E			
4.	MEDICAL QUADRANGE	E			
5.	MILLER HUMPHRY-KATHLEEN RYAN				F/P
6.	CAMPUS ROAD	E			
7.	INNER CAMPUS SPACES				F/P
8.	UNIVERSITY AVE. (SOUTH END)	E			
9.	APPLIED ENGINEERING				F/P
10.	UNION ST. EAST & WEST	E			
11.	ARCH, DEACON & BARRIE ST.	E			
12.	THE DUNNING-MACDONALD COURTYARD			G	
13.	POLICY STUDIES & RICHARDSON COURTYARD	E			
14.	MAC-CORRY HALL EXTERIOR STREET & PLAZA		VG		
15.	TINDALL FIELD			G	
16.	QUEEN'S CRESCENT	E			
17.	STUART ST.		VG		
18.	KING ST. WEST	E			
19.	LOWER UNIVERSITY & HEATING PLANT			G	
20.	LOWER EAST CAMPUS				F/P
21.	LEONARD FIELD			G	
22.	ALBERT STREET		VG		
23.	UPPER UNIVERSITY AVE.		VG		
24.	CLERGY ST.			G	
25.	EARL ST.		VG		
26.	WILLIAM ST.			G	
27.	DIVISION ST.		VG		



L-1 SUMMERHILL LAWNS

Date: 1836-39 - Residence under construction
1860 - Botanical Gardens
1890s - Tree & shrub planting undertaken by Dr. William Saunders, Experimental Farms, Ottawa

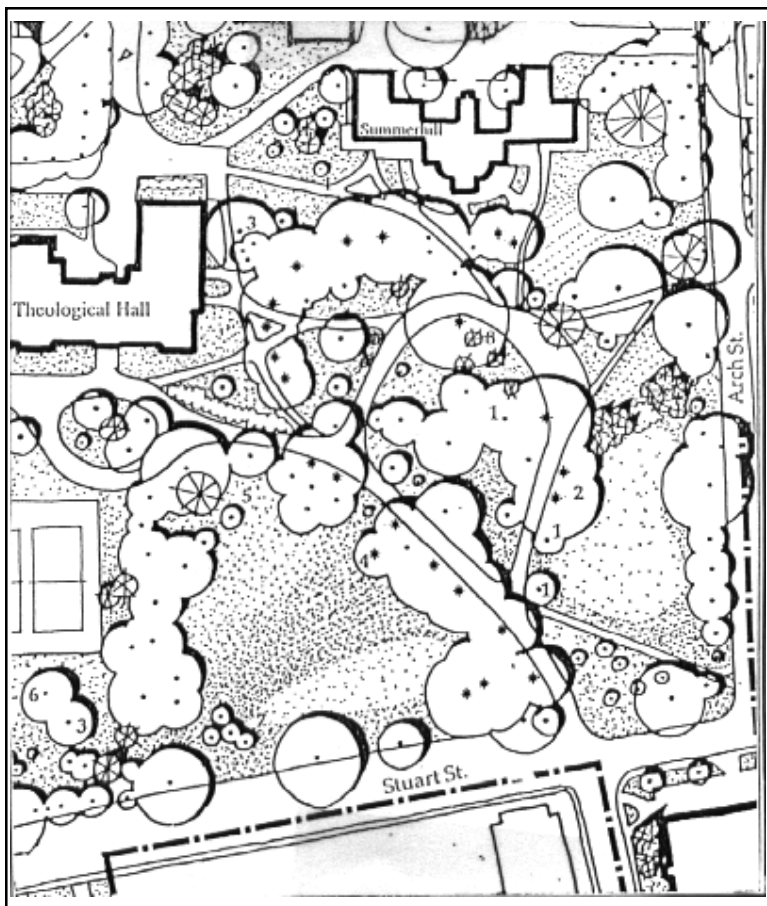
Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because of its design, its use of the naturalistic English landscape style, its historical associations and age, its importance as a campus landmark and as one of the original landscapes on campus, and because of its relatively unaltered state.

B. Landscape Description

Summerhill Park is a broad, spreading lawn sloping continuously from Summerhill House to the adjacent Stuart and Arch Streets. The main circulation system is a large circular drive in front of the house, accessed from a laneway that enters from Stuart Street and continues in front of Theological Hall. The Park consists of mature trees, shrubs and flower beds in a grassed parkland, defined at the edges by city streets and University buildings. The main spatial grouping is the lawn and trees, with two open areas along the south side and a perennial garden near the eastern entrance. Views into and out of the Park are somewhat limited by the mature trees and the view of Lake Ontario which was originally present has since been obscured by buildings, especially the Bottrell Hall tower. Restricted views exist from the Park into the adjacent City Park and Fleming Quad. Landscape features include the stone and wrought iron entrance gates on the east side and a painted steel sculpture on the hill in the southwest corner. The Park has been well maintained and includes some very old plant material.



The Park formed part of the grounds of Summerhill, established in 1839, and was the site of the first botanical garden in Canada, established by Dr. George Lawson (professor

of chemistry and natural history at Queen's) in 1860. The botanical garden was later neglected and in the 1890s, a committee was established to plant trees and shrubs. This was done under the guidance of Dr. William Saunders of the Dominion Experimental Farm in Ottawa. Commemorative plantings of trees have continued since that time, and the Park still exhibits a wide variety of species.

C. Character Defining Elements

The pastoral setting of rolling topography, lawn and mature trees, against the backdrop of Summerhill, are the essential elements of this landscape. Ancillary details such as the eastern entrance gate are also important. Since this landscape has evolved over time and exhibits planting styles and species from several different eras, options for enhancement include selective removals to focus on representative examples from each major evolutionary period, and a focus on restoring the garden to a selected period, removing plantings that do not conform. Further research is required in order to pursue the latter option. In any case, an ongoing program of replacement planting is needed to ensure continuity of specimen tree cover as the current mature specimens reach the end of their lifespans.

L-2 LOWER CAMPUS-KINGSTON FIELD

Date: 1850

Evaluation: Excellent

A. Reasons for Excellent Classification

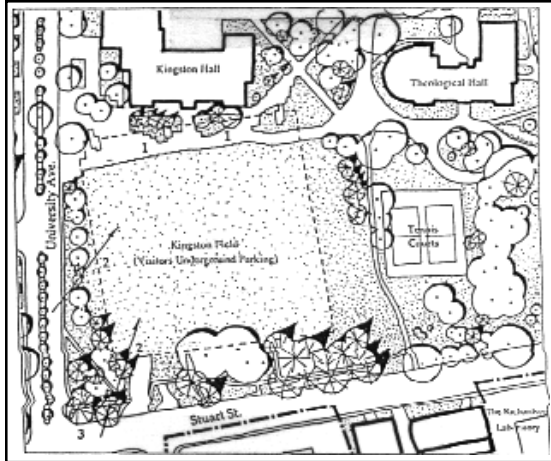
This landscape is rated as Excellent because of its design as a playing field/parade ground, its strong historical associations with the militia and with Queen's, its age and spatial organization.

B. Landscape Description

Kingston Field is a major campus open space and recreation ground stretching south in front of Kingston Hall and Theological Hall. It is bounded by these buildings to the north and by University Avenue to the west, Stuart Street to the south and Summerhill Park to the east. The main spatial groupings are a playing field to the west in front of Kingston Hall and tennis courts to the east in front of Theological Hall. The playing fields are located on top of a large underground parking garage. Access is by means of hard surface paths across the north edge, joining the access drive around Theological Hall, and by a north-south path between the field and the tennis courts. Access from the west is blocked by a chainlink fence. The landscape is characterized by the playing surfaces bordered by buildings to the north and by dense plantings of coniferous and deciduous trees and shrubs on the



LANDSCAPES



remaining sides and encircling the tennis courts. Around the edge of the playing field are air vents and access stair entrances for the underground parking lot, and the main entrance to the parking lot is located on the steep and heavily wooded south slope along Stuart Street. There are panoramic views of the field and background buildings from the south, and views from the site of the hospital complex and lake to the south. The field is well maintained but some of the planting installed with the parking structure is becoming overgrown and is not of the same high standard as the rest of the Lower Campus.

Kingston Field dates from the mid-1800s in its initial use as a militia parade ground, followed by its conversion to playing fields and tennis courts with the expansion of the University and construction of Kingston and Theological Halls. The playing surface has remained largely unchanged this century although it was formerly encompassed by a running track and was bordered by a lawn tennis court which extended east to the edge of Summerhill Park. Construction of the parking garage altered the landscape in front of Kingston Hall, removing a former roadway lined with trees.

C. Character Defining Elements

The sporting fields against a backdrop of stone institutional buildings is the essential feature of this landscape, an image that could be reinforced by a redesign of the perimeter planting, especially in the vicinity of the tennis courts. Evergreen tree clusters, miscellaneous concrete paving and perimeter chain link fencing detract from the character and should be replaced. Parking lot exit stair enclosures and vents could be redesigned to better integrate with the setting.



L-3 FLEMING FIELD

Date: 1904

Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because it is one of the few remaining quadrangles on campus, exemplifying the classic collegiate style of enclosed outdoor space, with only minor alterations of the original plan.

B. Landscape Description

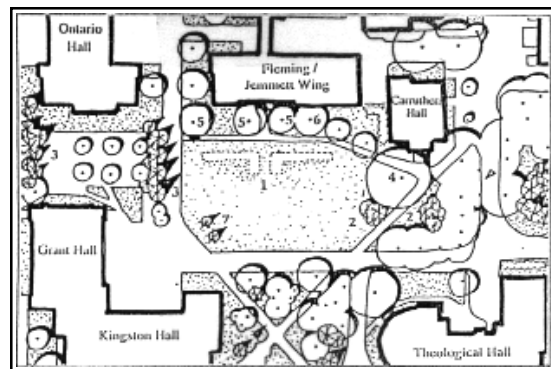
Fleming Field is a large rectangular grass field bounded by late 19th century and early 20th century stone institutional buildings. It is bounded by Fleming Hall to the north, a grove of trees and Campus Road to the east, an access lane and grove of trees to the south, and an access road/walkway and a grove of trees to the west. Major buildings define the four corners: Ontario Hall, Carruthers Hall, Theological Hall, and Kingston Hall/Grant Hall. Primary spatial groupings include the main open lawn, a grove of trees west of Campus Road and another south of the lawn and west of the lawn. Minor groupings include perennial beds along the north edge of the lawn and trees planted along the edges of the space.

Structures include two commemorative monuments, and notable trees include a large silver maple south of Carruthers Hall and crabapples and a Turkish hazel south of Fleming Hall. Perimeter walkways and service laneways provide access and reinforce the enclosure provided by the buildings. A diagonal path bisects the tree grove next to Campus Road. The landscape is characterized by a formal lawn bordered with dense tree groupings. Views out from the space are blocked by these tree groupings; the main visual boundaries are the surrounding buildings, with their common materials, similar architectural styles and heights. The landscape has been well maintained. Opportunities for improvement include relocation of the perennial beds to improve opportunities for informal sports, reconfiguration of the lawn edge to create a more rectangular shape, opening up of views to the south and east by thinning or redesigning the existing vegetation, and redesign of the depressed service area at the southwest corner, behind Kingston and Grant Halls.

Fleming Field was established in 1904 and retains most of the original components of lawn, plantings and access. By 1919, the field was used for lawn tennis, with four courts in place. Later additions include perimeter tree planting, especially on the east and south sides.

C. Character Defining Elements

The rectangular lawn or quadrangle bounded by paths, planting and buildings, is the essential element which defines the character of this space. Also important are the monuments and mature trees. Reinforcement of the simple layout of open lawn and planted boundary would improve the landscape (by avoiding fussy planting within the space), as would the opening up of views into the space from adjacent streets and pathways.





L-4 THE MEDICAL QUADRANGLE

Date: 1859
1938 - Quad enclosed by Craine Building
Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because it is a good example of a small collegiate quadrangle and because it is part of the original campus landscape associated with Summerhill and the Old Medical Building.

B. Landscape Description

The Medical Quadrangle is an urban square defined by buildings on each flank and consisting of a circular access drive surrounding a grove of trees on a circular lawn. The space is bordered by Summerhill to the south, the Old Medical building to the southwest, Jackson Hall to the northwest, Kathleen Ryan Hall to the north, and Humphrey Hall and Craine Hall to the east. Access is from Arch Street south of Craine Hall and the space is linked to the parking lot to the north, behind Kathleen Ryan Hall. The main spatial groupings are the central planted island and the surrounding pavement, which extends to the building edges. It is a simple landscape of trees, lawn and paving. The massing, height, placement and stone cladding of the surrounding buildings are consistent and provide a balanced sense of enclosure to the central open space, but the paving dominates the ground plane. Features include benches and a small commemorative monument as well as mature silver maples in the central island. Views in and out of the space are restricted by the enclosing buildings and are confined to the corners of the Quadrangle, offering glimpses of adjacent campus buildings. Although the landscape is well maintained, it has been substantially altered to accept vehicular traffic and, as a result, has lost much of the character of a collegiate quadrangle.

C. Character Defining Elements

The landscape is the most urban on campus. Essential elements include the paved edge, central lawn with a grove of mature trees, and its harmonious proportions which approach the urban scale of equal building height to width of open space. Also important in defining the space are the massing, placement and cladding of the surrounding buildings. Improvements are needed to enhance the pedestrian environment while controlling vehicular access.

L-5 MILLER, HUMPHREY, KATHLEEN RYAN HALLS (PARKING COURT)

Date: 1970

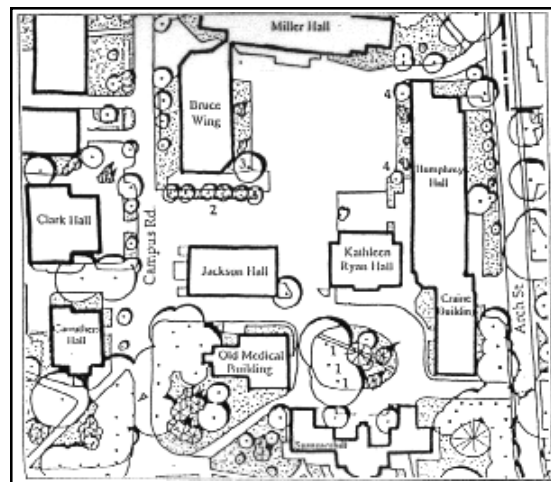
Evaluation: Fair/Poor

This was space occupied before 1892 by a curling rink on the west side, part of the Kingston Athletic Grounds, and the rear perimeter of properties facing the west side of Arch Street. After the removal of the curling rink between 1912, when the university acquired the athletic grounds, and 1919, the Shepard and Calvin Master Plan recommended a 'New Quad' facing a Student's Union on the Arch Street properties. Instead, an 'Animal Department Building and the old Jock Hartly Arena occupied this space from the 1920-30s until the late 1960s.

The parking lot bounded by Miller, Humphrey and Kathleen Ryan Halls utilizes most of the space between the rear sides of these buildings. A narrow landscape foundation planting space is provided along Humphrey Hall and the Bruce Wing while service areas occupy the rear frontages of Miller Hall and Kathleen Ryan Hall.

A buffer planting of Norway maple, crabapple, birch and yew separates a walkway along the parking lot access between Bruce Wing and Jackson Hall. The dense yew planting may be considered a security problem for pedestrians at night. Other than a few maples and cedar next to Bruce Wing and Humphrey Hall, the foundation plantings are not noteworthy.

The existing parking and service court is well defined architecturally and has potential as a landscape quadrangle, even though there are no major building entrances facing onto it.



L-6 CAMPUS ROAD

Date: 1879-80

Evaluation: Excellent

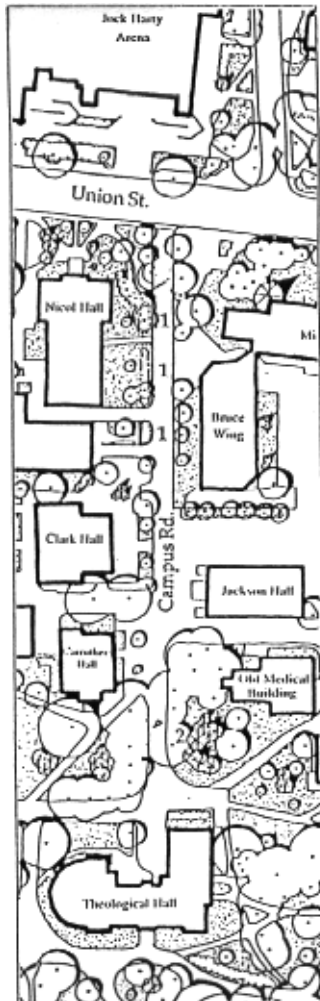
A. Reasons for Excellent Classification

This landscape is rated as Excellent because of its design in which spatial definition is provided by stone entrance gates and flanking trees and buildings, and because it was the secondary campus entrance in the original campus landscape.

B. Landscape Description

Campus Road is the main outdoor pedestrian spine and vehicular access for the central part of the campus. It runs south from Union





Street to the north door of Theological Hall, then merges with a service lane running west to Grant Hall. The asphalt roadway is bordered by concrete sidewalks. The primary spatial groupings in the lower half are of small stone buildings located gable end to the street, with flanking mature trees. The upper end close to Union Street is flanked by the large rear extensions to older Union Street buildings. The main view is from Union Street south through the entrance gates to the asymmetrical rear facade of Theological Hall, and the lesser view back to the north from this point. Secondary views exist between the buildings, with screened tangential views at the south end of Summerhill Park and Fleming Field. Landscape features include the stone wall and entrance gateposts as well as the mature trees at the southern end. The elms which once lined the street have been replaced with honeylocust, ash and silver maple trees. The lawns at the north and south ends have been planted with an evergreen shrub understorey, some on berms, and some of which has become overgrown and has been replaced with pavement.

Campus Road was originally a private laneway that followed the former property line running south from Union Street. It was built in 1879 to provide access to Theological Hall. Earlier, in the 1860s, it was bordered by the militia Drill Hall on the west and in the 1890s, by the skating rink of the Kingston Athletic Grounds. In the early twentieth century, temporary buildings and the stone gates were added, followed by the present academic buildings.

C. Character Defining Elements

The image of a formal entrance drive, with entrance gates, the axis terminated by the north door of Theological Hall, the flanking stone buildings and mature trees in the southern half are all essential to this landscape's character. Also important is the predominantly pedestrian use of the street and the relatively narrow street width which reinforces the pedestrian scale of the space. The flanking paving and planting could be improved to reinforce the linearity and spatial enclosure, especially in the northern half.

L-7 INNER CAMPUS SPACES

Date: 1919 - Memorial Quad
1960s - infilled
Evaluation: Fair/Poor

The expansion of Queen's University between 1902 and 1912 formed the perimeter around Memorial Quad. The quad was recognized in the Shepard and Calvin Master Plan of 1919 and completed by the erection of Douglas Library in 1923-1924. Created in memory of World War I dead, it was suitably located on lands formerly controlled by the Ordnance Department and later acquired by the City of Kingston before sale to Queen's in 1901. The invasion of the Frost Wing of Gordon Hall in 1963 and the Stewart-Pollock Wing of Gordon Hall in 1964, largely obliterated the unity of the original quad, turning the area into clusters of inner campus spaces.



Unlike the more formal streetscape character of Campus Road, the walkway running north-south from Union Street to the west side of Fleming Field is an informal series of 'walks' and 'spaces'. The narrow gap between Douglas Library and Gordon Hall and the central placement of two large oaks south of Douglas Library preclude any continuous 'avenue of trees'.

A space west of the Stewart-Pollock Wing presents the opportunity for an open green space off the north-south walkway. However, the trees located there are dense. A rare dawn redwood is located near the southwest corner of the building.

Two east-west paths that intersect the north-south walkway are located to either side of the Stewart-Pollock Wing and give access to Campus Road. The path to the north is lined with shade trees and bordered with grass. While it is adequately landscaped this passage is dark and closed in. The windows of the Frost Wing have mirror glass and there are no access points into the building.

This is unfortunate because the pathway passes by the quiet, pleasant courtyard behind Clark Hall. The courtyard is well designed and has the potential to become a better used space within a busy part of the campus. For example, a large volume of east-west pedestrian traffic is handled by the adjacent service lane between the Stewart-Pollock and Jemmett Wings. This is essentially a paved service corridor with no significant landscape amenities.

The space between Jemmett Wing and Carruthers Hall, currently occupied by a temporary building, also has potential as a landscaped pedestrian linkage between Fleming Field and Clark Hall.

The courtyard between Gordon and Nicol Halls is generally in poor condition and requires attention. Except for a few walls, there is no seating and the paving is uneven. One of the maple trees, a willow and a crabapple are worthy of retention, however, most of the vegetation is overgrown or diseased. Although a key access to Frost Wing, the courtyard is a dead end unless pedestrians choose to walk through the service alley between Frost Wing and Nicol Hall.



L-8 UNIVERSITY AVENUE (SOUTH END)

Date: 1872 - Agnes Etherington Art Centre
1902-04 - Grant and Ontario Halls
1950s - West Side
Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because of its formal streetscape character, its historical role as the ceremonial campus street and its current role as a campus landmark.



B. Landscape Description

The southern part of University Avenue is a broad, boulevarded street sloping southwards from Union Street to Stuart Street and flanked with institutional buildings of fairly uniform height and setback. Queen's Crescent is the only street to intersect with University Avenue; otherwise, only the east-west pedestrian paths cross the street. There are two main landscape spatial groupings: the boulevarded street itself, and the open spaces which flank buildings on either side. The main boulevarded space is defined in the northern half by a mostly consistent building setback and height, but this consistency dissipates at the Agnes Etherington Art Centre, which reasserts the former residential setting and Kingston Field across the street removes the enclosure by buildings. The street terminates inconclusively at the angled intersection with Stuart Street and the vista to the south is only partially closed by McLaughlin Hall.

The flanking landscapes start in the north as landscaped pedestrian routes between buildings and become progressively more open and paved as the street progresses south, with Kingston Field being the only major soft landscape in this part of the street. Buildings on the west side are situated on individual terraced plazas, thus interrupting the free flow of the slope found on the east side, and providing unnecessary barriers to pedestrians. The southern half also lacks the flanking street trees which characterize the upper half. Large silver maples on the west side are remnants of the

previous residential landscape; newer plantings include sugar and red maples and honeylocust. Trees planted in raised concrete planters or on slab are not faring well, and large gaps in the tree planting exist because of subgrade restrictions. Ornamental crabapple trees planted in the median provide a consistent landscape feature along the street but obscure the flanking buildings, thus precluding the sense of enclosure the street could provide, and screening the interesting details of building facade, such as the Ontario Hall entrance, or form, such as the Grant Hall tower. Interesting details in the flanking landscapes such as the ironwork south of Dunning Auditorium or the sculpture south of Jeffrey Hall are not well integrated with the overall streetscape, and lighting, signage and paving are neither consistent or distinguished.

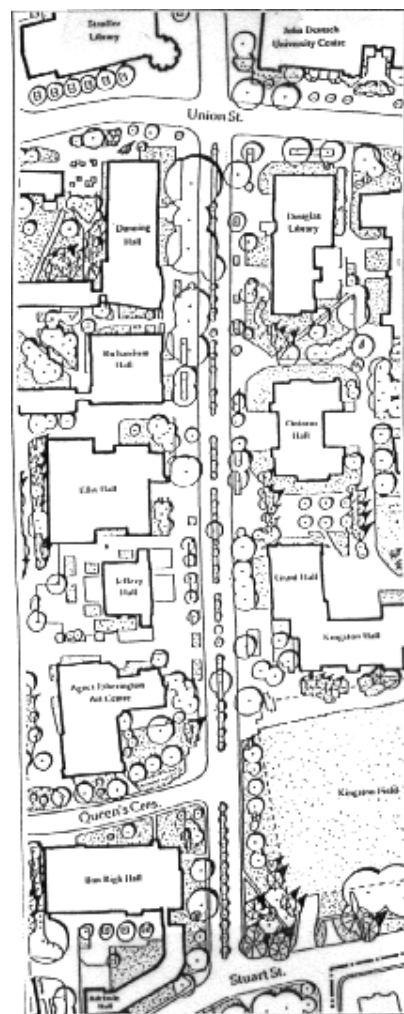
The spaces between Douglas Library and Ontario Hall and between Ontario and Grant Halls offer opposing ways of treating side-yard conditions. Both spaces have reasonably high amounts of foot traffic passing through them. The north one is mostly grass with two pathways loosely aligned with shade trees. The south side-yard is treated as a paved plaza or courtyard. Tall coniferous trees create 'walls' that extend the facades of the buildings and enclose the space. A grid of catalpa trees is located in raised planters within the courtyard and have survived this planting condition after repeated attempts with other species.

As the north space between Ontario Hall and Douglas Library is relatively open to both sides, it creates a logical and inviting link between University Avenue and the inner campus area. It has greenery and is pleasant to pass through.

On the other hand, the south space between Ontario and Grant Halls is heavily planted at its ends and cuts itself off too much from both directions. Important views into Fleming Field, which used to exist from University Avenue, are now obstructed. This exterior plaza was built in the sixties and apparently the bedrock had to be blasted in order to create pits for tree planting. The spruce trees were planted as part of a 1970s student planting project and were transplanted from the wild, which may in part account for their current poor condition.

As key open spaces related to University Avenue these side yards link the east campus area to the central spine and provide the potential for pedestrian gathering and relaxation. The north side-yard is pleasant but lacks amenities such as seating.

The streetscape character of University Avenue was largely established between 1890 and 1924, when the Douglas Library was completed. Originally called Gordon Street, its name was changed and a centre median was added (pre-1919) when the street became a ceremonial space for University and city. The street originally



formed the western edge of the campus, lined on the west side by large private residences. The character in the pre-WWII era was one of large freestanding buildings flanking a broad boulevarded street over which arched mature elms. Postwar development and elm disease have eroded this scene, and planting of ornamental trees in the boulevard has changed the character by reducing the spatial scale.

C. Character Defining Elements

The broad street width and the quality of its flanking buildings define its character, as do the mature trees in the northern half of the street. Potential defining elements such as the Grant Hall tower and the southern terminus are not exploited fully, and some of the flanking buildings do not help enclose the street or provide pedestrian amenities. A comprehensive redesign of the streetscape is needed to realize its full potential to become the premier ceremonial street on campus.

L-9 APPLIED ENGINEERING BLOCK

Date: 1960s

Evaluation: Fair/Poor

The curious inner space of this block was originally surrounded on its northern and eastern sides by Stuartsville housing, with Barrie Street being transformed in the late Victorian era into middle class housing. Wade's Lane (later Elgin Lane), running north-south connecting Union Street and Young's Lane (later Clergy Street West) took shape after the 1870s but had been obliterated by the 1960s. This inner court had a small cluster of buildings, but is now mostly parking lot. The east side of Division Street had been subdivided by David Cunningham in 1874, and the housing was demolished by 1967 to make way for Dupuis Hall.

This block combines new plantings from the sixties and seventies with remnants of plantings from former residential properties. The new plantings included a variety of shade trees and some groupings of conifers. A grove of Norway maples at the northeast corner of Union and Division Streets is very dense making the space uninviting. Thinning the canopy or selectively removing trees might encourage greater use of this space and allow the grass to grow.

The interior of the block is used primarily for parking and service loading. Manitoba maples are scattered throughout the parking lot itself while the Clergy Street frontage is successfully buffered by Norway maples, underplanted with *acanthopanax* hedging to improve the appearance of the lot from the north and east.

The Union Street frontage has large silver maple tree remnants and a few recently planted red maple street trees in front of Walter Light Hall. Additional street tree planting should be considered to give the north side of Union Street a stronger link to Barrie Street. Sidewalk widths also are narrow except at the building entrances to Goodwin Hall and Walter Light Hall.

L-10 UNION STREET

Date: 1850
Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because it defines the western and eastern entrances of the campus, because of its age, because in the eastern half it displays City Beautiful influences in its layout and spatial organization and because it is lined by some of the key University buildings.



B. Landscape Description

Union Street as it passes through the University campus is an approximately 1.5 km. long arterial street. It is the primary east-west vehicular corridor through the University and provides a significant image of the campus within the city. It is also a street undergoing change. As the University develops new building sites such as the Stauffer Library and upgrades its streetscapes, the overall character of the street is becoming more “urban” than it was previously.

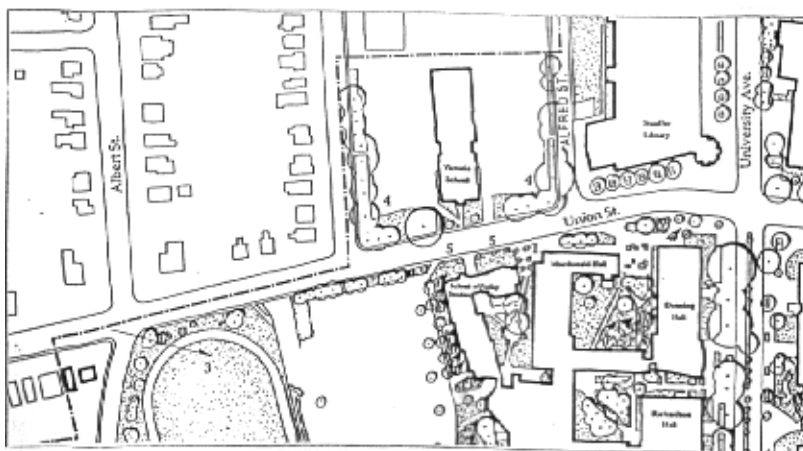
Union Street is bounded on both sides by University buildings. These vary in age from the very recent to early twentieth century and from two storeys to seven. Main spatial groupings are the east and west halves, each with its own character.

The east half provides the transition from the City Park and downtown neighbourhoods to the hub of the campus at University Avenue. Past the residential edge along Barrie Street, the street assumes a uniformly institutional character. On the south side are older stone institutional buildings placed as “pavilions in the landscape”, each with a uniform setback and landscaped forecourt of lawn and street trees, and reflecting the influences of the City Beautiful style. On the north side, a narrow municipal sidewalk is lined by large and more recent institutional buildings, many clad in concrete, and with the majority of the landscaping added recently in the block between Division and University. Division Street is the only major intersecting street. Views up and down the eastern half of the street are good, with Victoria School and the Stauffer Library

closing the western vista as the street curves and the side lawn and trees of the Courthouse closing the eastern view.

The western half begins with the residential boundary of the central campus at Albert Street and ends at University Avenue, the campus hub. The western edge is defined by Tindall Field on the south side and a non-University residential neighbourhood on the north. At Frontenac Street, the character changes, defined by the large surface parking lot on the south and by the Victoria School block on the north. At Alfred Street, the character changes again, this time into a fully institutional setting defined by the Policy Studies, Macdonald and Dunning Halls on the south side and the Stauffer Library on the north. The buildings are of different periods and styles but are of similar heights. Views to the west are of the mature street trees in the residential neighbourhoods beyond Alfred Street, with side views to the north of tree-lined residential streets, but with partially screened views to the south of the edges of parking lots and playing fields. Views along the gentle curve to the east terminate at grouping of major buildings where Union intersects University.

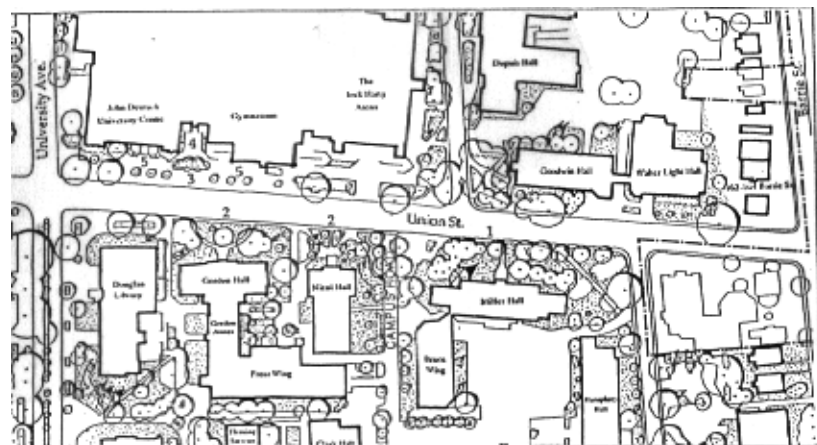
Vegetation in both halves is mature for much of the street, with newer street trees being installed as part of an ongoing replacement program. In the eastern half, street trees on the south side are of medium age and are relatively dense. They replace the former corridor of elms and attempt to re-establish the linear quality of the street. More recent plantings are at random and do not provide



streetscape continuity. Pedestrians are not well served by a narrow municipal sidewalk on the south side. On the north side, recent streetscape improvements include a widened sidewalk, decorative paving and improved landscaping. Seating, trees and shrubs balance the additional paving, and the entrance to the John Deutsch Centre features a granite emblem in the paving, birches screening the street and serviceberries shading the seating. In general, the maples along this part of the street are remnants from earlier residential front yards and new trees planted in pavement cannot be expected to reach similar heights and spreads.

Mature street trees remain along the north side of the western half, west of Alfred Street. Honeylocusts and entrance gates to the Macdonald Hall courtyard are a particularly successful addition to the streetscape, as are Norway Maples extending west along the street past from Policy Studies. Tindall Field has screen planting located randomly. In general, newer plantings along the south side screen the parking lot and playing field but do not contribute to the continuous street tree canopy. Across the street, the Victoria School block is ringed with mature Silver Maples and the Stauffer Library has a paved forecourt with street trees in landscaped islands.

The overall character of the street is somewhat disjointed. While the hub of the University is evident at the intersection of University Avenue, the campus edges are not. The approach from the east shows residential buildings along Barrie Street with institutional buildings rising behind, along Union. The western edge is even less



marked, with a residential neighbourhood giving way to screened views of a sunken Tindall Field and a large parking lot with institutional buildings in the distance. There are opportunities throughout its length to improve the streetscape character of this street.

Union Street was established in 1850, with residential development beginning near Barrie Street following the “Arthur Place” plan of 1850, and with residential development on both sides of Division Street following the David Cunningham subdivision of 1874. Further residential development began on both sides of Union Street following subdivisions of Ordnance Property by Dennis in 1862, T.W.Nash in 1865 and D. Williams in 1874. Nothing remains of these early neighbourhoods except for the area west of Albert Street.

Development for public buildings began in the 1840s with construction of the St. James Anglican Church and rectory and continued with the Drill Hall in 1862, the Orphan’s Home in 1864, the Victoria Public School in 1893, and, of course, Queen’s University starting in 1902.

C. Character Defining Elements

The essential elements of this landscape are the residential boundaries at Albert Street and Barrie Street, the gentle curvature which positions key buildings (specifically Victoria School and Stauffer Library looking west and Douglas Library and the Frontenac County Courthouse looking east) at the ends of vistas, and the “pavilions in the landscape” character of buildings and their settings along the south side of the east half, with consistent building heights, materials, setbacks and street landscape. Also essential is the concentration of prominent buildings at the campus “hub”, at the corner of University Avenue. Aside from the Victoria School block, with its mature trees, prominent building and street setback, the remaining parts of Union Street could be improved by reinforcing the street enclosure provided by their streetscape planting and by the flanking buildings, parking lots and open spaces.

L-11 ARCH, DEACON AND BARRIE STREETS

Date: 1850

Evaluation: Excellent

A. Reasons for Excellent Classification

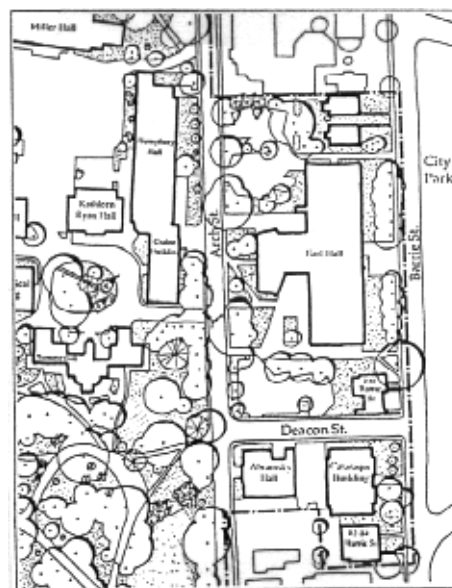
This landscape is rated as Excellent because it defines the eastern edge of the University campus, because it was part of an early lot plan by a prominent local surveyor, and because its spatial pattern is an attractive example of designs from the Victorian period.

B. Landscape Description

The block of land bounded by Barrie, Stuart, Arch and Union Streets is a long, narrow parcel which makes up the eastern boundary of the main campus. It contains a variety of residential and institutional buildings, the earliest dating from the mid-nineteenth century. It is bordered by major parks on both sides; Summerhill Park on the west and City Park/Cricket Field on the east. Barrie Street is characterized by solid, upper middle class brick houses along its western side, overlooking the park, and bordered by mature street trees on the western edge of the right-of-way. Arch Street below Deacon Street has residential and one institutional building on its eastern flank, across from Summerhill Park. North of Deacon Street, the streetscape becomes less defined and is characterized on the east by the rear facades and surface parking associated with buildings facing Barrie Street, while the western edge is bordered by the facades of Craine and Humphrey Halls. Deacon Street is a short link between the entrance gates to Summerhill Park and the main sidewalk through City Park. Its character now derives from these destinations, since its flankage is occupied by the sidewalls of buildings and the surface parking lot behind Earl Hall.

Views to the east and west are very good, featuring established parks fronted by prominent buildings. Views south down Barrie Street terminate in the lakefront park and Murney Tower, while those to the north have the vista framed by street trees. Arch Street has less interesting views, with the sunken and forbidding facade of Bottrell Hall to the south and the similarly unappealing view of Walter Light Hall to the north. In general, views from the east do not indicate the presence of the University behind the Barrie Street houses.

Vegetation consists of mature Silver Maples along much of the west side and parts of the east side of Barrie Street, with newer plantings on the west side of Honeylocust, Norway Maple and Linden. There are also sporadic mature Silver Maples along Arch Street. Replacement planting along Arch Street includes inconsistent installations of Hackberry, Honeylocust, and Red,



Sugar and Norway Maples. Some mature trees have been retained within the Earl Hall parking lot but they do not provide open space nor do they help define the streetscape.

The parcel including Arch, Deacon and Barrie Streets was laid out in 1841 by George Bull on lands owned by John Macaulay, and registered in 1850 as “Arthur Place”. The lots became part of what was known as Stuartsville, a rough community of labourers and recent immigrants. These small early dwellings were gradually replaced by larger middle class houses, and then by institutional buildings, starting with Abramsky Hall in 1957, although some smaller houses remained on upper Arch Street until the 1960s.

C. Character Defining Elements

The remnant pattern of mature street trees enclosing the right-of-way, and large residences facing parks are the essential characteristics of this block, especially on Arch and Barrie Streets below Deacon Street. The consistent street setback is also important. The quality of flanking buildings and street tree planting on Arch Street is poor north of Deacon Street (excepting St. James Church), as are the terminal views in both directions; reinforcing the flanking street tree planting would improve the landscape quality on both Arch and Barrie Streets.

Deacon Street is a charming pedestrian link between parks, essentially defined by its excellent terminal views. Its intimate scale could be reinforced on both sides of the street by a combination of new and renovated building facades and by screening or removal of service access.

L-12 DUNNING-MACDONALD COURTYARD

Date: 1959

Evaluation: Good

The north entrance to the Dunning-Macdonald courtyard has a terrace with raised planters of hybrid tea roses. The terrace dates from the sixties when the buildings were constructed. Although the roses are quite appealing the setting is not conducive to enjoying them. There is too much hard surface and the area is open and exposed.

The courtyard is a well enclosed space, but the surrounding buildings do not open onto it. This lack of interaction is partially ameliorated by the breezeway to the south which permits views into the next courtyard.

The plant material in the courtyard consists of some good stands of pine and larch, and a few specimens of chestnuts and maples, none of which are arranged in an orderly manner.

L-13 POLICY STUDIES AND RICHARDSON COURTYARDS

Date: 1973-89

Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because it is a good recent example of a well-designed courtyard in the classic collegiate style.

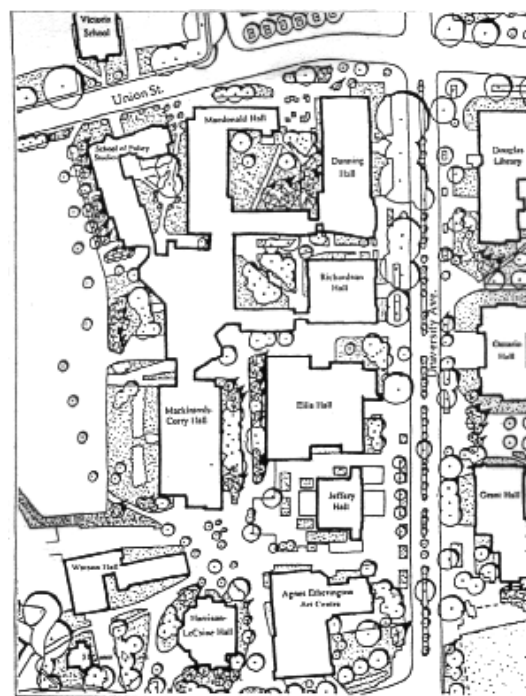
B. Landscape Description

These two courtyards are essentially interior open spaces for the surrounding buildings. They are part of an extensive network of pedestrian routes in this part of the campus and they feature mature trees as the main landscape elements. A large Maple is the focal point of the Policy Studies courtyard, and a grove of Black Willows is central to the Richardson Hall courtyard. Supplemental planting in each courtyard includes low shrubs, ground covers and small fruit trees. Diagonal pedestrian paths create a counterbalance to the dominant quadrangle spatial form. Views into the courtyards are defined by the openings under and between the flanking buildings, with the view sequence terminating to the north at Victoria School and to the east at the University Avenue elevation of the Douglas Library. In both cases, entrance gateways further define the spaces and help direct pedestrian traffic.

Both landscapes were constructed in the late 1980s but incorporate many elements of earlier landscapes. The Maple in Policy Studies courtyard is a remnant of a former residential property and the willows form part of the landscape scheme originally constructed in the 1970s to complement Macintosh-Corry Hall.

C. Character Defining Elements

The intimate scale relationship of buildings to open space (approximately 1:1) and the mature trees are essential elements in each courtyard. Also important are the adjacent entrance links to the north and east, with their paving, planting and entrance gates. Supplemental planting in each courtyard is important, as is the pattern and layout of the interlocking paving, especially in the Policy Studies courtyard.





L-14 MACKINTOSH-CORRY HALL (EXTERIOR STREET AND PLAZA)

Date: 1973

Evaluation: Very Good

A. Reasons for Very Good Classification

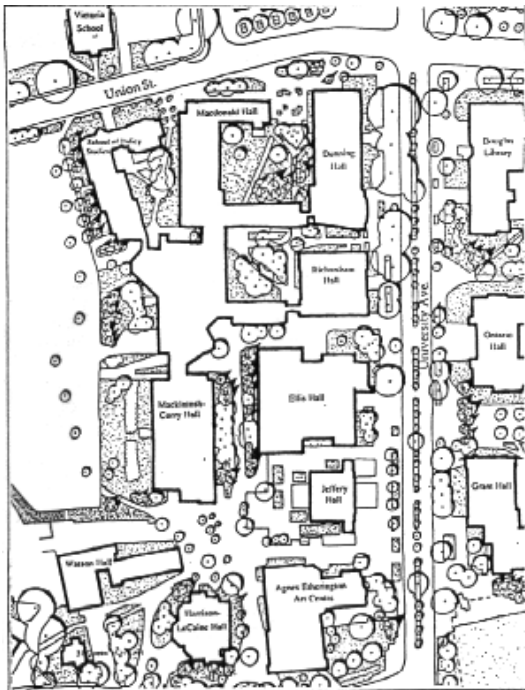
This landscape is rated as Very Good because it is well integrated with the adjacent architecture, has a good spatial structure and creates a major pedestrian spine.

B. Landscape Description

The Mac-Corry landscape is a linear open space primarily defined by the side wall of Macintosh Corry Hall. It is a pedestrian link between Mac-Corry Hall, which is located mid-block, and the adjacent buildings and surrounding streets. Since its construction with the building in the 1970s, dense, informal plantings of coniferous and deciduous trees have grown so that they fill in both sides of the walkway. Although they are essentially overgrown, these plantings give the passageway a forested quality that complements the architecture. Adjacent entrance stairs and retaining walls reinforce the linear quality, while two monumental entranceways highlight the ends of the space. A stand of Tamarack, Pines and Ash frames the passageway west of Ellis Hall, dividing the space into north and south spatial groupings. Views in either direction from this point are essentially north-south as a result of this dense planting, although recent thinning of the understorey and the addition of lighting has opened up views of the adjacent buildings. At each end, the walkway turns east and has excellent views of the facade of Ontario Hall and of the Grant Hall tower.

While the walkway itself is well defined by planting, the plaza south of Mackintosh-Corry Hall - the so-called "Arts Quad" - has little in the way of healthy vegetation and is poorly defined spatially. Only the podium of Jeffrey Hall has significant shrub and perennial plantings. Although the space has great potential, the surfacing is patchy and uneven and does little to link together the many buildings and pedestrian routes which intersect at this space, nor does it highlight the excellent views of Grant Hall tower. Similarly, the space outside the north entrance to Mac-Corry is poorly defined, with poor paving and little use made of the views to the east.

The landscape was constructed in 1973, at the same time as the building, and is a maturing version of the original design. It occupies a portion of the former right-of-way for Lower Alfred Street.



C. Character Defining Elements

The linear character, and a mix of deciduous and coniferous trees planted in an informal pattern, are the essential elements of this landscape. The existing open spaces are important elements in this crowded part of the campus, but improvements to the surface materials, spatial enclosure and links to adjacent buildings are needed to realize the potential of these spaces.

L-15 TINDALL FIELD AND PARKING AREAS

Date: 1861 - Dennis Plan
1921 - Richardson Stadium
1970s -Parking

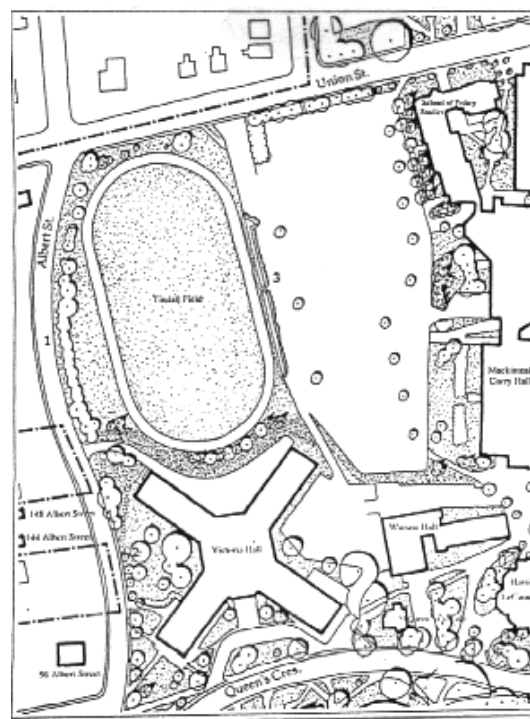
Evaluation: Good

Originally part of the Herkimer farm, and acquired by the Ordnance Department in 1841, the area was laid out in 1861 by J. Dennis in the form of estate lots accessed by gently curving roads. The survey comprised lands between University Avenue, Queen's Crescent, Collingwood and Union Streets. While lots east, south and west were developed, the inner core to Union Street saw no development until Richardson Stadium was built in 1920 by Queen's University. The parking area displaced the football stadium which was moved to the West Campus in the 1970s.

Tindall Field and the surrounding parking areas extending down to Watson and Victoria Halls is collectively the largest 'open space' of the downtown campus. Removed from the heart of the campus and flanking the inward focused Macintosh-Corry Hall, this area feels very much on the periphery of the campus and the landscape is undistinguished.

The Albert Street boulevard is lined with a mixture of Norway maples and a tall 'hedge' of crabapples, elm, serviceberry and Norway maple. This boulevard buffer follows the field fencing and presumably helps control winter winds and access to the field. Views to the field are, however, intermittent which is a problem for the west campus 'gateway' at Union Street. Lower Albert Street improves as it opens to the Victoria Hall west forecourt featuring large deciduous trees including sugar and Norway maple. Although a pleasant 'pastoral' area, the forecourt does not appear well used by pedestrians.

The sloped embankment between Tindall Field and Victoria Hall helps to hide the Victoria Hall north service area and diminishes the overall scale of the parking lots. Spruce and ash edge the field at the top of the embankment.



A tall buffer ‘hedge’ of hackberry, Russian olive, cherry and sumac separates Tindall Field from the large parking area and helps control winter winds and contain field sports. The parking lot itself has small linden trees distributed throughout the asphalt surfacing. Although relatively open for snow clearing, the parking lot is barren.

Most of the planting between the parking lot and Macintosh-Corry Hall and the School of Policy Studies is intended to buffer views of the parking lot from within the buildings. Although the views are pleasant, the landscape does little for those walking to and from parked cars. Major plantings in this area include cedar, pine and Russian olive. Young Norway maples begin to establish a deciduous edge to the parking lot adjacent to the School of Policy Studies.

Generally these areas fulfil required recreational and parking needs for the campus.



L-16 QUEEN’S CRESCENT

Date: 1861 - Dennis Plan

Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because of its curving street alignment and its age.

B. Landscape Description

Queen’s Crescent is a distinctive curvilinear street which is an important east-west spine for vehicles and pedestrians and is a key surviving element from an important residential subdivision plan for this part of the city. Its Picturesque layout provides an interesting view sequence as one moves along the curve, with interesting buildings such as Ban Righ and Stirling Halls, Grey House and the Agnes Etherington Art Centre at key points in the sequence. The termination at the east end is a broad vista which takes in a sweep from Grant Hall to Stuart Street, across Kingston Field, with Summerhill Park in the distance. The western terminus is less interesting; a partially obscured view of McNeill House.

Queen’s Crescent is divided into three major spatial groupings. On the west end, Leonard Hall defines the south side while smaller houses with mature landscapes in large lots line the north edge. The prominent building at the northwest corner (French House) defines the corner with Albert Street. East of the Albert Street intersection, Victoria Hall defines the north side but dwarfs the mature trees and small-scale residential buildings on the south side. Whereas the south side residential buildings maintain a street edge and a pattern

of front and side yard landscaping following the curvature of the street, Victoria Hall does not reinforce the setback and does not continue the pattern of street trees and small scale buildings. The central section of the Crescent is defined by buildings set well back from the street and showing a variety of building forms, from circular (Stirling Hall) to irregular (Harrison-LeCaine Hall). Mature street trees have been maintained here and provide points of interest at the centre of the curve. Further east, the adjacent buildings begin to reinforce a setback and provide largely uniform heights, although none follows the gentle curve of the street edge.



Vegetation is variable, with some mature street trees and a large amount of random tree and shrub planting. Problem areas include the combined pedestrian/vehicular access to the Agnes Etherington Art Centre and Harrison-LeCaine Hall. These spaces serve neither vehicles nor pedestrians well, with mixed and patched pavement and large granite boulders used as bollards, none of which integrate with the adjacent buildings. An opportunity exists to commemorate the former alignment of Lower Alfred Street; similarly, remnants of the original residential landscape, such as the elm next to Stirling Hall and the mature maples next to 51 Queen's Crescent, should be structuring elements for a renewal of the streetscape. The western intersection should also be improved while recognizing the curve of the Crescent.

Queen's Crescent is a surviving element of the Dennis subdivision plan of 1861, which divided Ordnance lands into estate lots of one or two acres in size. Originally named Alice Street, the Crescent went through several stages of further subdivision for residential uses, the first between 1869 and 1879, the second in the interwar period, each eroding its original estate lot character. Institutional development began in the early twentieth century and accelerated after the Second World War such that it now dominates the street and largely obscures the Crescent's residential origins.

C. Character Defining Elements

Essential elements are the curvilinear street alignment surviving from the original plan of survey (east of Albert Street), the surviving mature street trees and the enclosure and setback created currently by smaller scaled residential and institutional buildings. The eastern terminus at Kingston Field should be reinforced with landscape on the south end of University Avenue to frame the vista along Queen's Crescent. The intersection at Albert Street is awkward and should be redesigned, but the design should incorporate the original curvilinear street alignment. Later buildings and landscape are generally unsympathetic and should be improved by reinforcing the street edge with trees and developing new buildings which continue the smaller scale massing and deeper setbacks of flanking structures.



L-17 STUART STREET

Date: 1870s

Evaluation: Very Good

A. Reasons for Very Good Classification

This landscape is rated as Very Good because of its age and associations with the original Herchmer farm, because of its block pattern, part of an important survey plan.

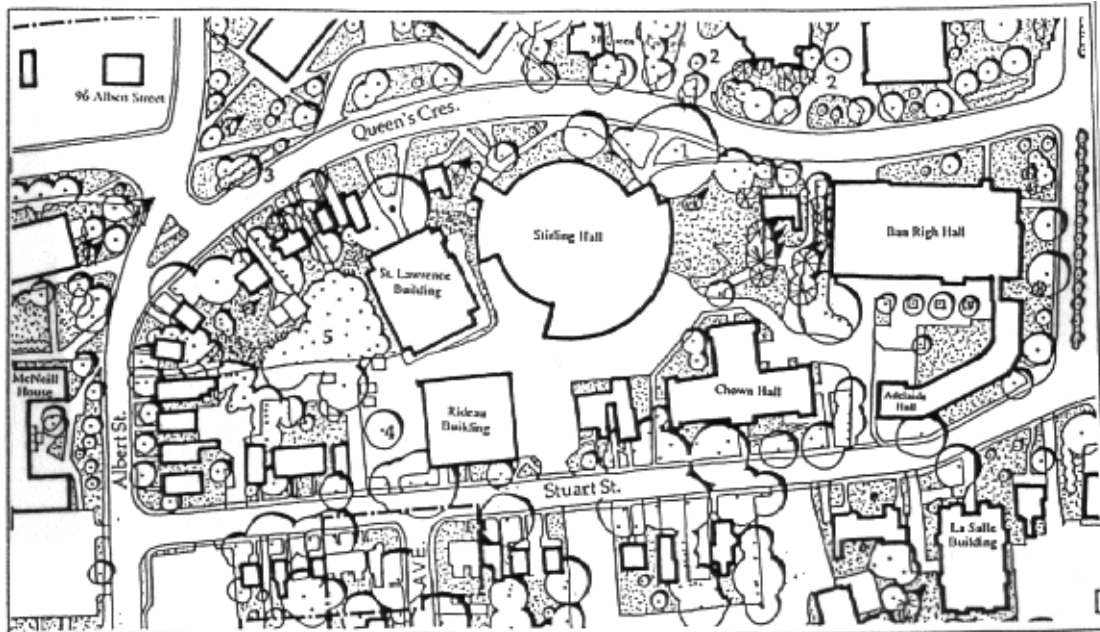
B. Landscape Description

Stuart Street is the primary east-west link for vehicles and pedestrians across the lower part of the campus. It links Barrie Street to Albert Street, beginning in the hospital precinct to the east and ending in a residential neighbourhood. West of University Avenue, in the area flanked by the Queen's campus, mature street trees, many of them Silver Maples, line the street on both sides and give Stuart Street a distinctive arcaded character. The view to the west terminates in Leonard Field while views to the east are modulated by the gentle curve of the street at University Avenue. Here the view is defined by the curvature of Adelaide Hall and by the large houses on the south side. Rideau Building is visually undistinguished but Chown and Adelaide Halls, though of a larger scale than the predominant single family residential pattern, have a common setback and materials and make a convincing transition to lower University Avenue.

Ahead is Kingston Field, partially screened by recent planting, while further east the extension of Stuart Street terminates in City Park. The south side of the eastern section is largely defined by the original residential and hospital buildings, although Bottrell Hall is a major intrusion at the bottom of Arch Street. Significant secondary views include those down St. Lawrence Avenue, with the Tower House as a landmark at this intersection, and the lake as the terminus. Similarly, views down Lower University Avenue terminate in the lake.

Vegetation is mostly confined to mature street trees. In addition, an inner block area north of the street is a parking and service access to University buildings and includes some significant planting and pedestrian routes, although these are not designed in a coordinated way. East of University Avenue, aside from large coniferous trees south of Kingston Field, vegetation is mostly overgrown low quality trees and shrubs which block views of Summerhill Park.

The western section of Stuart Street is part of the original Herchmer farm and was laid out by D. Williams, surveyor, in 1872 as Herchmer Street. The eastern portion has been associated with the development of the hospital lands, beginning in 1839. The



small lot subdivision of the farm was distinct from the larger estate lot subdivision of the Ordnance lands to the north, and this pattern has been retained largely intact, despite the intrusion on the north side of several postwar institutional buildings. To the east, the original Queen's buildings were constructed on large lots north of Stuart Street and the buildings and settings have been largely maintained.

C. Character Defining Elements

Essential elements are the mature street trees lining the right-of-way, the residential scale given by the trees and by the components of front lawns, consistent setbacks and small building and lot sizes.



L-18 KING STREET WEST

Date: 1845

Evaluation: Excellent

A. Reasons for Excellent Classification

This landscape is rated as Excellent because of its age and association with the Herchmer family and because of its waterfront setting.

B. Landscape Description

King Street West is an arterial road along the waterfront. This section passes along the southern edge of the University campus and is bordered by a lakeside park on the south and by University buildings and private single family homes on the north. These homes are relatively densely clustered and have somewhat uniform heights and setbacks. This section of King Street West is bounded on the east by the hospital and steam generating plant and on the west by Leonard Hall and the water filtration plant.

Views are panoramic to the south, featuring the lake and islands. Views to the north are bounded by the residential lands except for the view into the central common of the Leonard Hall complex. These spatial groupings are augmented by mature street trees on both sides of the right-of-way and by further landscaping in residential front yards and in the public waterfront park, which also contains a large sculpture. On the University Club grounds, the landscape contains several very old maples and black locusts, as well as interesting shrubs and fruit trees, all of which may be survivors from the original farmstead. Today many of the trees are overgrown and self-seeded plants have invaded. The black locust, lilac, spruce and most evergreen shrubs in the front yard are thin and misshapen. The rear parking lot is oversized and has only a few raised planter boxes for visual relief.



King Street West is one of Kingston's oldest roads, originating as a lakefront pathway linking the earliest farms and institutions west of the city centre. The key University-owned landscape is the grounds of the University Club, site of the original Herchmer farmstead. Other previous waterfront uses include the Hayward and Downing's Brewery and the Kingston Hosiery Co. (on the site of the steam generating plant) and the Rathburn lumber yard (on the site of the water filtration plant). The street has been little changed at its centre, with only the extension of the shoreline undertaken recently, while postwar development of the University and hospital has led to expansion of the heating plant and to construction of new hospital and university buildings on the boundaries of the street.

C. Character Defining Elements

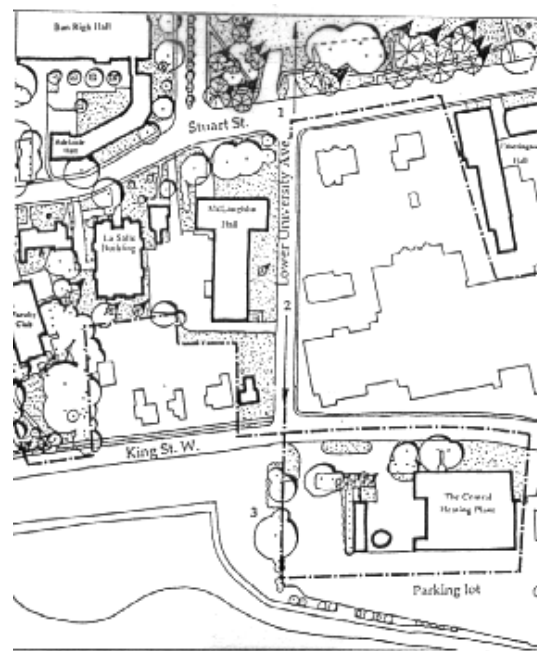
The essential elements of the street's character are derived from its focus on the lake, its avenue of street trees and its dominant institutional and residential adjacent uses. While much of the street is lined with non-University property, the University lands are important components. Within the University lands, essential elements include the Leonard Hall complex, in particular the view into its central open space. The University Club front yard, as an historic remnant of the original farmstead, is also essential. Original plantings should be retained wherever possible, or replaced in kind, and more recent overgrown plantings thinned to approximate the original planting scheme (further research is needed to determine the components of this design). Views from the University south to the lake are also essential and should be preserved. The University should work with the City to enhance the streetscape through preservation, augmentation and, when necessary, replacement of street trees.

L-19 LOWER UNIVERSITY AVENUE AND HEATING PLANT

Date: 1850s

Evaluation: Good

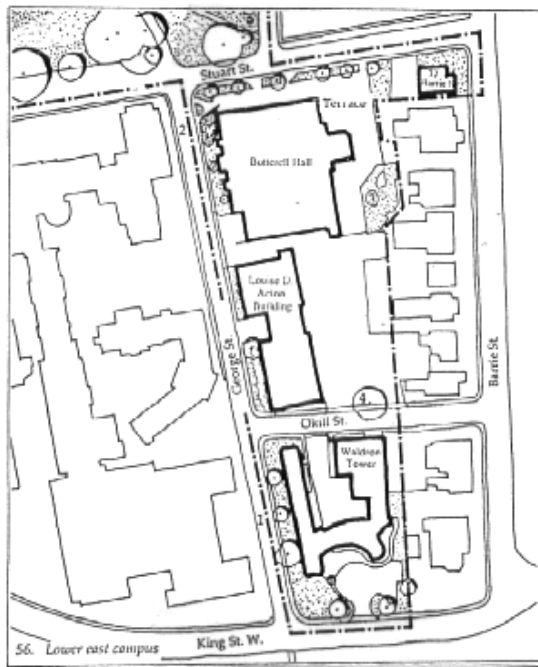
The bulge in the Lake Ontario shoreline at this point provided the kind of lake access that led to a cluster of industrial buildings and wharfage space from at least the 1850s. The site included the development of Hayward and Downing's Brewery by the 1870s, the Kingston Hosiery Co. by the 1890s and the steam generating plant by the 1920s. Lower University Avenue was etched into the landscape below Stuart Street at least as early as 1853, and before the existence of Gordon, later University Avenue.



LANDSCAPES

Lower University Avenue does not have any significant landscape features which is unfortunate because it could be a strong link between the waterfront and the campus. There is an axial view to Kingston Hall looking north from King Street which could be exploited.

The landscape surrounding the central heating plant and adjacent parking area begins to soften the edges of what could be a large eyesore on the waterfront. Views from Kingston Field to the waterfront are obstructed by the west parking lot edge planting which is comprised of a mix of trees and shrubs, some self-seeded.



L-20 LOWER EAST CAMPUS

Date: 1960s

Evaluation: Fair/Poor

A cluster of small residential buildings existed along the east side of George Street from at least as early as 1850, dominated at its base facing King Street West by Bishop's Court, one of several palatial homes in Kingston. The Louise D. Acton building, and Waldron Tower, originally constructed by Kingston General Hospital in the 1960s and 1970s respectively, and the construction of Butterell Hall in 1979, transformed the landscape from residential to institutional.

The landscape surrounding Butterell Hall, Louise D. Acton Building and Waldron Tower is relatively minimal compared with the grounds of the campus to the north. The streetscape along George Street has weeping birch trees with foundation plantings north and south of Okill Street, whereas Butterell Hall is flanked by fir trees. Although popular plantings in recent decades, these trees will never provide an overhead canopy for the street.

There is a large terrace on the north and east sides of Butterell Hall which seems to lack activity although it is well used for bicycle parking. The Stuart Street plaza in particular is disconnected from the sidewalk although the pattern of street tree planting is complementary to the street. The rear sunken courtyard has a pleasing appearance and provides visual relief to the barren plaza above. The adjoining gravel parking area behind the Acton Building has an unfinished appearance.

L-21 LEONARD FIELD

Date: 1954-65

Evaluation: Good

The site was originally subdivided in small lots on the Collingwood Street side before the 1870s, and on the Albert St. side by the estate lots of the Dennis Plan of 1861. However, the site was not developed except for Frontenac Brewery, which existed on Collingwood Street at least as early as 1874. Reuben Wells Leonard (1860-1930), a graduate of the Royal Military College and a mining millionaire, offered to furnish residences on this site which he had purchased for the Canadian Officers' Training Corps in 1914. The offer was rejected, but he donated the field to Queen's in 1923 in recognition of the valiant services of its graduates and students in World War I.

Most of the planting at Leonard Field dates to the late 1950s and early 1960s when the surrounding residences were built. The lawn is the central feature of this open-ended space that frames an impressive view of the lake. Mature crabapples line the east side of the field while the west side is very stark, having no plantings along the foundation of Gordon Brockington Hall. A good number of street trees, mostly lindens, line the surrounding streets with varying degrees of setback.

Pavements within the field are poured concrete with river-washed pebble edging, similar to some parts of the older campus. This pavement combination is in good condition and provides a sense of cohesion. Pedestrian circulation also seems well accommodated since little remedial pathway paving has been necessary.

**L-22 ALBERT STREET**

Date: 1861

Evaluation: Very Good

A. Reasons for Very Good Classification

This landscape is rated as Very Good because of its curvilinear alignment, its age and association with the Dennis subdivision plan, its role as the western boundary of the University campus and its relative lack of alterations.

B. Landscape Description

Albert Street is a curving residential street on the western boundary of the main campus, linking Union Street with King Street West and Lake Ontario. It slopes steadily down from the north, intersecting Queen's Crescent and Stuart Street en route. North of Queen's Crescent the street is bordered on the west by large single



family dwellings in mature landscapes and on the east by the landscaped edge of Tindall Field and by Victoria Hall. The houses are of fairly uniform height and the setbacks gradually increase as the street progresses south. The edge of Tindall Field has not been planted in a coordinated fashion and does little to unify the street edge. The intersection with Queen's Crescent is amorphous. South of Queen's Crescent, the western edge is defined by university residences and open spaces and on the east by small residential frontages above Stuart Street and below this point by a parking lot, residential front and side yards. Views along the street are modulated by the continuous curve, terminating to the south in the lake and to the north in the large residential properties along Union Street West.

Albert Street, like Queen's Crescent and the former Lower Albert Street, is part of the Dennis plan of subdivision from 1861 and abuts the residential subdivision to the west which was laid out by T.W. Nash in 1865 and 1869. Leonard Field was donated to the University in 1923; it was formerly an open field and the site of the Frontenac Brewery (1870s). Residential lands to the east were subdivided from the original Herchmer farm in a plan by D. Williams in 1872.

C. Character Defining Elements

Essential elements of this landscape are its curvilinear alignment and its consistent residential setbacks and street landscaping on the west side above Queen's Crescent. The section between Union Street West and Queen's Crescent is also important because it has on the western side the intact development pattern of the original plan of subdivision. This pattern, with its detached houses, large front lawns and row of mature street trees is important and should be preserved. Should new development be considered for the west side, the essential elements of curved street alignment, generous setbacks and street trees should be respected. Treatment of the remaining edges is less satisfactory and could be improved. New development along the east side of the street should continue the planting of street trees.

L-23 UPPER UNIVERSITY AVENUE

Date: 1874-1892

Evaluation: Very Good

A. Reasons for Very Good Classification

This landscape is rated as Very Good because of its streetscape of good houses and landscaped front yards, its age and association with the original Stuartsville, and its relative lack of alterations.

B. Landscape Description

Upper University Avenue between Clergy and Johnson Street is a unified residential street which further south becomes the major ceremonial route to the University. The street is a single spatial unit characterized by older single family residences with consistent setbacks and a pattern of street trees and shallow front lawns. Many of the houses have heritage value and have consistent streetscape features such as verandahs. The gradual development of the street from the mid-1900s brought with it a change from modest to upper middle class housing and examples from each of these periods remain. Views are predominantly those up and down the street, contained by the canopy of mature street trees; side views are constrained by the tight spacing of houses and by the dense landscaping. Street trees are mostly Silver Maples nearing the end of their lifespan, and several gaps already exist.

Originally called Gordon Street, University Avenue marked the boundary between two of the park lots prior to subdivision by D. Williams in 1874 of the Ordnance Lands on the Herchmer farm to the west, north of Union Street. Earlier development to the east included the Orphan's Home and the House of Industry in the 1860s and a possibly earlier development of small houses north of Earl as an outgrowth of Stuartsville. In 1886, the Wadsworth lots, which encompassed part of Clergy Street West and University Avenue below Earl, were developed by 1892 into a neighbourhood of substantial red brick middle class houses, most of which remain, although the houses now comprise the heart of the student "ghetto".

C. Character Defining Elements

The mix of older detached houses, placed with a uniform setback and street landscape treatment, are the essential elements of this landscape. An important landscape feature is the row of mature street trees on each side; preservation of existing trees and a program of replacement and augmentation will be necessary to preserve the character of this streetscape.



L-24 CLERGY STREET WEST

Date: 1840

Evaluation: Good

Formerly Young's Lane, this street was part of the Stuartsville cluster of workers housing developed in the 1840s. Although the street was not named in 1853, the lane was visible just west of Barrie Street. The extension of Division Street south from Johnson to Union Streets and the subdivision of lots on either side in the 1870s, allowed the lane to extend west to University Avenue in the 1880s. In 1886 the Wadsworth Lots were subdivided along the north side of Clergy Street West and north along University Avenue to Earl Street. Developed between 1888 and 1892, the well-designed, red brick buildings infused the area with a cluster of unified middle class housing. The construction of Dupuis Hall in 1967, extensions to the physical education complex added in 1971, and the creation of the applied science complex parking lot completely altered the landscape on the south side of the street.

The buildings on the north side of the street are of approximate uniform height and shallow setback, but the campus buildings on the south side, while of uniform height, rise higher than residential housing.



L-25 EARL STREET

Date: 1840

Evaluation: Very Good

A. Reasons for Very Good Classification

This landscape is rated as Very Good because of its consistent streetscape of shallow front yards, because of its age and associations with Stuartsville and because of its relatively unchanged vernacular urban layout.

B. Landscape Description

This part of Earl Street as it crosses the top of the campus extends from Barrie Street to University Avenue. It is a narrow street with small houses on small lots and multiple dwellings, the majority located close to the sidewalk. The common setback and height are reinforced by the tight spacing between dwellings, many of which are sited gable end to the street. The absence of street trees and decorative vegetation makes the buildings the primary defining elements for the space, and the entire street reads as a single spatial

unit. Side streets (Aberdeen and Division) have street trees and contrast with Earl at the intersections. Views to the west terminate in the treed streetscape and red brick houses of University Avenue, while views to the east are of the stone houses, churches and schools of Sydenham Ward.

Earl Street was part of the original cluster of working class housing called Stuartsville, created in 1840 outside the then City limits. Originally named Centre Street, this collection of modest vernacular houses contrasts with the substantial middle class homes on Earl Street east of Barrie. Many of the original houses remain and the street as a whole maintains a working class character.



C. Character Defining Elements

The pattern of small and medium-sized vernacular buildings located close to the street, on small lots, with minimal landscaping, is essential to the character of this landscape. Although there are few existing street trees, planting new trees, in association with infill development and in portions of the street with sufficient front yard setbacks, would improve the streetscape.

L-26 WILLIAM STREET

Date: 1840

Evaluation: Good

Formerly Agnew's Lane and Upper William Street, this thoroughfare was part of the original Stuartsville cluster of buildings predating annexation by Kingston in 1850. William Street east of Division was part of Stuartsville, but west of Division, the street was developed early in the 20th century. The half-century difference in development pattern is clearly recognized. The western section of the street is well-treed, while the older eastern section is fairly dense with houses of uniform height and shallow setback.





L-27 DIVISION STREET

Date: 1874-1880

Evaluation: Very Good

A. Reasons for Very Good Classification

This landscape is rated as Very Good because of its consistent street setback, its association with a prominent surveyor and land developer, and its residential street landscape.

B. Landscape Description

Division Street from Johnson Street to Union Street is an arterial road that is in transition to a residential street, terminating in University buildings at the south end. Its slightly curved right-of-way is characterized by a uniform building setback and by a consistent pattern of street trees and front lawns. The flanking residential buildings are of a fairly uniform height and scale. The institutional buildings at the south end, Dupuis Hall and the Jock Harty Arena, are both out of scale and in different orientation to the residential structures on the rest of the street. Views up and down the street are constrained by the street trees but the southern view is terminated by Miller Hall and the Union Street streetscape. Views down sidestreets north of Clergy reveal intact 19th century residential streetscapes. The street is largely intact except for several vacant lots and the institutional development described above. Vegetation is mostly mature Silver Maples.

Division Street below Johnson Street appeared as a planned thoroughfare in the 1870s but was not actually created as a street until the 1880s. From Union Street, David Cunningham subdivided both sides of the street in 1874 above Clergy Street West, and Thomas Rudd subdivided north to Johnson in 1879. The character of the street includes both working class and middle class housing, although this was completely altered south of Clergy Street West in 1967 by the construction of Dupuis Hall and in 1971 by the completion of the Jock Harty Arena.

C. Character Defining Elements

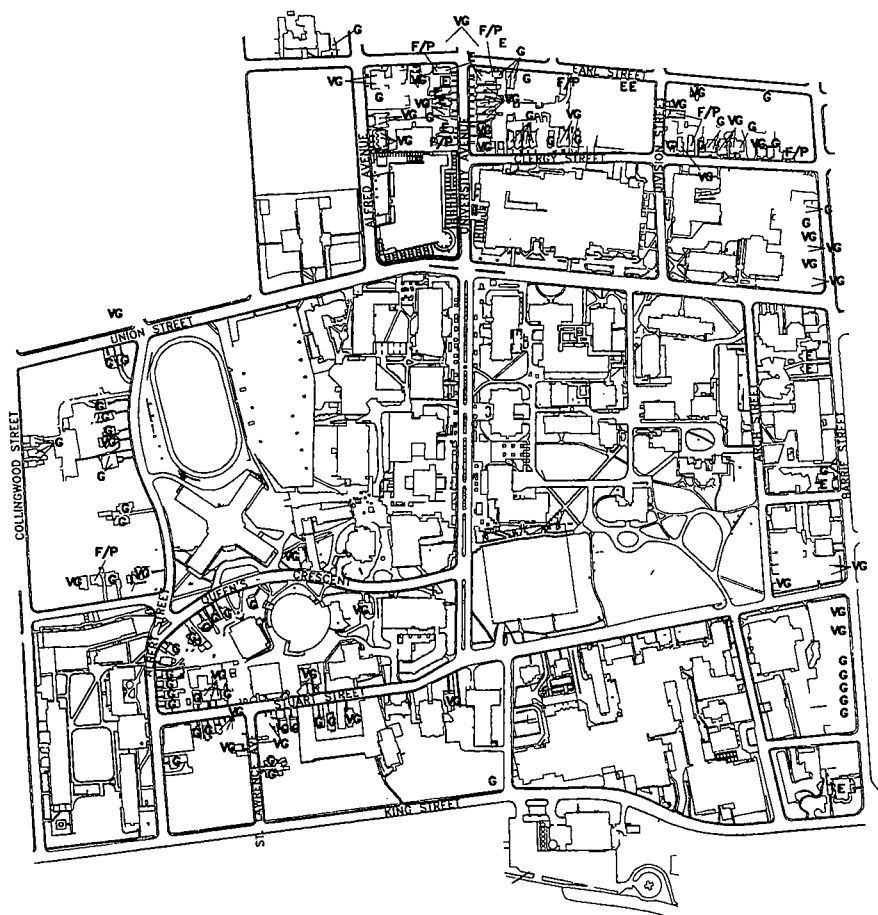
The uniform setbacks, the rhythm of modest houses on small lots, and the consistent urban residential setting of street trees and front lawns are all essential to the character of this landscape. New development should continue the pattern of house form frontages with street trees.

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

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.



RESIDENTIAL BUILDINGS



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 an 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.



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. The 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: unkown; 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 2½ 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.



**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 1/1 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.



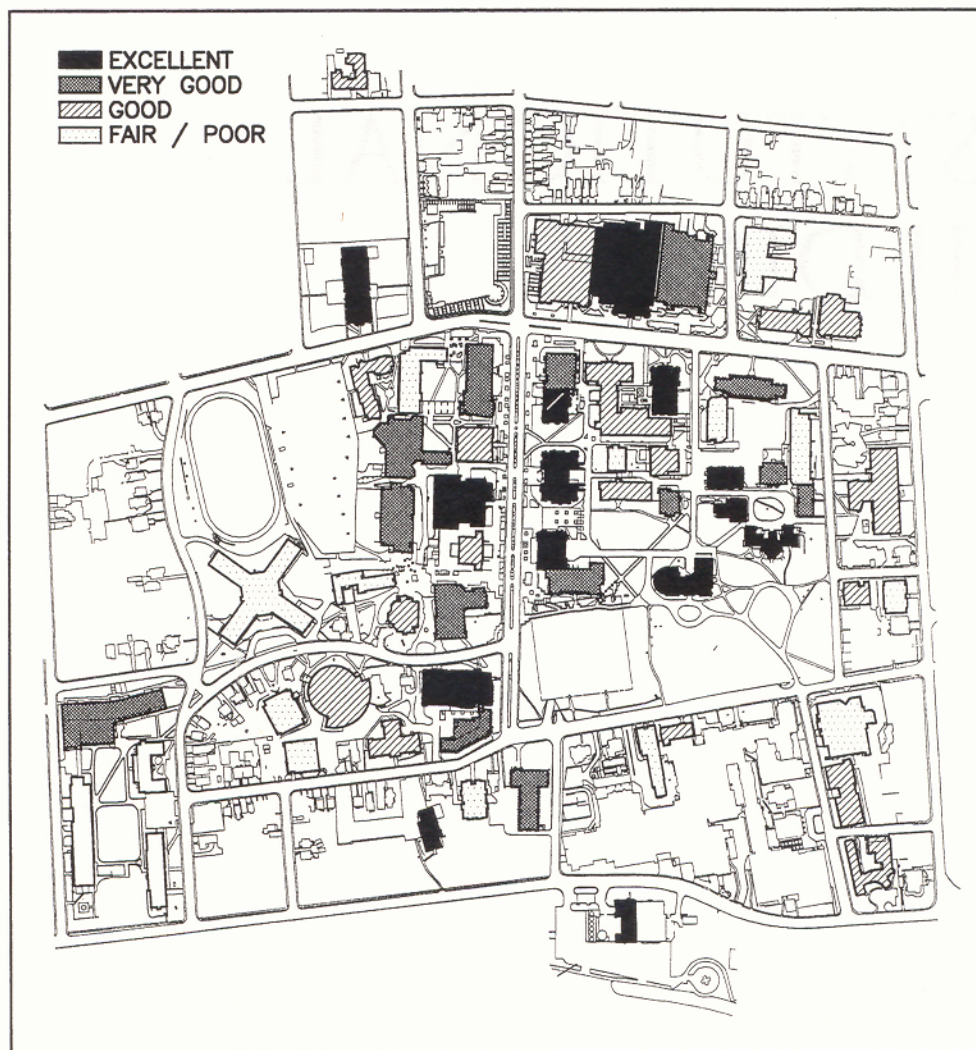
**GENERAL COMMENTS ON
UNIVERSITY AVENUE**

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.

Queen's University
Heritage Study

INSTITUTIONAL BUILDINGS





INSTITUTIONAL BUILDINGS

		EXCELLENT	VERY GOOD	GOOD	FAIR/POOR
1.	SUMMERHILL	E			
2.	Old Medical Building	E			
3.	AGNES ETHERINGTON ART CENTRE		VG		
4.	THEOLOGICAL HALL	E			
5.	CARRUTHERS HALL		VG		
6.	VICTORIA SCHOOL	E			
7.	ONTARIO HALL	E			
8.	KINGSTON HALL		VG		
9.	FLEMING HALL			G	
10.	GRANT HALL	E			
11.	JACKSON HALL	E			
12.	KATHLEEN RYAN HALL		VG		
13.	GORDON HALL			G	
14.	NICOL HALL	E			
15.	CENTRAL HEATING PLANT	E			
16.	DOUGLAS LIBRARY	E			
17.	BAN RIGH HALL	E			
18.	RICHARDSON LABS			G	
19.	GYMNASIUM	E			
20.	MILLER HALL		VG		
21.	UNIVERSITY CLUB	E			
22.	CRAINE BUILDING		VG		
23.	McLAUGHLIN HALL		VG		
24.	JOHN DEUTSCH UNIVERSITY CENTRE			G	

INSTITUTIONAL BUILDINGS

	EXCELLENT	VERY GOOD	GOOD	FAIR/POOR
25. CLARK HALL			G	
26. ADELAIDE HALL		VG		
27. RICHARDSON HALL			G	
28. MCNEILL HOUSE			G	
29. ABRAMSKY HALL			G	
30. ELLIS HALL	E			
31. MORRIS HALL			G	
32. ETHERINGTON HALL				F/P
33. LEONARD HALL		VG		
34-35 DUNNING HALL & AUDITORIUM		VG		
36. CHOWN HALL			G	
37. J.A. MACDONALD HALL				F/P
38. FROST WING			G	
39. STIRLING HALL			G	
40. LOUISE D. ACTON BUILDING			G	
41. FLEMING HALL-STEWART POLLOCK WING (COMBINED WITH #9)				F/P
42. DOUGLAS LIBRARY ADDITION (COMBINED WITH #16)		VG		
43. VICTORIA HALL				F/P
44. GORDON - BROCKINGTON HALL			G	
45. EARL HALL			G	
46. DUPUIS HALL				F/P
47. WATSON HALL				F/P
48. WALDRON TOWER			G	

INSTITUTIONAL BUILDINGS

	EXCELLENT	VERY GOOD	GOOD	FAIR/POOR
49. HUMPHERY HALL				F/P
50. CATARAQUI HALL				F/P
51. JEFFERY HALL			G	
52. LASALLE BUILDING				F/P
53. HARKNESS HALL			G	
54. JOCK HARTY ARENA		VG		
55. RIDEAU BUILDING.				F/P
56. ST. LAWRENCE BUILDING				F/P
57. GOODWIN HALL		VG		
58. BRUCE WING				F/P
59. MACKINTOSH - CORRY HALL		VG		
60. HARRISON - LeCAINE HALL			G	
61. BOTTERELL HALL				F/P
62. WALTER LIGHT HALL			G	
63. SCHOOL OF POLICY STUDIES			G	



I-1 Summerhill

Date: 1839

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a dignified, symmetrical composition that is a good example of a large, early Kingston villa, with American Federal influences. It is a campus landmark, one of the best University buildings, with superior design, materials and siting. It is the first University building on the main campus, with important historical associations, including that of its continued use in part as the Principal's official residence. Although much altered, it has recently been restored and contains many fine features from each stage of development. Its site on a ridge overlooking Lake Ontario indicates the first phase of University development and establishes the character of Summerhill Park.

B. Building Description

Summerhill is a large two storey limestone detached villa with a hipped, standing seam metal roof. It has a central block with a T-shaped plan, the re-entrant angles of which are filled in by quadrants. Flanking the central block and set well back are matching two storey wings. The central block is set on a high foundation, surrounded by a light well which provides light and access to the semi-basement storey. The flanking wings are set at ground level.

The main facade has wide stairways curving up to the centre and sides of the verandah which curves around the central block. A central one storey portico supported by four pillars is flanked by two storey porticoes in the corner quadrants, with curved roofs set below the eaves line of the central block. Each flanking portico is supported by four pillars. The main hipped roof has curved sections in the corners and the flanking wings have truncated hip roofs. A large chimney in the central block rises out of the rear of the projecting pavilion and there are chimneys on each end of the main roof ridge as well as large stone chimneys in each wing, centred over the line marking the original end blocks. Details in this section include turned balusters on the stairs, light well and verandah.

The central block has a projecting two storey pavilion with two shuttered windows on each floor and windows on each side. The flanking quadrants have entranceways in the main floor. On the second storey there is a segmental arched opening with a triple window over a common sill. Details in this area include radiating voussoirs over the entrance fan lights with a sunburst pattern. Sidelights with a curvilinear design above a fielded panel are set between reeded pilasters which rise to wide moulded architraves. The slightly curved main doors have a central bead and fielded panels, some replaced by glass.

The flanking wings have an ashlar string course which extends from the central block to a slight projection which marks the edge of the original end block. Each wing has three windows above the string course and two windows and a door below it. The original end block section in each wing has a window in each floor. The end wall of the east wing has two windows in each storey while the east wing end wall has three windows per storey, one of which on the ground floor has been converted into a door giving access to a screened porch. Details in this area include doorways with wide wooden frames and applied Ionic pilasters whose caps are the eaves returns of the gabled frame. The reveals are panelled and the doors have six panels. The east wing has a transom.

The rear of the central block has a two storey addition with two windows per storey on the north face. The west face has two windows on the first storey and one on the second while the east face has one window per storey. Flanking this north wing on the rear face of the central block are two double windows per storey on the west and a shed-roofed entrance with a single window above on the east. A glassed passageway covers part of the west rear face. The rear of each wing has an attached garage. On the east, a stucco structure is set back from the east wall to give access to a basement room while on the west, the garage is formed by an extension of the side wall and the high stone wall at the property boundary. The rear wall of each wing has two windows per storey and a large landing window.

Alterations have been made in 1867 (interior centre), 1870 (exterior wings), 1888 (exterior centre), 1918 (interior overall), 1951 (interior west wing), 1961 (interior east wing), and 1982-83 (exterior renovation and restoration of centre). These most recent alterations have restored many features of the earliest development phases, and the house has been well maintained throughout its life. No interior features were noted. Landscape features include the Summerhill Park landscape (described in the Landscape section), mature trees, lawns, perennial beds and shrubs. The building is a campus and City landmark and establishes the character of Summerhill Park.

The house was built in 1839, possibly to designs of Thomas Rogers, architect, and had subsequent alterations designed by architects John Power, William Irving, William Newlands, Mill and Ross. The first resident was Archdeacon George Okill Stuart. Offered to Queen's in 1841 but initially rejected, the building became a boarding house for visiting Members of Parliament, then the Stuart residence and a grammar school (east wing) and was subsequently acquired by Queen's University in 1853. From 1867 onwards it has been the official residence of the Principal of the University, now located in the east wing, and the central and west wings now house offices of the Alumni Association and the Department of Development.

C. Character Defining Elements

The architectural and historical character of this building is defined by its use of Kingston limestone and the symmetry, dignity and scale of its composition. Though the work of several architects, the house is an excellent early example of a large Kingston villa, showing American Federal influences and such typical villa features as large columns on the porticoes. The detailing of the entrance stairways, verandahs and doorways is excellent and essential. The roof design, materials and chimneys are important. Summerhill's continued use as the Principal's official residence and the mature landscape setting, overlooking the Lake, are also essential characteristics. This building has sufficient merit for its main facade to be preserved in its entirety.



I-2 Old Medical Building

Date: 1859
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of the surviving elements of its original Georgian-influenced composition, an example of the work of a prominent local architect, with strong historical associations as the first permanent building erected by the University and has been in almost continuous use by the Medical faculty. It established limestone as the characteristic material for the University, forming the boundary of the first quadrangle.



B. Building Description

The Old Medical Building is a 3 storey limestone institutional building with a flat roof. It is designed in the Georgian style. The five bay facade of the main block has a central entrance with double doors, sidelights and a segmental arched fanlight framed by stone pilasters which support a plain frieze with moulded cornices. The bays flanking the entrance have a flat arched single window (metal, without window mullions) in each storey, and there is a double window over the entrance. The plain ashlar string course at the second storey level is interrupted by vertical panels which contain the windows. The south side of the building has two of the vertical panels and two original tall window openings, one now blank. The north face of the building has three vertical panels. A large wing extends on the west side, set back from the edges of the main block. Windows are the original transomed type, three per floor. A single storey flat-roofed addition obscures the first floor windows on this face. Details include a datestone in a moulded stone enframement above the main door and a wide white cornice edging the flat roof. No interior features were noted.

Alterations include the addition of a third storey (1901), rebuilding without the third storey following a fire (1924) and interior and exterior renovations to add a third floor within the existing shell (1962). The vertical panels and new windows were part of the last alterations.

The original building was constructed in 1859 to designs by John Power, architect. Architects for the subsequent alterations in 1901, 1924 and 1962 (all described above) have not been identified. Historical associations include this being the first permanent building erected by the University. It housed, from 1859-1870 and 1880 onwards, the second oldest medical school in Ontario.

C. Character Defining Elements

Remaining features from the 1859 building, specifically the stone ashlar door surrounds, sidelights and segmentally arched fanlight, and the datestone above the main door, are all essential to the character of this building. Later alterations have compromised the original Georgian composition of the main facade.

I-3 The Agnes Etherington Art Centre

Date: 1879

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a superior example of an early twentieth century remodelling of an older building, the work of a noted architect, with historical associations to prominent Kingston families and to its current use as an important art gallery, with important historical associations and located in a mature landscape on a prominent streetcorner.

B. Building Description

The Agnes Etherington Art Centre is a 2 storey brick detached house with modern additions. Both the main block and the additions have flat roofs. The main block is set on a high stone foundation and its 3 bay facade has a projecting central pavilion and a recessed, full height wing adjoining bay 3 in which the main entrance is housed in a projecting one storey section. There are double French windows flanked by large single windows in the first storey of the central pavilion, with two windows above; in bays 1 and 3 are paired windows on the first storey and single windows above. Details in this section complement the overall Neo Georgian style: the entranceway has a transomed doorway with a classical frame of reeded pilasters supporting a moulded architrave, broken pediment and a large six-panelled door; the window mullions, proportions, iron balustrades, stone keystones and sills, flat-arched surrounds and wooden shutters are correct to this style; the cornice is white, moulded and dentilled, and; the roof is hidden by a brick parapet topped with stone and broken in sections by white balustrades.

The north face of the main block has a three bay facade with a slightly projecting central pavilion. In bay 1, two small windows in the first storey (one blind) have above them a large round-arched window. In bay 3, there is a large double French window with a transom light with a similar window above in the second storey.



This upper window has a small iron-railed balcony. The south face of the main block has at the eastern end a wide chimney breast flanked by single windows on each floor. The remainder of the south face has irregular fenestration in the second storey and a large sun room with a single storey brick extension linked by a glassed passageway to the gallery wing. Brick wings to the west and south have been added to increase gallery space. No interior features were noted, although the gallery highlights several of the rooms in the main block, and many interior fixtures and features in these rooms have been retained.

The building has been substantially altered twice, once to enlarge the residential space, and later to convert the dwelling into an art gallery. Landscape features include mature trees, terraced stone walls and paving, ornamental sculpture, lawns, perennial beds and foundation planting, including extensive ivy on the south face. The building is sited at the east end of Queen's Crescent on lower University Avenue, just west of Grant Hall, and thus is a minor campus landmark.

The main block was built in 1879 to designs by J. Power and Son, architect. The original tall Victorian house was extensively remodelled in 1920 in the Neo Georgian style to designs by David Shennan, architect. After being acquired by Queen's, the building was remodelled in 1956-57, again to designs by Shennan. The main wing was designed in 1962 by Barrot, Marshall, Merrett, Barrot, architects and further additions and alterations were made in 1975 and 1978. A further expansion is pending (1995). Historical associations are with the Richardson family, prominent locally and nationally. The house was built for George Richardson, former University Chancellor, occupied from 1921 by his eldest daughter, Agnes, who had married Dr. Frederick Etherington. Agnes Etherington willed the house to Queen's "for the furthering of art and music at the University". The Art Centre has since become the University's main gallery space and is regarded as one of Canada's most respected and active art museums.

C. Character Defining Elements

The main block Neo-Georgian style, brick walls, projecting central gabled pavilion, French windows, the flat roof and brick parapet with balustrade, the moulded and dentilled cornice, the wooden entrance surround and panelled door, iron balustrades, stone keystones and sills, flat arched window surrounds, window mullions, and the wooden shutters, are essential to this building's character.

I-4 Theological Hall (The Old Arts Building)

Date: 1880

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is one of the finest architecturally on campus, and the first Romanesque Revival building on campus, influencing much subsequent construction. The work of prominent architects, it is retained virtually intact from the time of its construction during the first major University expansion in the late nineteenth century. At that time it housed the major University functions and commanded a prominent site in the centre of the original campus.

B. Building Description

Theological Hall is a two storey limestone building with a third storey attic under a gabled roof. The principal, south-facing facade is symmetrical. The main block has projecting pavilions at each end and a central tower. The pavilions are two and a half storeys high, rising to a gable end. The central tower contains the main entrance and is four storeys high, with the top storey rising to gables on each face with a smaller tower topped by pinnacles at each corner. The bays flanking the tower are two storeys high with dormers centred in the roof gable. At each corner of the tower and end pavilions are two storey buttresses. Unifying the vertical elements are string courses which extend across the entire five bays: a plain ashlar course forming the sill of the first storey windows; a narrow, moulded, darker course at the base of the second storey windows, and; a narrower dark course across the tops of these windows. This is echoed in the corbel table and billet moulding which extends around the building at cornice level. Further unity is given by the use of predominantly square-headed windows on the first storey, and round-headed windows on the second.

The main entrance is in a monumental, round-arched entryway with voussoirs and compound arches rising from the capitals of rounded pilasters. The middle arch has billet moulding, and similar mouldings mark the panel above the double doors. The panel contains an electric lantern in its centre. Above the entry are a pair of round-arched windows separated by a short, engaged column whose capital supports square stones at the springing of the arch. The third storey of the tower has three narrow round-arched windows with a common sill. Above this, a corbel table supports a moulding at the base of the fourth storey. Four large round-headed openings with shuttered covers are centred above the moulding in each of the tower faces, traced with a dark string course over the



tops of the openings. Gables atop each tower face have a corbel table below a dark cap and are flanked by small towers, each topped with pinnacles above a moulded cornice.

The main building facade and pavilions flanking the central tower have a double central window flanked by single windows, all with ashlar lintels. In the second storey, single windows flanking the tower are placed next to two large windows, while the pavilions contain triple windows comprised of a large window flanked by smaller ones of the same height. These windows are separated by short engaged circular columns which support the base at the springing of the arch. The third storey gable ends have triple windows with a central window flanked by half windows, all set on a common sill. The roof dormers in the central sections have sets of four windows, the two under the central jerkinhead roof have triangular peaks while the flanking windows under a gable roof are square-headed.

The east side of the building has towards the front a chimney breast flanked on each floor by a single window. To the right of this a gable-roofed projecting pavilion has two windows on each floor and a single window in the gable end. In the projecting section containing Convocation Hall there is a round-arched entranceway in the first bay of the first storey and buttresses separating the large windows on each floor. The north end of Convocation Hall has three windows on the first floor, two round-arched, blank windows in the second, and a large, round stained glass window in the gable end. Windows on the west side of the Hall match those on the east and there is an entranceway in the first bay of the first storey.

Further west is a two storey angled projection with an entranceway in the first storey above which are three round-headed windows, a corbelled cornice, and a gabled dormer in the roof gable. Next to this is a four-windowed roof dormer. The west side of the north face of the main building has a two and a half storey gabled pavilion with buttressed corners, flat-arched windows in the first storey, round-arched windows in the second storey and three windows in the gable end.

The west end of the main building is a semi-circular two storey structure inset slightly from the main, south-facing facade. It has windows which match the levels of those in the main facade and rises to a truncated conical roof with four gabled projections breaking the eaves line. The windows are separated by buttresses which terminate at the second floor level. The first floor windows have flat arches, the second floor windows have round arches. In the eaves are extensions of the second storey windows. The darker moulded string course follows the tops of these arched windows, and above this under the eaves is a cornice with an elaborate corbel table.

The interior feature of note is Convocation Hall, the only surviving original interior, currently used as a stage for dramatic productions. The original wooden roof has triangular trusses that are filled in with woodwork which resembles a ship's wheel.

Alterations include a square elevator tower with a pyramidal roof at the western junction of Convocation Hall with the main building, red tile replacing original slate roof tiles, and extensive interior renovations, including additions to the original interior of Convocation Hall. These alterations include modern lighting and light support structures and piping channels, none of which are considered to be sympathetic to the interior features. Details include a polychromatic slate roof (in poor condition), iron cresting and copper flashing.

Theological Hall was built in 1880 to designs by Gordon & Helliwell, architects of Toronto, who were also responsible for other campus buildings. The building is the first example on campus of the Romanesque Revival style and influenced many later buildings. Theological Hall is a campus landmark located between two other landmarks, Summerhill and Grant Hall, all of which are located on a south-facing ridge and form the core of the original campus. Historical associations include the fact that this was the third building constructed for Queen's and the first in Principal George Grant's campaign to make Queen's a nationally recognized liberal arts university. In June, 1879, the cornerstone was laid by Princess Louise and the Marquis of Lorne. The building was called for many years simple "the college". All administrative offices were located here for over forty years. The first University library was located in the west wing until the construction of the Douglas Library in 1924. Convocation Hall was the first large public meeting hall at Queen's. Many Queen's graduates have been married in the Morgan Memorial Chapel. Over the years, the building, also known as the Old Arts Building, has housed the Departments of Biology and Art and the Medicine library. It now houses the Departments of Theology and Drama.

C. Character Defining Elements

The symmetrical Romanesque Revival style, the hierarchy of window types in each storey, and the main facade with its central tower are essential to its character. In particular, the design of the vertical window openings and the horizontal band courses is distinctive. The extensive use of local limestone, along with wood, copper, iron and slate, all largely intact, also sets it apart from most other campus buildings.



I-5 Carruthers Hall (Science Hall)

Date: 1890

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its massing and because it is a good example of a typical late Victorian educational building. It has good historical associations with the Carruthers family, with mining, and is the first building donated to the University. It helps define the edge of Fleming Field and retains most of its original fabric.

B. Building Description

Carruthers Hall is a 2 1/2 storey hammer-dressed limestone institutional building with a truncated hip roof. Above the high basement the main facade has a central projecting pavilion flanked by single bays. The main entranceway has wide stairs flanked by stone walls. The entrance is round-arched with recessed double doors and a fanlight above. In the pavilion flanking the entrance are narrow round-arched windows. Above the entrance in the second storey are three narrow round-arched windows with a common ashlar sill. The pavilion rises to a gable in which is a large round-arched window. In the flanking bays are pairs of windows, square-headed with a common sill in the first storey and round-arched in the second. In the roof above, offset and overlapping the central pavilion, are large double dormers with jerkinhead roofs.

The west side of the building has seven windows per storey and the east side eight, in each case square-headed on the first storey and round-headed in the second. Above these are similar dormers to those in the main facade, three per side, and one in the rear elevation. The east elevation has a gable-roofed projection from the lowest level providing an entranceway to the semi-basement. It is flanked by square windows. The rear of the building has irregular fenestration with two round-arched windows under the gable peak. No interior features were noted. Details include billet moulding on the main cornice and simple moulding along the perimeter of the flat roof atop the truncated hip main roof.

Alterations include a concrete extension to the northwest corner.

Carruthers Hall was built in 1890 to designs of Gillen & Gillen, architects, of Belleville. The money for the building was donated by John Bell Carruthers, a wealthy Kingston merchant, who wished to house the Ontario School of Mining and Agriculture, then not part of Queen's. In 1894, Queen's established the Faculty of Practical Science and in 1897 the School of Mining affiliated with Queen's, later (1916) becoming a department within the Faculty of

Science. Since then, the building has housed the Departments of Chemistry, Civil Engineering, Mathematics and Electrical Engineering. In addition, the University radio station has occupied the semi-basement since 1957.

C. Character Defining Elements

The symmetrical composition, rusticated stone cladding, hierarchy of square-headed, round-headed and dormer windows, and the entranceway with its round-arched transom, flanking windows and stone steps, are all essential to its character.

I-6 Victoria School

Date: 1892
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it a particularly good example of a school building that exhibits fine workmanship in brick and terra cotta, designed by a prominent local architect in the Richardsonian Romanesque style. The school has served its district for almost one hundred years, and is a local landmark at the northern edge of the campus.

B. Building Description

Victoria School is a 2 1/2 storey brick building with a hipped roof. The main structure is raised on a limestone foundation into which the main pattern of fenestration is extended. The building is oriented with the end gable to the street. The main Union Street facade has three bays with an engaged square central tower rising four storeys to a pointed roof. The main entranceway is located at the base of the tower, recessed within a large round-headed brick arch. Flanking the tower are two slightly projecting gabled pavilions. Windows on this facade are grouped in threes with common sills, and are square-headed on the first storey and round-headed in the second. In the central tower, these windows have an large semi-circular window in the third storey, comprised of a triple window with a common sill supporting a semi-circular transom. In the fourth storey gable ends are small round-headed double windows with a common sill.

The east and west facades of the original building are elongated in an addition (circa 1913) which is divided into two main sections. The southernmost section has five bays, with bays 2 and 4 slightly projecting gabled pavilions. Bays 1 and 5 have one window per storey, bay 3 has two per storey and the two pavilions groups of three per storey. A recessed bay divides this section from the



northern section and contains a secondary entrance with pairs of windows above. The northern section has three bays comprised of two slightly projecting gabled pavilions with five windows per storey and a central bay with two windows per storey. A further addition (1951) to the rear of this block is a two storey brick structure with a flat roof. Large windows with steel lintels and mullions characterize the facades, with the entrances framed in precast concrete. No major interior features were noted.

Details in the main block include sunburst patterns in gable ends, engaged brick pinnacles on the tower corners and flanking the fourth storey gables, terra cotta details, brick string courses separating the first and second storeys and brick corbelling under the eaves, decorative sign and date panels above the main entrance, patterned brick under the tower cornice and a standing seam metal roof on the tower and main block.

Alterations in the form of the 1900 and 1951 additions have been noted above. Further interior renovations have been made since Queen's acquired the building in 1992. The school forms part of an entire educational block (with KCVI) and is a landmark at the northwest corner of the campus.

The school was built in 1892 to designs of William Newlands, architect. The building was successful in anchoring development of the former Ordnance Lots. The site purchased by the City from the Federal Government and the building is representative of the widespread tradition in Ontario of building public schools on prominent urban sites. It served the growing population in the north and west of the City and was in continuous use as a public school until the early 1990s. Queen's purchased the property in 1992 and has converted portions of the 1951 addition into the Office of the Registrar. The main school building is unoccupied at present (1995).

C. Character Defining Elements

The symmetrical composition with central tower, the rusticated stone base, brick walls, metal roof, round-arched and transomed windows, brick corbelling and string courses, terra cotta panels, decorative sign and date panels above the entrance, and brick pinnacles, are all essential to its character.

I-7 Ontario Hall

Date: 1902
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its architectural composition of towers, arched entrance and corbelling. It is an excellent example of the Romanesque style, by prominent architects and remains largely unaltered. It is also a turn-of-the-century building with important historical associations, and establishes an important heritage grouping in Lower University Avenue.



B. Building Description

Ontario Hall is a 3 storey rusticated limestone institutional building with a modified gable roof. The main University Avenue facade is symmetrical with flanking gable-roofed engaged towers and gabled pavilions. The central entranceway is three bays wide and is probably the largest of any University building. Low stone walls curve from the sidewalk up the inner side of the twin curved stairways to the first floor entrance. Within the curve of these low walls at ground level and set into the base storey is a later entrance below the broad arch. Flanking this ground level door are square pillars which support the three main round-headed arches of the entry porch. The porch has a sloping roof. The entranceway has a large double door with a segmentally arched window over, flanked by a pair of round-arched windows. Other square-headed windows are set in the curve of the stairs. Above the porch roof are two sets of four round-headed windows set between engaged columns. A dentilled cornice supports the front slope of the main roof.

The three storey towers flanking the main entrance are square with a one storey buttress at the outer corners. In the first storey are two square-transomed windows. Above them is a narrow ashlar string course, then a single round-arched window. In the third storey are a pair of round-headed windows divided by an engaged column. At this level the corners of the towers begin to taper to a narrow string course, above which the towers become hexagonal. A corbel table supports a narrow moulded cornice and a high conical roof.

The three storey gabled pavilions are slightly different. The north pavilion has four square-headed windows in the first storey, with four round-headed windows above. A corbel table above this is topped by a narrow ashlar string course which forms the sills for three windows with fanlights in the third storey. A dentilled cornice and a corbel table edge the gable end and extend around the north end of the building. The south pavilion has four square-headed windows in the first storey with a narrow ashlar string course above. Similar windows are in the second storey, while the third

storey has a slightly recessed central panel in which are a pair of round-arched windows.

The south facade of the building has a corner buttress and irregular fenestration in the bays flanking a central projecting end gable of the main roof. There are small curved dormers with three windows in the roof above. The central gable end has buttressed corners and a high parapetted gable. There are four round-arched windows in the first storey topped by a string course. Above this are five square-transomed windows in the second storey and a large round-arched window recessed in the third storey gable end.

The east facade has two large projecting pavilions with truncated hip roofs. Each pavilion has two windows per storey rising to a parapetted gable end. In the inner section of each pavilion there is a wide flight of stairs rising to a fan-lighted door in a gable-roofed entranceway. Above the gable roof are two windows, while the remainder of the pavilion walls have a pair of windows in each storey and corner buttresses. The central east-facing wall of the main building has two sets of three windows per storey.

The north side of the main building has two main sections flanking the slightly projecting gable end of the main roof. There is a buttress at the northeast corner, then the main building wall with a single window in each floor. The central gable end has three windows per storey. Flanking this is the north side of the main facade corner pavilion, with a single window in the first storey, three round-arched windows in the second and a single small window in the third.

Interior features have been largely obscured by later alterations. Alterations to the exterior are minimal and include the replacement of some of the original slate roof with asphalt shingles.

Ontario Hall was the first building constructed on lower University Avenue and established the street setback, and now forms part of an important heritage grouping on Lower University Avenue.

Ontario Hall was built in 1902 to designs by Symons & Rae, architects, of Toronto. The building was a gift from the Province of Ontario and the cornerstone was laid by the then Minister of Education. Ontario Hall initially housed the departments of Mineralogy, Geology and Physics, before the first two moved to the new Miller Hall in 1931. The Physics Department remained in the building until the construction of Sterling Hall, and in 1950, Ontario Hall had an underground addition built to house a new Synchrotron particle accelerator. The building also housed at various times the department of Chemical Engineering, the School of Navigation and the Geology Museum, as well as serving as the dining room for the 5th Field Company of the Canadian Engineers during the First World War. Ontario Hall is currently used by the Department of Art.

C. Character Defining Elements

The stonework, detailing, fenestration and symmetrical composition in the Romanesque Revival style are all essential to this building. Of particular importance is the main facade and, within this facade, the first floor main entranceway with its curving stairway, original door and fenestration.

I-8 Kingston Hall (New Arts Building)

Date: 1902-03

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a well-proportioned building designed by prominent architects and has important historical associations as a gift from the City. It contributes to an important heritage grouping and has been retained virtually intact.



B. Building Description

Kingston Hall is a three storey building with an attic storey under a side gable roof. It is constructed of rusticated Kingston limestone in a style that is an eclectic mix of Romanesque and Victorian elements. The main southern facade is completely symmetrical with five main sections comprised of a central entranceway, flanking four bay sections of the main block, and three bay projecting gabled pavilions at each end. The main entrance is set in a two storey, hip-roofed projection. The double doors with side lights and a large fan light are set under compound round arches supported by ashlar columns with capitals. Above the entrance are two windows in the third storey and a double window, hip-roofed dormer in the roof. The flanking sections contain sets of three windows per storey, with a single window per floor in the outermost bays. In these flanking sections the first and third storey windows are square-headed and the second floor windows are square-transomed. There are three dormers in the roof above each of these sections. The gabled projections have one and a half storey buttresses. The first storey windows are square-headed, the second storey windows are square-transomed and the third storey windows are round-headed, with a tall central one flanked by two shorter ones, and with ashlar columns supporting the round arches. A dentilled cornice follows the roof around the building at the roof edge.

The western gable end of Kingston Hall, which abuts Grant Hall, has a two storey angled bay with round-arched windows. There is a single round-arched window in the gable end. The side wall has irregular fenestration. The east end of Kingston Hall has a two storey projection in the angle where the wing meets the main building. The first storey of this projection has a window and a

door and two round-arched windows in the second storey. The main building east facade has three storeys rising through the roof to a parapetted gable. In the second storey are pairs of windows separated by ashlar columns contained within large round-arched portions of the wall, and a triple window in the third storey flanked by pairs of flat-arched windows.

The north facade has the first storey slightly below ground level and a central entranceway. Within a large, two-storey round arch, the double doors with side lights are placed under a large fanlight which is multipaned with wide vertical muntins rising from the door edges, crossed by a horizontal muntin emerging from the springing from the arch. Fenestration is symmetrical on all floors and in the roof dormers.

No interior features have been noted. Alterations include minor replacements to window units. The building forms part of an important heritage grouping with Theological Hall and Summerhill.

Kingston Hall was built in 1903 to designs of Symons & Rae, architects, of Toronto. It was a gift from the City of Kingston and was known for many years as the New Arts Building, having been built to house most of the Arts classrooms. In 1917-19 it served as an adjunct to the military hospital in Grant Hall. In 1943-44 the basement was used as barracks for those attending an army course. It is now used as general classroom space and by the Faculty of Arts and Science (Department of Languages).

C. Character Defining Elements

The symmetrical composition, eclectic Romanesque Revival style, rusticated limestone cladding, projecting gable-roofed entranceway with arched surround, fanlight and sidelights, paired and triple windows, single and paired dormers, and the corbelled eaves, round-arched and pilastered window surrounds, and corner buttresses in the flanking gable ends, are all essential to its character.

I-9 Fleming Hall (including the Stewart-Pollock Wing)

Date: 1904

Evaluation: Good / Fair-Poor

A. Reasons for Good/Fair-Poor Classification

Fleming Hall was rated as Good because of its architectural style, its age and its contribution to the central campus setting. The Stewart-Pollock wing was rated as Fair-Poor because of its architectural style, its age and because of its negative impact on the central campus.

B. Building Description

Fleming Hall is a 3 storey stone institutional building with 2 storey wings clad in Kingston limestone, with a flat roof. The building style is Romanesque with Richardsonian influences. A single storey stone clad addition extends from the east side and incorporates the former University heating plant. The main (south) facade facing Fleming Field has 12 bays, with the main entrance located in the central two bays of the recessed central bay. The double entrance doors are of wood and are recessed within a stone arch with voussoirs and extend to the top of the first storey, above the raised basement. Stone steps lead to the main entrance. The raised basement has a chamfered stone cornice and contains windows with flat arches. Windows in the upper storeys have transoms and ashlar sills, while the windows in the top storey have round-arched transoms. The roof is parapet-edged with a projecting ashlar cornice. An octagonal stone chimney projects from the east face of the building up to the parapet of the central block.

The west side has a central projection flanked by windows. The north (rear) facade has a semi-circular projection containing the entrance door, flanked by two windows (now obscured by the entrance to the Stewart-Pollock wing). Above this are windows set in slight embrasures. Flanking this rear entrance are four windows on the first storey, two on the second and three arched windows on the third. The east wing has a single window on each floor, while the west has four windows per floor. Windows in the single storey extension are largely infilled with vents on the north side but remain open on the east and south faces. Details on the exterior include incised lettering in a recessed ashlar panel over the main entrance and a carved commemorative cornerstone. No interior features were noted.

Alterations include the addition of the upper storeys of the central bay and wings (1934) which replaced the original gabled roof, and the addition of the Stewart-Pollock wing (1964) extending to the north. Window units have been replaced but retain some of their original design. Fleming Hall terminates the view north from Kingston Field across Fleming Field and would have had the same framing effect on the former Memorial Quadrangle, prior to the addition of the Stewart-Pollock wing.

Fleming Hall was built in 1904 as part of Principal Grant's expansion program. It was designed by W.L.Symons, architect. Colin Drever, architect, designed the 1934 addition. Fleming Hall was named in honour of Sir Sanford Fleming (1827-1915), Canada's premier civil engineer of the nineteenth century, and also chancellor of Queen's from 1879-1914, and was built to house the Departments of Electrical and Mechanical Engineering. The single storey portion of the building extending to the east was the university's first heating and power plant.



The Stewart-Pollock wing is a 4 storey steel frame institutional building clad in grey concrete aggregate and Queenston limestone. It is a Modernist building with a flat roof and is linked to Fleming Hall by an enclosed pedestrian bridge at the second floor level, spanning a pedestrian/service lane. The bridge provides weather-protected access between the addition and Fleming Hall: the main entrance to the Stewart-Pollock wing is at grade, under the bridge. The north and south facades of the wing are blank and have limestone cladding on the lower portions, while the east and west facades have vertical bays clad in aggregate, divided by concrete columns. These bays contain vertical windows with silver anodized aluminum units, fixed uppers and moveable hoppers beneath. The bridge is a steel frame cantilevered structure clad in opaque fibreglass panels with vertical metal dividers. There are no exterior details of value, and no interior features were noted. There have been no evident exterior alterations.

The Stewart-Pollock wing was built in 1964 to designs by Logan Gallagher, architect, and were intended to provide additional space for the Department of Electrical Engineering. Funding was provided by the Bell Telephone Company. The wing reinforced the engineering presence in this part of the campus but intruded into the open space which formerly was Memorial Quadrangle.

C. Character Defining Elements

For Fleming Hall, the Kingston limestone cladding, the Richardsonian Romanesque style, the symmetrical composition of the main facade and flanking wings, the entrance surround, and the stone chimney are all essential to the building's character. The additions of 1934 and 1964 compromised the building's design. The Stewart-Pollock wing has no elements of heritage value and does not merit preservation.

I-10 Grant Hall

Date: 1905

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a campus landmark which established the architectural character on this part of University Avenue, because it is a superior work of architecture in the Romanesque Revival style, a key institutional and public building and because it was built by public subscription to honour one of the University's most distinguished principals. It has been well maintained, without major alterations, and continues to play a prominent social and cultural role in campus life.

Symons & Rae designed several important buildings at Queen's but Grant Hall is arguably their most significant. In combining Romanesque and Edwardian stylistic elements, the architects created a convincing composition both inside and without. The prominent clock tower marks the entrance to a richly modelled and decorated interior which is well suited to the special events for which it is intended.

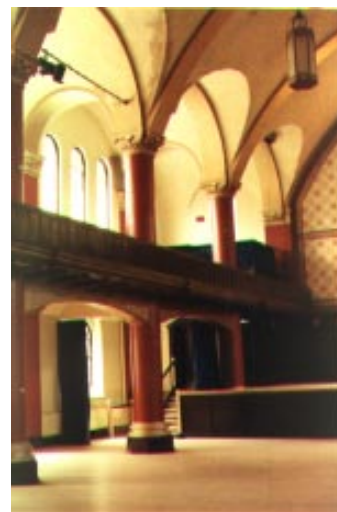
B. Building Description

Grant Hall is built of random coursed local limestone and is dominated by the tall, square clock tower at its southwest corner. This tower has several tall, narrow windows in the round-arched, Romanesque style. At its base on the western side is the main entrance, defined by compound round arches rising from engaged columns and containing double wooden doors. Abutting the tower to the north is a wall with windows on each floor and edged with a buttress which rises above the roof to a parapet. Near the top of the tower, the four clock faces are set below a stone corbel table and a moulded string course. Above this and between the corner piers on all four sides are triple round-arched openings in which round columns rise to the springing of the arches. Further up is another corbel table, marking the cornice below the pyramidal roof of the bell tower. The roof of the main building is gabled and slate-covered, with copper flashings.

The main facade is divided into four bays. In these bays, pairs of round-arched stained glass windows are set under round arches, with a tracery plate set in the spandrel above the two windows. Above these windows and under the cornice, a moulded string course is the base for triple window openings set between pilasters with simple capitals joined by a corbel table. The bay at the north end of the University Avenue section incorporates a truncated gable roof section, projecting slightly. In this bay is a door at the main level and a single window above.

The east side of Grant Hall largely mirrors the main facade. The east side has the same fenestration as the west, including a door and window in the projecting section to the north. Similarly, there is an entrance door towards the south end of this wall, set in a projecting section that rises two storeys and terminates in a parapetted gable. Above the entrance is a round arch and spandrel within which is a pair of windows. To the left of this entrance and adjoining Kingston Hall are a pair of windows in the first storey with a single window above.

The other two sides of the building each have their own character. The north end is symmetrical, rising to a high gable and edged by a wide corbel table. Fenestration in the central section of this end wall includes two windows in the first storey and three in the second. Two small towers flank the central section and rise above the corners of the main roof. These towers have two windows on



the first floor and one large window above. The south wall, between Grant Hall and Kingston Hall, has three round-arched windows on each floor, in each case with the central window on the first floor being larger than the flanking ones.

The interior is dominated by a main hall which features dark wood panelling and Corinthian columns which have been painted red and have gilded capitals. Other features from the original interior include a rounded ceiling, light fixtures, architectural fittings, patterned terrazzo and wood flooring, and wood and stained glass doors.

The building has been retained largely intact and has had minor and sympathetic alterations. Grant Hall Tower is the key landmark of the Main Campus. In its immediate context, the Tower and west facade are prominent features of University Avenue, forming part of a heritage grouping with Ontario Hall, Kingston Hall and the Old Arts Building. The Tower and south facade help provide an edge to the adjacent playing field as well as close a vista from Lower University Avenue. The east facade also contains the western edge of Fleming Field.

Grant Hall was built in 1905 to designs of Symons & Rae, architects. In terms of historical associations, the building represents an important phase in the history of Queen's and commemorates a prominent and greatly respected member of the University, Principal George Munro Grant. Not only was the building funded by alumni, faculty, students and friends of the University, but the construction of Grant Hall coincided with an era of expansion, between 1902 and 1912. In addition, the main hall has been a centrepiece of University and City life, being used for concerts, convocations and other social events. Twice this century, Grant Hall had a wider significance as a military hospital in World War I and as a troop entertainment centre in World War II for men of the Royal Navy Fleet Air Arm, then in training at Kingston's Norman Rogers Airport. Grant Hall continues today as one of the most important buildings in Kingston.

C. Character Defining Elements

The historic and architectural character of this building is defined by its materials and its architectural composition. Essential elements include rusticated Kingston limestone as the dominant structural and decorative material, augmented by copper flashings at the edge of a slate roof, and wooden windows with stained glass. The composition of these materials is also essential, as laid out in patterns of paired arched windows at the ground floor using a Siennese motif, second storey bays grouped with three elongated, round arched windows joined by relatively flat pilasters, and a corbelled cornice below the roof line. The slate-covered, hip gabled roof is also essential, as are the towers.

I-11 Jackson Hall (Old Gymnasium)

Date: 1906
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its well scaled detailing and its Romanesque architectural style. The physical fabric has been altered but the building retains value through its historical associations and age.

B. Building Description

Jackson Hall is a 3 storey rusticated limestone building with a flat roof. The main facade is divided into three sections by pilasters which rise from the edges of the wide stone stairway to the string course above the second storey. The main entranceway has double doors with a fanlight above and is flanked by short pilasters to the springing of the arch. Above this are two square-headed windows. Flanking the main entrance are two sections with large, slightly recessed blank arches containing two round-headed windows in the first storey. There are no second storey windows in these flanking sections. Above the second storey string course is a third storey addition with a simple cornice and six windows, paired with a common sill. The raised basement of the building has two square-headed windows in each of the flanking sections. No interior features were noted.

The east face of the building also has blank arches, without windows, in sections which flank a central section containing irregular fenestration (now covered by fire escapes). The north and south faces of the building also have three sections divided by pilasters and contain three windows per storey, the first storey ones having round heads.

Alterations include the removal of the original gabled roof and attendant architectural detail and their replacement with a flat-roofed third storey. The limestone used in the third storey is of a different colour to the local limestone of the original building and is not compatible.

Jackson Hall was built in 1906 to designs by two Queen's Engineering professors, Kirkpatrick and Macphail. It was built to house the gymnasium and other recreation facilities on campus and was known as the "Old Gym" for many years. From 1930, the building housed the Department of Mechanical Engineering and a Department of Hydraulics laboratory. The new third storey was added in 1959. The building currently (1995) holds the Department of Engineering and shops for the University staff tradespeople. Jackson Hall was named in honour of Arthur Jackson, professor of Engineering Drawing.



C. Character Defining Elements

The surviving portions of the original facade, specifically the rusticated limestone cladding, arched window and door openings, blank stone arches, stone pilasters, and the main entrance with fanlight, flanking pilasters and stone stairway, are essential elements.



I-12 Kathleen Ryan Hall (New Medical Building)

Date: 1907

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural style, because it is a good example of the work of a prominent architect, because of its age, its historical associations and because it helps define an important campus open space. It is also virtually unaltered.

B. Building Description

Kathleen Ryan Hall is a 3 1/2 storey concrete and masonry Neo-Classical institutional building clad in rusticated limestone, with a hipped roof. The south-facing main facade is divided into a central projecting pavilion with two large flanking bays. The central pavilion has corner pilasters containing three bays and rising to a large dentilled pediment. The main entranceway is set in a rusticated base and contains double doors with a transom above recessed under a flat keystone arch and flanked by single square-headed windows. Above the entrance is a string course which forms sills for three windows, the central one of these being a composite of a large window flanked by narrow ones, the whole topped by a large fanlight. Single square-headed windows flank the composite window. Following the tops of these windows is a projecting string course with a large keystone central arch. In the third storey the central triple window and flanking single ones all have square transoms. Centred in the pediment above this is a semi-circular window with decorative muntins. In the flanking sections of the main facade, each storey has large triple windows with transoms. Those in the first and second storeys are set under flat arches with voussoirs. A dentilled cornice forms the lintels of all third storey windows. On the roof, flanking the central pediment, are double windowed, pedimented dormers. No interior features were noted. Details include circular date stones on either side of the central arch in the main facade second storey.

There are similar roof dormers on the other faces of the building. On the east and west faces of the building are three large triple windows with transoms in each storey. The north face has a large

five bay projecting pavilion with triple central windows flanked by two single windows; all have transoms. In the sides of the pavilion are single windows, some of them blind.

Alterations include reglazing to control light penetration to the archives and the replacement of the original slate roof with asphalt shingle.

Kathleen Ryan Hall was built in 1907 to designs by Joseph W. Power, architect. It was built using funds from the Government of Ontario which were made available to Queen's for medical education. The building, called the "New Medical", provided updated facilities for pathology, bacteriology and physiology and included a large lecture theatre. More modern medical facilities developed at Queen's over the years made the "New Medical" obsolete, and in 1982 it was extensively renovated inside to become suitable for a modern archive. Today (1995) it houses the archives of Queen's, the City of Kingston, the Kingston General Hospital, plus other collections of Provincial and national importance. Donations for the renovation from Mrs. Kathleen Whitton Ryan led to the building being renamed in her honour.

C. Character Defining Elements

The Neo-Classical style, with a symmetrical facade, the rusticated and ashlar stonework, the arched and transomed windows, the circular stone decorative panels and arched and transomed windows in the central projecting bay, the dentilled cornice, triple windows in the flanking bays, and the gable dormers are essential to the building's character.

I-13 Gordon Hall and Annex

Date: 1911

Evaluation: Good

A. Reasons for Good Classification

This building (not including the Frost Wing) was rated as Good because of its architectural style, its age, its association with a former principal, and its contribution to the streetscape.

B. Building Description

Gordon Hall is a 3 storey masonry building with a full height basement. It is clad in Kingston limestone with a top storey addition clad in Queenston limestone. The style is simplified Collegiate Gothic. The fenestration and proportions of this building are not well developed and the addition of a fourth storey (in a different type of stone) further detracts from its appearance. The main facade has a central projecting pavilion of 6 bays flanked by



symmetrical wings of 6 bays each. The raised basement has an ashlar string course above, while pairs of windows are located between buttresses in the two floors above. An ashlar string course above these buttresses defines the top storey, and a double ashlar string course indicates the parapet along the roof edge. The central projection has buttressed corners and two windows on either side of a further projection which contains the main entrance. Stone stairs rise between flared low stone walls to a large double-door, fan-lighted entrance set inside a round arch. Flanking square pilasters rise to a simple entablature and above it are two windows in each floor. All windows in the original building have flat arches and transom windows; those in the fourth floor are flat-arched without transoms.

The east and west faces of the building each have a central buttressed projection with two windows on the first and second floors. This projection is flanked by sections with single windows on each floor. The south face of the building is partially obscured by the Annex and continues the fenestration pattern, with the exception of a Gothic-arched and flat-arched triple window in the stairwells over two projecting stone entranceways. These entrances have gable ends with an ashlar cornice and wooden double doors with a fanlight in a stone arch above. Details include the carved lettering over the main entrance and the door surrounds (stonework and fenestration). No interior features were noted.

The attached rear Annex, now linking Gordon Hall to the Frost Wing, appears to have been constructed soon after World War II. It is a four storey flat-roofed extension of Gordon Hall, clad in Queenston limestone, and using the same compositional and stylistic elements. The Annex clumsily overlaps the rear projecting entrances of Gordon Hall. The 12 bay main facade on the west side has a 9 bay pavilion with a projecting entrance in the fourth bay. Ashlar band courses above the first, third and fourth storeys tie the composition together. Pairs of wooden sash, flat-transomed windows with ashlar sills are located in each bay. Ashlar cladding in the second storey above the main entrance engages the second storey window pair in this bay and the third storey sill. The projecting main entrance has a Gothic-arched doorway with a carved stone surround. Details include bronze lamps flanking the doorway, carved stone plaques above the doorway and in the ashlar cladding above the doorway. No interior features were noted. The Annex began the infill process which eventually removed the Memorial Quadrangle.

Gordon Hall was named in honour of Daniel Minor Gordon, Principal of Queen's University, 1902-1917. It was a gift from the Province of Ontario and has housed the Department of Chemistry since the time of its construction.

C. Character Defining Elements

For Gordon Hall, the Kingston limestone cladding, the Collegiate Gothic style, the symmetrical composition, the main entrance stairway, door surround and fan-lights, including the carved lettering over the main entrance, the projecting rear entrances are all essential to the character of this building. The 1963 addition (top storey) seriously compromised the building's character.

For the Annex, the continuation of the basic architectural style of Gordon Hall merits a Good rating, but the poor join of the Annex with the Gordon Hall south facade is unfortunate. Essential elements of the Annex are limited to the projecting main entrance and ashlar cladding above, and the doorway with carved surround and decorative bronze lamps.

I-14 Nicol Hall

Date: 1912

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its dignified composition and its style as a hybrid of Romanesque and Collegiate Gothic. Designed by a prominent architect, the building has important historical associations and helps establish the setback in an important streetscape.

B. Building Description

Nicol Hall is a 21/2 storey structural steel institutional building clad in rusticated limestone, with a full height basement storey and a side gable roof. Stylistically it is an Edwardian hybrid of Romanesque and Collegiate Gothic influences. The basement storey has an ashlar string course along the top and heavy buttresses at each corner. The main north facing facade has three sections. The central projecting pavilion has buttressed corners and a main entranceway approached by a steps flanked by low stone walls. The double entrance doors are recessed in the centre and edged with sidelights and a segmentally arched fanlight. Flanking the entranceway at the fanlight level are single square-headed windows. Above the entranceway is a wide ashlar string course over which are four square-transomed windows in the second storey. The central pavilion rises further to a large gabled dormer which contains three square-headed windows with a common sill and a dripstone mould hood.

Flanking the central pavilion are three square-transomed windows on each storey and a dentilled cornice under the front edge of the gable roof. Above the cornice in each flanking section are single



stone-fronted, gabled dormers containing single square-headed windows. These dormers and the main pavilion gable end are parapetted. The east and west faces are parapetted gable ends containing four square-transomed windows in the basement storey, the same in the first storey, two with dripstone moulds, and the same in the second storey. The two square-headed windows in the gable ends have a dripstone mould. Additions cover the south face of the original building. No interior features were noted. Details include the building name carved in the stone course over the entrance.

Alterations include extensions erected in 1930 and 1961 on the south face of the building. These additions include limestone cladding and retain the limestone buttresses of the original building. The extensions have a flat roof. Recent repointing of the main building has been poorly done. All the original windows appear to have been replaced. The building was one of the first University buildings to face onto Union Street and helped to establish the street edge and setback. The more recent rear additions encroached on the original Memorial Quadrangle.

Nicol Hall was built in 1912 to designs of Joseph W. Power, architect, with additions in 1930 (Colin Drever) and 1961 (Logan Gallagher). It was built for and continues to house the Department of Metallurgy. The building was named in honour of Professor William Nicol who gave half the cost, the other half being raised by graduates. The attic served as a barracks in World War One.

C. Character Defining Elements

The hybrid Romanesque and Collegiate Gothic style, the rusticated limestone facade, the raised entranceway with stone staircase, the wooden entrance door and surrounding windows and ashlar stonework, the projecting central bay, the transomed windows, the corner stone buttresses, and the dentilled cornice, are essential to its character.

I-15 The Central Heating Plant

Date: 1921-23

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a well designed example of a service building, the work of two prominent architects, and one of the first examples of a structural steel building on campus. It has historical associations through the Queen's professor who designed the steam distribution system, and it establishes a University presence on the waterfront.



B. Building Description

The Central Heating Plant is a 1 storey structural steel building clad in limestone, with a flat roof. The north facade on King Street has three bays under a dentilled cornice and flanked by buttresses. The central bay is topped with a slightly raised parapet. The west face has 9 bays divided by buttresses and linked together by the continuation of the dentilled cornice. Entranceways in bays 3 and 7 are contained within slightly projecting shallow pedimented pavilions, each with a double door and flanking low stone walls. Above each entry is a small square-headed window. Each bay contains a large square-headed composite window with metal muntins. No interior features were noted.

Alterations include a major three storey concrete block addition with a large concrete smokestack. The window openings in bays 1 and 2 on the north face have been closed and bay 3 has been vertically divided into two openings with a stone sill between. The east face has been absorbed into the addition. The building occupies a prominent waterfront site within a continuous public open space.

The Central Heating Plant was built in 1923 to designs by Joseph W. Power and Colin Drever, architects and substantially altered in the 1970s. It is the central steam generation and distribution plant for the University and Kingston General Hospital. The distribution system was designed by Queen's staff.

C. Character Defining Elements

The symmetrical composition, the rusticated stone cladding, dentilled cornice and stone buttresses are essential to its character.



I-16 Douglas Library

Date: 1924

Evaluation: Excellent / Very Good (Addition)

A. Reasons for Excellent/Very Good Classification

The original building is rated as Excellent because of its composition and craftsmanship, and because of its Collegiate Gothic style, the work of prominent architects. The addition was rated as Very Good because it is sympathetic in scale, style and materials to the original, is the work of prominent architects, and because it anchors a key corner site. The two buildings have important historical associations and are a landmark at the hub of the campus.

B. Building Description

The Douglas Library and its addition form a 3 storey steel structure clad in Kingston limestone, with a side gable roof. The original building was designed to have its main facade facing east to the campus, while a later addition on the north side switches the orientation west to face University Avenue. The original building is oriented north-south and its gabled roof has a large gabled projection on the southeast corner. The east facade has a central engaged square tower with round corners. In the base of the tower is an entranceway set in a square arch and containing double doors. Above this on the face of the tower is a large inset section containing, in the second and third storeys, triple windows set in smooth ashlar panels. The four corners of the tower are topped with free-standing, slender columns crowned by pinnacles.

Flanking the tower are bays defined by buttresses which extend through the eaves. These bays contain two pairs of square-headed windows on the first and second storeys and triple windows within a Gothic-arched frame on the third. The raised basement floor of the original building is now obscured by a large balustraded patio which joins at right angles the original and later buildings. From this patio balustraded steps rise to an entranceway framed by compound round arches and containing double doors. Above the entrance are groups of three windows per floor. The east end of the addition has similar groups of windows on each floor.

Towards the northeast corner is a tall gabled projecting pavilion with buttressed corners. The raised basement contains three square-headed windows as does the first storey, and the second storey has a group of windows with a common sill. Above this is a two storey high Gothic-arched stained glass window with stone tracery. An ashlar string course runs around the top of this window before continuing around the rest of the extension at the top of the third storey. Towards the southeast corner of the east facade is a similar gabled projecting pavilion with corner buttresses. Fenestration includes groups of three windows per storey with a single window

under the gable. On the south face of this pavilion are two windows in each of the lower storeys and a triple window in the third. The south gable end of the pavilion has in the first storey seven narrow windows topped by a string course with three windows in the second storey and a Gothic-arched stained glass window above that.

The west, University Avenue facade of the original building is symmetrical with gabled projections at each end. The central entranceway has broad stone steps and the double door with fanlight above is enclosed by concentric segmental arches. The entranceway is flanked by two sets of windows. As on the east facade, the divisions between bays are defined by slender buttresses rising through the eaves. Fenestration on this facade has in each bay two square windows in the raised basement, two rectangular windows in the first storey, triple windows under dripstone labels in the second storey and, in the third storey, large Gothic-arched triple windows with transoms. The gabled projecting pavilions at each end of the original building have triple windows on each floor.

The later addition to the original building is clad in Queenston limestone and joined to the west facade of the original in a slightly recessed bay within which is the main entranceway, with access from University Avenue by broad stone steps. The Gothic archway contains double doors, above which is a large two-storey window opening with three sets of triple windows. The addition has three main bays, the central gabled slightly projecting pavilion flanked by two flat-roofed bays and divided from them by large double-capped buttresses. Fenestration in the central bay consists of four square-headed windows in the raised basement and first storey, a set of five windows in the second storey and a two storey, Gothic-arched stained glass window in the gable end. The north side of the addition facing Union Street is symmetrical, with five bays and slightly projecting pavilions in bays 2 and 4. The pavilions have sets of four square-headed windows in the first and second storey and a set of four Gothic-arched windows in the third storey. In the bays flanking these pavilions are a pair of slightly arched windows in the raised basement, pairs of square-headed windows in the first and second storey and a pair of Gothic-arched windows in the third storey. The rusticated base of the original building is carried into the addition and defines the raised basement level.

The interior of the original building has been altered but the upper floor reading rooms of the original and addition, located under the large Gothic windows, are noteworthy. Details on the original building include a green slate roof with Gothic-styled copper air vents on the ridge line, a wide decorative panel on the tower which contains the Queen's crest surmounted by three St. Andrew's crosses, and on the addition, a decorative panel under the parapet above the main entrance.

Alterations include a major interior renovation of the original building (1957) and the addition (1965), both of which somewhat compromised the original building. The Douglas Library and addition anchor the principal intersection on the main campus and, with the Students' Centre and the new library, are the hub of the university.

The Douglas Library was built in 1924 to designs by Shepard & Calvin, architects. The Provincial government partly funded the building, and the name commemorates Chancellor James Douglas who made a major donation for the library. Administrative offices were also located in the original building until 1954. A major addition was made in 1965 to designs by Mathers and Haldenby, architects.

C. Character Defining Elements

In both buildings, but especially the original structure, the Collegiate Gothic style, the Kingston limestone cladding, the stone buttresses and cornices, the triple windows with stone glazing bars and multiple mullions, the hierarchy of windows from storey to storey, with flat-arched giving way to Gothic-arched in the second storey, the Gothic-arched stained glass windows in the gable ends, the wooden doors, the stone decorative panels, the conical metal roof ventilators, and the green slate roof, are essential to the buildings' character.



I-17 Ban Righ Hall

Date: 1925
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its composition (the work of prominent architects), its historical associations as the first women's residence on the Queen's campus (built with money raised by Queen's women and matched by the University), and because it was the first institutional building erected west of University Avenue.

B. Building Description

Ban Righ Hall is a 2 to 4 storey limestone clad steel building with a side gable slate roof. The original building has had several additions and the overall composition is comprised of several different building masses, each with Collegiate Gothic influences. The building is L-shaped, reflecting its location at the intersection of University Avenue and Queen's Crescent. The section of the building at the corner of the intersection contains the main entranceway and rise four storeys to a dentilled string course surmounted by a high parapet. The four bay University Avenue facade has a slightly projecting pavilion in bay 1 which rises above

the parapet. On the Queen's Crescent face of this section is a four storey projecting pavilion with a flat roof which contains a secondary entrance. The main entrance on the east facade is recessed within an ashlar enclosure and has two doors with a fanlight above. The entrance is flanked by two deeply recessed windows. Rising from the sills of these small windows a slender ashlar moulding enframes three square-headed windows on the second and third storeys. In the fourth storey, a central stone plaque with a drip mould above is flanked by single square-headed windows. The projecting pavilion in bay 1 has a single square-headed window in each storey. The north side of the corner section has three square-headed windows per floor with a double window in the first storey of bay 3. Next to this on the north side, the projecting pavilion has a recessed doorway with a drip mould, above which are single square-headed windows in the second and third storeys and a double window with an ashlar drip mould in the fourth storey.

The west wing beyond this corner section has a series of steeply pitched gabled sections rising through the roof line and a flat-roofed section which ends in a parapetted gable section. The overall height is three storeys, including dormers in the gable roof. Fenestration in this section includes square-headed double casement windows with drip moulds on the first floor and single square-headed windows above. The facade has two storey buttresses separating each bay while the third storey windows are centred on the buttress in the gable ends and in gabled roof dormers. The three-storey gabled pavilion at the end of the west wing has buttressed corners and double square-transomed windows centred between the first and second and second and third storeys.

A further western addition contains a dining hall and is two storeys high with a flat, parapetted roof. The main entrance to the dining room is recessed in bay 1 within a high arched and parapetted opening which projects from the main facade. The four bay facade has buttresses separating double windows which are centred in the facade and arranged under a common ashlar string course.

The rear facade has similar fenestration to the main facade but is partially hidden by extensive later additions. The south wing along University Avenue is separated from the corner section by a three storey buttress and consists of three storeys and a gabled roof with hip-roofed dormers. One storey buttresses separate the five bay facade. Bay 1 has no windows but the remaining bays have a Gothic-arched triple window on the first storey with single square-headed windows in each storey above, and a single window in the dormers.

No interior features were noted although many of the original interior spaces, especially the former common room, are of value. Details include copper sheathing on the parapet walls. Alterations include the major additions to the west and south faces and

replacement of the original windows. The building defines an important street corner and establishes the building setback for each street.

Ban Righ Hall was built in 1923 to designs of Shepard & Calvin, architects. Later additions include major ones by Drever & Smith (1951) and Allward & Gouinlock (1968). Historical associations include Ban Righ being the first womens' residence and the major contribution to its construction by Queen's women.

C. Character Defining Elements

The symmetrical composition within each of the building masses, the parapetted corner pavilion and west wing, the gabled and dormered east wing (and its slate roof), the limestone cladding, stone ashlar drip moulds, door surrounds and decorative carving, the wooden doors, and the dentilled string courses, are essential to its character.



I-18 The Richardson Laboratory

Date: 1925
Evaluation: Good

A. Spatial Context

Richardson forms part of the varied street edge on the south side of Stuart Street.

B. Architectural Style

Stevens & Lee, architects practising in Boston and Toronto, designed this building as part of the Kingston General Hospital complex. This was built in two phases: the bottom two storeys are done in Kingston limestone and the top two are done in Queenston limestone.

The entry to the buildings features oak doors with large panes, all set into a layered Gothic arch. There are iron lamps to either side of the entry and a medallion above the central second storey window. All windows have dressed limestone sills, lintels, side quoins, and large vertical mullions. Similarly styled windows are found in the upper two floors. This building is undergoing major interior renovations for Pathology.

C. Historical Context

As part of the Kingston General Hospital, the building was named after the Richardson Family of Kingston.

I-19 Gymnasium

Date: 1930
Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because of its composition and style, and because of its continued associations with University athletics. By being the first University building on the north side of Union Street it establishes the streetscape character.

B. Building Description

The Gymnasium is a 3 storey steel and concrete building clad in Kingston limestone with a hipped slate roof. The main facade has 5 bays and octagonal three storey, buttress-like towers at the corners. The towers have flared one storey bases with a single narrow square-headed window and, below the roof at the main eaves level, a smooth ashlar recessed wall section with a decorative panel on the facade. Above this are octagonal roofs with five smooth stone panels which diminish to the point. There are ashlar string courses at the top of the basement level, forming the sills of the first storey windows, and at the junction of the first and second storey. The central bay contains a projecting parapetted entranceway within which is a recessed entrance. The double doors are set in a compound arch surmounted by a squared hood mould. The corners of the projecting entranceway have buttresses which rise to a parapet with a peaked central section. Fenestration is confined to sets of three square-headed windows in the first storey, above which are five two storey high blind arcades, each with segmentally arched heads.

No interior features were noted. Details include a decorative stone shield above the entranceway and decorative stone shields set in recessed panels at the eaves line of the street facade of the octagonal corner towers.

Alterations include the expansion of the Physical Education Centre, with a major extension to the west and east sides, the John Deutsch University Centre and the Jock Harty Arena respectively, as well as extensive interior renovations. The central blind arcade in the main facade is a later addition and the original windows units have been replaced. The Gymnasium establishes the building setback on this side of Union Street and contributes to that streetscape.

The Gymnasium was built in 1930 to designs by Archibald Associates, architects. It was the second purpose-built gymnasium on campus (the “New Gymnasium”), replacing facilities in Jackson Hall (“Old Gymnasium”).

C. Character Defining Elements

The symmetrical facade composition, the engaged corner towers, central projecting entranceway, the use of rusticated stone cladding and slate roofing, the decorative stone panels over the door and in the cornices, and the blind and triple windows are all essential to this building’s character.





I-20 Miller Hall

Date: 1931

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural value, particularly its craftsmanship and stylistic touches such as the windows, finials, limestone cladding and modernist influences. Other reasons include the architects and the building's contribution to maintaining the height and setback of the streetscape.

B. Building Description

Miller Hall is a 4 storey steel and concrete institutional building clad in Kingston limestone with a flat roof. The main facade has 6 bays and is comprised of a central engaged tower and flanking sections above a slightly raised basement. The central tower has the main entranceway recessed in the first storey under a segmental arch and framed with heavy buttresses. Above this and framing the tower are narrower buttresses which rise to the base of the tower crenelations. At the four corners of the tower are heavy pinnacles. Above the main entranceway are narrow, triple-transomed windows in each storey, divided by narrow vertical stone courses. In the tower above the third storey are shuttered stone panels between the vertical courses. Flanking the tower are bays defined by slender buttresses which rise above the parapet and are capped by small gabled roofs. Within each bay on each storey are sets of triple-transomed windows. The east and west sides of Miller Hall have symmetrical 3 storey wings, each having the same arrangement of bays, windows and buttresses as the main facade. No interior details were noted.

Alterations include the infilling of several basement windows and replacement of original window units. A major addition (the Bruce Wing) has been added south of the west wing but with relatively little intervention in the original building. The building contributes to an important heritage grouping and maintains the setback.

Miller Hall was built in 1931 to designs by Drever & Smith, architects. It commemorates Prof. Willet G. Miller, Provincial Geologist from 1902-1925. Miller Hall was built to house the Departments of Geology and Mineralogy and continues to do so.

C. Character Defining Elements

The symmetrical composition, Kingston limestone cladding, wooden doors, gable topped buttresses, triple windows with transoms, a crenelated central tower, a recessed entranceway under a segmented arch, and shuttered stone panels in the central tower, are all essential to its character.

I-21 University Club (formerly the Faculty Club)

Date: 1934 (1845)

Evaluation: Excellent

A. Reasons for Excellent Classification

The University Club is rated as Excellent because the main building is a superior example of its architectural style (Gothic Manor with Arts and Crafts influences). It is also valued for its dramatic siting and its contribution to the streetscape, which helps establish the character of King Street, and for its historical associations with old Kingston families, with the original 1845 house and with Queen's.



B. Building Description

The University Club is a 2 1/2 storey renovated house, with a light tan stucco finish and some false half-timbering. The main gable roof is covered in brown asphalt shingles and has chimneys inset at each ridge end.

The King Street facade can be divided into three sections, the most prominent of which is an angled bay of local limestone which rises two storeys to a parapetted roof. In the bay are small-paned casement windows with leaded panes. The windows are arranged so that the front of the bay has three and the side faces one, on each storey. All first storey windows have transoms. The central section of the facade has a large door and small flanking windows, all under a drip mould. A double window is set above the door under a timbered pediment which rises through the roof. On the right and in the second storey, a triple-transomed window has a similar window and gabled dormer, set above a triple-transomed window in the first storey. The east section of the facade has a high gable end with vertical false timbering. Windows are set two per floor. No interior features were noted. Details include a stucco exterior and brown shingled roof which are complemented by limestone dressed windows with leaded panes.

Alterations include a 2 storey extension projecting from the rear of the east side and containing a bar, lounge and large second storey dining room. The main entrance to the University Club is located on the west side, at the join between extension and main structure. Many of the original interior spaces have been retained intact. Unfortunately, the exterior of the 1969 addition and the rear parking lot are of poor quality, although the interior of the addition has some good features. The building is sited above and well back from King Street West, overlooking Lake Ontario, and contributing to the predominant streetscape character of large houses on landscaped lots.

The University Club was built in 1934 to designs by Colin Drever, architect, and altered in 1969 (Andrew Connidis). The present structure replaces an earlier house on the site which was, in turn, a heavily altered version of a dwelling originally designed in 1845 by prominent Kingston architect William Coverdale. The site has strong historical associations and, although the landscaping and building location are the only remnants of the earliest occupants, these links are important. Reverend William Macaulay Herchmer, descendant of the Herchmer family of United Empire Loyalists, retained a small portion of his family's original lands grant upon which to build St. Lawrence Cottage, designed by William Coverdale. This 1845 structure was occupied by this family for the next forty years. In 1934, Harry B. Muir, whose newspaper had recently merged with that of Rupert Davies to become the Kingston Whig Standard, bought the property and commissioned architect Colin Drever to undertake what was essentially a replacement of the original structure. Queen's University bought the house and grounds in 1965 and in 1969 commissioned local architect Andrew Connidis to make additions and renovations. In this way, the landscaping, the main building and the addition each mark the intervention of a prominent owner of the property.

C. Character Defining Elements

The asymmetrical composition of the King Street facade, with its parapetted stone bay, the recessed central entrance with stone drip mould, the false timbering in the flanking bay, the limestone dressed casement windows with leaded panes, wooden doors, are essential to its architectural and historical character and should be retained. The exterior colour scheme of light tan stucco and brown shingles offsetting grey local limestone expresses the original architectural intent and should be retained.

The 1969 addition is of lesser merit. The building exterior and the parking lot are not sympathetic to the main structure and do not merit preservation.

I-22 Craine Building

Date: 1938

Evaluation: Very Good

A. Reasons for Ver1y Good Classification

The building is rated as Very Good because of its superior architectural style (the work of prominent local architect Colin Drever), and because it helps define a quadrangle. It is also rated thus because of historical associations with the main donor (Dr. Agnes Douglas Craine), with the Department of Biochemistry, and with the Depression (it was the only building built at Queen's during that period).

B. Building Description

The Craine Building is a 4 storey reinforced concrete frame institutional building clad in Queenston limestone with a flat roof. The symmetrical main facade facing west to the Medical Quadrangle has 9 bays, all identical except for the central bay which contains the main entranceway. Framing the entranceway are panelled pilasters supporting a simple entablature with brackets supporting a stone balustrade. Fenestration consists of square-headed rectangular windows in the first three storeys and square windows in the fourth. Due to the sloping site, the first storey window in bay 1 is a small, square window. There is a simple string course above the first storey windows, while there are ashlar panels between the windows in the second and third storey. Pilasters of hammer-dressed stone rise from the top of the string course and have simple capitals supporting an entablature under a moulded cornice at the top of the third storey. The fenestration is repeated in the east face of the building and is similar in the 4 bay south face. A door is located in the first storey of bay 2 of the south facade. The north face has been joined to Humphrey Hall. No interior features were noted. Details include a rectangular stone plaque over the main entrance containing the name and date of the building.

Alterations include replacement window units of mirrored glass and simple aluminum mullions, the addition of Humphrey Hall to the north face and what appears to be the addition of the fourth storey. The Craine Building helps enclose the Medical Quadrangle.

The Craine Building was built in 1938 to designs by Colin Drever, architect. The building commemorates Dr. Agnes Douglas Craine, a 1888 graduate of Queen's Women's Medical College, who endowed the building in 1936. Craine Hall was the only Queen's building erected during the Depression. On completion it housed Biochemistry, Pharmacology, Obstetrics, and a Psychology laboratory. It currently (1995) houses the Department of Psychology.

C. Character Defining Elements

The symmetrical facades, with recessed vertical window bays, first floor string course and third floor cornice, Queenston limestone cladding, and the stone entrance surround pilasters, entablature and balustrade are all essential to the building's character.





I-23 McLaughlin Hall

Date: 1948

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because the quality of its limestone construction, to designs of prominent local architects Drever & Smith, because of its landmark location in an important streetscape, and because of historical associations with the donors, the McLaughlin family.

B. Building Description

McLaughlin Hall is a 2 1/2 storey steel institutional building clad in Queenston limestone with a side gable slate roof. The main north facade terminating University Avenue has 8 bays with the main entranceway in bay 6, within a three storey gabled pavilion which extends through the eaves line. The double entrance door with square lights is slightly recessed into a 1 storey projecting entranceway with a 2 storey gabled flush pavilion above. The raised basement has a string course above it extending around the building. The basement windows in each bay are square-headed with the upper edges abutting the underside of the string course. Windows in the first and second storey are set in vertical frames with decorative panels between storeys. There are flat-roofed dormers in the roof in bays 1-4.

The gable ends have 4 bays, with the central two bays forming a slightly projecting pavilion with a decorative panel in the parapet. Centred above the pavilion are two square-headed windows in the third storey gable end. To the rear, south of the main building along Lower University Avenue is a 3 storey limestone faced flat roofed addition with sets of double windows in the upper two storeys and triple windows recessed in enclosures in the basement level. Interior features include terrazzo floors and a statue of McLaughlin, surrounded by a niche and wall of green marble. Details on the exterior include carvings in the decorative panels depicting various aspects of mechanical and civil engineering and decorative plaques over the main entranceway and above the third storey window in the gabled pavilion. There are copper flashings and downpipes above the main entrance.

Alterations include interior alterations and replacement of the original windows with metal units. McLaughlin Hall helps terminate the vista down University Avenue and anchors the corner of Stuart Street and Lower University Avenue.

McLaughlin Hall was built in 1948 to designs by Drever & Smith, architects, with additions and alterations in 1960 and 1978. It is located on the site of the former University Observatory (1909). Funds for the building were donated by Col. and Mrs.

R.S.McLaughlin, Canadian automobile manufacturers and philanthropists. The original and present occupant is the Department of Mechanical Engineering.

C. Character Defining Elements

The Queenston limestone cladding, entrance surround (with decorative plaques), the projecting 3 storey bay (with decorative plaques), projecting pavilions on the gable ends (with decorative panels), the interior entrance lobby, with terrazzo floor, statue, and marble wall, are all essential to the building's character.

**I-24 John Deutsch University Centre
(Student Union Building)**

Date: 1948

Evaluation: Good

A. Reasons for Good Classification

This building is rated as Good because of its importance as a communal university building, both as a student centre and as a memorial, and because of its contribution to the streetscape on a key intersection.

B. Building Description

The John Deutsch University Centre is a 3 storey steel-and-concrete framed institutional building clad in Queenston limestone, and designed in the Collegiate Gothic style. A 6 storey stone-clad addition (constructed in 1964) is located to the northeast and a 3 storey concrete addition (constructed in 1974) adjoins to the north. The building wraps around the street corner and has two principal entrances, one on each street face. The original entrance, on Union Street, is located within the sixth bay of a seven bay central section, flanked by two projecting pavilions. The main Union Street facade is 3 storeys above a base storey marked by a strongly moulded ashlar string course. Above the second storey is a bracketed cornice forming the sills of the third storey windows, which are set in a parapet. The top of the parapet has a crenellated ashlar edge with scuppers inset at the division between each bay. Each bay in the central section has a double flat-arched window, with smaller windows of the same type in the upper parapet. The main entrance is reached by stone steps set between low stone walls, under which is a secondary entrance to the basement level. The entrance, framed within a buttressed projection, is set within a series of compound Gothic arches and has double wooden doors. Above it is an elaborate oriel window topped by crenellations.

Flanking this central section on the east is a projection with buttresses at each corner rising two storeys. In the centre of this section is a projecting bay topped by a high parapet. Three stained



glass windows fill each face in the bay (housing the Memorial Room); above the bay is a double flat-arched window and a smaller window of the same type in the upper parapet. The eastern gable end has four bays, with two storey buttresses flanking the first bay and at the edge of the fourth bay, where the six storey addition is attached. Windows and cladding on this gable and the addition are the same type as those on the main facade.

The western flank of the central section has large buttresses rising through the cornice framing a large Gothic-arched window, its twelve divisions marked by heavy muntins. The west face has five more of these double height Gothic-arched windows, each flanked by a buttress rising through the cornice (these windows define the extent of Wallace Hall within). Further north is a side entrance reached by stone steps flanked by low stone walls, and set within a Gothic-arched doorway, with wooden double doors. Above this is a projecting two storey bay rising through the cornice to the top of the parapet, and decorated with ashlar panels. The remainder of this face has the same window arrangement as the main facade, and shares the common ashlar course above the basement and the ashlar cornice.

The 1974 addition is a Modernist building in poured concrete, with large plate glass windows set in anodized aluminum frames. The strong horizontal emphasis of the continuous bands of glazing in each storey is offset by vertical fins (limestone) in the upper storey windows. The basement storey contains a large cafeteria and retail space and has tinted windows projecting into a sunken courtyard. A major entrance is located on the University Avenue side, at the join with the earlier building; a secondary entrance is located to the rear, off Clergy Street. No interior features were noted.

Details include decorative stonework around the main entrance and in the projecting pavilions, and decorative panels in the projecting parapets and decorative plaques in the main cornice. The stained glass windows and multi-paned windows in these projections are also of note. In the interior, Wallace Hall is significant in terms of its spatial volume, windows and materials.

Alterations include the 1964 and 1974 additions, and many interior changes. The 1964 addition is generally compatible in terms of cladding but does not continue the detailing of the earlier building. Its massing is set back from the street line and is not intrusive. The 1974 addition contrasts with the 1949 building stylistically but is compatible in massing. Even so, both additions detract somewhat from the smaller scale and decorative fancy of the 1949 building; the overall effect of the Centre is disjointed. The building anchors the key street corner on the main campus and establishes the streetscape setback and massing for both Union Street and University Avenue.

The John Deutsch University Centre is the second Student's Union on that site. Queen's in 1927 bought the 1862 Orphan's Home and

renovated it to become, in 1929, the first Student's Union. This building was destroyed by fire in 1947 and replaced in 1949 with the current Union Street building. In 1964, the large rear addition, designed by Colin Drever, added graduate student residences and the International Centre. A further addition in 1974 (by Arthur Erickson) added more student services and, with a general reorganization of the interior, created the complex which is now called the John Deutsch University Centre, in honour of Principal Deutsch. The earlier name - the Student's Memorial Union - commemorates members of the Queen's community who died in two World Wars, and the Memorial Room continues this commemoration. Wallace Hall is named after Principal Wallace.

C. Character Defining Elements

The 1949 building facade, its Collegiate Gothic style and composition, Queenston limestone cladding, and especially the decorative elements in the cornice, projecting pavilions and entrance, such as carved stone, stained glass and large window bays and Gothic-arched windows, are all essential to the Centre's character. The 1964 addition and the 1974 addition are compatible with the original building but do not have heritage value.

I-25 Clark Hall (Bookstore)

Date: 1951

Evaluation: Good

A. Spatial Context

The building fronts onto Campus Road.

B. Architectural Style

Designed by Drever & Smith, Clark Hall was built using funds raised by Applied Science students. This building was constructed in two major phases, and the main floor of Clark Hall is currently used as a bookstore, with the engineers' pub above. This building is one of the first Modern buildings on campus, even though it has strong Georgian roots.

Clark Hall is built of Queenston limestone, used in ashlar on the front facade and rusticated on the south side of the building. The windows are an industrial metal sash with window surrounds of projecting dressed limestone.

There are interesting bas-relief panels between the second-storey windows and over the entryways. They feature motifs from the applied sciences, such as a suspension bridge and a surveyor's transit. Above the southern entry door there is a carved meandering pattern of vegetation. The name 'Clark Hall' is chiselled in raised letters above the main entrance. The university coat of arms is located above the doorway and the motif of a hydro-electric dam and an industrial complex are in bas-relief above.



C. Historical Context

Clark Hall was built on the site of the former two-and-a-half storey mechanical laboratory building which by 1919 had been set aside as the site of the new university library, as part of the Shepard and Calvin Master Plan. Douglas Library would be built on the other side of the Memorial Quad, and the money for Clark Hall was raised by the Student Engineering Society. The building was named after Professor Arthur Clark, who was Dean of Applied Science from 1919 to 1943.



I-26 Adelaide Hall

Date: 1953

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural value as an example of a flat-roofed, urban building in the Collegiate Gothic style, with many good details, in a well-preserved state and contributing to an important street corner and heritage grouping. It is also valued for its historical associations as an extension of the Ban Righ residence for women and as a result of donations from the McLaughlin family.

B. Building Description

Adelaide Hall is a 4 storey steel frame womens' residence clad in Queenston limestone, with a flat roof. The building wraps around a street corner and has the main entranceway in the 5 bay corner section. The two doors are recessed under a segmented arch whose slight overhang is the base for a bay which rises to the roof parapet. The parapet is broken with scuppers at each bay. The bay has full width fenestration on each storey, with a triple window on the face and one per side. Flanking the central bay in bays 2 and 4 are wall sections with a pair of windows on each storey, each grouped under a dripstone moulding. Bays 1 and 5 flank these central bays and provide a transition around the corner. Fenestration in these bays consists of single square-headed windows in each storey.

The eastern, University Avenue face of the building has similar fenestration to the adjacent facade on Ban Righ Hall. Because the sloping site adds an extra lower storey to Adelaide Hall, the buttresses separating the windows rise two storeys to overlap the narrow string course which runs the width of this and the Stuart Street facade, above the large arched windows on the second storey. A wide ashlar string course similarly wraps around the building above the lintels of the first floor windows. The 9 bay south facade on Stuart Street has the same arrangement of buttresses and string courses as the east facade but the fenestration consists of square-headed windows in each storey. Bay 1 contains a full height bay similar to the one which contains the main entranceway. The rear faces of Adelaide Hall form part of a

courtyard with Ban Righ Hall. No interior features were noted. Details include decorative stone panels (over the main entrance and in the sections of the bay between the storeys), with bas relief sculptures of allegorical figures. The name “Adelaide Hall” is in raised carved stone letters above the entrance, as is the University coat of arms.

Alterations include replacement of the original wooden window units with new metal and reflective glass units. The building defines the street corner and establishes the setback on the flanking streets.

Adelaide Hall was built in 1953 to designs by Drever & Smith, architects. Benefactors for the residence were Col. and Mrs. R.S. McLaughlin, and the building commemorates Mrs. McLaughlin. The building continues to be an extension of the womens’ residence at Ban Righ Hall.

C. Character Defining Elements

The Collegiate Gothic style, Queenston limestone cladding, projecting corner bay (with decorative panels), the recessed entrance (with decorative stone carvings), and the Gothic fenestration on the University Avenue facade, are all essential to this building’s character.

I-27 Richardson Hall

Date: 1954

Evaluation: Good

A. Spatial Context

This was the first building to be built in this block on the west side of University Avenue and has a setback consistent with those buildings opposite. The building is linked to Mackintosh-Corry Hall on its upper floor and its west facade forms part of a pleasant quadrangle that has recently been landscaped.

B. Architectural Style

Built for the University administration, Richardson Hall was designed by David Shennan from Montreal. It is a late Collegiate Gothic building, done in a very accomplished manner, with carved foliage on the cornice line below the parapet. The windows, which are metal sash painted white, are surrounded by well-detailed limestone labels above and limestone sills below. The oak entry door with a shallow limestone Gothic arch bears the inscription ‘Richardson Hall’. An oriel window is located above the arch. Some of the upper windows are of leaded glass, with white-painted wooden mullions. The front entry steps are a dark granite.

The interior of Richardson Hall features Travertine marble flooring and has clear anodized aluminum railings in the staircase. Rose-coloured marble is used as trim around doorways, and for



baseboards on the ground floor and main stair. Where the Travertine marble stops, there is terrazzo flooring, followed by vinyl composite tile flooring.

Generally the building is spatially uninteresting and has plaster walls that are used to form block-like rooms. One noteworthy exception is the Collins Room, which features matched walnut panelling, a black Italian marble fireplace and a vaulted ceiling.

C. Historical Context

The university administration office had migrated around several buildings for a century and was finally installed in this building in 1954. The building is named after James Armstrong Richardson (1885-1939) who served the university as Chancellor between 1929 and 1939. The building was located on property originally subdivided by the Dennis Plan of 1861, and displaced housing.



I-28 McNeill House

Date: 1955
Evaluation: Good

A. Spatial Context

McNeill House has a 'C' shaped plan with the open side addressing Albert Street. The building backs onto Leonard Field, and was the first of four buildings that frame the elongated green.

B. Architectural Style

McNeill House was designed by David Shennan.

The building is clad primarily with Queenston limestone. It has a one and a half-storey base, a two-storey middle portion and one-storey upper portion. These zones of ashlar limestone are divided by bands of dressed limestone. The windows are anodized aluminum with clear, plain glass.

The entry is of dressed limestone and has a light to either side of it. The doors are painted, and the University's coat of arms appears above the central third floor window.

C. Historical Context

McNeill House was the first men's residence built on Leonard Field, which was offered to the university as a proposed site for an officer's residence in 1914. R. W. Leonard subsequently donating the land in 1923 for use as general residences. The building was named after William Everett McNeill who for 38 years served the university as a teacher, administrative officer, and Vice-Principal.

I-29 Abramsky Hall

Date: 1957

Evaluation: Good

A. Spatial Context

This building creates a street edge along Arch Street and has a very minimal setback along Deacon Street.

B. Architectural Style

Abramsky Hall was designed by David Shennan in the mid-1950s, and extensively renovated in 1986 following plans by Elliot Associates Architects. The building is an example of late Neo-Georgian architecture and has three storeys above a raised basement. The central portion of the front facade has a pediment with the University coat of arms set into its centre.

The principal material is Queenston limestone used as an ashlar veneer, with dressed limestone around the main entry. There is a running cornice above the first storey and one above the third storey, at the bottom level of the pediment.

The parapet wall is topped with an anodized aluminum brown cap. The current windows are openable at the bottom, with a fixed pane above. The glass is tinted brown and the frames are brown anodized aluminium. The dark colour and lack of finer scale makes these windows detract from the overall appearance of the building.

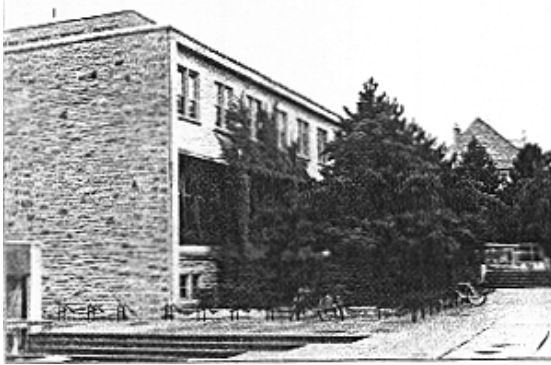
The oak entry doors are original. A semi-circular fan light is located above the doors, and wrought iron lights flank the entry.

The building has a sympathetic new addition in its northeast corner. It is clad in Adair marble, with cornice lines that match the existing cornice, and windows which have matching proportions and flat-arch voussoirs (which are non-functioning since there are metal lintels).

C. Historical Context

Originally named the Physiology Building, this was later changed to honour contributions made by Harry and Ethel Abramsky. It was the first university building constructed east of Arch Street.





I-30 Ellis Hall

Date: 1958

Evaluation: Excellent

A. Reasons for Excellent Classification

This building is rated as Excellent because it is a virtually intact example of the Modernist style and has strong historical associations with Douglas Stewart Ellis, former professor and Dean of the Faculty of Applied Science.

B. Building Description

Ellis Hall is a 2 storey steel and concrete institutional building clad in Queenston limestone with a flat roof. There is a 4 storey block to the rear of the main structure. The main University Avenue facade has a central entranceway with broad steps leading to a wide and deep platform. The glass entrance doors have transoms above and are recessed under a flat overhang. The main facade has a raised basement containing pairs of square windows, with a string course above. On the south side of the entrance, a deeply recessed first storey contains two sets of five windows within a post and beam enframing. Flanking the entrance to the north in the first storey is a large, flat-roofed projection containing part of an auditorium. The second storey is slightly recessed and has pairs of square-headed windows. The entire facade is framed with an ashlar course which is integral with the cornice. The south side of the building has a blank wall which ends in a small courtyard framed by the stairwell section of the main building and by the large angular mass of the two-storey laboratories. There is a 4 storey block centred on the main facade set back towards the courtyard and containing two pairs of square windows on the east and west and four pairs on the sides. On the north side is an entrance to the auditorium. Beyond that and projecting to the north is a 3 storey with irregular fenestration.

The first storey interior is original and in good condition. It features a terrazzo floor, painted concrete block and a curved corridor with a hardwood stained frame that follows the curve. The ceiling is rough acoustic tile with square fluorescent light fixtures. There is glass block in the stairwells, vinyl composite tile in the upper floors and stair handrails of clear anodized aluminum. Exterior details include handlettering on the glass entrance doors, slender verticals on the blank facade of the auditorium. Granite entry stairs continue from outside to inside through an entry screen of clear anodized aluminum.

There do not appear to have been any alterations. The building maintains the setback on this side of University Avenue.

Ellis Hall was built in 1958 to designs by Barrott, Marshall, Merrett & Barrott, architects of Montreal. It replaces housing and is named after Douglas Stewart Ellis, a professor of civil engineering from 1910-1955 and Dean of the Faculty of Applied Science, 1943-1955.

C. Character Defining Elements

The Modernist style, with its flow of space between indoors and outdoors, the Queenston limestone cladding, the glass entrance doors and interior entranceway, with its flooring, railing and stair, the projecting auditorium and the recessed first storey, are all essential to this building's character.

I-31 Morris Hall

Date: 1958
Evaluation: Good

A. Spatial Context

Located along Albert Street, Morris Hall has a typical setback and makes a good street edge. It creates the southeast edge of Leonard Field.

B. Architectural Style

Morris Hall was designed by Barott, Marshall, Merrett & Barott as the second men's residence. It has two three-bay projections along its front facade, each faced with dressed limestone. The recessed portions of the building are in ashlar with dressed window surrounds. The windows are plain and flat, done in anodized aluminum with clear glazing. The parapet is of dressed Queenston limestone with a small piece of anodized aluminum on top.

The entry has some granite work around it but is basically uninspired (perhaps the entrance and entry level were done at a later date). There is no entry vestibule.

C. Historical Context

William Morris (1786-1858) of Perth, was a merchant and politician who was a principal founder and first Chairman of the Board of Trustees of Queen's University.





I-32 Etherington Hall

Date: 1959
Evaluation: Fair/Poor

A. Spatial Context

Etherington Hall forms part of the varied street edge along the south side of Stuart Street.

B. Architectural Style

This design by Drever & Smith for Kingston General Hospital shows a marked decline from this firm's work of the early 1950s. Etherington Hall is composed principally of Queenston limestone and has windows that are of white metal, with clear paning. The central portion of the building has a very plain entrance canopy.

The entry doors are oak set into an oak and glass screen. The poured-in-place concrete stairwell to the east of the main entry detracts from the building's exterior.

C. Historical Context

The building reflects the close association between Queen's Faculty of Medicine and Kingston General Hospital. It was named after Frederick Etherington (1878-1955) who taught at the university for 38 years and was a Dean of Medicine.



I-33 Leonard Hall

Date: 1959
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because it is a superior example of the Modernist style, with historical associations with Reuben Wells Leonard, it is a landmark which encloses significant open space and has remained relatively unaltered.

B. Building Description

Leonard Hall is a 4 storey poured and block concrete mens' residence clad in Queenston limestone with a flat roof. The building is sited on the highest part of Leonard Field and has an additional 1 and 2 storey sections on the south side facing the field, projecting with flat roofs. The main entranceway is located on the south facade with stone steps leading to a raised terrace and

recessed glass and metal doors. Fenestration on the south facade consists of square metal windows arranged between vertical panels of ashlar limestone and horizontal spandrel panels of dressed limestone.

The north facade along Queen's Crescent is slightly convex and is divided into five main sections, with the two sections flanking the entranceway being slightly projecting pavilions supported by square pillars. This facade has a smooth base course with entrances and alternating window and smooth spandrel sections topped by a plain string course. The main entrance consists of a cantilevered concrete hood over a recessed entranceway in which are glass and metal doors. Fenestration in the upper storeys is arranged between alternating vertical panels of hammer-dressed and ashlar stone, with double transom-headed windows in each floor, with the narrow transoms forming a counterbalancing string course. No interior features were noted. On the roof, centred on the central section of the facade, is a single storey penthouse with an overhanging flat canopy on which sits an asymmetrical "Corbusian" mechanical penthouse. Fenestration is centred in the facades and consists of continuous glazing with metal frames.

Alterations include the replacement of window units and the addition in 1963 of a second storey to the dining hall which extends from the southwest corner of the building. The building defines the top of Leonard Field but somewhat overpowers the existing residential areas on the flanking streets. It helps anchor a group of residences located at the western edge of the campus.

Leonard Hall was built in 1959 to designs by Barott, Marshall, Merrett & Barott, architects. It commemorates Reuben Wells Leonard (1860-1930) who had intended to donate Leonard Field to Queen's in 1914 as the site for a Canadian Officers Training Corps residence. The offer was withdrawn, but Leonard eventually donated the site in 1923 in recognition of the war service of Queen's graduates and students. The Frontenac Brewery formerly occupied a portion of the site in the 1870s.

C. Character Defining Elements

The Modernist style, with mixed stone and metal cladding, the convex facade on Queen's Crescent, the vertical and horizontal stone courses, curvilinear penthouse with overhanging roof, and the cantilevered concrete entrance canopy are all essential to the building's character.





I-34 Dunning Hall

Date: 1960

Evaluation: Very Good *** Evaluation combined with 35

A. Reasons for Very Good Classification

This building and its attached auditorium are rated as Very Good because they demonstrate good use of stone, have an attractive central bay and entranceway, interesting vertical bands and dentils on the main facade and an interesting staircase in the interior, and are the work of important Modernist architects. Stylistically they are a hybrid, showing the shift from traditional Classically influenced forms to those of Modernism, and have been retained largely intact. They also provide an interesting component of the streetscape, with an attractive garden walk and an auditorium which intrudes slightly on the sidewalk.

B. Building Description

Dunning Hall is a 3 storey (above a raised basement) reinforced concrete, Queenston limestone and cinderblock clad institutional building with a flat roof. The 15 bay University Avenue facade is divided by slender 3 storey verticals which frame single square-headed windows in each storey. Above the window sections the third storey is slightly recessed and has a dentilled cornice edging the flat roof. The central bay contains the main entranceway, reached by angled stone steps with iron railings, and set back under a flat roof canopy supported by 12-sided columns. The entry doors are of anodized aluminum with grey tinted windows. Above this is a two storey glass bay window set deep in an ashlar frame and rising to the base of the third storey. The bay, six panes high and three panes wide, reveals the interior staircase behind it. This staircase is freestanding and is a prominent feature of the interior. Over the bay is a smooth ashlar panel in which is centred a hexagonal window. The south side of Dunning Hall, above the attached Auditorium, has the same type of fenestration as the main facade, as do the west and north faces. The south face also has a projecting pavilion which rises to the third storey window lintels and has a central tall window. The north face has a secondary entrance at the level of the Union Street sidewalk.

The adjacent Auditorium is a 1 storey structure clad in Queenston limestone. It has a blank, slightly convex facade on University Avenue, with entrances on each end. The south face slopes to follow the grade. The west elevation is obscured by additions to Dunning Hall.

Alterations include a steel and glass addition on the southwest face of Dunning Hall and replacement window units.



Dunning Hall and Auditorium were built in 1960 to designs by Marani & Morris, architects. It replaces houses which formerly fronted on University Avenue. The building commemorates Hon. Charles Avery Dunning, Minister of Finance from 1929-1930, 1935-1939, and Chancellor of Queen's from 1940-1958. The building continues to house the Departments of Business and Economics, and symbolizes the long association between Queen's and the realms of business and government.

C. Character Defining Elements

The symmetrical composition, mixed stone and concrete materials, central entranceway and bay window with hexagonal window above, and the interior stairs of the main facade, and the convex facade of the Auditorium are all essential to the character of this building.

I-35 Dunning Auditorium

Date: 1960

Evaluation: Very Good *** Evaluation combined with 34

Now amalgamated with Dunning Hall I-34.

I-36 Chown Hall

Date: 1960

Evaluation: Good

A. Spatial Context

Chown Hall is set back slightly from the street and forms part of the north edge of Stuart Street.

B. Architectural Style

Chown Hall was designed by Drever & Smith as the third women's residence. This building is similar to earlier Collegiate Gothic residences on campus; however the composition and fenestration is very planar.

Two short pedestrian lights flank the oak doorway. The three storey oriel window above the entrance terminates in a crenellated parapet with copper flashing. The rest of the building's parapet has simple aluminum flashing and the predominant building material is Queenston limestone with dressed window surrounds. Wooden windows are painted a creamy white and have clear glass panes.

C. Historical Context

Chown Hall displaced a cluster of houses on the north side of Stuart Street. It was named after Miss May Chown who worked for many years as Treasurer of the Ban Righ Board.





I-37 Sir John A. Macdonald Hall

Date: 1960
Evaluation: Fair/Poor

A. Spatial Context

Macdonald Hall forms part of the southern street edge of Union Street and terminates the southern axis of Alfred Street.

B. Architectural Style

Macdonald Hall was designed by Marani, Morris & Allan to house the Law Faculty. This is a fairly plain but competent Modern building, and has had three additions.

The principal material of the first storey is Queenston limestone and above that is precast concrete, the first example at Queen's of this material's extensive use. The windows are white painted metal with clear glazing.

Historical Context

The building wraps around the corner of Union and Alfred Streets, replacing houses on this site. With recognition by Osgoode Law School that legal education had to shift to other institutions in Ontario, the law school at Queen's was named after Kingston's most celebrated lawyer, Sir John A. Macdonald, an original Queen's trustee, a father of Confederation and first Prime Minister of Canada.



I-38 The Frost Wing

Date: 1961
Evaluation: Good

A. Spatial Context

The Frost Wing filled in the former Memorial Quad and has no street frontage.

B. Architectural Style

The Frost Wing was designed by Barott, Marshall, Merrett & Barott for Chemistry. This is a straightforward, Modern building that was originally three storeys. The current five storey structure is a rectangular block of alternating vertical panels of limestone cladding and windows separated by concrete panels. Horizontal string courses separate the storeys.

Queenston limestone is the principal cladding material. The windows are of aluminum or stainless steel with a very slight tint.

The main entry is located between the Nicol Building and Gordon Hall and is overgrown by large trees. The entry to the building has small beige ceramic tiles and an anodized aluminum door. The roof top service units have green metal panels which stand out prominently against the sky.

C. Historical Context

The building was part of the infill that damaged Memorial quad and left it fragmented. In spite of its connection to Gordon Hall, which was built with funds from the government of Ontario, the wing was not named after Premier Leslie Frost, but rather after Grenville Barker Frost, a Professor of Chemistry from 1925 to 1960.

I-39 Stirling Hall

Date: 1962

Evaluation: Good

A. Spatial Context

Stirling Hall, with its projecting entry vestibules, fits well within the convex curve of Queen's Crescent.

B. Architectural Style

Marshall & Merrett designed this cylindrical, multi-sided building to house the Department of Physics in 1962. Stirling Hall is an interesting Modern building with a pleasing composition.

The major cladding material is coursed ashlar Queenston limestone laid to create panellized sections into which clear anodized aluminum windows are set. The windows are tinted brown. Other cladding materials include exhaust louvres in the first floor and glazed screen at the main entrance.

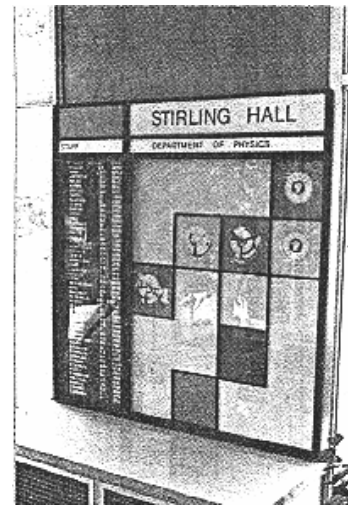
The interior of this three storey building has terrazzo and vinyl composite tile flooring. Many of the interior walls have a glazed concrete block with inset tiling, which create de Stijl/Pop patterns. There are also abstract murals painted on some of the walls.

The curved circulation layout of the building is quite pleasant, and all doors appear to be of stained teak. A notable feature is a Foucault pendulum made of dark marble and stainless steel with a bronze ball, swinging in the circulation space at the heart of the building.

The interior lecture halls are particularly handsome. They have side walls of brick with projecting brick patterns, and back walls of darkly stained wood.

C. Historical Context

The building was located on Queen's Crescent after its original planned site on the lower part of the old campus raised controversy. Stirling Hall originally provided a terminus to lower Alfred Street before this roadway was removed in the early 1970s. It was named after John Bertram Stirling, a distinguished civil engineer who was Chancellor of Queen's from 1960 to 1974.





I-40 The Louise D. Acton Building

Date: 1963
Evaluation: Good

A. Spatial Context

The Acton Building established part of the slightly set back street edge of George Street. The landscape in front of the building adds to its character.

B. Architectural Style

The Louise D. Acton Building was designed by H.P. Smith and was acquired from Kingston General Hospital in the 1980s for the School of Rehabilitation Therapy. It is a two-storey building comprised primarily of brownish brick.

The entry portion of the building uses grey painted aluminum mullions with light blue spandrel panels. The south wing of the building uses dressed Queenston limestone to create a frame for the bays of the building, each of which is infilled with tan brick. Dark blue spandrel panels and anodized aluminum frames around large clear windows complete the composition.

C. Historical Context

The building displaced pre-1850 housing on George Street. It was named after a former director of the Kingston General Hospital School of Nursing.

I-41 Stewart-Pollock Wing of Fleming Hall

Date: 1964
Evaluation: Fair/Poor

Now amalgamated with Fleming Hall I-9.

I-42 Douglas Library Addition

Date: 1965
Evaluation: Very Good

Now amalgamated with Douglas Library I-16.

I-43 Victoria Hall

Date: 1965

Evaluation: Fair/Poor

A. Spatial Context

Due to the curvature of Queen and Albert Streets, the cruciform plan of the building almost fits into the streetscape. However this match is less than ideal, and the grade changes around this building are poorly handled.

B. Architectural Style

Victoria Hall was designed by Drever & Smith as the fourth women's residence. This building is seven storeys high and has a cruciform plan. The base of the building has simple white columns holding up a protective flat canopy faced with dressed limestone, in front of a recessed wall of randomly sized and coloured field stone. The remaining six storeys are faced in ashlar Queenston limestone.

All the residence's windows are square and surrounded by a projecting dressed limestone surrounds. The windows themselves are of painted white metal and have sliding aluminum sashes behind. Glazing is clear glass with the exception of the ground floor, where clear anodized aluminum is used in the large windows and the entry screen.

At the ends of the wings, there is dressed limestone which surrounds all of the windows from top to bottom, and there are ribbed limestone panels between the windows which accentuate the building's verticality.

The dressed limestone of the parapet has scuppers which punctuate the top of the building.

C. Historical Context

The construction of the building in 1965 reinforced the policy of locating women's residences as close to the centre of the university as possible. The building displaced a cluster of houses on lands subdivided by T. W. Nash in 1869, on an estate lot from the Dennis Plan of 1861. The building altered the residential nature of Queen's Crescent on its north side.





I-44 Gordon-Brockington Hall

Date: 1965
Evaluation: Good

A. Spatial Context

Gordon Brockington Hall creates a pronounced street edge along Collingwood Street, and completed the containment of the open-ended Leonard Field.

B. Architectural Style

Designed by Marshall & Merrett as the fourth men's residence, Gordon Brockington Hall is a good example of the Modern style combined with local Kingston building traditions.

The building complex is long and linear, with three major projecting blocks and four minor recessed blocks on the Leonard Field side. The principal material is Queenston limestone with ashlar veneer courses laid between the windows and smooth faced limestone used for spandrel panels and for the base of the building.

The aluminum windows are painted a tan colour and have brown tinted glass. Large projecting canopies announce the separate entrances to Brockington Hall and Donald Gordon House, and a large roof terrace canopy shelters two thirds of the building. A Corbusian-style mechanical penthouse completes the composition of the building.

The building has some skylit waiting areas; however, the interior as a whole has few interesting spatial characteristics.

C. Historical Context

The building is named after Donald Gordon, a financier and former president of Canadian National Railways who was a trustee at Queen's from 1951-69, and Leonard W. Brockington, a former chairman of the Canadian Broadcasting Corporation and Rector at Queen's from 1947-66.



I-45 Earl Hall

Date: 1966
Evaluation: Good

A. Spatial Context

This is the only large building along Barrie Street facing City Park, and it forms a street edge that continues the setback of the adjacent houses. Earl Hall sets back from Arch Street.

B. Architectural Style

Earl Hall was designed by Allward & Gouinlock Architects to house Biology. It is a plain but competent Modern building.

The building facade consists of ashlar and smooth-faced Queenston limestone. The windows are of anodized aluminum with brown

tinted glass. The building has flat roofs and the flashing is of anodized aluminum.

Earl Hall has two main entry points. Above the Barrie Street entry there is a large, long four-storey bay window of brown anodized aluminum with brown tinted glass. The second entry northeast of Arch and Deacon Streets, is located in a skewed space between two wings, and has an entry screen of clear anodized aluminum.

C. Historical Context

Earl Hall is located on property originally subdivided by John Macaulay as “Arthur Place” in 1841 which he registered in 1850. The pattern of small lots had a Stuartsville character until Barrie Street was transformed in the late Victorian era into a middle class avenue. Earl Hall displaced several houses. It was named after Rollo Othwell Earl, a Professor of Biology.



I-46 Dupuis Hall

Date: 1966-68

Evaluation: Fair/Poor

A. Spatial Context

Dupuis Hall forms two street edges along Division and Clergy Streets. The building's configuration and loading docks at the rear make it difficult to adapt as part of a larger courtyard or other composition.

B. Architectural Style

Dupuis Hall, designed by Marshall & Merrett with local associates Stahl, Elliot & Mill, is a curious Modern building erected in two sequential phases to house Chemical Engineering and the Computing Centre.

The principal material of this three-storey building is precast concrete which is set on a Queenston limestone base. The precast concrete is smooth-faced, and the windows are recessed. Large precast panels, that give the impression of Queenston limestone laid vertically, are set between the window groupings. The large fourth-storey penthouse is clad in a light grey precast concrete.

The windows are clear anodized aluminum with light grey tinted glass. The upper part of the building is supported by squared pilotis and contains a recessed entrance.

C. Historical Context

The site on which Dupuis Hall is located was subdivided by David Cunningham in 1874, a few years before Division Street was extended south to Union Street. The building displaced housing. Nathan Fellowes Dupuis (1835-1917) graduated from Queen's in 1868 when he was appointed a Professor of Chemistry. He also taught mathematics, physics, geology, mineralogy, biology, astronomy and designed, built and installed the clock in Grant Hall tower. Dupuis was the first Dean of Applied Science 1894-1911.





I-47 Watson Hall

Date: 1967

Evaluation: Fair/Poor

A. Spatial Context

This building is set far back from Queen's Crescent at an angle that relates awkwardly to the surrounding buildings and pathways.

B. Architectural Style

Watson Hall was designed by Gordon S. Adamson & Associates of Toronto to house the Humanities. This is a Brutalist Modern building, and its most redeeming feature is the office wing which features carefully detailed precast concrete and brown anodized aluminum windows with brown tinted glass.

The entry is cramped and dark, and the interior of the building is spatially uninteresting.

Historical Context

Watson Hall was named in Honour of John Watson (1847-1939), professor of philosophy from 1872 to 1924 and vice-principal from 1901 to 1924.



I-48 Waldron Tower

Date: 1968

Evaluation: Good

A. Spatial Context

Waldron Tower successfully combines the Modern aesthetic of elements composed as objects in space, with traditional notions of creating a street edge along George Street and addressing the lake and King Street.

B. Architectural Style

Waldron Tower, designed by Drever, Smith, Cromarty, is an interesting Modern building composed of several distinct parts. The eleven-storey residential tower to the west is of brick with a stucco base and plastered columns. This structure has the appearance of an accordion, since all the tower's windows have an angled view toward the lake. The windows are of clear anodized aluminum with dark metal spandrel panels.

A tapering cylindrical three-storey entrance anchors the eastern portion of the buildings. This element features exposed concrete structural ribs on the exterior, and is used as a series of stacked lounges that serve their respective floors.

A curved concave segment - a single-loaded corridor with residence rooms behind - links the two lake-facing compositional elements together.

C. Historical Context

Waldron Tower was acquired from the Kinston General Hospital by Queen's in the 1980s. It was built on the site of Bishop's Court, an early mansion erected by the Cartwright family.

I-49 Humphrey Hall

Date: 1969

Evaluation: Fair/Poor

A. Spatial Context

This building faces Arch Street and has a setback similar to that of the Craine Building.

B. Architectural Style

Built for psychology, the principal material of Humphrey Hall is Queenston limestone. The limestone is used in large ashlar, regular courses in the base of the building, which is the entry level.

The three storeys above the ground floor are of a smooth-faced dressed limestone that have a staccato rhythm of elongated windows along the second storey and more regularly spaced windows with limestone surrounds on the third storey. The fourth storey has no windows along Arch Street.

C. Historical Context

The hall was built partly on land subdivided as “Arthur Place” in 1841 (registered in 1850). The original Jock Harty arena occupied the site from the 1920s to 1970 when it was demolished. The building was named after George Humphrey, a professor of psychology from 1924 to 1947.



I-50 Cataraqui Hall

Date: 1969

Evaluation: Fair/Poor

A. Spatial Context

The building is part of the street edge along Barrie Street but turns inward and has no windows facing the street and adjacent park.

B. Architectural Style

Cataraqui Hall was designed by Holtshousen, Thompson, Laframboise, Mallette Architects and Engineers to house Nursing. The building is one of the ‘temporary’ staging buildings erected in the late 1960s and early 1970s.

The principal material is coursed Queenston limestone. There are also charcoal grey metal panels at the top of each storey where clerestory windows might normally be expected. The windows of the building are very minimal and set perpendicular to the street. The entry doors are anodized aluminum with clear glass and sidelights.

C. Historical Context

The Hall is located on land originally subdivided as “Arthur Place” in 1841 (registered in 1850) which became part of the Stuartville cluster. The building displaced a number of small houses and was named for the river that flows through Kingston.





I-51 Jeffery Hall

Date: 1969

Evaluation: Good

A. Spatial Context

Jeffery Hall fronts onto University Avenue, continuing the established street setback. The podium at the back of the building is largely unused, and does not integrate well with the surrounding buildings and pathways. The entry pavilion at the west of the podium does not appear to be very functional.

B. Architectural Style

Jeffery Hall was designed by Marshall & Merrett with local associates Stahl, Elliot & Mill. Jeffery Hall houses Mathematics and is fairly straightforward Corbusian box with side entry pavilions and a spatially interesting interior.

The principal materials of the main building block are precast concrete panels and aluminum windows painted brown with brown tinted glass. The entry pavilions are of poured-in-place concrete with skylights above the entry vestibule and stairs.

A sunken courtyard in front of the building acts as a light well for the surrounding rooms below. The light from the sunken courtyard is then passed down to a second subgrade level by means of wire mesh glass which is laid horizontally next to the light well in the ceiling of the lower level.

The interior of Jeffery Hall has some good detailing and spatial modelling. The principal material inside the building is concrete block with metal linear ceilings painted brown and a range of brown ceramic floor tile. Poured-in-place columns are left exposed. The built-in benches are quite interesting, and there is some good modern wall sculpture which has been partially defaced.

C. Historical Context

Jeffery Hall was located on former residential property. It was named after Ralph L. Jeffery, a Queen's mathematician.

I-52 La Salle Building

Date: 1969
Evaluation: Fair/Poor

A. Spatial Context

Located on Stuart Street, the blank, short facade of the La Salle Building adds little to its surroundings.

B. Architectural Style

Erected as another 'temporary' staging building, this structure is used by Medicine. From the exterior, it is very similar in appearance to Cataraqui Hall. However, the front facade of the La Salle Building is a bit shorter, and has more depth than Cataraqui Hall. The La Salle Building has a very plain, painted block interior.

C. Historical Context

The building displaced residential houses on Stuart Street and was named after the French explorer, La Salle, based at Fort Frontenac, considered as the European discoverer of the Mississippi River.



I-53 Harkness Hall

Date: 1969
Evaluation: Good

A. Spatial Context

The building matches the setback and height of the surrounding houses. Despite this relatively good urban fit, the building has a very institutional character and is somewhat out of keeping with the residential character of the streetscape.

B. Architectural Style

Harkness was built as a residence in 1976 in the Modern style. It is clad in tan brown brick. There are aluminum strip windows on all floors with precast concrete sill and lintel bands going from edge to edge of the building's two blocks.

The entry is a simple recess under one third of one of the two blocks, and it has clear anodized aluminum doors with tinted grey glass, similar to the glass in the upper two floors. The windows at the base of the building have clear glass.

C. Historical Context

Harkness Hall represents the first expansion of university buildings onto sites north of Earl Street. It was developed in a residential area that was part of the Ordnance Lands of the Herchmer farm, which was further subdivided by D. Williams in 1874.





I-54 The Jock Harty Arena

Date: 1970

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its strong Modern architectural composition and its use of stone, its historical association with an important Queen's alumnus, its contribution to the streetscape and its recently improved landscaping, and its lack of alterations.

B. Building Description

The Jock Harty Arena is a 2 storey concrete hockey arena with cladding of Queenston limestone and concrete panels and a flat roof. The main Union Street facade has 3 main sections, with a central entrance flanked by full storey battered walls. The entrance doors of tinted glass and anodized aluminum are recessed under a flat canopy. Above this is a recessed section containing access doors to the terrace which is set behind the parapet of the battered walls. These walls wrap around the edges of the building in the form of terraced sections containing stairs and planters. The second storey consists of full height stone-clad buttresses flanking a slightly recessed section clad in precast concrete panels. The upper portions of this storey form a parapet for the rooftop tennis courts. Aside from the entranceway there are no windows in this facade. The east and north walls of this building have a similar architectural treatment. No interior features were noted.

There have been no apparent alterations. The building helps define an important streetcorner forms the easternmost component of the linked complex of the John Deutsch Centre and Gymnasium.

The Jock Harty Arena was built in 1970 (architect not noted). The building replaces the earlier arena of the same name, formerly located on Arch Street, now the site of Humphrey Hall. The current arena displaces houses on land originally subdivided by David Cunningham in 1874. Besides its main role as a hockey arena, this building is also the site of most University convocations. The building commemorates Dr. John J. Harty, coach and athlete.

C. Character Defining Elements

The Modernist style, with simple detailing and recessed entrance and first floor, corner buttresses, and the limestone cladding, are essential to this building's character.

I-55 Rideau Building

Date: 1971
Evaluation: Fair/Poor

A. Spatial Context

The Rideau Building fronts onto Stuart Street and has a marginal setback.

B. Architectural Style

This Modern building detracts from the streetscape. It has some Queenston limestone in its facade, however, the introduction of ridged blue metal panelling and aluminum windows with white panels between is an ill-resolved use of materials. The building has a clear anodized aluminum parapet flashing.



I-56 St. Lawrence Building

Date: 1971
Evaluation: Fair/Poor

This building is similar in its style to the Rideau Building. The same comments apply.





I-57 Goodwin Hall

Date: 1972

Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its Modern Brutalist style, its use of concrete, its architects, its historical association with mining and mine buildings, its contribution to the street setback and its lack of alterations.

B. Building Description

Goodwin Hall is a 6 storey poured concrete institutional building clad with precast concrete panels, with a raised basement and a flat roof. The asymmetrical main facade on Union Street has strips of bronze-tinted windows with bronze-coloured anodized aluminum frames, with bands of precast concrete panels between storeys. This fenestration wraps around the edges of the main facade to the depth of a single window unit; the remainder of the flanking walls are blank poured concrete. The south end of the building consists of two full height projecting pavilions of poured concrete containing stairs and elevators and linked to the main building by a recessed glass and precast corridor section. The main entranceway is in the combined base of these pavilions. It is reached by radiating concrete steps and is recessed under a flat-roofed canopy supported by angled concrete piers and projecting from a shed-roofed single storey vestibule. No interior features were noted.

There are no apparent alterations. The building continues the prevailing building setback along Union Street but does little to anchor the important streetcorner at Division and Union.

Goodwin Hall was built in 1972 to designs by Mathers & Haldenby, architects. It was built to house Mining Engineering and commemorates Dr. William Lawton Goodwin (1856-1941), first director of the School of Mining. Its construction displaced residences and a corner store on Division Street that were part of a subdivision in 1874 of land owned by David Cunningham.

C. Character Defining Elements

The Modernist, Brutalist style, with precast concrete panels and continuous horizontal bands of windows, the projecting entranceway and pavilions linking the main building elements, are essential to this building's character.

I-58 Bruce Wing

Date: 1973
Evaluation: Fair/Poor

A. Spatial Context

Bruce wing creates a major street edge along Campus Road and encloses the west end of a quadrangle behind which is parking.

B. Architectural Style

This building was added to the southwest of Miller Hall to increase space for Geology. It is a bland but inoffensive Modern building made of poured concrete with snap-off tie joints revealed, precast concrete and dark brown anodized aluminum windows with clear glass. Brown metal is the materials used for the sloped roofs.

The entrance level of this four-storey building is a half storey above grade. There is also a basement storey with large recessed windows. All the other windows of the building sit almost flush with the front edge of the facade.

C. Historical Context

The building is located on lands once known as the Kingston Athletic Grounds and includes the site of a skating rink that was destroyed by fire in 1904. The university acquired the land in 1912 and the Bruce Wing of Miller Hall was named after Everend Lester (Louis) Bruce, who was a Professor of Geology from 1919 to 1949.



I-59 - Mackintosh-Corry Hall

Date: 1973
Evaluation: Very Good

A. Reasons for Very Good Classification

This building is rated as Very Good because of its architectural composition and use of poured and precast concrete (the work of a prominent architect), its use of an internal “street” to link the building components together and integrate this part of the campus, its historical associations with two Queen’s Principals and its lack of alterations.

B. Building Description

Mackintosh-Corry Hall is a 3 to 5 storey concrete and glass Modern institutional building with a flat roof. The main entrance is on the southeast corner of the building, with secondary entrances on the other building faces. The main entranceway is reached by angled flights of concrete steps and consists of glass and aluminum entrance doors and flanking glazing under a flat canopy, set forward and at an angle from a full height glazed pavilion with horizontal bands of anodized aluminum at the base of each storey.



The main building has 4 storey sections flanking a central skylit internal pedestrian “street”. The exterior walls are of poured concrete with deeply recessed horizontal windows under a flat roof. The interior walkway consists of vinyl composite flooring, painted drywall, and untreated concrete columns.

There do not appear to have been any alterations. The building is a linked complex in the interior of the block west of University Avenue and has its access from mid-block laneways and pedestrian routes.

Mackintosh-Corry Hall was built in 1973 to designs by Ron Thom, architects. It obliterates the former Lower Alfred Street. Built as part of an Arts/Social Science complex, it commemorates two former Principals of Queen’s, William Archibald Mackintosh (1951-61) and James Alexander Corry (1961-68).

C. Character Defining Elements

The Modernist style, with the interior “street”, the poured concrete walls and recessed windows, the projecting entrances, and linkages to adjacent buildings, are all essential to this building’s character.



I-60 The Harrison-LeCaine Hall

Date: 1973
Evaluation: Good

A. Spatial Context

Harrison-LeCaine Hall sets back very generously from Queen’s Crescent, and begins to lose contact with the street. An interesting dialogue is formed between this building’s entry and that of Mackintosh-Corry complex to the north, creating a visual link between the interior streets of these two buildings.

B. Architectural Style

Designed for Music by Ron Thom Architects, this building’s principal materials are poured-in-place concrete and brown painted aluminum with clear glazing.

The interior of the building conceptually continues the interior “street” of the Mackintosh-Corry Hall. It has the same interior materials and a continuous angled skylight to light the interior corridor. Rubberized flooring is used on all the interior stair treads. Generous circulation room lounges provide excellent views outside.

C. Historical Context

The building was named after Francis Llewellyn Harrison, a musicologist and first resident musician at Queen’s 1935-46, and Hugh LeCaine, a pioneer of electronic music instrumentation.

I-61 Botterell Hall

Date: 1977
Evaluation: Fair/Poor

A. Spatial Context

Located to the south side of Stuart Street and set back from the street line, this large building has no prominent entry, and adds little to the life of the street.

B. Architectural Style

This straightforward, nine-storey Modern building consists of precast concrete bands with brown anodized aluminum strip windows and brown tinted panes.

C. Historical Context

The building is located on land where a cluster of houses were constructed from at least 1850 to 1870. The building was named after Dr. Edmund Harry Botterell, a distinguished neurosurgeon and former Dean of Medicine.



I-62 Walter Light Hall

Date: 1987
Evaluation: Good

A. Spatial Context

This building continues the northern street edge of Union Street.

B. Architectural Style

Walter Light Hall was built for Electrical Engineering/Computing. This building by Mathews and Haldenby, is in the Modern Brutalist style using poured-in-place and precast concrete. The windows are of dark brown anodized aluminum with tinted glass. Glass block is used at the principal ground level both above the entry way and between the windows of the ground floor.

The landscaping in front of the building helps to soften the effects of the building's hard-edge appearance.

C. Historical Context

The building is located on top of the entrance to Wade's Lane, later Elgin Lane, which appeared in the 1880s or 90s as a link between Union and Clergy Street West. The lane had a few houses along its path and it was still visible in 1970. The building was named in honour of Walter Light, a chairman of Northern Telecom and a trustee at Queen's, 1985-90.





I-63 School of Policy Studies

Date: 1988
Evaluation: Good

A. Spatial Context

The Policy Studies Building creates part of the street edge of Union Street and completes a skewed courtyard to its southeast.

B. Architectural Style

This Modern building, by Mathews and Haldenby, is similar in style to Walter Light Hall, but is compositionally more interesting.

This four-storey building is composed of several materials: poured-in-place concrete; precast concrete; brown anodized aluminum with brown tinted windows; and dark brown painted aluminum with clear or slightly green tinted windows. The other material used is dressed and ashlar artificial stone, in a colour which does not match the limestone of the rest of the campus.

The west facade is very plain. It is composed of precast panels with anodized aluminum strip windows.

C. Historical Context

The building straddles the former right-of-way Alfred Street, in the curving portion south of Union Street, as laid out in 1861. The building has a handsome courtyard and houses the Departments of Industrial Relations, Public Administration, Intergovernmental Relations, Resource Studies and the John Deutsch Institute for Economic policy.



Queen's University
Heritage Study

METHODOLOGY



1. INTRODUCTION

The project was undertaken to produce a comprehensive and evaluated inventory of all university-owned buildings and all planned landscapes within a university precinct generally extending north to Earl Street and south to King Street. The inventory identifies the man-made elements that have been placed on the campus since its inception, including old and new buildings and landscapes. The layers of land use and patterns of settlement have been identified as a "cultural landscape" in order to understand the context of the campus within its neighbourhood and to determine the extent to which former landscapes have been obliterated and others have survived. The Commonwealth Historic Resource Management Limited research team including project manager John Stewart, and Harold Kalman, Carl Bray, Erik Hanson and Larry Turner built their analysis upon previous work on the Campus Master Plan undertaken by Du Toit, Allsopp, Hillier of Toronto. The document that follows will serve as a long-range strategic planning and management tool for the university.

1.1 Study Scope

- Review of existing heritage inventories and evaluation processes for the classification of buildings and landscapes at Queen's University.
- Inventory of all institutional buildings on the Queen's University Campus.
- Inventory of Queen's-owned residential buildings in Kingston as well as a few buildings that are a part of a streetscape or cluster of buildings involving Queen's property.
- Inventory of university precinct landscapes.
- Classification and evaluation of buildings and landscapes based upon clearly defined evaluation criteria.
- Summary of the development of Queen's University and the transformation of cultural landscapes within the university precinct and its neighbourhood.

1.2 Geographical Scope

The inventory and evaluation considered all institutional buildings on the Queen's University campus (except west campus) in Kingston, Ontario as well as residential buildings owned by the university. Landscapes and streetscapes (including areas where Queen's did not own all of the property) were inventoried and evaluated within the university precinct and its immediate neighbourhood (bounded by King Street West, Earl Street, Barrie Street and Collingwood Avenue).

1.3 Project Schedule

Commonwealth was retained in May 1993. The project team participated in an initial meeting on July 6, 1993, with Queen's Campus Planning and Development and the Kingston Local Architectural Conservation Advisory Committee. The first meeting determined the purposes of the inventory, project scope, information needs, and identified existing historical and architectural data as well as photographs and plan records. Subsequent team meetings in August (9, 12, 17) involved both Queen's Campus Planning and Development and LACAC in evaluation of the inventoried resources. Commonwealth has since completed further research and text amendments, as requested by the client, and in response to comments from the City.

2. PRODUCTS

2.1 Technical Report

This consists of a history of the cultural landscape in and around the Queen's University campus and an illustrated statement of significance of inventoried and evaluated landscapes, residential and institutional buildings. Photographs and summary descriptions of all buildings as well as maps of landscapes are included in the report. Residential buildings have been listed by street address and institutional buildings have been listed using a numbering system established in the Queen's University Architectural Inventory (1993). Landscapes are keyed to maps. The final report takes into consideration various comments received as a result of the distribution of the draft report. This report will present all of the findings and recommendations of the study.

2.2 Report on Methodology

This report outlines the nature of the research, the method of undertaking the inventory, the process for establishing the criteria and means by which the evaluation was applied.

2.3 Report on Planning Policies and Controls

This report reflects current (June 1998) discussions between Queen's and the City regarding buildings that could be designated under Part IV of the Ontario Heritage Act. Draft policy guidelines are presented for each area proposing regulations for the treatment of private and open spaces, landscape and streetscape features, and vacant lands.

2.4 Inventory and Evaluation Files

Every building and landscape was given a file that contains a photograph, field inventory and evaluation form, and any relevant data copied from other reports and sources. The inventory forms do not reflect changes made as a result of later research. Inventories and evaluations were made of 27 landscapes, 124 residential buildings and 63 Queen's University institutional buildings. To provide additional context, 20 buildings not owned by Queen's were also inventoried and evaluated.

2.5 Computerized Data Entry

Text and images have been entered on Adobe PageMaker software. The inventory and evaluation was also entered on disc using Commonwealth's Visual Archiver software, another means of providing text and visual images.

2.6 Project Team

John J. Stewart was project manager, and also participated in the field survey and evaluation. Harold Kalman participated in field survey and the evaluation. Stewart and Kalman designed the criteria for the evaluation in consultation with the client and LACAC. Erik Hanson conducted most of the inventory and participated in the evaluation process. Larry Turner was responsible for historic research and participated in the field survey. Photography was by Erik Hanson and Larry Turner. Carl Bray prepared the revised report and he and John Stewart conducted revisions and additions to the inventory and evaluation. Sandy Crozier was responsible for production while Cara Buffam, Tracey Tysick and Jean Rocheleau entered information into the Visual Archiver and produced plans. Rhonda Stewart was the team administrator.

The team appreciated the active participation of Jeanne Ma, Director of Campus Planning and Development. She was the primary client and in her role as project manager for the University, was responsible for client review of text and images. She also assisted in detailed copy editing. Co-operation with the Kingston Local Architectural Conservation Advisory Committee also contributed to the success of the project. Members of LACAC involved in the evaluation process were: Margaret Angus, Bruce Downey, George Muirhead, Janet Ouilhan, P. Ross.

3. INFORMATION GATHERING AND RESEARCH

Research for the inventory was based on several previous reports associated with the university and adjacent residential areas. New research was also undertaken, as discussed below.

1. Historical accounts, early maps, insurance plans, and aerial photos of Kingston were consulted to understand the historical development of the study area.
2. A thorough examination of Municipal Directories (in the special collections of Douglas Library and the Kingston Public Library) provided the following information:
 - A likely construction date for most buildings
 - Building occupancy and occupation of early residents
 - Earliest known occupants
 - Material on social history and patterns
 - The residences of prominent citizens
 - Buildings were named after the earliest known occupants
3. The Land Registry Office was consulted to inspect registered plans and investigate specific building lots and sites.
4. Plans and documents at the Queen's University Engineering Office were consulted.
5. Interviews were conducted with local historian Margaret Angus, and architectural historian Fern Mackenzie Graham.
6. Application was made of a computerized image archiving system developed by Commonwealth Historic Resource Management Ltd. to aid in research and enhance the final presentation of the inventory and evaluation.
7. Descriptions were augmented in the text for all properties evaluated as *Excellent* or *Very Good*. Several properties rated as *Good* were also discussed in greater detail, in response to the City's intent to designate them under Part IV of *The Ontario Heritage Act*.

4. SITE INSPECTION AND INVENTORY

4.1 Inventory Process

A file was opened on each resource, whether building or landscape, which included photographs, inventory form and supporting documentation. The inventory form was developed by Commonwealth Historic Resource Management Ltd. and was submitted to the University for review and testing. The revised form was used to record information on each structure and landscape. Visual inspection helped fill in several fields and those queries not answered were followed up with research.

Noted on the inventory forms are the sources for historical data and references used as the basis of conclusions. Building architects and landscape architects were identified through previous documentation where possible. Architectural style was identified where possible, with some residential buildings being classified by era. Integrity refers to the degree to which the building or structure has been altered or modified since original construction. Any information on significant persons, organizations, institutions, or events that are associated with buildings or landscapes was noted as well as sites that may effectively illustrate broad patterns of socio-cultural history. Each file contains at least one print photograph of the facade or elevation for buildings and the spatial setting or streetscape for principal landscapes.

4.2 Landscapes

The university precinct and neighbourhood was subdivided into defined landscapes that reflect a unity of purpose or pattern of development (for example: quads, fields, walkways, concourses, streetscapes and blocks). By breaking down the campus into parts, an assessment was made of earlier landscapes and changing patterns of development.

The landscape inventory form included the following categories: identification and location; historical significance; physical description; and design. Survey documentation was not carried out. Under "physical description", special reference was made to the following: views and viewsheds; edges of spatial landscape; spatial groupings; and significant features and people, events, or patterns of historic interest associated with the site.

Each landscape was visited and photographed by the research team. Descriptions of the landscape were derived from the Queen's University Campus Assessment draft (March 1993) by Du Toit, Allsopp, Hillier and additions were made in terms of historical context.

4.3 Residential Buildings

Every Queen's-owned residential building and selected contextual buildings that are a part of a streetscape or cluster of buildings involving Queen's property, were inventoried and evaluated. The research team visited every building, photographed it and made out an inventory form on site. Description and evaluations of all buildings not owned by Queen's, but included for contextual comparison, are found in Appendix A.

The architecture inventory form included the following: identification and location; historical significance; architecture and structure, and; context. Survey documentation was not carried out. The visual assessment included comments on condition and integrity on the exterior elevations of buildings only. Additions were noted only when they altered, to a significant degree, the nature of the original building. Significant landscape features were noted where buildings formed a part of a spatial grouping or streetscape. Adjacent buildings suited for heritage groupings were noted as well as people or events of historic interest associated with the site.

Descriptions were derived from the following sources: Margaret Angus, *Buildings of Architectural and Historic Significance* Vol. VII (Kingston: LACAC, 1991); Du Toit, Allsopp, Hillier, *Queen's University Architectural Inventory* (February 1993); and observations by Erik Hanson, John Stewart, Harold Kalman and Larry Turner. An attempt was made to determine the first resident/owner for each building as well as dating each structure using period directories and insurance plans. In some cases dates are estimated based on surviving evidence and some names may not reflect original owners/residents, especially if the buildings preceded 1881.

4.4 Institutional Buildings

Institutional buildings at Queen's were inventoried using the same process as has been outlined above. Descriptions of the spatial context and architectural style of the buildings were largely derived from Du Toit, Allsopp, Hillier, *Queen's University Architectural Inventory* (February 1993) with historical context added by Larry Turner using sources from Margaret Angus, *Buildings of Architectural and Historic Significance* (1991); Professor Arthur Jackson, *Queen's University at Kingston: Buildings- Past and Present* (typescript on file at Queen's University Archives, April 1972); Margaret Angus, *Cornerstones and Plaques: Queen's History in Names* (Kingston: Queen's Alumni Assoc., 1991) and other secondary sources.

4.5 Inventory Forms

4.5.1 Landscape Inventory Form (following pages)

4.5.2 Building Inventory Form (following pages)

RECORD NO.: _____				
LANDSCAPE INVENTORY FORM				
1. IDENTIFICATION AND LOCATION				
1.1 COMMON NAME(S) GIVEN TO LANDSCAPE: _____ _____ _____				
1.2 NAME AND RECORD NO. OF BUILDING(S) ASSOCIATED WITH LANDSCAPE: _____ _____ _____				
1.3 LEGAL DESCRIPTION (IF APPLICABLE): <table style="width: 100%; border: none;"><tr><td style="width: 50%;">LOT: _____</td><td style="width: 50%;">BLOCK: _____</td></tr><tr><td>PLAN: _____</td><td>DL: _____</td></tr></table>	LOT: _____	BLOCK: _____	PLAN: _____	DL: _____
LOT: _____	BLOCK: _____			
PLAN: _____	DL: _____			
1.4 ZONING: _____				
1.5 OWNER: _____				
2. HISTORICAL SIGNIFICANCE				
2.1 PREVIOUS SITE OCCUPATION: _____ _____				
2.2 ARCHAEOLOGICAL POTENTIAL: _____ _____				
2.3 YEAR COMPLETED (FOR DESIGNATED LANDSCAPES): _____				

LANDSCAPE INVENTORY FORM

RECORD NO.: _____

2.4 LANDSCAPE ARCHITECT: _____

REFERENCE SOURCE: _____

2.5 BUILDER: _____

REFERENCE SOURCE: _____

2.6 PEOPLE, EVENTS OR PATTERNS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:

3. PHYSICAL DESCRIPTION

3.1 PREDOMINANT USE: _____

3.2 CIRCULATION: _____

3.3 SITE STRUCTURES: _____

3.4 VEGETATION RELATED TO USE: _____

LANDSCAPE INVENTORY FORM

RECORD NO.: _____

3.6 VIEWS AND VIEWSHEDS:

3.7 DEFINING EDGES OF SPATIAL LANDSCAPE:

3.8 LANDSCAPE SPATIAL GROUPINGS:

3.9 SIGNIFICANT LANDSCAPE FEATURES (FEATURES, BUILDINGS, MONUMENTS, FENCES):

LANDSCAPE INVENTORY FORM

RECORD NO.: _____

4. DESIGN

4.1 DESIGN DESCRIPTION: _____

4.2 INTEGRITY: _____

5. SURVEY DOCUMENTATION

5.1 ASSESSMENT INFORMATION: _____

5.2 LOCATION OF ADDITIONAL MATERIAL CONSULTED (DRAWINGS,PHOTOS, MAPS,
SITE PLANS, ADDITIONAL SURVEYS, ETC.): _____

5.3 SURVEYOR: _____

5.4 DATE OF SURVEY: _____

5.5 IMAGE REFERENCE NO.: _____

RECORD NO.: _____	
ARCHITECTURAL INVENTORY FORM	
1. IDENTIFICATION AND LOCATION	
1.1 NAME OF BUILDING: _____	
1.2 STREET ADDRESS: _____	
1.3 LEGAL DESCRIPTION (IF APPLICABLE):	
LOT: _____	BLOCK: _____
PLAN: _____	DL: _____
1.4 ROLL NUMBER: _____	ZONING: _____
1.5 ORIGINAL USE: _____	
1.6 PRESENT USE: _____	
2. HISTORICAL SIGNIFICANCE (INDICATE SOURCE)	
2.1 CONSTRUCTION DATE: _____	
2.2 ORIGINAL OWNER: _____	
2.3 ARCHITECT: _____	
2.4 BUILDER OR CONTRACTOR: _____	
2.5 ENGINEER, LANDSCAPE ARCHITECT: _____	

ARCHITECTURAL INVENTORY FORM

RECORD NO.: _____

2.6 PEOPLE OR EVENTS OF HISTORIC INTEREST ASSOCIATED WITH THE SITE:

3. ARCHITECTURE & STRUCTURE

3.1 FOUNDATION MATERIAL: _____

3.2 BASEMENT: _____

3.3 NUMBER OF STOREYS: _____

3.4 STRUCTURAL MATERIAL: _____

3.5 CLADDING: _____

3.6 WINDOWS: _____

3.7 ROOF TYPE: _____

3.8 ROOF COVER: _____

3.9 APPROXIMATE DIMENSIONS: _____

ARCHITECTURAL INVENTORY FORM

RECORD NO.: _____

3.10 DESIGN DESCRIPTION: _____

3.11 CONDITION: _____

3.12 INTEGRITY: _____

4. CONTEXT

4.1 SITING: _____

4.2 ADJACENT BUILDINGS SUITABLE FOR HERITAGE GROUPING: _____

ARCHITECTURAL INVENTORY FORM

RECORD NO.: _____

4.3 SIGNIFICANT LANDSCAPE FEATURES:

5. SURVEY DOCUMENTATION

5.1 ASSESSMENT INFORMATION:

5.2 LOCATION OF ADDITIONAL MATERIAL CONSULTED (DRAWINGS, PHOTOS, MAPS,
SITE PLANS, ADDITIONAL SURVEYS, ETC.):

5.3 SURVEYOR:

5.4 DATE OF SURVEY:

5.5 IMAGE REFERENCE NO.:

5. THE EVALUATION PROCESS

The buildings and landscapes surveyed and researched during the course of the inventory process were evaluated to determine their heritage significance, using the agreed-upon evaluation criteria summarized in Sections 5.1 and 5.2, below. It is important to note that members of LACAC and Queen's University Campus Planning and Development participated in the evaluation process when they attended sessions in which the majority of buildings and landscapes were discussed. Slides for each site were screened, grades were discussed, and decisions were made based upon the consensus of the participants. Four joint evaluation meetings were held in August 1993.

The evaluation process for heritage resources consists of the following steps:

- Identify appropriate criteria of significance for the type of heritage resource being evaluated
- Determine the extent to which the heritage resource meets the criteria of significance, based on careful site inspection and sound historical research; and the tabulation of the results on an evaluation worksheet
- Determine whether the heritage resource meets a pre-set standard of significance, either by analyzing the tabulation or by using a numerical scoring system.

Additional information on this process may be found in Harold Kalman, *The Evaluation of Historic Buildings*, Parks Canada, 1979; and in Commonwealth Historic Resource Management Limited, *A Cultural Heritage Inventory for the Management Board Secretariat, Phase I: Cultural Heritage Protocol Process*, Prepared for Management Board Secretariat, Government of Ontario, 1993.

5.1 Landscape Evaluation Process and Form

The following is a list and description of the criteria recommended for use in the heritage evaluation of landscapes at Queen's University.

Criteria:

DESIGN	Architectural Value Style / Type / Construction Landscape Architect / Contractor
HISTORY	Association / Pattern Age
CONTEXT	Landmark / Character Patterns / Spatial Organization
INTEGRITY	Alterations

For each criterion, a resource receives one of the following grades:

E	Excellent (highest value)
VG	Very good (very high value)
G	Good (this grade is intended as the mean)
F/P	Fair/Poor (little value or no heritage value, or no information)

The following is a detailed description of each criterion and the meaning of each grade.

METHODOLOGY

Evaluation Process for Landscapes

DESIGN

Criterion

Grade Description

Architectural Value

Artistic merit, or uniqueness of composition, craftsmanship, or detail. Reference may be made to the space as a whole or individual units of the whole. In the case of streetscapes this includes sideviews along secondary and tertiary streets.

- E** Excellent composition, craftsmanship, or detail.
- VG** Very good composition, craftsmanship, or detail.
- G** Good composition, craftsmanship, or detail.
- F/P** Fair or poor composition, craftsmanship, or detail.

Style / Type / Construction

Notable, rare, unique, or early example of landscape style, type, method of construction, or material, in the context of other landscapes on or near the Queen's Campus.

- E** Excellent or extremely early example of a style, type, method of construction, or material if many survive; or very good example if few survive.
- VG** Very good example if many survive, or good example if few survive.
- G** Good example if many survive; or some extraordinary feature.
- F/P** Fair or poor example.

Landscape Architect / Contractor

Designed or built by a Landscape architect, contractor, or other designer who has made a significant contribution to Queen's, Kingston, Ontario, or Canada.

- E** Landscape Architect, contractor, or designer of particular importance.
- VG** Landscape Architect, contractor, or designer of considerable importance.
- G** Landscape Architect, contractor, or designer of some importance.
- F/P** Landscape Architect, contractor, or designer not important or not identified.

HISTORY

Evaluation Process for Landscapes

Criterion

Grade Description

Association / Pattern

Associated with a person, organization, activity, or event that has made a significant contribution to Queen's, Kingston, Ontario, or Canada; or effectively illustrative of broad themes or patterns of educational or socio-cultural history.

- E** Person, organization, event, or theme of primary importance which is closely associated with the landscape or site, and this association is well documented.
- VG** Person, organization, event, or theme of secondary importance which is closely associated with the landscape or site; one of primary importance is loosely associated with it; or one of primary importance is closely associated with it, but poorly documented.
- G** Person, organization, event, or theme of secondary importance which is loosely associated with the landscape or site.
- F/P** No identified association with person, organization, event, or theme of established importance; or one of minor importance is associated with it.

Age

Comparatively old in the context of Queen's and Kingston. (In the case of streetscapes, the majority of the construction on a street should have been completed by the evaluation dates; in the case of interior courtyards, it should relate to the dates of surrounding buildings)

- E** Built before 1880.
- VG** Built between 1881 and 1910.
- G** Built between 1911 and 1949.
- F/P** Built 1950 or later; or date unknown.

METHODOLOGY

Evaluation Process for Landscapes

CONTEXT

Criterion

Grade Description

Landmark / Character

The landscape is a particularly familiar visual or symbolic landmark; or it is (or was) particularly significant to the university community or the City because of its use or for sentimental or symbolic reasons.

- E** A landmark that may be taken as a primary symbol of the University or the City; or of the highest significance to the community.
- VG** A particularly conspicuous and familiar space in the context of the University; or of considerable significance to the community.
- G** A familiar space in the context of the neighbourhood; or of moderate significance to the community.
- F/P** Little or no familiarity and significance within the neighbourhood.

Patterns / Spatial Organization

The landscape or streetscape contributes to a broader pattern of development or continuity of character within the University or in the city.

- E** Of particular importance in establishing the dominant character of the space.
- VG** Of some importance in establishing or maintaining the dominant character of the space.
- G** Compatible with the dominant character of the space.
- F/P** Incompatible with the dominant character of the space.

INTEGRITY

Criterion

Grade Description

Alterations

The landscape has undergone little alteration and retains most of its original materials and design features.

- | | |
|------------|---|
| E | Unchanged, or changes are not visible except on close inspection. |
| VG | Changes are minor in nature and easily reversible or restorable. |
| G | Changes of some consequence have occurred, but the overall character of the site has been retained; or changes are minor but not easily reversible or restorable. |
| F/P | The character of the site has been severely compromised or lost by alterations. |

METHODOLOGY

EVALUATION WORKSHEET FOR CULTURAL LANDSCAPES

Common Name or

Relative Location : _____ Record No. : _____

Criterion

Grade (Circle One)

Reasons

DESIGN

1. Architectural Value **E** **VG** **G** **F/P**

2. Style/Type/Construction **E** **VG** **G** **F/P**

3. Landscape Architect / Contractor **E** **VG** **G** **F/P**

HISTORY

4. Association/Pattern **E** **VG** **G** **F/P**

5. Age **E** **VG** **G** **F/P**

CONTEXT

6. Landmark/Character **E** **VG** **G** **F/P**

7. Patterns/Spatial Organization **E** **VG** **G** **F/P**

INTEGRITY

8. Alterations **E** **VG** **G** **F/P**

Tabulation

To establish the overall value of a landscape, use the following grades (for any criteria other than *Alterations*):

E E for two or more criteria in different groups

VG E for one criterion and VG for three or more others; *or* VG for four or more criteria

G VG or better for one criterion and G for three or more others; *or*
 G for four or more criteria

If the site receives F/P for *Alterations*, then it must receive at least one more G than stated above.

5.2 Architectural Evaluation Process and Form

The following is a list and description of the criteria recommended for use in the heritage evaluation of buildings at Queen's University.

Criteria:

DESIGN	Architectural Value Style / Type / Construction Architect / Builder
HISTORY	Association / Theme Age
CONTEXT	Landmark / Character Site / Landscape
INTEGRITY	Alterations

For each criterion, a resource receives one of the following grades:

E	Excellent (highest value)
VG	Very good (very high value)
G	Good (this grade is intended as the mean)
F/P	Fair/Poor (little or no heritage value)

The following is a detailed description of each criterion and the meaning of each grade:

METHODOLOGY

Evaluation Process for Buildings

DESIGN

Criterion

Grade Description

Architectural Value

Artistic merit, or uniqueness of composition, craftsmanship, or detail. Reference may be made to the exterior and/or to major interior spaces. (This has been evaluated in du Toit Allsopp Hillier, *Queen's University: Campus Assessment*, Draft, March 1993; the assessment from that study will be used.)

- E** Excellent composition, craftsmanship, or detail.
- VG** Very good composition, craftsmanship, or detail.
- G** Good composition, craftsmanship, or detail.
- F/P** Fair or poor composition, craftsmanship, or detail.

Style / Type / Convention

Notable, rare, unique, or early example of an architectural style, type, method of construction, or material, in the context of other buildings on or near the Queen's Campus. (Reference may be made to the exterior and to major interior spaces.)

- E** Excellent or extremely early example of a style, type, method of construction, or material if many survive; or very good example if few survive.
- VG** Very good example if many survive, or good example if few survive.
- G** Good example if many survive; or some extraordinary feature.
- F/P** Fair or poor example.

Architect / Builder

Designed or built by an architect, builder, or other designer who has made a significant contribution to Queen's, Kingston, Ontario, or Canada.

- E** Architect, builder, or designer of particular importance.
- VG** Architect, builder, or designer of considerable importance.
- G** Architect, builder, or designer of some importance.
- F/P** Architect, builder, or designer not important or not identified.

HISTORY

Evaluation Process for Buildings

<i>Criterion</i>	<i>Grade</i>	<i>Description</i>
Association / Pattern Associated with a person, organization, activity, or event that has made a significant contribution to Queen's, Kingston, Ontario, or Canada; or effectively illustrative of broad themes or patterns of educational or socio-cultural history.	E	Person, organization, event, or theme of primary importance is closely associated with the building, and this association is well documented.
	VG	Person, organization, event, or theme of secondary importance is closely associated with the building; one of primary importance is loosely associated with it; or one of primary importance is closely associated with it, but poorly documented.
	G	Person, organization, event, or theme of secondary importance is loosely associated with the building.
	F/P	No identified association with person, organization, event, or theme of established importance; or one of minor importance is associated with it.
Age Comparatively old in the context of Queen's and Kingston.	E	Built before 1880.
	VG	Built between 1881 and 1910.
	G	Built between 1911 and 1949.
	F/P	Built 1950 or later or date unknown.

METHODOLOGY

Evaluation Process for Buildings

CONTEXT

Criterion

Grade Description

Landmark / Character

Building is a particularly familiar visual or symbolic landmark; or it is (or was) particularly significant to the university community or the City because of its use or for sentimental or symbolic reasons.

- E** A landmark that may be taken as a primary symbol of the University or the City; or of the highest significance to the community.
- VG** A particularly conspicuous and familiar structure in the context of the University or the City; or of considerable significance to the community.
- G** A familiar structure in the context of the neighbourhood; or of moderate significance to the community.
- F/P** Little or no familiarity and significance within the neighbourhood.

Streetscape / Landscape

Building, landscape, and/or setting contribute to the continuity or character of the street or neighbourhood.

- E** Of particular importance in establishing the dominant character of the area or the block.
- VG** Of some importance in establishing or maintaining the dominant character of the area or block.
- G** Compatible with the dominant character of the area or block.
- F/P** Incompatible with the dominant character of the area or block.

INTEGRITY

*Evaluation Process for
Buildings*

<i>Criterion</i>	<i>Grade</i>	<i>Description</i>
Alterations Exterior of the building has undergone little alteration and retains most of its original materials and design features.	E	Exterior unchanged, or changes are not visible from the roadway.
	VG	Changes are minor in nature and easily reversible or restorable.
	G	Changes of some consequence have occurred, but the overall character of the building has been retained; or changes are minor but not easily reversible or restorable.
	F/P	The character of the building has been severely compromised or lost by alterations.

METHODOLOGY

EVALUATION WORKSHEET FOR BUILDINGS

Common Name or

Relative Location : _____ Record No. : _____

A succinct reason must be given for assigning each particular grade. Space for this is provided on the worksheet.

Criterion	Grade (Circle One)	Reasons
-----------	--------------------	---------

DESIGN

1. Architectural Value	E VG G F/P	
------------------------	------------	--

2. Style/Type/Construction	E VG G F/P	
----------------------------	------------	--

3. Architect/Builder	E VG G F/P	
----------------------	------------	--

HISTORY

4. Association/Theme	E VG G F/P	
----------------------	------------	--

5. Age	E VG G F/P	
--------	------------	--

CONTEXT

6. Landmark/Character	E VG G F/P	
-----------------------	------------	--

7. Streetscape/Landscape	E VG G F/P	
--------------------------	------------	--

INTEGRITY

8. Alterations	E VG G F/P	
----------------	------------	--

Tabulation

To establish the overall value of a building, use the following grades (for any criteria other than *Alterations*):

E E for two or more criteria in different groups;

VG E for one criterion and VG for three or more others; *or* VG for four or more criteria;

G VG or better for one criterion and G for three or more others; *or* G for four or more criteria;

If the building receives F/P for *Alterations*, then it must receive at least one more G than stated above.

6. CONCLUSIONS AND RECOMMENDATIONS

The evaluated inventory has several roles. Its primary purpose is to assist in the ongoing planning and decision-making process for the Campus. It also helps promote a better understanding of the campus. The benefits include:

1. A structured and analytical heritage inventory places the Campus Plan on a firmer footing and ensures that planning decisions are made on a fully informed basis, thereby avoiding potential conflicts over land use and other issues.
2. An evaluated inventory provides additional hard data for the determination of the most suitable building sites in the Campus Plan.
3. The inventory produces an educational resource that documents the history of the campus and assists in the interpretation of the campus to the university community and visitors.
4. The inventory reinforces the concept of the landscape as an academic resource and helps people to appreciate the campus through its buildings and landscapes.

Queen's University
Heritage Study

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



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

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

Queen's University
Heritage Study

APPENDIX B:

OPTIONS FOR
HERITAGE PROTECTION



APPENDIX B: OPTIONS FOR HERITAGE PROTECTION

The terms of reference for this process stated that the heritage policies will be composed of three elements: recommendations for designation; planning policies and controls; and implementation. The Heritage Policy and Process section addresses these components. With respect to the issue of designation, this report recommends a voluntary conservation approach. The rationale for not recommending designation is given below.

The *Ontario Heritage Act* is the primary legislation for protecting heritage resources in Ontario. However, it is legislation which is problematic for landowners, especially in the designation process. The key question has become: how best to recognize and preserve all settings?

Commonwealth Historic Resource Management Limited has recommended a voluntary conservation process as the best option as discussed in Option 4 herein. Commonwealth has already recommended that the University consider alternatives to designation. In the October 1991 and September 1992 reports, Commonwealth outlined the advantages and disadvantages of heritage policies structured within the *Ontario Heritage Act* and suggested that designation under Part IV or V of the *Act* was not necessarily in the University's best interests. Our explanation for this opinion are described in the following text

Option 1: Designation under the Ontario Heritage Act

A number of methods have been adopted in Ontario for the definition and protection of heritage resources, including techniques beyond the *Ontario Heritage Act*. These legislative means of protection are attractive because they are established, enforceable and acceptable to municipal LACACs. Their relative usefulness for Queen's is discussed below.

1.1 The Ontario Heritage Act, Part IV

Part IV of the *Ontario Heritage Act* provides for the identification and designation of 'property ... of historic or architectural value or interest.' Guidelines prepared by the Ministry state that 'the significance of the building in demonstrating or interpreting our heritage should be judged by the basic criteria of architectural merit and historical association.'

Individual designation is the most common method of preserving Ontario's historic buildings. The Council of a municipality may designate buildings by municipal by-law after following the due procedure stipulated by the *Act*. This procedure comprises:

- A notice of intent to designate, which includes a statement of the reason for the proposed designation.
- The passing of the by-law after the expiry of a 30-day waiting period.

If there is an objection to the designation, a public hearing is convened by the Conservation Review Board, which makes recommendations as to whether or not the property should be designated.

Once a property has been designated, an owner may alter the property in a way that is likely to affect the reasons for designation by asking for and obtaining the consent of the Council. If, after the statutory period of 90 days, the Council refuses to allow alterations or demolition, the owner may nonetheless carry out the intended changes after the expiry of a further period of 180 days. If a municipality does not follow these procedures carefully, an unwanted demolition may occur. This was the case with the Clegg House in Ottawa. The Supreme Court of Ontario ruled that the City of Ottawa had neglected to follow due process.

A building or property can be designated under either Part IV or Part V but not both. Due to the long processing time necessary to establish a Heritage Conservation District under Part V, municipalities will sometimes designate a property using Part IV if there is a threat of demolition and later rescind the designation once the Ontario Municipal Board (OMB) approval is in place.

1.2 The Ontario Heritage Act, Part V

Part V of the Ontario Heritage Act provides for the designation and protection of Heritage Conservation Districts. Designation comprises a lengthy procedure that requires:

- An Official Plan statement with respect to Heritage Conservation Districts
- A municipal by-law of intent to study a district
- A Heritage Conservation District Plan
- An implementation by-law
- Approval by the Ontario Municipal Board

Once approved, alterations can be made to a building only with approval of the municipal Council. Demolition of a building may occur after a 270-day waiting period. New construction must follow guidelines contained within the Heritage Conservation District Plan.

The Ontario Ministry of Culture and Recreation (precursor of the Ministry of Culture and Communications) has provided a definition of a Heritage Conservation District in its pamphlet, *Heritage Conservation Districts and the Ontario Heritage Act*:

A Heritage Conservation District is a collection of buildings, streets and open spaces that are of special significance to the community. The individual elements of the district must combine in such a way as to present a sense of cohesiveness. ... The district can vary in size from one containing only a few buildings to one that encompasses an entire municipality. ... It could be a grouping of architecturally significant buildings, the significance of which may be a result of their workmanship, uniqueness, age, or beauty. Although the buildings within the area may not be worthy of consideration individually, they could, if protected as a group, provide an important heritage resource of value to the community and the province.

In its Guidelines on the Designation of Heritage Conservation Districts, the Ministry has emphasized this last point, namely that buildings within a Heritage Conservation District may often not be worthy of individual consideration (i.e. individual designation under Part

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IV of the *Ontario Heritage Act*):

It is clear that in many municipalities there are individual buildings of architectural and historical value. However, in addition to structures that are of demonstrated significance, there may be others that individually may not be worthy of being considered for protection but, taken as a group, provide a good example of the historical or architectural heritage of the community ...

This is the case for a number of University-owned buildings located north of Union Street, whose primary heritage value arises from their contribution to the streetscape and their supportive role in the larger context.

1.3 Combinations of Parts IV and V

Part IV may be used to designate individual buildings of particular heritage significance and Part V to designate all those of supporting heritage value as a Heritage Conservation District. The resulting Part V Heritage Conservation District Plan has been described as looking like Swiss cheese, since it leaves holes for the Part IV properties. This technique has been used in Ottawa's Sandy Hill Heritage Conservation Districts. The experience in Cathedral Hill, Ottawa, is slightly different. Eight buildings and a limestone cliff were designated under Part V. To provide interim protection until Part V could be enacted, the cliffs were designated under Part IV - at which time the City rescinded the Part IV designation.

1.4 A Comparison of Parts IV and V

Since Queen's is an institution with a long term mandate and a wide range of buildings and landscapes under its care, both Parts IV and V of the *Act* are relevant. These legislative tools are not easily applied in practice. The key question since the initiation of the Heritage Conservation District programme has been whether a historic precinct comprised of buildings of individual architectural significance should be designated under Part IV or Part V of the *Act*. Parts IV and V of the *Ontario Heritage Act* treat buildings and properties in different ways. Furthermore, they are not entirely parallel. The following is a summary of some of the principal differences between the two (adapted from a discussion paper prepared by the Toronto Historical Board):

- ***Period of Control***

Part IV: Controls come into effect immediately after the intention to designate is passed.

Part V: Controls come into effect only after O.M.B. approval. (It has been argued that they come into effect after the passing of the implementation by-law.) On average this process takes about three years.

- ***Nature of Control***

Part IV: Alterations to both interiors and exteriors of buildings can be controlled, as can alterations to a property (including landscape features).

Part V: Only alterations to the exterior of a building can be controlled. Neither interiors nor other property features can be controlled.

It should be pointed out that existing buildings can benefit if rehabilitated because they may be interpreted under the compliance alternatives of Section 11 of the *Ontario Building Code*.

- ***Reasons for Designation***

Part IV: Only proposed alterations that affect the ‘reasons for designation,’ as set out in the designation by-law, need be considered by the Council. Other proposed alterations can be processed by municipal staff or the LACAC.

Part V: No provision is made for ‘reasons for designation’ and all applications must be made to the municipal Council.

- ***New Development***

Part IV: No provisions are made for new construction.

Part V: The *Act* does allow for guidelines as to the form, massing, and detailing of new construction within a District.

In summary, although Part V of the *Ontario Heritage Act* was created specifically to protect heritage precincts and encourage a holistic approach, its provisions have not proven effective, for a number of reasons:

- The study and designation process is lengthy and cumbersome.
- No interim protection is provided during the study process.
- No protection is provided for landscape and other non-architectural features, even though it is those features that provide a district with its distinctive character.
- No protection is provided for building interiors.
- There is no provision for defining the ‘reasons for designation’ where features are considered as having particular heritage value. This makes it difficult for Council to decide which ones should be controlled.
- If selected buildings within a precinct are designated under Part IV, and the remainder under Part V, the Heritage Conservation District must be defined so as to avoid the properties controlled by Part IV, even though it is they that take the lead in giving the District its character.
- Implicit in its control through the *Act* is the co-operation and good will of property owners and occupants.

These weaknesses in Part V of the *Act* have been cited as reasons for the recent decisions of the Ontario Municipal Board to allow alterations and demolitions to buildings within the Barriefield and Wychwood Park Heritage Conservation Districts respectively. When property owners choose not to adhere to the *Act*, there is no other recourse available.

1.5 New Heritage Legislation

It is proposed that many of these problems be corrected in new heritage legislation. Proposed revisions to the *Ontario Heritage Act* have been in preparatory phase for many years. The latest draft from the Ministry of Citizenship, Culture and Recreation (MCCR) is dated November 30, 1993 and it is not clear when the text will be finalized in preparation for the Legislature.

If changes suggested by the Ministry should indeed be instituted, then Part V (or its successor) will be much closer to achieving the desired spirit of heritage district

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designation. At present, one can only speculate as to what changes will be introduced and when they will be put before the Legislature. It is apparent from the most recent Working Draft of the *Act* (November 30, 1993) that the Province recognizes that significant gaps still remain in the legislation. For example, heritage conservation standards and guidelines are needed regarding the following key components of any comprehensive heritage policy:

- types or classes of heritage resources
- evaluation of heritage resources
- the use of listing
- the use of designation and other tools and incentives for conserving heritage resources; and
- the management of heritage resources”

Given these gaps, it is evident that the *Ontario Heritage Act*, even with its proposed revisions, will still fall short of supplying the guidance and, perhaps, the control required to secure the conservation of heritage resources. All landowners, including universities, will continue to need further conservation tools. As confirmed by the campus planner from the University of Toronto, the restrictions of Part V designation will remain under the new legislation in that the *Act* is essentially “coercive” in its approach and is too confining for an institution as complex as a university. Similarly, a recent study prepared for the university and based on the *Act* is too restrictive because it uses designation as the only means of recognizing and securing further heritage resources on lands owned by the University. This approach does not appear to allow the University sufficient flexibility for its development requirements. Therefore the University of Toronto is pursuing alternative methods of conserving its heritage resources. These methods will be described in more detail as part of our recommended policy approach.

It can be argued that designation is the main tool used by public agencies when dealing with private landowners. As with most legislation, it is regulatory in nature, restrictive rather than proactive and assumes the worst rather than promoting the best. Studies of similar legislation in Great Britain show that heritage designation is necessary but relatively primitive tool, best used with supporting planning legislation and most effective if supported by grants and administered by trained staff. Reviews of the pioneering work in York and Chester show that heritage policies of senior governments can only be truly effective if they are part of a complementary set of regulations and incentives. It is now necessary to examine other legislative tools which are available through the *Planning Act*.

Option 2: Policies within the Ontario Planning Act

Section 2(b) of the *Planning Act* makes heritage a matter of provincial interest by requiring that the Minister of Municipal Affairs, when administering planning matters for the Province, “have regard for...the protection of features of significant natural, architectural, historical or archaeological interest”. From this initial statement of goals, there stems no further guidance as to the components of heritage policies within municipal planning regulations. Unless municipalities take it upon themselves to produce their own policies, heritage is not addressed directly in the rest of the *Planning Act*.

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Heritage conservation policies can be based on other components of the *Planning Act*. Municipalities and provincial agencies sometimes use these tools to great effect. For example, Section 34(1)4 permits municipalities to pass zoning by-laws regulating land uses and some aspects of physical development. Heritage features can be partially protected in a zoning by-law by ensuring that their permitted use perpetuates their conservation. Zoning can also exclude incompatible land uses and ensure that new development is compatible in terms of height, bulk, location and character. When combined with a secondary plan, zoning can be used to identify areas with a heritage character as a precursor to more explicit secondary plan policies regulating development.

Beyond the Official Plan and zoning, the most applicable policy is Site Plan Control (Sect. 41(1)4). Municipalities are able to identify areas where further land use regulations apply. These regulations deal with the layout on the site and the external features of proposed development. They can address such heritage issues as retention of resources, impact of new development on existing resources and streetscape design. It is within the Site Plan Control review process that municipal LACACs, acting as a commenting agency, have the most influence. Site plan control also allows municipalities to provide design guidelines for new development which, although only advisory, is the most explicit tool available to express municipal heritage objectives. Some municipalities, most notably the City of Toronto, have also promoted heritage conservation through the use of related by-laws governing heritage bonusing, interim use, temporary use and parkland provision, or have applied heritage policies to minor variances permitted through a municipal Committee of Adjustment. Such policies are not included in the City of Kingston's Official Plan. However, they could be made available if the University and City so wished.

As applied to Queen's, the current heritage policies in the City of Kingston's Official Plan give broad goals and objectives but little in the way of specific heritage policies. In accordance with recommendations to municipalities from the Ministry of Culture, Tourism and Recreation, the City of Kingston has made a strong commitment to heritage conservation in its Official Plan by citing the importance of heritage resources with respect to Kingston's identity and economy. The City intends to continue the designation process with its LACAC, to encourage heritage awareness in its citizens, comment via LACAC within the Site Plan Control Process, and provide guidelines for the renovation of listed and designated buildings. The City has not adopted more specific heritage policies and continues to rely on Provincial guidance for interpretation and implementation of heritage conservation.

In summary, the *Planning Act* provides limited guidance and no explicit policies for heritage conservation. All of the Ministry of Municipal Affairs *Planning Act* objectives are focussed on land development first, with few policies involving the sort of long term stewardship and slow growth characteristic of a university. The *Planning Act's* tools are of limited value on their own. Nonetheless, they can be strengthened by combining them with related heritage policies from other government agencies. Making creative use of the *Planning Act* for heritage purposes requires careful discussions between municipality and landowner. This means that the new policies will have to be established especially for Queen's.

Option 3: Other Policy Tools

Some examples of heritage policies which combine components of different pieces of legislation are:

- *Part IV of The Ontario Heritage Act and The Planning Act*
This technique combines the individual designation of buildings of heritage significance with the identification of an area or precinct to be regulated by zoning. This is the method used in Streetsville, in the City of Mississauga, where the commercial core of this historic village has been identified as an “historic commercial centre” and is controlled by design guidelines, using provisions of the *Planning Act* in conjunction with Part IV of the *Ontario Heritage Act*. It is important to note that the Streetsville plan had the enthusiastic support of the local Business Improvement Area members.
- *Part V of The Ontario Heritage Act and The Planning Act*
The City of Kingston has defined a “heritage conservation area” along King Street under the provisions of the *Planning Act*, contiguous to the Market Square Heritage Conservation District which was created under Part V of the *Ontario Heritage Act*. Meadowvale Village, also in the City of Mississauga, was the first Heritage Conservation District designated in Ontario (in 1980). The 19 hectares are also regulated by a secondary plan (also passed in 1980), whose role is to reinforce and legitimize the objectives through the *Planning Act*, as well as to ensure such policies as land-use designations, special site designations to facilitate rezoning, road design, and to restate the requirements of Site Plan Control. As with Streetsville, the plan had the strong support of both residents and municipal planners. Before going to the Council, all applications for building or demolition permits are considered by the Heritage Conservation District Review Committee, three of the five members are residents of the heritage district. (The other two are, a member of the Planning Department and a member of LACAC.)

The Ministry of Culture and Communications has recently issued Advisory Notes on Heritage Conservation and Municipal Planning, which advocate the joint use of the *Ontario Heritage Act* and the *Planning Act* in municipal heritage conservation. The Notes describe specific ways in which official plans, community improvement plans, land-use controls, and other provisions of the *Planning Act* serve to protect heritage resources.

In many respects, the linking of the *Heritage Act* and the *Planning Act* is a wise and logical progression for ensuring uniformity in the planning process. In practice, it has not been widely used. For example, the combination of the *Planning* and *Heritage Acts* is currently being proposed by the City of Toronto's planners as a means of controlling heritage character in the proposed University of Toronto heritage conservation district. The combination has been challenged by the solicitor for the University, who maintains that “character” refers to building form and land use in the *Planning Act*, and not to what he terms “historical personality”. The issue has still not been resolved and the district is not yet designated. Since this is the only current example of the combination as applied to an Ontario university, the idea remains to be tested.

In summary, the combination of legislation still requires a more publicly administered system of conservation than this system can be expected to deliver. The policy guidelines are either too general or remain to be developed. Furthermore, the linkages between different legislative tools are not worked out, except for a few innovative attempts by municipalities. Experience in North America and in Great Britain has shown that heritage policies can be weakened by poor administration and monitoring. Staff often lack the time and training to implement policies or experiment with innovative versions of current planning controls. In a development-oriented land use system (such as ours) there are limits to the effectiveness of public policies.

Option 4: Self-Managed Heritage Policy

4.1 Voluntary Conservation

The policy approach proposed here is a departure from standard practice because it relies on what is known as voluntary conservation, that is heritage policies prepared by the landowner rather than imposed by a public body. This approach, combined with any applicable components of the current planning and heritage legislation, gives Queen's the best vehicle for preserving and managing its heritage resources.

Voluntary conservation has several advantages. First and foremost, it is effective. Proponents of other approaches often state - inaccurately - that heritage conservation must be imposed upon a property owner by one or another level of government authority. On the contrary, effective conservation programmes have been initiated by property owners, who have sometimes sought complementary government legislation. The Streetsville and Meadowvale experiences, both in the City of Mississauga, are cases in point.

Secondly, voluntary conservation has the potential to address the main weaknesses in the legislative approaches to conservation. For example, the Queen's Campus Plan and Inventory and Evaluation provide a framework for conservation that is better than either the *Ontario Heritage Act* or *The Planning Act*. The Plan, Inventory and Evaluation already incorporate studies that would normally be required for individual properties or districts, and remove the need for interim protection policies. They protect landscapes as well as buildings. By evaluating all properties (and not just the best ones), they provide a comprehensive context for district-scale conservation. This comprehensive approach also extends to building interiors, identifying any important features. The evaluation text provides detailed explanations for each judgement in a consistent format. This information can form the basis for site-specific conservation policies. Finally, by providing an alternative to the existing heritage legislation, the Plan, Inventory and Evaluation avoid the current problems of integrating Parts IV and V of the *Ontario Heritage Act*.

Thirdly, heritage policies initiated by a landowner provide the strongest basis for conservation over the long term. Such policies particularly suit Queen's because it is an institutional landowner, whose primary concern is the long-term management of its lands rather than short-term speculative profit. The University can produce its own policies because of its organizational structure: as a self-governing institution, with explicitly stated corporate goals and objectives, Queen's has an established and accountable decision-making process. Universities also tend to be the most long-lasting institutions in Western society-outliving governments and fashions. They are thus uniquely suited to

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preparing and administering conservation policies. And as long-standing members of the local community, universities have a vested interest in establishing a consensus with the municipality on any policies affecting current land use and future development.

An example of a university undertaking voluntary conservation is nearby. In a situation that offers many parallels to Queen's University, the University of Toronto established its own list of heritage properties about 15 years ago. It voluntarily consulted with the Toronto Historical Board whenever interventions affecting these buildings were proposed. The University of Toronto completed a Discussion Draft of its *University of Toronto Master Plan* in which built heritage is recognized and heritage conservation is made a part of ongoing campus planning. The principles in the 1990 draft include the following:

- Structures and outdoor spaces of historical, architectural, or environmental significance should be preserved.
- The University's heritage and tradition should be enhanced and emphasized.
- Structures, open space, and areas of historic significance should be preserved and enhanced and an appropriate integration of new development, renovations, or additions must be ensured.

Queen's University has also prepared a Campus Plan. The University therefore has a superb opportunity to incorporate heritage conservation policies that can respond to its own interests and to those of the Kingston community. The objective, therefore, for heritage policies within the Queen's University Campus Plan is that the University should initiate its own policies and work with the City of Kingston to implement them. In practice, such policies should be implemented by the campus administration, in the same way and for the same reasons that the City administers fire, safety and health regulations. The crucial difference is that Queen's prepares its own heritage regulations, covering all of its built and landscape resources.

In summary, these are compelling reasons for Queen's to set its own heritage policies. But the University is not alone in pursuing this type of self-determination; there is a trend for stakeholders to take over control from higher levels of government. Along with aboriginal groups and many non-profit agencies, universities must increasingly find ways of controlling their destinies in light of economic cutbacks. Governments are being forced to devolve power for the same reason. In this context, it is logical for Queen's to develop its own heritage policies, and for the City and the Province to support this initiative.

4.2 Prototypes

For Queen's to develop these policies, it will need a strong and tested framework to use as a prototype. The following discussion highlights key federal and provincial precedents. For a broader discussion of policy options and prototypes as applied to Queen's University, see Appendix B.

The Federal precedent is the Federal Heritage Buildings Review Office (FHBRO). The FHBRO establishes a heritage conservation process for all Federal government buildings over 40 years old and provides an inventory and evaluation process for managing these resources in continued use. Central to the FHBRO approach is a process by which custodial departments can ensure that work on significant heritage buildings (and related

landscapes) in their care follows high conservation standards. The means of evaluating the buildings and reviewing proposed interventions is based on internationally accepted standards of cultural preservation, primarily those of the International Charter for the Conservation and Restoration of Monuments and Sites (ICOMOS). According to the FHBRO, the process “was designed to create a climate favourable to conservation, rather than to force adherence”.

The FHBRO review process requires consensus-building and relies heavily on inter-agency cooperation. A clear policy framework is built around the two components of heritage designation (which is prepared according to standard criteria) and review of intervention (which is done on a case by case basis, and has a conflict resolution mechanism). The FHBRO process contrasts with the legislative approach common throughout Canada and the United States because it is an intergovernmental process, essentially internal in its focus.

Of a similar type are the Province of Ontario’s heritage conservation guidelines for its property agency, the Ontario Realty Corporation (formerly the Management Board Secretariat). These policies apply to a single, self-managing agency, and provide an inventory, evaluation and intervention review process for a broad range of buildings, landscapes, and archaeological sites across the Province. The Federal and Provincial processes both demonstrate voluntary conservation, with varying degrees of involvement by outside agencies.

In choosing elements from these precedents, Queen’s will want to have as much control as possible of the heritage management process. Consequently, the recommended heritage policy resembles the Provincial approach more than the Federal one. It will, however, rely on the cooperation of all major stakeholders in campus heritage, including those from the City of Kingston.