

A Special Note from The Sellers - 99 Charles Street

This offering is about as “non-standard” as one might ever hope to find in any collection of real-estate catalogues.

The features we’d especially like to speak to are the historical richness of its setting, and the vibrancy of its contemporary reality. With the right imagination this property has the potential to be an architectural gem, uniting the 19th and 21st centuries. For a fraction of the cost of nearby, cookie-cutter condominiums, purchasers with a particular type of vision [note, for example, the numerous YouTube offerings on “Tiny Homes”] and appropriate design skills have a chance to create something quite special.

SOME HISTORY

The ‘development’ over the last two hundred and fifty years of the land on which 99 Charles Street sits is quite fascinating with a number of “larger than life” characters being involved. Two of the major “Loyalist” families - the Brants and the Stuarts provide much of the colour to the early years of this history.

At the end of the 18th century the larger-than-life Molly Brant [Mohawk princess, diplomat, housekeeper/“consort” to the senior British officer, Sir William Johnson; mother of 8 of Johnson’s children (!) ...] bequeathed several packets of land, originally awarded to her by the British government, to her daughters. The Charlesville sector went first to daughter Magdalene Ferguson and later into the hands of the Stuart family.

One lasting record of this stage is a large number of contemporary, ‘brotherly’, street names. The most ambitious of these exercises has to be that of George Stuart who went “south of Princess” for his housing needs, taking his street name with him. [somewhat later we have “Raglan” Road.] The large and ambitious “Summerhill” - now a Queen’s icon - was situated near five newly-named streets most of which still survive [Hint: He had “O’Kill’ connections on his mother’s side and he had gone into the family business.]

A Special Note from The Sellers - 99 Charles Street

Kingston's geographical characteristics have been central to it's becoming seen as one of the most "historic" habitations in anglophone Canada.

Over the past half century its architectural heritage, in particular, has been extensively documented by talented researchers like Margaret Angus and Dr. Jennifer McKendry. For many years the focus of these documents was almost exclusively on the city's larger structures with institutional, civic or religious connections.

Recently, however, more attention has been paid to more modest structures and working class areas of the city. Among the numerous excellent heritage documents available at the City of Kingston website, the highly-informative "North King's Town Project"; in particular, the section entitled, "Community Inventory & Background Report (2016) where 101 and 99 Charles Street feature prominently on the front cover and page 7.

Another component of that report, "Chronology of North King's Town, Kingston, by J. McKendry (2018); is highly recommended. The "Heritage Properties Register" notes all of the identified heritage structures in the city. Notable there is the 'representative worker's cottage', 99 Charles, in the moderately-restricted, "listed" category.

"A rare opportunity; an unusual property in a city noted for its culture, community and proximity to nature".

In the world of contemporary real estate perhaps not an unusual vendor statement. But, for the technically adroit, possibly somewhat cynical, reader the degree to which this might be "fake news" can be explored with the likes of Dr. Google.

Suggested starting points [perhaps supplemented by "Kingston, Ontario" in some cases] might include:

Cafe (Elm)
Grocery (Daughters)
School (Mulberry)
Pharmacy (B&B)

A Special Note from The Sellers - 99 Charles Street

Pizza (Monster)

Restaurant (River Mill)

Park (McBurney, Skeleton, Fluhrer), Festival (Skeleton Park Arts)

Snapshots (Swamp Ward)

Hamlet (Yorick?, Charlesville)

Harbour (Inner)

Trail (Kick and Push)

... one gets the idea. A long way from “Franchiseville”.....Regional novices might appreciate the general overview of Kingston life at [“ontarioaway.com”](http://ontarioaway.com).

In particular the online offerings of the remarkable ‘Hood’ newspaper, “The Skeleton Press” cannot be too highly recommended.