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SEP 2 2015

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THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE



# BY-LAW

NO. 2015 - 105

Certified to be a true and complete copy of By-Law No. 2015-105 passed by the Council of The Corporation of the Municipality of Kincardine on the 2 day of

July, 2015.

Jennifer Lawrie  
Jennifer Lawrie, Deputy Clerk  
Municipality of Kincardine

Date Sept 15, 2015

**BEING A BY-LAW TO AMEND BY-LAW NO. 4166; BEING A BY-LAW TO DESIGNATE THE HOME OF [REDACTED] AT 1083 QUEEN STREET OF ARCHITECTURAL VALUE**

**WHEREAS** Section 29 (1) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate a property within the municipality to be of cultural heritage value or interest;

**AND WHEREAS** By-law No. 4166 (Town of Kincardine) of The Corporation of the Municipality of Kincardine was passed by Council on August 3, 1978;

**AND WHEREAS** the Council of The Corporation of the Municipality of Kincardine deems it necessary to amend By-law No. 4166 as the information contained in the aforesaid by-law is incomplete or inaccurate;

**AND WHEREAS** the Council of the Municipality of Kincardine has caused to be served upon the owner of aforesaid property notice of intention to amend By-law No. 4166;

**NOW THEREFORE** the Council of The Corporation of the Municipality of Kincardine **ENACTS** as follows:

1. Schedule "A" and Schedule "B" of By-Law No. 4166 be hereby repealed and replaced with the attached Schedule "A" and Schedule "B".
2. This by-law shall come into full force and effect upon its final passage.
3. This by-law may be cited as the "1083 Queen Street Heritage Designation Amendment By-law".

**READ a FIRST and SECOND TIME** this 2<sup>nd</sup> day of July, 2015.

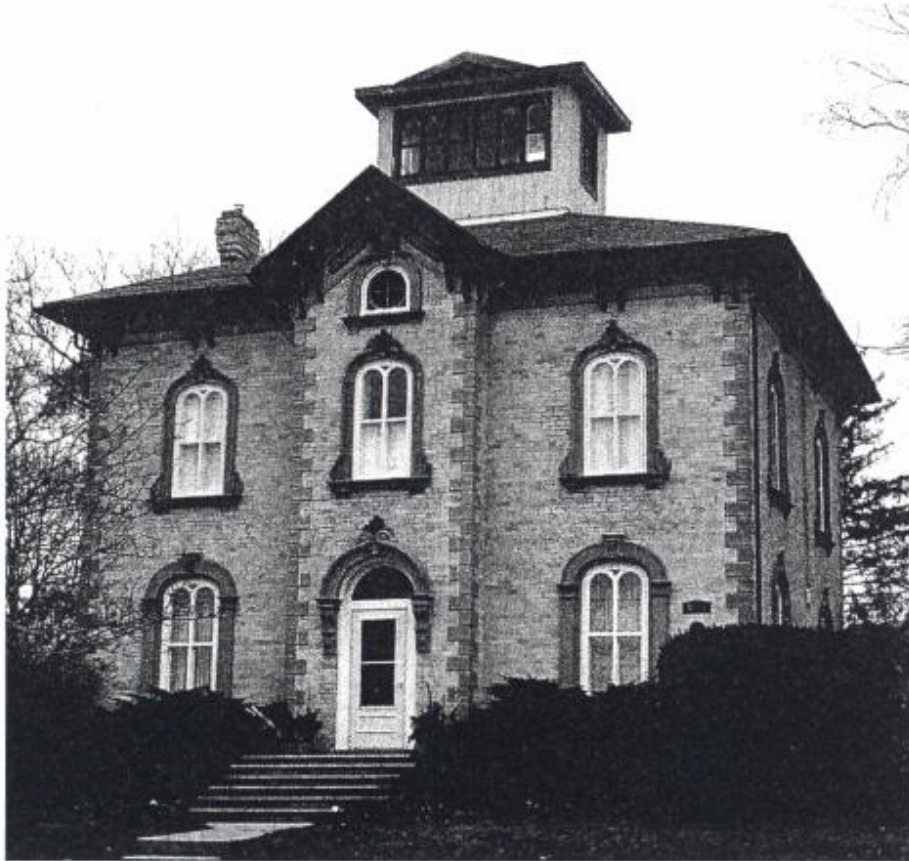
**READ a THIRD TIME and FINALLY PASSED** this 2<sup>nd</sup> day of July, 2015.

Anne Sadie  
Mayor

Donna Mae Dougall  
Clerk

**SCHEDULE "A"**  
**By-law No. 2015 – 105**

The property is described as  
**1083 Queen Street**  
PT LT 11 E/S Queen St, 12 E/S Queen St PL 4 as in R365476; Kincardine  
Roll # 41 08-220-004-13100-0000



**Schedule "B"**  
**By-law No.2015 - 105**

**Designation Statement:**

Designation 1083 Queen Street, Kincardine shall include all named features listed below.

**Description of Property and Heritage Features:**

Designation shall cover all exterior facades of the structure, including exterior walls, roof, and belvedere of the original home.

Repair or restoration work performed on the designated areas, which is completed with same material and does alter the property's heritage attributes, may be performed without prior consent from the Council of The Corporation of the Municipality of Kincardine in consultation with Heritage Kincardine unless a building permit is required.

**Statement of Cultural Heritage and Architectural Value:**

Initial title for this property took the form of a tax deed issued February 26, 1870, from the Warden and Treasurer of Huron to Robert Baird. February 20, 1871, the property was sold to Martha and Alex Johnstone. July 3, 1871 the property changed hands to George Barry and from him to Joseph Vanstone on April 14, 1873. The home was built for Joseph Vanstone by his father Richard Vanstone, ca. 1875. Richard Vanstone was born in 1801 and arrived in Bruce County in 1855 with sons Jonas, Joseph, Josiah, JJ and Richard Jr. Jonas Vanstone, Josiah Vanstone and Richard Vanstone Jr. operated a large planning mill and sash and door factory on Lambton St. Joseph Vanstone and J.J. Vanstone were stone cutters and owners of Marble Works on Queen Street.

1083 Queen Street is a striking and beautifully maintained example of Italianate Architecture (1850 – 1900). The home features the typical two storey square floor plan with projecting eaves. Highlighting the home is a narrow, projecting frontispiece with a shallow gable or pediment. This square plan, two storey, buff brick, house has a low pitch hip roof with a very distinctive belvedere mounted on the top it. The main roof has large paired cornice brackets of especially complex form with deep projecting eaves and a frieze. The home features the classic Italianate fanlight above the front door as well as a lovely lunette in the peak above the center second floor window. The stone quoins strongly accentuate the corners of the house and corners of the pediment projecting frontispiece which houses the wooden front door with a transom as well as carved stone cornice above the door. All windows are semicircular and surrounded by ornate curved and elongated hood molds which carry down the sides of the window, ending with the ornate sill. These carvings are from the same stone as the quoins, producing a dichromatic effect on the home. All the cornices have keystones and front door has labels.

In its general effect, the rich and strangely-assorted treatment of the stone trim of 1083 Queen Street recalls the opulence of some Italianate commercial buildings of the previous decade. (Appendix 'A')

## Appendix "A"

The Italianate Style of architecture (1850-1900) was a reaction against Classical Revival and Gothic Revival styles. At this time European's first independent entrepreneurs and businessmen started their own "empires" and looked to the magical time in 15<sup>th</sup> century Italy for their inspiration when it came to building homes of their own. Internationally, the Italianate style applied stylized Classical elements in regularized patterns, generally of cast iron, applied to commercial or high density urban settings.

The Italian Palazzo, elegant in design was a solid representation of the ideals and aspirations of wealthy Upper Canada entrepreneurs. In Ontario, Italianate designs could be found on almost any 19<sup>th</sup> century main street. Mass-produced window surrounds using exaggerated cornices, capitals, triglyphs and metopes were applied to facades of both commercial and residential buildings.

Historically, the palazzo form is square with a high first floor where the carriages and horses of friends could enter. The second floor was the public area where the family would greet and entertain their guests. The third and top floor was reserved for bed chambers. The square shape of the building is always crowned by a large cornice.

Unique to Ontario is a design for a two storey square residence with projecting eaves and ornate cornice brackets which was promoted by The Canada Farmer journal, complete with blueprint and floor plan, in 1865. This was a classical alternative to the Gothic Cottage. These Italianate homes often have a frontispiece, large sash windows, quoins and ornate detailing on the windows and roof brackets. While Classical elements were used, it was in a secondary role.

1083 Queen Street is a striking and beautifully maintained example of Italianate Architecture (1850 – 1900). The home features the typical two storey square floor plan with projecting eaves. Highlighting the home is a narrow, projecting frontispiece with a shallow gable or pediment. This square plan, two storey, buff brick, house has a low pitch hip roof with a very distinctive belvedere mounted on the top it. The main roof has large paired cornice brackets of especially complex form with deep projecting eaves and a frieze. The home features the classic Italianate fanlight above the front door as well as a lovely lunette in the peak above the center second floor window. The stone quoins strongly accentuate the corners of the house and corners of the pediment projecting frontispiece which houses the wooden front door with a transom as well as carved stone cornice above the door. All windows are semicircular and surrounded by ornate curved and elongated hood molds which carry down the sides of the window, ending with the ornate sill. These carvings are from the same stone as the quoins, producing a dichromatic effect on the home. All the cornices have keystones and front door has labels.

In its general effect, the rich and strangely- assorted treatment of the stone rim of 1083 Queen Street recalls the opulence of some Italianate commercial buildings of the previous decade.