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SEP 23 2015

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THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE



BY-LAW

NO. 2015 - 103

Certified to be a true and complete copy of By-Law No. 2015-103 passed by the Council of The Corporation of the Municipality of Kincardine on the 2 day of

July, 2015.
 Jennifer Lawrie, Deputy Clerk
 Municipality of Kincardine
 Date Sept. 15, 2015

BEING A BY-LAW TO AMEND BY-LAW NO. 1987-5; BEING A BY-LAW TO DESIGNATE THE HOME OF [REDACTED] [REDACTED] [REDACTED] [REDACTED] AT 786 PRINCES STREET AS BEING OF HISTORIC OR 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. 1987-5 (Town of Kincardine) of the Council of The Corporation of the Municipality of Kincardine was passed on February 5, 1987;

AND WHEREAS the Council of The Corporation of the Municipality of Kincardine deems it necessary to amend By-law No. 1987-5 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. 1987-5;

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 Schedule "A" and Schedule "B" of By-Law No. 1987-5 be hereby repealed and replaced with the attached Schedule "A" and Schedule "B".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 "786 Princes Street Heritage Designation Amendment By-law".

READ a FIRST and SECOND TIME this 2nd day of July, 2015.

READ a THIRD TIME and FINALLY PASSED this 2nd day of July, 2015.

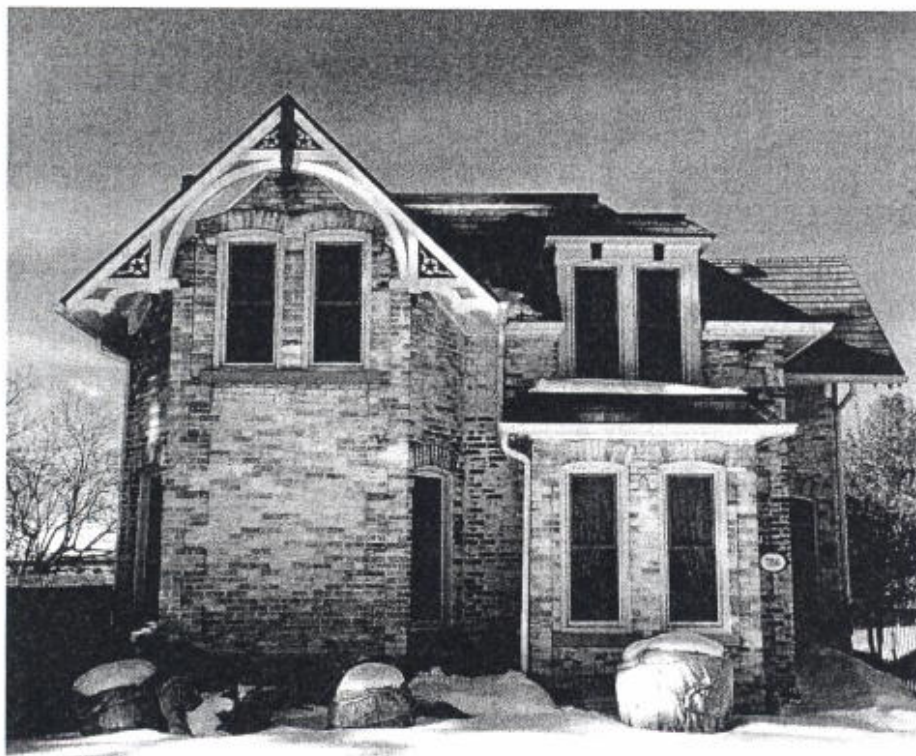
Anne Eddie
 Mayor

Donna MacDougall
 Clerk

SCHEDULE "A"
By-law No. 2015 – 103

786 Princes Street
PT LT 4 W/S Princes St PL Kincardine as in R223448; T/W R223448;
Kincardine

The property is described as
Roll # 41-08-220-002-04700-0000



Schedule "B"
By-law No.2015 - 103

Designation Statement:

Designation 786 Princes 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 vergeboard of the original home; as well as stained glass transom.

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:

Crown Deed on this property was issued March 1, 1853, to James Henry.

786 Princes Street was the home of James Henry until his death in 1891. James Henry was Kincardine's original path master. Prior to the construction of roads, he kept trails clear of debris and filled wagon ruts. The house also served as a stagecoach depot. Later restoration and the addition are sympathetic and date to 1880's.(Appendix 'A')

786 Princes is a unique home characterized by a combination of Ontario architectural styles of the late 19th century. We can see elements of Second Empire, Italianate and even Gothic Revival styles.

This is a two storey, buff brick house with irregular construction, two storey frontispiece, one storey front bay, and two storey jut out bays on both sides, as well there has been an addition of a one storey side on the south side of the home. The roof on the main part of the house is a gable but is joined to the frontispiece gable roof with a mansard roof. There is a transom above the door and brick hood mold above the transom. The gables have decorative verge board with two narrow segmental windows with hood molds. These windows and the hood molds are similar in shape to the other windows of the home. The frontispiece has long segmental windows on each angled wall of the projecting section, however the window is missing from the front of this projection.(Appendix 'B')

Appendix "A"

Crown Deed on this property was issued March 1, 1853, to James Henry.

786 Princes Street was the home of James Henry until his death in 1891. James Henry was Kincardine's original path master. Prior to the construction of roads, he kept trails clear of debris and filled wagon ruts. The house also served as a stagecoach depot.

Later restoration and the addition are sympathetic and date to 1880's.

A portion of the original lot was sold by James Henry's heir, William Henry, to the Circle Bar Knitting Company in 1918, likely for expansion. The Circle Bar Knitting company was started in 1915 by William Mitchell, who owned the property at 776 Princes Street. The Circle Bar provided much needed employment to Kincardine, and more particularly to Kincardine women.

Many of William Henry's direct descendants resided here into the 1960's. A prominent local businessman, Gilbert Cross, owner of Cross Bakery and the original Gilbert's Jewellery store of Kincardine, also resided at 786 Princes Street with his family. [REDACTED] [REDACTED] [REDACTED], owners of 786 Princes for over 30 years successfully maintained the property as it was in the early 1900's to the time of this Amended Designation.

Appendix "B"

786 Princes is a unique home characterized by a combination of Ontario architectural styles of the late 19th century. We can see elements of Second Empire, Italianate and even Gothic Revival styles.

This is a two storey, buff brick house with irregular construction, two storey frontispiece, one storey front bay, and two storey jut out bays on both sides, as well there has been an addition of a one storey side by on the south side of the home. The roof on the main part of the house is a gable but is joined to the frontispiece gable roof with a mansard roof. Originally the home featured a widow's walk accessible from a staircase still present in the home. There is a transom above the door and brick hood mold above the transom. The gables have decorative verge board with two narrow segmental windows with hood molds. These windows and the hood molds are similar in shape to the other windows of the home. The frontispiece has long segmental windows on each angled wall of the projecting section, however the window is missing from the front of this projection. [In all probability this window was bricked over in the late 19th century to reduce tax costs. The window tax was a property tax based on the number of windows in a house. It was a significant social, cultural, and architectural force in England, France and Scotland during the 18th and 19th centuries. The window tax was relatively easy to administer. A person's tax liability could be calculated by counting their windows. It had progressive elements. People with higher incomes had larger houses, and more windows, thus paid more in taxes. Houses with fewer than 10 (later 7) windows were exempt from the tax. The deadweight loss of the window tax was the reduction in well-being it caused, over and above any loss of income associated with paying the tax - the human costs of living and working in dark rooms with no ventilation. Upon the introduction of an income tax in England, the window tax was repealed.]

For a time in the middle of the 19th century, what set the pace of architectural taste for upper-class society was not some ideal of the ancient past but all things in vogue during the regime of Louis Napoleon (1852-1870), or the era called the French Second Empire. The Second Empire style, with its ubiquitous mansard roofs and heavy ornament, remained the first choice of wealthy homebuilders and their architects because it was, in their eyes, not only thoroughly modern, but also fashionably flashy in what was a very flashy era indeed.

The distinctive mansard roof, is a device attributed to the 17th-century French architect Francois Mansart (1598-1666). While Mansart is remembered by architectural historians as the Father of French Classical Architecture, he clearly had a practical nature as well. The point of Mansart's dual-pitched roof was to squeeze a full floor of living space above the cornice line of a building without increasing the technical number of stories in the structure, thus saving tax dollars on building lot size. The top of a mansard roof is similar to a hipped roof but with its top surface spreading almost to the edges of the building. The lower pitch may be convex (outwardly curving, possibly in an S or bell shape), concave (inwardly curved or flaring), or steeply angled. Sometimes the mansard roof is two stories high. Whatever the exact shape of the roof, there are always numerous dormer windows to light the living space within.

Second Empire features and mansard roofs are so often found together that the style itself is frequently referred to as the Mansard Style. Interestingly, while it is true that every Second Empire house has at least one mansard roof, if not several, the presence of a mansard roof does not always signify a Second-Empire house. In Second Empire buildings, the mansard roof must be the dominant feature, not a subsidiary one.