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March 12, 2019

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

ONTARIO HERITAGE TRUST
MAR 18 2019
RECEIVED

To Erin Semande:

RE: Amendment to By-law No 4640

Pursuant to the Ontario Heritage Act, please find enclosed the following documents for 816 Princes Street:

- i) Certified copy of the by-law amending the designation of the property;
- ii) Documents certifying the registry of the property at the land registry office;

I trust this is satisfactory. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jennifer Lawrie
Deputy Clerk

Enclosures



THE MUNICIPALITY OF

KINCARDINE

great energy. balanced life.

Municipal Administration Centre
1475 Concession 5, R.R. #5
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THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

ONTARIO HERITAGE TRUST
MAR 18 2019
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BY-LAW

NO. 2019 - 003

Certified to be a true and complete copy of By-Law No. 2019-003 passed by the Council of The Corporation of The Municipality of Kincardine on the 9 day of January, 2019.
Jennifer Lawrie
Jennifer Lawrie, Deputy Clerk
Municipality of Kincardine
Date March 12, 2019

BEING A BY-LAW TO AMEND BY-LAW NO. 4640; BEING A BY-LAW TO DESIGNATE THE HOME OF GREGORY SCHMALZ AND ELAINE SCHMALZ AT 816 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 THE Council of The Corporation of the Municipality of Kincardine, passed By-law No. 4640, "Being a By-law to Designate home of Gregory Schmalz and Elaine Schmalz at 816 Princes Street as being of Historic or Architectural Value";

AND WHEREAS the Council of The Corporation of the Municipality of Kincardine deems it necessary to amend By-law No. 4640 to clarify or correct the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attribute;

AND WHEREAS the Council of The Corporation of the Municipality of Kincardine has caused to be served upon the owner of aforesaid property notice of intention to amend By-law No. 4640;

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. 4640 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 "816 Princes Street Heritage Designation By-law".

READ a FIRST and SECOND TIME this 9th day of January, 2019.

READ a THIRD TIME and FINALLY PASSED this 9th day of January, 2019.

Anne Zadic
Mayor

Donna MacDougall
Clerk

SCHEDULE "A"
By-law No. 2019 - 003

The property is described as **816 Princes Street,**
Pt. Lot 2 Plan 61 (subdivision Lot 1 and Lot 2 W/S Princes Street)
as in R285665, PIN 33309-0228
Municipality of Kincardine
Roll # 41-08-220-002-04200-0000



Schedule "B"
By-law No. 2019 - 003

Designation Statement:

Designation for 816 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 all original brickwork and decorative wood trim.

Alterations including repair or restoration work performed on the designated areas, requires that the property owner apply to the Municipality of Kincardine to receive consent in writing to proposed alterations.

Statement of Cultural Heritage and Architectural Value:

Patent for the property was issued March 1, 1853, from the Crown to Alex Cameron. The lot was then sold to a consortium headed by John Cameron on June 8, 1860. On January 30, 1880, the lot was sold to Nicholas Watson. Nicholas Watson likely built the home at 816 Princes Street in 1887, which is reflected in the increase in value on the Assessment Rolls of 1888 to \$2,500. Nicholas Watson sold the home to James B. Watson, then owner of the Watson Wicker Furniture Co. on June 20, 1895. The home remained in the Watson family until its sale to Agnes Mitchell Sept. 28, 1911, for \$2,100. On Dec. 11, 1926, Howard Magwood, investor in the F.E. Coombe Furniture Co. purchased the home from Mitchell for \$5,200. It remained in the Magwood family until after his death when the Estate sold the property in 1978.

(See Appendix "A" for further provenance records.)

816 Princes Street reflects a merging of styles. While primarily Italianate, it is typical of and unique to Ontario for its design which features a two story residence with projecting eaves and ornate cornice brackets, ornate curved drip moulds or hoods over the windows and fine quoins (though of the same yellow brick as the exterior). This style of architecture was promoted by *The Canada Farmer* journal in 1865. Eastlake style shows in the gingerbread trim as well as on both cherry fireplaces. The vestibule replaces the original porch, enclosing the front door with side lights. The flat roof of the bay has iron cresting.

(See Appendix "B" for further architectural information.)

Appendix "A"

Patent for the property was issued March 1, 1853, from the Crown to Alex Cameron. The lot was then sold to a consortium headed by John Cameron on June 8, 1860. On January 30, 1880, the lot was sold to Nicholas Watson. Nicholas Watson likely built the home at 816 Princes Street in 1887, as an increase in property value to \$2,500 is reflected in Assessment Rolls of 1888.

Nicholas Watson sold the home to James B. Watson, then owner of the Watson Wicker Furniture Co. on June 20, 1895. John Watson produced, by hand, the household items necessary for the many new homes being built in Bruce County. In 1902, F.E. Coombe and John Watson formed a partnership and began operating the Coombe and Watson Furniture Co. Soon after, however, Watson sold his interest in the partnership to Coombe, resulting in the company name change to F.E. Coombe Furniture Co.

John Watson subsequently formed a partnership with Andrew Malcolm who had immigrated to Canada from Scotland, via the British West Indies. The resulting furniture company was known for the next thirty-five years as "Watson and Malcolm". It was following the death of both original owners that the thriving company became known as the Andrew Malcolm Furniture Company.

The home at 816 Princes Street remained in the Watson family until its sale to Agnes Mitchell on September 28, 1911, for \$2,100. On December 11, 1926, Howard Magwood, President of the F.E. Coombe Furniture Co. purchased the home from Mitchell for \$5,200. The home at 816 Princes remained in the Magwood family until after his death when, in 1978, the Estate sold the property to Kenneth and Carol Dougan.

Ownership of the home changed several times from 1979 to 1983, when it was sold to Gregory and Elaine Schmalz.

The Corporation of the Town of Kincardine passed By-Law 4640 on December 20, 1984, designating the home of Gregory and Elaine Schmalz as being of Historic or Architectural Value.

[REDACTED]

Appendix "B"

By 1860, the Classical Revival and Gothic Revival styles of Architecture were firmly established in government buildings, libraries and churches. To contrast against these disciplines, individuals building family homes looked to the Italian Renaissance of the 15th Century when independent entrepreneurs and businessmen took their fate in their own hands and established themselves independent of the world in which they did business. Italianate architecture in Ontario is an eclectic style derived from palazzos of the Italian Renaissance and the subsequent European styles of Mannerism and Baroque.¹

Original owners of Italianate homes in Ontario would often have been third or fourth generation Canadians, probably descended from the United Empire Loyalists who were refugees. These people left the United States because they disagreed with fundamental policies of that new republic, one of which was slavery. Italianate homes from Sarnia to Wolfville, often have small basement rooms with no windows or external egress. These rooms were not built as wine cellars which is the purpose they now fulfil, but as rooms to house those escaping the United States via the Underground Railway.²

816 Princes Street reflects a merging of styles. While primarily Italianate, it is typical of and unique to Ontario for its design which features a two story residence with projecting eaves and ornate cornice brackets, ornate curved drip moulds or hoods over the windows and fine quoins (though of the same yellow brick as the exterior). This style of architecture was promoted by *The Canada Farmer* journal in 1865. Eastlake style shows in the gingerbread trim as well as on both cherry fireplaces. The vestibule replaces the original porch, enclosing the front door with side lights. The flat roof of the bay has iron cresting.

¹ Kyles, Shannon, Italianate (1850-1900), www.ontarioarchitecture.com

² Kyles, Shannon, Italianate in Ontario, www.ontarioarchitecture.com