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September 17, 2013

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M7A 2R9

ONTARIO HERITAGE TRUST

SEP 23 2013

RECEIVED

To Whom It May Concern:

RE: Amendment to By-law No 4453

Pursuant to the Ontario Heritage Act, please find enclosed the following documents for 804 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
Kincardine, Ontario N2Z 2X6

T. 519.396.3468
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THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE



BY-LAW

NO. 2013 - 105

Certified to be a true and complete copy of By-Law No. 2013-105 passed by the Council of The Corporation of the Municipality of Kincardine on the 14 day of August, 2013.

Jennifer Lawrie
Jennifer Lawrie, Deputy Clerk
Municipality of Kincardine
Date September 17/13

BEING A BY-LAW TO AMEND BY-LAW NO. 4453 BEING A BY-LAW TO DESIGNATE THE HOME OF [REDACTED] AT 804 PRINCES 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 the Council of The Corporation of the Municipality of Kincardine, passed By-law No. 4453, "Being a By-law to Designate the Home of [REDACTED] at 804 Princes Street of Architectural Value";

AND WHEREAS the Council of The Corporation of the Municipality of Kincardine deems it necessary to amend By-law No. 4453 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. 4453;

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 Schedule "A" and Schedule "B" of By-law No. 4453 be hereby repealed and replaced with the attached Schedule "A" and Schedule "B".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 "804 Princes Street Heritage Designation Amendment By-law".

READ a FIRST and SECOND TIME this 14th day of August, 2013.

[Signature]
Mayor

Donna MacDougall
Clerk

READ a THIRD TIME and FINALLY PASSED this 14th day of August, 2013.

[Signature]
Mayor

Donna MacDougall
Clerk

This is Schedule "A" to By-Law
No. 2013-105 passed the 14th day
of August 2013

SCHEDULE "A"
By-law No. 2013- 105

The property is described as **804 Princes Street, Lt 4, Plan 61**
(Subdivision of Lt 2 W/S Princes Street)
Municipality of Kincardine Roll # 41 08 220 002 04400 0000



1970 Photos:



This is Schedule "B" to By-Law
No. 2013-105 passed the 14 day
of August 2013

Schedule "B"
By-law No. 2013-105

Designation Statement:

Designation for 804 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 bargeboard. While the front porch is a recent addition, its consistency with the age and style of the home is such that it too shall be covered in the designation.

Repair or restoration work performed on the designated areas, which is completed with same material and does not change the look of the restored structure, may be performed without prior approval from Heritage Kincardine unless a building permit is required.

Statement of Cultural Heritage and Architectural Value:

Patent for this property was issued March 1, 1853, from the Crown to Alexander Cameron. The original Lot 2 was subdivided and on June 28, 1865, William Patterson, Blacksmith, purchased the property later known as 804 Princes Street from J. Cameron, Yeoman, for \$150.

The property continued on the tax rolls at a similar value until sold by William Patterson to William Wilkins, Merchant Sailor, September 17, 1868, at a price of \$1250. The jump in value of the property from \$150 to \$1250 indicates that the house was likely built in 1867. (See Appendix "A" for further provenance records.)

Built in 1867, 804 Princes Street is a perfect example of the small Gothic Revival Cottages found across rural Ontario. It is constructed of vernacular yellow brick and features arched brick lintels over the windows. The home displays Gothic Revival details such as the finial at the peak of the central gable, the lancet window in the gable and decorative barge or verge boarding. Malcolm Young, owner from 1970-1999, copied and replaced the original 1867 clover designed verge board. He carried the clover design to the shutters and the front of the portico as well. (See Schedule "A" for photos.)

804 Princes follows the L-shape Gothic Revival house plan. The portico, built by Malcolm Young to replace the original full porch, took consideration of the angles of the gable above. This portico was kept as the focal point for the full porch added by Peter and Patricia Richards in 2012. The new porch follows the lines in parallel with the original porch from 1867; depth was kept to a similar minimum as the original to maintain the beauty of the home while retaining the functional aspect of the new porch addition. (See Appendix "B" for further architectural information.)

Appendix "A"

Patent was issued March 1, 1853, from the Crown to Alexander Cameron.

June 8, 1860, Lot 2, was sold by Alexander Cameron to J. Cameron, Yeoman, for £50. June 28, 1865, Lot 2 Princess Street was portioned out to James Patterson, et al, and William Patterson, Blacksmith. William Patterson paid \$150 for his portion which was to become 804 Princes Street.

The property continued on the tax rolls at a similar value until sold by William Patterson to William Wilkins, Merchant Sailor, September 17, 1868, at a price of \$1250. The jump in value of the property from \$150 to \$1250 indicates that the house was likely built in 1867.

December 30, 1869, Lot 2 Princess Street was officially subdivided and recorded on Kincardine Municipal Plan 61.

September 25, 1873, the home was sold by William Wilkins to Arch McLean, Merchant, for \$1591.

March 31, 1874, Arch McLean issued a mortgage on the property in the amount of \$400 to Joseph A. McPherson.

August 31, 1881, Arch and D. McLean sold the property to the mortgage holder, Joseph A. McPherson for \$1800.

The property was sold by Joseph A. McPherson to John A. McKenzie, July 31, 1922, for \$1400.

August 11, 1925, the property was sold by the heirs of John A. McKenzie to Charles F. Hewitt for \$4,000. Mr. Hewitt operated his Insurance business from the front North parlour of the home until his death in 1967. The home was held vacant by Mr. Hewitt's heirs until sold by Auction to Malcolm E. and Shirley E. Young on September 7, 1970, for \$14,500. The home had been allowed to decline considerably during this three year period. As a result of Mr. Hewitt's removal of a main supporting wall running from East to West, from the front of the house through the hallway up to the kitchen, the second floor of the north side of the home dropped approximately 14" and the front porch subsided to the point where it had to be removed from the structure. The Youngs accomplished the considerable structural work required to bring the house back to full integrity.

August 19, 1982, per By-Law 4453, 804 Princes Street was designated a Heritage Property for architectural value.

August 10, 1999, Malcolm and Shirley Young sold the home to James W.S. and Carole Francis Young (no relation to Malcolm and Shirley Young).

October 6, 2011, James and Carole Young sold 804 Princes Street to Peter Nigel and Patricia Sosna Richards.

Appendix "B"

The Gothic Revival style of architecture dates from 1750 to 1900. Many early settlers in Ontario emigrated from the United Kingdom, bringing with them the architectural details found in English Gothic and Medieval buildings. Many elements of stone buildings in England were translated into wood or brick cottages and smaller residences in Ontario, creating the Gothic Revival style, probably the most pervasive Ontario residential style prior to 1950. Gothic Revival tenets such as the organic approach to design and the "honest" use of materials influenced the development of modern architectural movements and led to both the Queen Anne Style and the Arts and Crafts movement.

The overall effect of Gothic Revival style is eclectic, usually ornate, and "pretty" or pleasing to the eye. An L-Shape or T-shape home of this style would provide a commodious house which could be frame, stone or brick, generally one and a half storeys with a front gable. Decoration varied considerably depending on time and place. Gables, dormers, decorated verge boards, finials, bay windows, verandahs, quoins, decorated window and door surrounds and windows of various shapes were the most common elements.

Barge or verge boards are decorative features which are mounted on the gables of the house, following the pitch of the roof. The barge boards are mounted right along the roofline, obscuring the structural details of the roof and adding a decorative accent. There were pattern books for these barge boards available throughout the province, however many finish carpenters preferred to leave their own personal stamp on a house, creating their own design.

The basic Gothic Revival design was promoted in the 19th century by academics, J.C. Loudon and A.J. Downing as well as by *The Canadian Farmer* magazine (1865) where the style was not only featured but accompanied by construction drawings for the farmer to follow in the building of his home. Loudon's books, *Cottage Residences* in 1842 and *The Architecture of Country Houses*, published in 1950, popularized Gothic architecture in the United States as well as Ontario. Both men believed that living simply in the country and being connected to nature enhanced the soul.

Built in 1867, 804 Princes Street is a perfect example of the small Gothic Revival Cottages found across rural Ontario. It is constructed of vernacular yellow brick and features arched brick lintels over the windows. The home displays Gothic Revival details such as the finial at the peak of the central gable, the lancet window in the gable and barge or verge boarding. Malcolm Young, owner from 1970-1999, copied and replaced the original 1867 clover designed verge board. He carried the clover design to the shutters and the front of the portico as well.

804 Princes follows the L-shape Gothic Revival house plan which provided a good sized home. The portico, built by Malcolm Young to replace the original full porch, took consideration of the angles of the gable above. This portico was kept as the focal point for the full porch added by Peter and Patricia Richards in 2012. The new porch follows the lines in parallel with the original porch from 1867; depth was kept to a similar minimum as that of the original porch in order to maintain the beauty of the home while retaining the functional aspect of the new porch addition.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 6

Properties

PIN 33309 - 0230 LT
Description LT 4 PL 61 (SUBDIVISION OF LT 2 W/S PRINCES ST); S/T EXECUTION 94-0000341, IF ENFORCEABLE; MUNICIPALITY OF KINCARDINE
Address 804 PRINCES ST
KINCARDINE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE
Address for Service 1475 Concession 5, R.R. #5
Kincardine, Ontario
N2Z 2X6

This document is being authorized by a municipal corporation Larry Kraemer - Mayor and Donna MacDougall - Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2013-105 dated 2013/08/14.

Schedule: See Schedules

Signed By

George Charles Magwood	215 Durham Street, Box 880 Walkerton N0G 2V0	acting for Applicant(s)	Signed	2013 08 28
Tel 519-881-3230				
Fax 519-881-3595				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

Magwood Van De Vyvere & Grove-McClement LLP	215 Durham Street, Box 880 Walkerton N0G 2V0	2013 08 28
Tel 519-881-3230		
Fax 519-881-3595		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : 15829