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SEP 23 2015

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THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE



# BY-LAW

NO. 2015 - 100

Certified to be a true and complete copy of By-Law No. 2015-100 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. 4428; BEING A BY-LAW TO DESIGNATE THE HOME OF [REDACTED] AT 217 HARBOUR 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. 4428 (Town of Kincardine) of The Corporation of the Municipality of Kincardine was passed by Council on January 21, 1982;

**AND WHEREAS** the Council of The Corporation of the Municipality of Kincardine deems it necessary to amend By-law No. 4428 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. 4428;

**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 Schedule "A" and Schedule "B" of By-Law No. 4428 be hereby repealed and replaced with the attached Schedule "A" and Schedule "B".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 "217 Harbour 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 Tadie  
Mayor

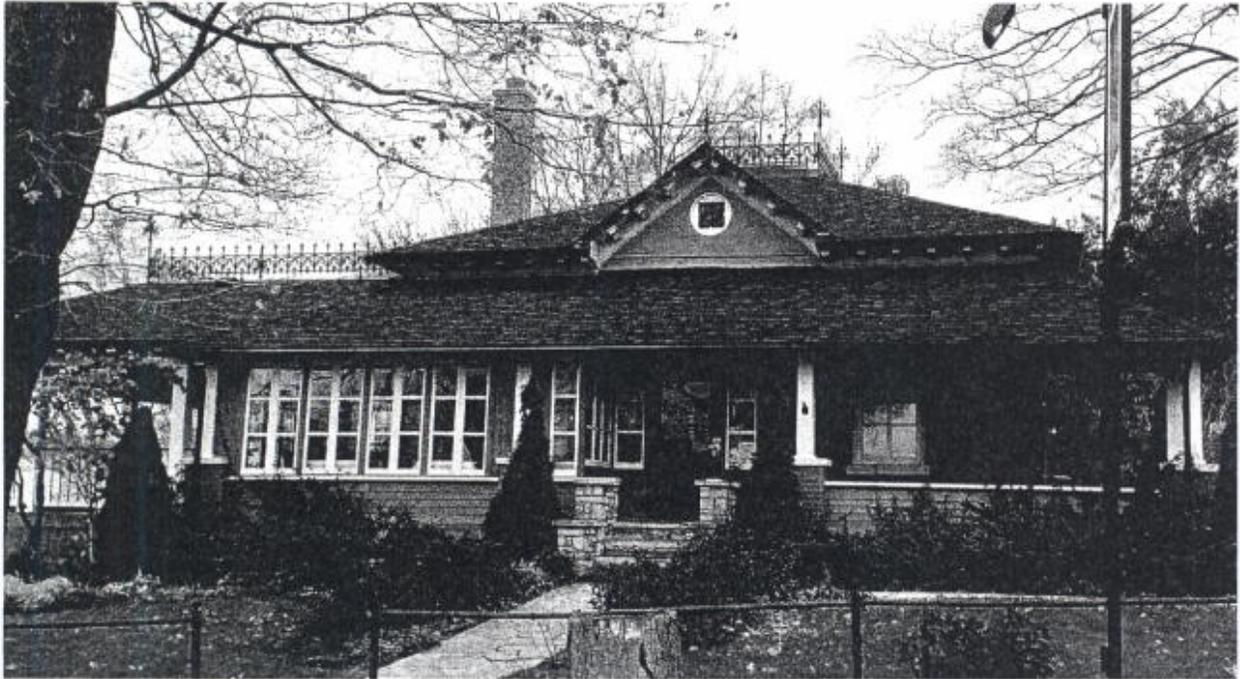
Dorna MacDougall  
Clerk

**SCHEDULE "A"**  
**By-law No. 2015-100**

The property is described as

**217 Harbour Street**  
PT LT 2-3 PL 77; PT LT 13 E/S Saugeen St. PL Kincardine as in R397435; S/T R292705;  
Municipality of Kincardine

Roll # 41 08-220-005-15100-0000



## **Schedule "B"**

### **By-law No.2015 - 100**

#### **Designation Statement:**

Designation for 217 Harbour 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 verandah of the original home.

Repair or restoration work performed on the designated areas, which is completed with same material and does not 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:**

217 Harbour Street is linked to Francis "Paddy" Walker, one of the town's most memorable pioneers, who was an innkeeper and grain merchant. This property was built for Robert Walker, one of Francis "Paddy" Walker's seven sons' ca. 1854-1856. Harbour Street was not in the original survey of the town, but the necessity for a convenient approach to the Harbour was supplied by the opening of this street, the gift of James Henry, Martin Craig, William Rastall and Francis Walker. (See Appendix "A")

217 Harbour Street, in true Regency Cottage style, shows off a stunning verandah, as well as a typical regular rectangular floor plan. The Regency style nondescript front door is flanked by a transom and sidelights. Windows are large in a six over six pane pattern and a decorative circular window is centered in the front peak. The hipped roof cap is topped with iron cresting which has been sympathetically extended to top the roof of the new outdoor patio addition. The home features the typically tall, rear chimney.

The proximity of 217 Harbour Street to the harbour as well as its elevated aspect overlooking Lake Huron are perfectly in tune with the romantic placement of a Regency Cottage.

While its functionality has changed from that of a home to a restaurant, the exterior style of the original Regency Cottage has been maintained in close to its original design. It is unpretentious, well-proportioned and beautifully detailed. (See Appendix "B")

## Appendix "A"

In 1850, Francis "Paddy" Walker travelled across the frozen Lake Huron from Goderich, Ontario, to the 2 year old settlement of Penetangore (Kincardine, Ontario). Mr. Walker arrived in the settlement with his wife Jane and his seven sons. Realizing that when new settlers like himself arrived to Penetangore they would need somewhere to stay, Francis Walker soon built a hotel situated near the mouth of the Penetangore River (later the harbour), now known as Walker House.

217 Harbour Street, situated two doors west of the Walker House, is linked to Francis "Paddy" Walker, one of the town's most memorable pioneers, who was an innkeeper and grain merchant. This property was built for Robert Walker, one of Francis "Paddy" Walker's seven sons' ca 1854-1856. Harbour Street was not in the original survey of the town, but the necessity for a convenient approach to the Harbour was supplied by the opening of this street, the gift of James Henry, Martin Craig, William Rastall and Francis Walker. [Harbour Street was assumed by the village, May 8th, 1861, and \$500 spent in planking the roadway over the loose sand at the western end.]

## Appendix "B"

The Regency Style of architecture and furniture evolved during King George IV's regency as Prince of Wales (1811-1820). Completely the opposite from his Hanoverian father, George III, George IV was extravagant, generous, lavish and overindulgent. His taste was exuberant and exotic. Most Canadian Regency homes were originally built by retired military men who moved their families to Canada, creating colourful cottages with huge front verandahs and large French doors, despite their new colder climate.

Cottages were always situated for maximum visual effect and the best possible view.

Regency architecture combines both the classical and romantic elements of building motifs, leaving the strict rules of Georgian architecture behind.

The Regency Cottages in Ontario were typically situated in romantic or dramatic settings. The detailing of a Regency Cottage was generally executed by British craftsmen experienced with the style and is distinctly different than that of either Georgian or Gothic Revival homes. Unlike these two styles, the entrance door is relatively insignificant as the owner would gain access to the verandah or gardens by means of a variety of French doors. Fanciful trellises, tall decorative chimneys and awning roofed verandahs would complete the low, one-storey look of a Regency Cottage.

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