Frontenac Heritage Foundation

2017 Heritage Conservation Awards

Presented

October 11, 2017

at

The Renaissance Event Venue

285 Queen Street, Kingston

Paul Christianson
Chair, Awards Committee

Frontenac Heritage Foundation, Post Office Box 27, Kingston, ON K7L 4V6
www.frontenacheritage.ca

Frontenac Heritage Foundation

Founded in 1972, the Frontenac Heritage Foundation is an incorporated, non-profit organization created to promote the preservation of buildings that contribute to the heritage of Kingston, Frontenac County, Loyalist Township, Gananoque, and Leeds and Thousand Islands Township. Managed by a voluntary Board of Directors elected by the members at an annual meeting, it is financed by membership fees and investments from property sales, as well as tax-deductible bequests and financial contributions. New members are always welcome. The Foundation has acquired and restored a number of historic properties over the past forty-five years; it presently owns an early commercial building in downtown Kingston. Its work includes the sponsorship of public talks and seminars, hosting workshops on practical aspects of heritage conservation, and assistance with the publication of books and articles on the heritage structures built in the region. It also presents awards each year for heritage conservation in Kingston, Frontenac County, Loyalist Township, Gananoque, and Leeds and Thousand Islands Township,

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Special Thanks to Paul Fortier for his generous contribution of providing the venue and refreshments for this event.

Compiled, Designed and Edited by
Paul Christianson, Awards Committee

Table of Contents

Awards Committee Report - 2016 **3**

The Sanctuary, 221 Queen Street, Kingston **4**

117 Earl Street, Kingston **5**

161 Earl Street, Kingston **6**

Grace Centre, 4295 Stage Coach Road, Sydenham **8**

Contact Information **9**

Awards Committee Report - 2017

Since 1982, the Frontenac Heritage Foundation (FHF) has been actively encouraging the preservation and retention of our local built structures by providing heritage conservation awards to owners, designers and builders. Many significant buildings and some lesser-known projects within the boundaries of Kingston, the County of Frontenac, Loyalist Township, Gananoque, and Leeds and the Thousand Islands Township have been recognized in this fashion over the past 35 years.

Each year, aided by interested FHF members, the Awards Committee reviews nominated restorations, renovations and repairs to heritage sites with the intent of identifying those that it considers worthy of recognition. "Certificates of Commend-ation" are prepared and presented to the property owners or initiators who are primarily responsible for the concept, implementation and financing of the conservation effort. "Certificates of Appreciation" are presented to those designers, consultants, and builders who have applied their time and skills in conserving the selected buildings.

The Committee considers a variety of criteria including architectural design and the physical value of a structure; whether it is a rare or unique example of a style or type of construction; and whether it exhibits a high degree of craftsmanship. Associations with historical events and people are considered, as are the contextual value of the structure and its contribution to defining, maintaining or supporting the historic character of an area. At the end of this brochure, we include the names and contact information for those designers, consultants, and builders awarded tonight.

We would also like to thank members of the municipal heritage committees in these communities for their dedicated work in helping to conserve built heritage. They have often shared expert information and valuable ideas about sympathetic repairs. We recommend that property owners access this free source of advice in those jurisdictions where it is still available. They also help to promote heritage conservation in their communities.

Awards

In 2017, heritage conservation awards are being presented to the following groups and individuals:

117 Earl Street, Kingston

Certificate of Commendation: Owner
Certificates of Appreciation:
J. B. Masonry, Masonry
D. J. White Restoration, Woodwork

117 Earl Street/ Paul Christianson 2017

Built in the 1840s, this two-storey hammer-dressed stone house originally stood to the south of the extensive gardens of the stone Carruthers house on the corner of Earl and Sydenham Streets. Originally, it probably consisted of three bays on both stories with windows on both stories probably close to the width of the glass door now in the center bay of the second storey.

An elegant porch with arched front and side windows, a semi-circular window over the door and dramatic wooden brackets under the cornice was added later in the nineteenth century. At this time, the original entrance was widened, a new wood and glass double door added, and the original six panel wooden door, with portions in the middle cut out and glass added, moved to the entrance of the porch. This was carried out before the exterior of the house was stuccoed.

117 Earl Street; Entrance Porch / Paul Christianson 2017

At a later date in the nineteenth century, the side windows on both stories were considerably enlarged with the original stone voussoirs above the windows replaced by wooden frames. The enlargement of the front entrance and the change to the door on the porch may have taken place at this time, as well. It was possibly at this time that the building got a coat of stucco for the first time.

The conservation and restoration carried out during the past year has made a dramatic change in the exterior of the entrance façade. The stucco added in the late nineteenth century has been removed to reveal lovely stone walls. The stonework was repointed and new voussoirs of Kingston limestone have replaced the decayed wooden frames.

117 Earl Street; Stonework/ Paul Christianson 2017

The wooden front porch had suffered a good deal of decay, but enough of the original material remained for the creation of exact replicas. This includes many of the external brackets near the top of the porch, some of the external and internal woodwork, and the new six panel wooden door that replicates the original. Our thanks to those who have revealed the beauty of this stone house and used their skills to help it last for another century!

161 Earl Street, Kingston

Certificate of Commendation:
Stuart Reid and Sabina Sladic, Owners
Certificates of Appreciation:
Lyman Potts Construction Ltd., Contractor
D. J. White Restoration, Woodwork
Ovibiu Barbu, Painter

161 Earl Street/ Paul Christianson 2017

The central of three large square, hammer-dressed stone houses with three bays designed by William Coverdale for the north side of Earl Street from 1847-50, this house was built in 1847-48 for the merchant John Fraser and his wife Catherine Mowat Fraser. On the ground floor, the south façade has a central arched doorway with a semi-circular arch above flanked by two sets of French doors with rectangular transoms, filled with stained glass. The second floor has three pairs of French doors with vertical offset glazing while the sides feature large windows in the center on both floors and large brick chimneys above. The hipped roof supported by wide bracketed eaves crowns the building.

A large verandah runs for the greater part of the front façade and separates this home from its neighbours. It has lovely ornamental balustrades at both levels. Dramatic brackets crowning the square pillars and imaginative fretwork arches link them at the top.

161 Earl Street; Detail of Porch/ Paul Christianson 2017

The recent conservation and restoration of this structure has assured that it remains one of the most impressive late Victorian porches in Kingston. The verandah had suffered a great deal of decay from the foundations to the top and its structure was rebuilt from the ground up, including steel posts inside of the wooden pillars that bear the weight of both porches, a good deal of reconstructed woodwork, including brackets, balustrades, and intricate fretwork.

161 Earl Street; Detail of Ornamental Woodwork/ Paul Christianson 2017

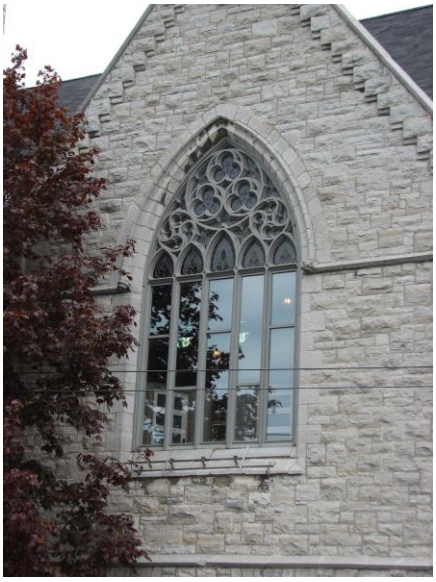
Throughout, the meticulous work on this project deserves our recognition and thanks.

The Sanctuary: 221 Queen Street, Kingston

Certificate of Commendation:
BPE Development; Owner
Certificates of Appreciation:
Shoalts and Zaback Architects Ltd., Architects
BPE Development, Contractor
Steven Boyd Stained Glass, Stained Glass Windows

The Sanctuary/ Paul Christianson 2017

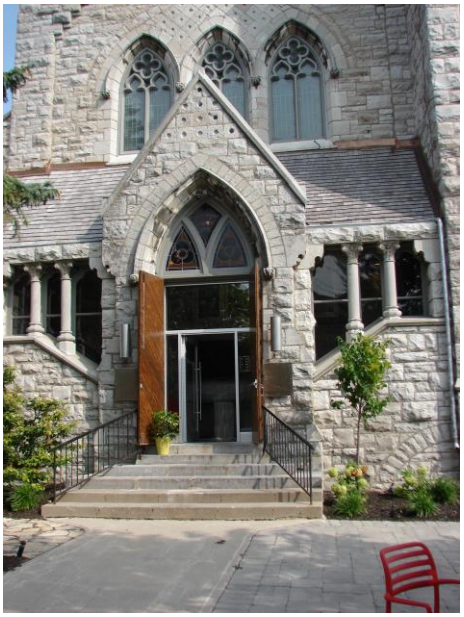
The Sanctuary is a new office and events venue located in the former worship space of Queen Street Methodist Church (United Church from 1925). In 1886, the Canadian architect Sidney Rose Badgley designed the original of the existing building. After a fire in 1919, the Kingston architect William Newland rebuilt the exterior, and redesigned and built interior and the upper portions of the worship space. Faced with declining membership in 2010, the congregation merged with St. Margaret's United Church, and the building was sold. The purchaser, BPE Development, initially devised plans to incorporate it into a large condominium project. What emerged from the plans drawn up by Shoalts and Zaback Architects Ltd. is the present project that ably combines an innovative office interior with a conserved heritage exterior.


The Sanctuary; Large Decorated Window on South Façade/ Paul Christianson 2017

The exterior consists largely of the stone heritage church built in 1886 as modified by Newlands after the fire. It contains the large decorated-style Gothic revival stained glass windows that grace the south and west façades and a number of Art Deco stained glass windows in rectangular frames all from the rebuilding after the fire of 1919.

The Sanctuary; Window from 1886/ Paul Christianson 2017

The boldly coloured windows in the arch above the main entrance date back to 1886. All of the heritage frames around both the stained glass and the more conventional windows have been carefully conserved and, where needed, restored. This was a time consuming task that took considerable expertise, especially the large stained glass windows. Thanks to Alex Cottle, a carpenter from BPE, and Steven Boyd for this work. In addition, the stone-work was repointed where needed and new cedar shakes (as in the original) now enhance the roof above the main entrance and the roof on the tower.

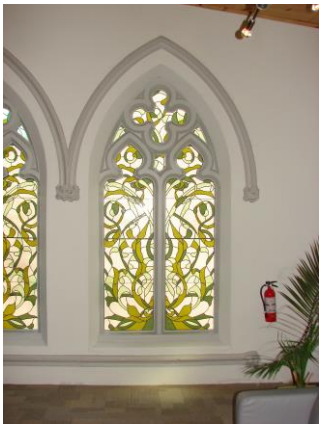


The Sanctuary; West Entrance/ Paul Christianson 2017

The interior provides working space for budding entrepreneurs without intruding too much upon the space originally used for worship. Most of the offices are defined by dividing walls that rise from the main floor to create private spaces while allowing the heritage ceilings to soar above. Meeting rooms and shower and bathroom facilities occupy the north side. The architects divided the eastern portion into two levels, one on the main floor and the other on a mezzanine above. The event facilities have space for meetings, food preparation, and other rooms. The wooden ceiling continues from the space with offices to that over the mezzanine preserving a sense of the original layout of the church.

The Sanctuary: Interior towards the West and Norths Showing former Worship Space/ Paul Christianson 2017

The area for "hot desks" consists of shared space on the mezzanine with work tables, high-speed internet and wifi, and access to meeting rooms. This section overlooks the high, open interior. The exciting layout of these spaces and facilities encourages interaction of those using the Sanctuary and provides inspiring interior views and vistas of downtown Kingston.



The Sanctuary; Conserved Windows from 1919 on East End of the Mezzanine/Paul Christianson 2017

The owners, architects, and workmen deserve our thanks for creating the Sanctuary, a new, innovative office and event space within a significant heritage structure that provides a model of heritage conservation and repurposing in down-town Kingston.

Grace Centre, 4295 Stage Coach Road, Sydenham

Certificate of Commendation:
Southern Frontenac Community Services Corporation, Owner
Certificate of Appreciation:
Edgewater Stonemasons, Stonework

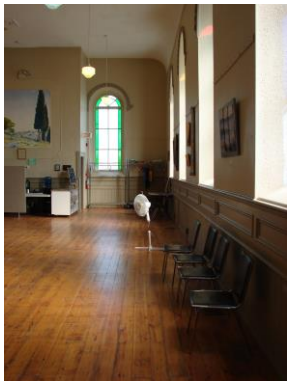
Grace Centre; East Façade/ Paul Christianson 2017

Built in 1861 as Grace Methodist Episcopal Church, this stone building with classical proportions stands just off Stage Coach Road north of Sydenham, Ontario. It served as a Methodist, then United Church into this century. A brick addition was built in 1988 at the back for a variety of purposes, including offices. Recently, a decline in membership caused the congergation to put the church up for sale and the opportunity of moving its many activities into a lovely, central space moved the Southern Frontenac Community Services Corporation to purchase the building and rename it the Grace Centre.

The fabric of the original church building consists of rectangular hammer-dressed blocks of limestone, laid in uniform courses, with a string course of ashlar slightly protruding from the walls to provide a horizontal separation of the walls of the full basement from those of the main structure. The entrance façade has three bays, with a central entrance featuring a double door with a semi-circular radiating window above flanked by two tall windows with semi-circular arches. The sides have four bays consisting of tall windows with semi-circular arches.

Grace Centre;; North Façade/ Paul Christianson 2017

The repurposing of this lovely church has conserved the exterior, retained the interior worship space, and refinished its wooden floor. The recent conservation of its exterior consisted of a major repointing and in a few places replacing of the stonework. In the previous century, portions of the east and south façades had been repointed using Portland cement, which is not an advisable mortar. In addition, the portion of the rear wall occupied by a decayed brick chimney was filled with blocks of Frontenac County limestone. The north wall had a high proportion of original mortar and was not repointed at this time. This high quality new work conserves the original stonework and makes Grace Centre a busy hub of community activities. Our congratulations to all involved.



Grace Centre: Interior/Paul Christianson 2017

Heritage Award Recipients

Frontenac Heritage Foundation

117 Earl Street, Kingston	
	Certificates of Commendation
Owner	Unlisted
	Certificates of Appreciation
Masonry	J. B. Masonry Kingston, Ontario (613) 384-8369 http://www.jbmasonry.ca
Woodwork	D. J. White Restoration 4557 Holleford Road Hartington, ON K0H 1W0 (613) 372-0471

161 Earl Street, Kingston	
	Certificate of Commendation
Owner	Stuart Reid and Sabina Sladic 161 Earl Street Kingston, ON K7L 2H3
	Certificates of Appreciation
Contractor	Lyman Potts Construction Ltd. 123 Hillendale Avenue Kingston, ON K7M 1S6 (613) 484-1189 http://www.lymanpottsconstruction.ca
Ornamental Woodwork	D. J. White Restoration 4557 Holleford Road Hartington, ON K0H 1W0 (613) 372-0471
Painting	Ovibiu Barbu Kingston Handyman Services Kingston, Ontario (613) 329-0759

The Sanctuary: 221 Queen Street, Kingston	
	Certificate of Commendation
Owner and Contractor	BPE Development 141 Hickson Avenue Kingston, ON K7K 2N7 (613) 507-9090 info@thesanctuarykingston.ca
	Certificates of Appreciation
Architects	Shoalts and Zaback Architects Ltd. 4 Cataraqui Street Kingston, On K7K 1Z7 (613) 541-0776 www.szarch.com
Contractor	BPE Development
Stained Glass Windows	Steven Boyd Stained Glass 2311 Althorpe Road Westport, ON K0G 1X0 (613) 273-3940 confidio@rideau.net

Grace Centre, 4295 Stage Coach Road, Sydenham	
	Certificate of Commendation
Owner	Southern Frontenac Community Services Corporation P.O. Box 43 Sydenham, ON K0H 2T0 (613) 376-6477
	Certificate of Appreciation
Stonework	Edgewater Stonemasons 19 Bishop Street Kingston, ON K7M 3P5 (613) 766-7287 https://www.edgewaterstonemasons.com