



49th Annual General Meeting

2020 in Review

October 25, 2021 at 7 p.m.

In Person, The Spire, 82 Sydenham Street

FRONTENAC HERITAGE FOUNDATION

FRONTENAC HERITAGE FOUNDATION



Since 1972, committed to the awareness and promotion of heritage buildings and structures of architectural merit in Kingston and area.

www.frontenacheritage.ca
contact@frontenacheritage.ca

BOARD OF DIRECTORS

President:

Shirley Bailey

Vice President:

Gus Panageotopoulos

Secretary:

Kristine Hebert

Treasurer:

Jacki McCabe

Directors:

Kurt A. Khan – Property Manager

Ron Tasker

LIFE MEMBERS

Mrs. Elaine and Mr. Michael Davies

Dr. Albert Fell

Founded in 1972, the Frontenac Heritage Foundation (FHF) is a not-for-profit organization created to promote the preservation of buildings that contribute to the heritage of Kingston, Frontenac County, and Loyalist Township.

Managed by a voluntary Board of Directors who are elected by the members at an annual meeting, the FHF is financed by membership fees, investments, profits from property sales, rental income in recent years, tax-deductible donations and bequests.

Under the direction of the Board of Directors, the Foundation supports and promotes the conservation and awareness of the built heritage across the region. In the past, the FHF acquired restored, and sold several historic properties.

Through a generous bequest from the late Dr. David Hall, the FHF presently owns an early commercial building in downtown Kingston, located at 62, 64, 66 Brock Street. The work of the Foundation includes the presentation of annual awards for heritage preservation across the region. The FHF sponsors public talks and seminars, hosts workshops on practical aspects of heritage restoration and other assistance with the publication of books and articles about the region's built and cultural heritage environment.

PRESIDENTS

Margaret Angus	1972 – 1976
Helen Finley	1976 – 1979
Margaret Angus	1979 – 1981
Allan Cohoe	1981 – 1982
Mary Fraser	1982 – 1985
Godfrey Spragge	1985 – 1986
Barry Keefe	1986 – 1989
Susan Tindal	1989 – 1992
Sherman Hill	1992 – 1994
George Muirhead	1994 – 1996
Alexander Wilson	1996 – 2002
Douglas Slack	2002 – 2005
Paul Christianson	2005 – 2010
Andrew Hill	2010 – 2011
Floyd Patterson	2011 – 2014
Edward Grenda	2014 – 2016
Shirley Bailey	2016 –

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AGENDA

Frontenac Heritage Foundation

Begins at 7 p.m.

Oct. 25, 2021

Upper Hall, The Spire, 82 Sydenham Street, Kingston

1. Welcome and introductions – Shirley Bailey
2. Minutes of the 48th AGM, Dec. 7, 2020 – **Motion** to receive & approve
3. President's Report – Shirley Bailey – **Motion** to receive & approve
4. Committee reports to Members (Detailed reports follow in this handout)

Foundations

Membership

Property Report

Projects Report

Programme Report

Nominations

Coalition of Kingston Communities

Watch Committee

Awards

Motion: To receive and accept the FHF 2020 Committee Reports

5. Nominations Committee Report – **Motion** to approve the renewal Kristine Hebert, Kurt Khan and Jacki McCabe to the board.
6. Treasurer's Report – Shirley Bailey, Interim Treasurer– **Motion** to receive and approve audited financial statements for the year ending 31, December 2020, and that the board be allowed to appoint an auditor for the coming year.
7. **Motion:** To approve all actions, appointments, and motions by the FHF Directors since the previous Annual General Meeting held on December 7, 2020.
8. Other Business
9. Adjournment

2020 REPORTS

PRESIDENT'S REPORT

Looking Back at 2020

Jan 13 – The Foundation was presented a cheque from the City of Kingston Heritage Fund Project Grant with \$17,500 grant from CKHF, and this amount was added to the \$6,000 grant from the Davies Foundation to digitize 89 reels of microfilm of the Daily British Whig.

Feb 26 – Divisional Court heard motion to appeal on the 16 storey Capitol Project 223 Princess Street.

March 17 – Lock Down due to Covid-19 – Kingston council and committee meetings continued via Zoom; Working Groups did not meet.

May 7 – A public meeting was held for three more Homestead towers adjacent to Cataraqui Cemetery.

May 19 – FHF wrote to Kingston Council about report on update to Strategic Priorities which made no mention of built heritage.

May 27 - Kingston Planning Committee considered site plan control application for student residence on Albert Street, with no recognition of objections by the adjoining neighbours and the FHF, ignoring objections about ownership of laneway to the rear of the development; work was subsequently stopped temporarily because of court case against Queen's U. and the university expropriates the laneway.

June 26 – Chimney Replacement completed at 66 Brock Street at the building owned by the FHF.

August – Frontenac Club boutique hotel renovation opened to the public with little fanfare, but with 20 distinctive rooms; the FHF board toured the building, but the FHF could hold not an in-person event for the membership due to Covid.

Sept 10 – The Case Management Conference Tribunal recognized the FHF opposing the City and Homestead Holdings at a second hearing, along with the Participants who took part in the first LPAT hearing (Feb. 2019); the second hearing was scheduled for March 2021.

Oct 1 – The FHF wrote the City of Kingston objecting to approval of numerous alterations to 168 Wellington Street (George Browne designed Wilson Block) through delegated authority, including changes to windows, repointing the entire building, changing entrances, mechanicals on the roof, all without consulting the Heritage Kingston committee.

Oct 6 – Council voted to approve a 12-storey Capitol project, and Building Kingston's Future and the Foundation appealed the matter to the Local Planning Appeal Tribunal

Oct 14 - Divisional Court released its decision stating importance of balancing heritage policies with intensification policies, and turned down the 16 storey Capitol project in downtown Kingston at 223 Princess Street. The decision confirmed that there were no errors in law, and an award of \$40K in costs was charged to the developer.

Dec. 1 – Kingston Council approved a Project Grant of \$12,000 for the publication by Jennifer McKendry of 'Kingston, the Limestone City: A Study of Stone Buildings in the Kingston Region'. This would be the 2021 Project for the Foundation.

Dec 7 - Annual General Meeting held via Zoom.

Dec 10 - KCVI closes officially – formerly the oldest high school in Ontario.

Dec 14 – Loyalist Township council approved federal/provincial funding application for renovations to Layer Cake Hall.

Dec 16 – Kingston Council approved change in fees and now will charge for Heritage Permit applications.

Homestead Holdings Development Application – 19 & 23 storey towers, on lower Queen St.

The major activity for the year was the preparation for a Local Planning Appeal Tribunal hearing on the Homestead proposal for 19 and 23 storey towers in the downtown. The Foundation was the solitary objector after others withdrew their opposition on the first day of the hearing. The LPAT ordered a new hearing at the end of 2019, and by February 2020, four key witnesses had agreed to assist with the second hearing.

Thanks and acknowledgements for 2020:

- Many thanks to the FHH board: In 2020 four members of the FHH board stepped down, including Paul Allison, Edward Grenda, Karen Pagratis, and Richard Strong. The board appointed three new board members - Kristine Hebert, and Kurt Khan, and Jacki McCabe.
- Penny Sharman, our Executive Director continues to keep the board and membership organized, and mailing out the *Foundations* booklet, along with a multitude of other items.
- Gillian Moss has continued in her role as accountant for the Foundation, and we are grateful for her assistance in organizing our finances.
- Our constitution and by-law review continues now that the Non-Profit Corporations Act has been finalized by the Province of Ontario.
- We want to acknowledge and thank three people who sit on the City committee reviewing the mandate for the Heritage Kingston Heritage Committee – these include Helen Finley, Bruce Downey and Don Taylor.

- We recognize the ongoing support by Helen Finley, Edward Grenda, and Don Taylor in their volunteer work over several years on the Heritage Properties Working Group which did not meet through 2020 because of the lockdown. These individuals spend much time researching information on properties, and this material is advanced through staff to the Heritage Kingston Committee.
- We wish to acknowledge the ongoing commitment by Foundation member Peter Gower, who continues as Chair of the Heritage Kingston (municipal heritage) Committee.
- Maintenance on our building continues to be a priority, with three key repairs taking place: Laying a new floor at 62 Brock Street, rebuilding a chimney on the building, and painting the ground floor façade. We are very grateful for the assistance of board member Kurt Khan who has taken over these property management duties.
- Monitoring development applications and other planning studies across the Kingston region, including development applications, delegated authority, Planning Committee, including the Official Plan Update, the Density by Design project, etc., in order to protect built heritage through the planning process.
- The FHF continues to be active on social media with a public Facebook page, a Twitter account, and an Instagram account. To this, we added a number of videos on our YouTube channel, including a video for the Heritage Awards given to the Carynne and Stephen Arnold (Aiken House, Kingston) and to Gus Panageotopoulos (Davy House, Bath), and thirdly, a video promoting appropriate and compatible high density development in the City's downtown.

On behalf of the board, thank you to our members who supported the deliberations on two development applications in Kingston's downtown, including 223 Princess Street, which at the time of writing has been finalized at nine storeys, and the application involving two Homestead towers on lower Queen Street, (the decision for which following the second LPAT hearing has not been finalized.)

Thanks to all of our members for your generous donations as well for your ongoing support during this challenging year.

Respectfully submitted, Shirley Bailey

'FOUNDATIONS' COMMITTEE REPORT

Foundations Report, by editors Floyd Patterson, Shirley Bailey and copyeditor Maureen Garvie with assistance from Penny Sharman produced two editions of the Foundations booklet in 2020.

The **March 2020** edition of the booklet covered a number of topics: rediscovering early burials at St. Paul's (Queen Street, Kingston); the first stone house in Kingston; the redevelopment at the Bailey Broom Factory; Loyalist Twp. receives ownership of three historic properties in Bath; Dark tourism at the Kingston Penitentiary; Naming and de-naming roads streets and laneways; Awards to owners of prominent heritage properties

and the contractors; the Margaret Angus Award given to Wilfred Sorensen; and, Remembering Nancy Wood Day.

In **August**, an edition included the following: Commemorating Kingston's First Ukrainian Catholic Divine Liturgy; Debate over Height in the Downtown – A Debate with a History; Lost Kingston 43-45 Princess, the old Post Office; Land, Water and Stone Transformations in Portsmouth Village; Inglis-designed Building at the Wolfe Island Ferry Terminal; Queen's University proposal for a student residence on Albert Street; Stone Stables and Barns in the Portsmouth Area; and Inglis Memorial Commemorates Forgotten Italian Rail Workers.

MEMBERSHIP REPORT

Our membership list is a living document and changes with the times. In 2020, our membership included 104 members for the year (and in 2021, has increased to 125 members.)

Respectfully submitted, Penny Sharman

PROPERTY REPORT

All five units at 62-66 Brock Street were fully rented for the 2020 year.

By mid September, the new paint job at 62-66 Brock Street was completed with linseed oil based paints. Checking for dates on other work.

In October 2020, new board member Kurt Khan generously offered to take on the role of Property Manager. The firm Limestone Property Management agreed to terminating our contract.

PROJECTS COMMITTEE REPORT

On January 13, a cheque was presented by the City of Kingston Heritage fund Project Grant with \$17,500 from CKHF, and this grant was added to the \$6,000 grant from the Davies Foundation to digitize 89 reels of microfilm of the Daily British Whig, from 1902 to 1926. While there were short delays in moving the microfilmed reels, the digitized material was on-line through Our Digital World by early fall.

On November 5, the Foundation published a media release announcing completion of the Digitization Project, so British Daily Whig newspapers from 1902 to 1926 are now available digitally at this site: <https://vitacollections.ca/digital-kingston/search>

Respectfully submitted, Shirley Bailey

PROGRAMME REPORT

Because of the lockdown, there were very few events held in 2020.

January 25 2020: Stained Glass in Memorial Hall, City Hall, Kingston by Paul Robertson

February 13, 2020: Heritage Week, Panel Discussion with Dr. Carl Bray and Dr. Marcus Letourneau – What's New in Heritage Planning

June: Instead of meeting in-person, the Foundation gave a plaque to lawyer David Donnelly, who has done incredible work here in Kingston defending the built heritage in our city core, with two major wins at the Local Planning Appeal Tribunal, and whose presentation this month was cancelled due to the pandemic.

November 17, 2020 – Sue Bazely spoke via Zoom about the following topic: The Lower Burial Ground of Kingston: Community Archaeology & History, A Successful Interdisciplinary Approach at St. Paul's Church Hall, Queen Street, Kingston. The talk was taped and is posted on the Foundation's YouTube channel.

Respectfully Submitted, Shirley Bailey

NOMINATIONS REPORT

The Nominations Committee was comprised of Ron Tasker, and Shirley Bailey, with the assistance of Penny Sharman.

In accordance with the Foundation's constitution, members of the Board of Directors "shall be elected by members at the annual meeting of the corporation." Terms of office "shall be for three years" and upon completing his or her term each "shall be eligible for re-election."

The current by-Laws of the Foundation further provide that "the Board shall have the power to fill any vacancy in office occurring between annual meetings of the Corporation."

The Frontenac Heritage Foundation maintains a staggered series of terms for members of the Board of Directors. Regrettably, Edward Grenda, Karen Pagratis, Richard Strong and Paul Allison resigned from the board in the past year. The status of the remaining Directors is as follows:

TERMS ENDING IN 2021:

Gus Panageotopoulos
Floyd Patterson

TERMS ENDING IN 2023:

Kristine Hebert
Kurt Khan

TERMS ENDING IN 2022

Shirley Bailey

Ron Tasker

APPOINTED SINCE THE 2020 AGM:

Jacki McCabe

All members of the current Board have indicated a willingness to continue to serve, except for Gus Panageotopoulos and Floyd Patterson, who will be stepping down at the end of this term.

The Nomination Committee recommends the following candidates for election and re-election: Kristine Hebert, Kurt Khan, and Jacki McCabe.

Our by-laws provide that the Board may be composed of up to twelve (12) Directors. There are currently two returning Board Members, Shirley Bailey and Ron Tasker, continuing to stand and three members nominated for election and re-election.

We would also welcome additional nominations from the floor at this year's AGM.

Respectfully submitted on behalf of the Nominations Committee.

Ron Tasker

COALITION OF KINGSTON COMMUNITIES REPORT

The Frontenac Heritage Foundation is one of the founding members of the Coalition of Kingston Communities whose mission is to serve as "An umbrella organization of community groups working to make the City of Kingston accountable and transparent."

The CKC sent a letter to City Council on the Homestead deal about what the CKC sees as a lack of respect for open and transparent government. CKC met with Mayor Paterson and three City Councillors regarding the letter that was sent about the Homestead deal and how multiple people tried to get copies of the full set of the Minutes of Settlement.

In December, Shirley Bailey stepped down as the CKC representative, and Kristine Hebert agreed to assume the role.

Respectfully submitted, Shirley Bailey

WATCH COMMITTEE REPORT

The Foundation provided input to the City of Kingston on a number of properties – including the Carnovsky Bakery, comments on which went unanswered by the city, the Bishop's House at the Central Library, heritage protection on properties in the city's business area. People expressed concerns that the work being done at 81 King Street E. was not being done in accordance with the plans approved by Council. Objections were presented about the Albert Street Queen's University Residence where 142 and 144 Albert St would be joined to the residence and the next three homes would be demolished (all of which had merit for heritage protection). The board also asked about the yellow wood frame house at 923 Sydenham Road which is not being maintained. Concerns were also raised about the Outer Station.

Respectfully submitted, the FHF board

AWARDS COMMITTEE REPORT

The Covid pandemic required a different approach to the FHF Heritage Awards in 2020 since the Foundation's members could not meet in person.

The Foundation retained videographer Kathleen Gutzman to film the owners receiving the Foundation's awards. We selected two awards to highlight for 2020. The two videos are posted on the Foundation's YouTube channel. Thank you to Kathleen for doing an excellent job of filming our awards.

Aiken House, 4255 Bath Road: A Certificate of Commendation was given to Carynne and Stephen Arnold, who live at this lovely limestone home at 4255 Bath Road. In addition, all the trades working on this large project received Certificates of Appreciation for their contributions to this project.

Mac Gervan and Glen Fast, of Gervan & Associates acted as agents on the heritage permit application and designed the dormers. The new dormers matched the details of the existing dormers on the main building including roof pitch, siding, fascia trim and colour.

The carpenter, Zachary Armstrong, of Armstrong Contracting, constructed the dormers, installed the custom windows and installed new siding to all seven dormers on the house.

The existing asphalt shingles needed replacing. The recommendation was to install standing seam painted steel roofing in a charcoal grey colour. This was intended to provide a robust and long-lasting roof to enhance the building's appearance without compromising the historic character. William Deguire, of

Full House Roofing and Renovations, installed a Vicwest Roofing system, charcoal grey with a standing seam.

Frank Ottenhof, of Stone Mills Masonry repaired and sealed the limestone patio and sidewalk

Stefan Milosevic and Zamaan Bharmal, of Student Works Painting painted the wooden siding, windows and painted all the dormers.

Davy House, 370 Academy Street, Bath, Ontario: A Certificate of Commendation. This Certificate was given to owner Gus Panageotopoulos. The commendation recognizes a three year project to conserve and restore attributes that define the unique neo-classical features of the house.

In 2017, the two 12 over 12 storm windows on the facade and 12 over 8 storm windows on each of the two wings were completed.

In 2018, the single-leafed, with six plain recessed panels door, side lights with four panes and architrave consisting of simple upright pilasters and lintel were restored based on measured drawings made by students of Eric Arthur in the 1930's. In addition, the elliptical fan with elaborate tracery was conserved. Because an entablature was preexisting, and aided in preventing water infiltration, the entablature was kept.

In 2019, the four window surrounds with tapered reeded pilasters and an elaborate entablature were conserved based on the measured drawings. One pilaster had to be restored and two pilasters made in the 1980's were restored because they were not tapered.

The work of stripping back the layers of construction revealed that the architectural attributes and mortise and tenon construction had suffered from severe water damage. The damage was likely caused by the house not being painted for many decades. In addition, the removal of attributes to do work revealed rose head nails and traces of white lead paint.

The conservation and restoration would not be possible without the level of detail executed by David White. David is also known for his work on the Ham House at Bath and many other sites in the greater Kingston region. David has received many Certificates of Appreciation for the fine work he has done on this and many other buildings in the region.

No Margaret Angus Award was given in 2020

Respectfully submitted, Kristine Hebert, Chair, Awards Committee

TREASURER'S REPORT

Withey Addition LLP, (auditors) prepared the Financial Statements expeditiously this year, finalizing their review by the end of February. Thank you to Withey Addison. Below is the summary of those audited financial statements for the year ended December 31, 2020.

Statement of Financial Position

The statement of financial position shows total assets of \$539,349 which is made up of current assets of \$26,059, investments in Guaranteed Investment Certificates (GIC) of \$209,674 and rental property stated at its appraised Value in 2001 when it was acquired of \$303,616. The liabilities total \$17,508 which leaves equity of \$521,841.

Statement of Revenue and Expenditures

Revenues increased moderately compared to the previous year totalling \$138,351, which includes memberships and donations of \$28,119 and rental revenue of \$75,952. Donations of \$5,963 were received specifically for the Capitol/Homestead appeals.

Expenditures increased this year because the Foundation was the only party at a Local Planning Appeal Tribunal hearing opposing the City and Homestead, and in addition, there was a Divisional Court challenge on the Capitol file. In total, these legal challenges cost \$28,929.

Repairs on 62-66 Brock Street were extensive in 2020, totalling \$49,942. This covered new flooring for 62 Brock Street, a new chimney on the building, and repainting the ground floor façade in linseed oil paints.

This results in an unusual excess of expenditures over revenue (loss) of \$19,826, with year end fund balances of \$521,841.

Finally, it should be noted that the board voted in December 2020 in favour of retaining Marc Leblanc of CIBC Wood Gundy to act as Financial Planner/Portfolio Manager for Frontenac Heritage Foundation going forward.

Respectfully submitted, Shirley Bailey, Interim Treasurer

FRONTENAC HERITAGE FOUNDATION
Minutes of the 48th Annual General Meeting
Monday, December 7, 2020
Via Zoom
Moderated by Colleen Gareau

Attended by 20 + members

WELCOME AND INTRODUCTIONS

The President welcome those attending and introduced members of the Board, the Executive Director and our moderator, Colleen Gareau.

(Please note: Gus Panageotouplos has been asked to vote on behalf of two proxies. Members on thirty devices have logged in and are voting as well. In some cases, there is more than one member on a device)

MINUTES OF THE 47TH AGM – May 28, 2019

Moved by: Don Taylor **Seconded by:** Peter Gower

That the minutes of the 47th AGM held on May 28, 2019, be received and approved.

Carried

PRESIDENT'S REPORT

The President gave her report covering the activities of the Foundation for 2019 in a PowerPoint presentation.

Moved by: Jean Rae Baxter **Seconded by:** Gus Panageotouplos

THAT the President's report be received and approved.

Carried

COMMITTEE REPORTS

Committee Reports were included in the handout distributed digitally to the membership prior to the meeting.

Moved by: John Grenville **Seconded by:** Ron Tasker

THAT the 2019-2020 FHF Committee Reports – Foundations, Membership, Property, Projects, Programme, Nominations, Coalition of Kingston Communities, Watch, Treasury and Awards – be received and approved

Carried

NOMINATIONS REPORT

The report states that the term for Gus Panageotopolos is up and he has agreed to stand for election again. Three new members were appointed – Kristine Hebert, Kurt Khan and Jacki McCabe – and the report is recommending they be appointed.

Moved by: Sue Bazely

Seconded by: Shirley Bailey

THAT Gus Panageotopolos term is renewed, and Kristine Hebert, Kurt Khan and Jacki McCabe are elected to the board.

Carried

TREASURER'S REPORT

Audited financial statements were provided to the membership digitally prior to the meeting,

Moved by: Don Taylor

Seconded by: Kris Hebert

THAT the audited financial statements for the year ending December 31, 2019, be received and approved and that the board be allowed to appoint an auditor for the coming year.

Carried

ACTIONS, APPOINTMENTS AND MOTIONS

Moved by: Jean Rae Baxter

Seconded by: Kurt Khan

THAT all actions, appointments and motions by the FHF Directors since the previous Annual General Meeting held on May 28, 2019, be approved.

Carried

OTHER BUSINESS

There were a number of compliments for the meeting and the provision of information in advance.

When asked, the President confirmed that FHF will be the appellant at the upcoming LPAT hearing regarding the two proposed Homestead towers.

There was a brief discussion about the potential for mid density development in Kingston.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

9-