



2020 Heritage Conservation Awards

Presented

Fall 2020

On-Line and by Video

Kristine Hebert

Chair, Awards Committee

**Frontenac Heritage Committee, PO Box 27, Kingston, ON K7L 4V6
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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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Awards Committee Report

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 36 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 Commendation" 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.

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 that make it available.

Awards

In 2020, Heritage Conservation Awards have been presented to the following groups and individuals. Covid precluded meeting in person, so the FHF made a video for each property and these are posted on the Foundation's YouTube channel.

Aiken House, Kingston

4255 Bath Road



Certificate of Commendation: Carynne and Stephen Arnold

Certificates of Appreciation:

| | |
|---|---|
| Design, consulting, permit application and drawings | Glen Fast and Mac Gervan, Mac Gervan & Associates |
| Installation of new Vicwest Roofing System | William Deguire, Full House Roofing and Renovations |
| Dormer construction, custom windows and new siding on seven dormers | Zachary Armstrong, Armstrong Contracting |
| Repair & Seal of limestone patio & sidewalk | Frank Ottenhof, Stone Mills Masonry |

Steve Arnold will tell you that he first fell in love with stone buildings when he was a student at Royal Military College, and his dorm room was in the Stone Frigate. Later, he and Carynne moved to Kingston, and bought a red brick house just off Bath Road, opposite the Aiken House. When the Aiken House was put up for sale, they decided to buy it. That was in 1974. Since then, they have taken good care of their beloved limestone house.

In 1983, the couple was given an award for the conservation of the door surround on the house, and the plaque hangs next to the front door in their home. (See the photo of Carynne with the plaque below)

In 2016, the couple asked the City to designate their property under the heritage legislation. As noted in the designation by-law, the house is located in the former Village of Collins Bay, and is situated about 800 metres from the Lake Ontario shoreline.

In terms of its physical/design value, the Aiken House is a good example of a one-and-a-half storey classically balanced farmhouse, constructed of evenly coursed limestone on the front wall, with rubble coursed limestone on the side walls. Its symmetrical front facade features a central entranceway flanked by windows on the first storey, with three gable dormers in the roof, and a chimney on each end. The designation by-law also refers to the wood-framed one-and-a-half storey summer kitchen addition, which was the location of the most recent renovation on the house.

In terms of historical associations, the Aiken House is associated with Robert Aiken, an American-born Wesleyan Methodist yeoman who lived on and farmed the property from 1831 to 1851, when it was passed on to his family. Interestingly, the 1851 Census indicates that the Aiken family were living in a one storey frame house, suggesting that the frame portion (side kitchen) was the original structure on the property.

The Aiken House is also associated with Howard McCullough, who purchased the property in 1948. He assisted with the development of the Elmwood community, reportedly named after "Elmwood Drive" a road allowance that originally led from Bath Road to the Aiken House.

Also sited in the designation by-law is its contextual value, that the architecture and setting make it a landmark on Bath Road within the former Village of Collins Bay.

Recent renovation projects included the addition of two gable-roofed dormers on the east or water side slope of the wood-frame portion (side kitchen) of the building, the installation of standing seam profile steel roofing on both the original stone building and the wood-framed addition. In addition, the siding on all five existing dormers was updated to match that of the new dormers. And finally, the large limestone deck and sidewalk on the front of the house was rebuilt, which sets off the house beautifully.

All the trades working on this large project have received Certificates of Appreciation for their contributions to this project. These include the following:

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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 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 the Vicwest Roofing system, charcoal grey with a standing seam.

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

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



Check out the YouTube video at this link:

<https://www.youtube.com/watch?v=dyXF5EPuXxU>

Davy House

370 Academy Street, Bath, Ontario
Multi-year Restoration Plan for the Davy House

The Davy House is a one and a half story rectangle set between two one story wings situated on the north side of Academy Street in the Village of Bath.

When the property was purchased by auction 12 years ago, family and friends of the owner thought he was mad. Jokingly, he said "It would take 25 years to bring the property back to life". The decision to purchase the property came about while searching for a stone house with an elliptical light over the door. Once he saw the elaborate entrance and walked in the center hall, he fell in love with the property, not realizing how special it was in the history of early built wood structures in Upper Canada.

The information from various publications led the owner to ensure that all the character defining attributes of the interior and exterior of the building were incorporated into the designation by-law. A number of publications attribute the house construction to Peter Davy.

The original mortise and tenon wood frame structure was clad in vinyl siding in a 1980's renovation. Fortunately, most of the original Loyalist Neo-Classical details in the interior and exterior remained intact when the property was purchased.

The front facade is five bays across, three in the central section and one in either wing. The door located in the central bay, is single-leafed, with six plain recessed panels. On either side are lights, each with four panes. And above an elliptical fan with an elaborate tracery pattern. The whole is surrounded by an architrave consisting of simple upright pilasters and lintel. The angles formed by these are covered by square panels with a beveled detail.

The windows on the facade are set within slipsills, on which rest tapered reeded pilasters supporting an elaborate entablature. The windows are 12 over 12 and the windows on the wings are 12 over 8.

The property is located on the Loyalist grant Lot 10 received by Peter's father, John. John began subdividing the lot before his death in 1808. Peter had town lots and streets surveyed and laid out the streetscape for most of Bath. Other landowners followed his initiative, resulting in the Village of Bath, established in 1818. Peter Davy was a merchant, inn keeper, mill operator and had dock yards and ships in the Village of Bath.

Research also shows that George Macauley may have built the house. This view is substantiated by an advertisement printed in 1829.

It is true that these gentlemen did reside at the property. Research on the families associated with the property and a land registry search revealed that the lot was purchased by Daniel Hagerman (1794- May 30,1821) from Peter Davy (1788-1859) on August 13, 1819 for the sum of 50 pounds.

Daniel Hagerman was the son Major Nicholas Hagerman (1761-1819) and brother of Sir Christopher Hagerman (1792-May 14, 1847), Christopher was married to Elizabeth Macauley (1799-1832), daughter of James Macauley (1759-January 1, 1822).

Like his brother, Daniel was an attorney and served as the Member of the Legislative Assembly of Upper Canada. In 1821 Daniel died unexpectedly at age 27. His brother in law, George Macauley (1796-1828) purchased the property for 600 pounds on December 30, 1822. The significant difference in value indicates that a structure existed on the property. George had also purchased a neighbouring property from Peter Davy for 75 pounds on December 19, 1822.

George was married to Daniel's sister, Jane Hagerman (1800-October 26, 1830) on October 26, 1822. He was an attorney and resided at the house until his unexpected death in August 1828.

An advertisement published in the Kingston Chronicle on July 14, 1829 described the property:

The Dwelling House contains on the first floor, an Entrance Hall, Drawing Room, Sitting Room, two Bed Rooms, Pantry, Kitchen, and an Attorney's office. Above Stairs, there are four good Bed Rooms, and underneath the house, an excellent cellar. There is also on the premises, a Stable, and suitable out offices. The whole of the Buildings are nearly new and in excellent condition. There is nearly an acre of Land... tastefully laid out into gardens, and well stocked with choice Fruit Trees, forming altogether one of the most delightful places of residence for a genteel family in the District.

Peter Davy bought the property from George's estate for 400 pounds on March 14, 1833. The property remained in the family until 1882 and was purchased by a family descendant later.

The Hagerman and Macauley families were part of the family compact controlling all aspects of life in Upper Canada.

Except for the missing outbuildings and some material changes, the 1829 description of the property describes the property as it is today. Over time, the building is going through a transition from an unsympathetic 1980's renovation to a conservation and restoration project.

The commendation recognizes a three year project to conserve and restore attributes that define the unique neo-classical features of the house.

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- 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 were restored, 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 were conserved, 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 because it was too rough for conservation, 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 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 lead white paint.

The conservation and restoration would not be possible without the level of detail executed by **David White, of D. J. White Restorations**. David is also known for his work on the Ham House at Bath and many other sites in the greater Kingston region.

To view the YouTube video: <https://www.youtube.com/watch?v=dG-SEvFBrs4>



Heritage Award Recipients

Aiken House, 4255 Bath Road Certificate of Commendation

| | |
|-------------------------|--------------------------------|
| Owners: 1974 to present | Dr. Stephen and Carynne Arnold |
|-------------------------|--------------------------------|

Certificates Appreciation

| | |
|---|---|
| Design, consulting, permit application and drawings | Glen Fast and Mac Gervan, Mac Gervan & Associates |
| Installation of new Vicwest Roofing System | William Deguire, Full House Roofing and Renovations |
| Dormer construction, custom windows and new siding on seven dormers | Zachary Armstrong, Armstrong Contracting |
| Repair & Seal of limestone patio & sidewalk | Frank Ottenhof, Stone Mills Masonry |

Davy House, also High Grove House, 370 Academy Street Certificate of Commendation

| | |
|--------------------|-------------------------------------|
| Owner: 2009 - 2021 | Konstantinos Callas Panageotopoulos |
|--------------------|-------------------------------------|

Certificate Appreciation

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|--|---------------------------------------|
| Door Surround and Elliptical Window Conservation | David White, D. J. White Restorations |
|--|---------------------------------------|