



2025 Heritage Conservation Awards Ceremony

November 12, 2025, Doors open 6:30 p.m.

Awards presentation at 7 p.m.

**Renaissance Event Venue
285 Queen Street, Kingston**

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, the Town of Gananoque, and Leeds and the Thousand Islands Township. Managed by a voluntary Board of Directors elected by the members at an annual meeting, it is financed by membership fees, investments, and income from its property rental, as well as tax-deductible bequests and financial contributions.

The Foundation has acquired and restored a number of historic properties over the past fifty years, and it presently owns an early commercial building on Brock Street 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 heritage methods and structures built across the region. It also presents awards each year for heritage conservation in Kingston, Frontenac County, Loyalist Township, the Town of Gananoque, and Leeds and the Thousand Islands Township.

Mail Address: PO Box 27, Kingston, ON K7L 4V6

www.frontenacheritage.ca

New members are always welcome!

Front Cover: This is the newly renovated Fairfield-Gutzeit House (Museum) in Bath, Ontario which officially opened in August 2025 after two years of renovations. It is situated on the Lake Ontario shoreline in Bath. The Frontenac Heritage Foundation had a wonderful tour of the museum on August 11th by township staff. We were amazed at the transformation of this 1796 Georgian Style residence into a sensitively renovated museum. It is both elegant and full of period character. Highlights included authentic wall coverings, original oil paintings, furniture, and clothing. A must see for the community!

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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 43 years.

Each year, aided by interested FHF members and municipal staff, the Foundation's board 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 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; whether it exhibits a high degree of craftsmanship, and whether it is located in an area which is important for heritage protection, like a heritage district. 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. Typically, most work is carried out in the previous year, in this case, 2024.

We are grateful to the members of the municipal heritage committees across the region for their dedicated work in helping to conserve built heritage. They have often shared expert information and valuable ideas about sympathetic repairs. The FHF board always recommends that property owners access this free source of advice in those jurisdictions where it is available.

These awards honour exemplary heritage renovations. At the end of this booklet is a list of the names and contact information for the owners and all those designers, consultants, and builders awarded this year.

Congratulations to all!

Compiled and edited by the Awards Committee: Kristine Hebert, Shirley Bailey, and Diane Newman Reed

Fairfield-Gutzeit House (Museum)
4574 Loyalist Parkway (Hwy 33) Bath, Ontario



Grand Re-opening of Fairfield-Gutzeit House, August 2025



Finished rear view (lake facing)

The Fairfield-Gutzeit House is situated along the Loyalist Parkway waterfront, on a beautiful property that overlooks Lake Ontario, in the village of Bath. The House dates back to 1796 and was designated in 1992 under Part IV of the *Ontario Heritage Act*. It also holds an easement with the Ontario Heritage Trust from 1998.

The Fairfield-Gutzeit House underwent a major restoration in 2023-2024. It was financed through an Ontario Trillium Grant and Loyalist Township capital project funding. The grand re-opening was celebrated on August 7 and 8, 2025.

In 2022, a condition assessment found significant deterioration of the house. Immediate repairs were needed to preserve the integrity of this historic building including both structural and conservation work. In January 2023, Loyalist Township Council approved a project budget for both interior and exterior restoration of the building's structure and finishes. Loyalist Township contracted Roof Tile Management to oversee the restoration project, and Read Jones Christoffersen Ltd. to complete the design.

Through the summer of 2023 as the detailed the design and site investigation proceeded, additional significant structural issues were discovered. In September 2023, Loyalist Township Council approved additional funds to enable the project to proceed.

Highlights of the work included:

- Foundation stabilization and porch reconstruction
- Replacement of deteriorated cladding
- Restoration of original sash windows, plaster walls, and historically accurate paint finishes
- Roof and chimney repairs
- New climate control systems, important for the protection of the distinctive artwork purchased by the Fairfield-Gutzeit members.
- Interior improvements to ceiling and floors

Permits were obtained from the Ontario Heritage Trust, the Loyalist Township Heritage Committee, and the Cataraqui Region Conservation Authority, as well as municipal building permits. Emergency shoring was done on the front porch, and construction began with foundation restoration work in late September 2023. Inside work continued through 2024 and into early 2025.

For their vision of preserving and protecting a valuable community cultural and built heritage asset, Loyalist Township is being honoured with a **Certificate of Commendation** for the impressive restoration of the Fairfield-Gutzeit House.

For their dedication and work to conserve and restore this wonderful museum, **Certificates of Appreciation** are awarded to Chadd Hillis, Project Manager and Dan Johnson, Foreman-Head Carpenter from Rooftile Management; to Matthew Kruckowski, Structural Engineer from Read Jones Christoffersen Ltd.; and Andre Scheinman, Heritage Preservation Consultant.

**'Faculty 47', 47 Wellington Street, Kingston
Old Sydenham Heritage Conservation District**



The building at 47 Wellington was originally the Wellington Street School. Designed by John Power in 1873 at a cost of \$7,200, it was then the most modern school in the city. After the school's closure in 1927, uses varied until 1974 when Queen's University sold the property to Marion and Hans Westenberg, who were strong advocates for heritage preservation.

In 1979, the site was rezoned to allow a total of 17 dwelling units, reflecting a design by Lily Inglis for an addition to the building. The zoning has remained in place since then. The development involves six apartments in the existing school building and eleven apartments in the adjoining new rear addition. The managing partner of cityflats, Peter Sauerbrei, took on this project in 2018, and he describes the building as one of the most iconic in downtown Kingston, located at "centre ice" for him.

The original school is limestone with some clay brick infill, with many wood frame windows and doors, an asphalt shingle roof, etc. The existing building has a

half-level grade at the lowest level along with an attic storey, for a total of three-and-a-half storeys. The original school had high floor-to-floor dimensions, so this makes for interesting interior spaces. The limestone walls required significant reconstruction because of areas where the double limestone walls had separated badly, and the bulges needed repair. This involved much time and unanticipated expense.



In the school building, six of seventeen residential units were built, with period windows on the northwest facade maintained and repaired. Other later windows were replaced with metal-clad wood windows that match the existing patterns. Windows, doors, a new front step, new replacement cresting on the tower, landscaping, and complete interior outfitting has taken many months.

The four-storey addition connected to the rear façade of the original schoolhouse includes elevator access to all floors of the expanded complex, eleven residential units, with three fully accessible, and a large rooftop amenity space offering views of the district, the downtown and the lake.

The project called **Faculty 47** has been described as a rare but challenging opportunity to develop an appropriate, substantial addition to a significant building in the district. The project includes one- to five-bedroom units for rent.

Thanks to the care and attention of a local developer who appreciates Kingston's heritage fabric and wants to ensure that the building continues to be enjoyed for future generations, the **Certificate of Commendation** is awarded to cityflats, in particular Pete Sauerbrei, Managing Partner.

Certificates of Appreciation are awarded to the following: Site Superintendent Alexander Jelinski, architects Trevor Timpany and Ray Zaback, with Shoalts and Zaback; mechanical engineer Callidus Engineering, structural engineer Yousef Mohammed with Art Engineering, window restoration by Jaz Perry with Browne and Perry, frame restoration by Tristan Adams of Parallel Studios, carpentry by Rory O'Brien of Inch Contracting, and masonry by Matt Morey of Morey Construction Ltd. Though awards are not given for cheerleading, it should be noted that the FHF's co-founder, Helen Finley, supported the project from the start.

239 Main Street, Barriefield Heritage Conservation District



Willowmere, 239 Main Street, is located on the west side of Main Street in the Village of Barriefield. It was designed by architect John Hendry and built in 1818-1819 as a one-and-a-half storey house.

Raised to two full storeys later in the 19th century, this handsome limestone



house, with a full-width, one-storey verandah, was designated under the *Ontario Heritage Act* by-law 1979 and then approved by the Ontario Municipal Board in 1981, with updates to the Barriefield District Plan in 1992 and again in 2016.

The limestone house is a two-storey structure with a side-gable plan and symmetrical three-bay façade. It was once known as the Richmond Hotel.

Jennifer and Eric Walton purchased their home in 1996, raised their family there, and have enjoyed the view all this time across the water to the city.

Local mason Matthew McCartney undertook the work as a sole practitioner on the north chimney in 2023, and then the south chimney in early 2025. The bricks used were Watsons town Rideau

Red Bricks along with lime mortar and Galvalume (Raw Finish) for flashing and caps.

The **Certificate of Commendation** is given to the owners, Jennifer and Eric Walton.

The **Certificate of Appreciation** goes to mason Matthew McCartney, for both his masonry work and his detailed flashings and chimney cap metalwork.

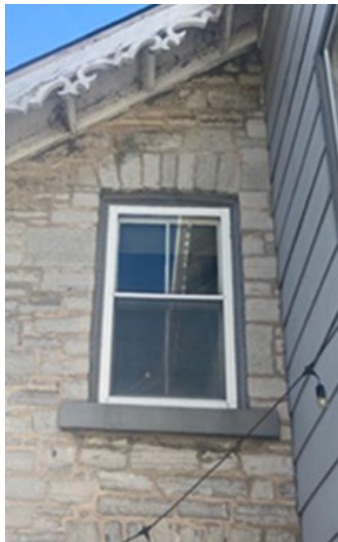
73 Baiden Street, Portsmouth Village



73 Baiden Street is a two-storey limestone residence built in 1869. It is located at the northeast corner of Baiden Street and McDonald Avenue in the Portsmouth Village (Heritage Character Area). This dwelling is located close to the side and front property lines and presents an impressive front and side aspect to the public.

The property is designated under Part IV of the *Ontario Heritage Act*. The designation text notes "This

limestone house, built c. 1869, is a typical village dwelling of the period with the verge boards adding a decorative touch to an otherwise simple residence."



Works undertaken by the property owners include:

- the repair and restoration of the historic windows
- the reestablishment of the decorative vergeboards under the roofline
- the repair and enlargement of the south facing front porch
- the re-cladding the 1970's addition in a period

appropriate Maibec overlapping wood siding.

For their painstaking restoration of their home by the owners, the **Certificate of Commendation** goes to Rosemary Wilson and Jim Colquhoun.

**102 Gore Street,
Old Sydenham Heritage Conservation District**



The new owners of 102 Gore Street, Rebecca and Chris Coupland, were advised to change their address so that emergency services could find their property easily – and also so parcel delivery would be easier. Thus, 42 Wellington Street, located near the south-west intersection of Wellington and Gore Streets, has been changed under city by-laws to 102 Gore Street.

The inventory for the District Plan states in part: "...A

building appears at this location on Howlett's map of 1829. The present structure's simple wood construction and uncoursed stone foundation are consistent with such an early date of construction. Its setback from Wellington, and the main massing's orientation suggests an original Gore Street façade ... the 42 Wellington Street building is a simple, one-and-a-half storey clapboard residence on a stone foundation. The building's main massing features two large 1/1 windows, with wood shutters, along its Gore Street elevation. Its front gable roof has two, 2/2 windows set close to the roofline..."

Formerly, a one-storey southwest extension to the building featured clapboard siding and has now been converted to a two-storey addition. It has a large 2/2 window on its outer bay, and an entranceway on its Gore Street bay. All of the building's fenestration has wide, plain wood frames.

The renovations included a single-storey vestibule/entranceway along the Wellington St. elevation with a new door and sash window. A second-storey addition was added to the existing rear addition. The owners also installed a new sash window on the original window and replaced the existing door and window on the rear addition. A new paint colour gives the home a distinctive look on the streetscape.

Owners Rebecca and Chris Coupland receive a **Certificate of Commendation** for their project.

Custom builder/designer Mark Peabody and his crew receive a **Certificate of Appreciation** for designing and overseeing this project.

Queen's University

Receives a **Certificate of Commendation** for the renovations, restoration to both Ban Righ Hall and Kingston Hall, and for the sensitive addition to the John Deutsch University Centre. **Certificates of Commendation** on behalf of Queen's University go to Barrie Carson and Jamie Thompson, Project Management

Ban Righ Hall, 10 Bader Lane

Ban Righ Hall is the oldest of the University's residences and the first to be specifically built to be a residence for women on campus. The opening of this residence was in October 1925, so this grand old structure is 100 years old this year.

The work undertaken at Ban Righ Hall included extensive masonry repairs, restorations, and rebuilding on the exterior of Ban Righ including the rebuilding of the top portion of the parapet walls and chimney. Related masonry works included: localized mortar cut-out and repointing, localized stabilization and repair, stone repair/replacement, roofing repairs, south terrace repairs, guard extensions/water controls, and flashing repairs and replacement.



The **Certificates of Appreciation** go to Gerry Zegerius, Consultant, Tacoma Engineering and Chadd Hillis, Contractor, Rooftile Management.

John Deutsch University Centre, 87 Union Street



Exterior elevation. New addition in the centre, with existing University Avenue homes to the left, and original building to the right.

The project in the revitalization of this multi-component facility included the demolition and replacement of the 1974 addition, interior renovations to the existing heritage structure, and full renovation of residences including lounges and study spaces. The final product sees the new addition as more supportive of the new uses and patterns of movement in this area of campus. The new addition has blended seamlessly into the area in its massing, siting and scale.

The character-defining elements of the original building are defined in the designating by-law and were retained as part of the rehabilitation of the original building, including the 1949 south and west building facades with their Collegiate Gothic style and composition, the Queenston limestone cladding, and the decorative elements in the cornice, projecting pavilions and entrance, such as carved stone, stained glass and large window bays and Gothic-arched windows.

Certificates of Appreciation go to Susan Croswell, Architect, HDR (Kingston); Chris Burbridge, Architect MJMA, Hank Quan, Contractor, Graham Construction.

Certificates of Appreciation goes to the following firms whose team members are too numerous to list on the certificates: Structural Engineering-Blackwell Structural Engineers, Mechanical and Electrical Engineering-Smith and Andersen, Civil Engineering - Josselyn Engineering Inc.

Kingston Hall, 103 Stuart Street

Kingston Hall, located at 103 Stuart Street, is owned by Queen's University and is a 1901-3 limestone building. It is south of Grant Hall, with its main entrance facing Nixon Field, that faces south towards Stuart Street and the rugby field. The building is a protected heritage property through the Queen's heritage agreement with the City under the *Ontario Heritage Act*.

This handsome building, completed in 1903, was designed in the Victorian Romanesque style by Symons and Rae, and was originally called the 'New Arts Building.' The funding to construct this building was entirely made possible by the City of Kingston, hence the name 'Kingston Hall.' It has served various roles including as a military hospital in World War I and a training barracks during World War II.



Image dated 1918



2024 images

In 2024, a major window replacement was completed to improve functionality and aesthetics, as the old windows were a safety hazard. Renovations included the removal of all the 1970's windows and the replacement with period appropriate painted aluminium windows, the replacement of existing louvres/grilles within the window openings with new louvres and the repair of

three door surrounds and the replacement of those doors with new period appropriate wooden doors.

Certificates of Appreciation are given to Doug Ault, Consultant, Ted Sheridan, Project Engineer, and John McIntyre, Heritage Specialist, from Fishburn Sheridan & Associates Ltd; Trevor Donaldson, Contractor, T. Donaldson Construction Ltd.

Margaret Angus Award

Donald R. Taylor has been a constant presence in the heritage community for more than five decades, tirelessly advocating for the 'right thing' to be done on heritage structures. Born in Manitoba in 1940, he grew up in Burlington, Ontario.

He graduated from Queen's University with a B.Sc. in Engineering Physics in 1962, and as an undergraduate, he was not very aware of Kingston's architecture.



He went on to Oxford University to acquire his doctorate in solid state physics in 1967, where he says there was wonderful architecture everywhere, and there he learned to appreciate building architecture. He went to work at Bell Labs in New Jersey from 1967 to 1970.

He joined the Physics Department at Queen's University in 1970 and retired in 2005. While he worked at Queen's University, he undertook several intriguing heritage restoration projects.

55 William Street was purchased from Homestead Land Holdings in 1970. The front yard was a parking lot, and the building was not in good condition. Then the adjoining 53 William Street house was purchased the same year from the Jack Ward estate. The Taylor family lived there until 1996 (first in 55 and then in both). Major renovations were carried out on both houses including wiring, insulation, stucco, and plastering—all mostly carried out by Don himself. This makes Don a long-time resident of the Old Sydenham Heritage District.

Don joined the Frontenac Heritage Foundation (FHF) soon after the organization was formed (about 1973) and he served as a director and secretary for many years. In those early years of the FHF, buildings were purchased and renovated, and Don took part in renovations at 112 Rideau and 665 King Street.

In 1978, he purchased logs from Sandy McLachlan which had come from a dismantled log house (initially from the Smith Falls area). With Mac Gervan, he rebuilt the house on Howe Island as a summer cottage.

In 1996, Don purchased 139 William Street, an early William Newlands house. Again, more renovations were undertaken, and a porch was added in 2018.

The crowning achievement was the purchase of 2493 Hwy 2 property in 2011; this was a derelict stone farmhouse. Over the next five years, the farmhouse was renovated by Mark Peabody, Bruce Downey, Upper Canada Stone, and Don. In 2013, Don received a Certificate of Commendation and others received Certificates of Appreciation. The property was sold in 2017.

In 2000, Don joined Kingston's Heritage Committee and served almost continuously until 2020, where he was vice-chair for many years. In recent years, he has continued to attend the meetings as an observer who always has astute comments to make about the projects that come forward. For those of us on the Board who are not so familiar with heritage issues, he has quietly taught us a lot over the years. The Roundtable which meets to discuss projects on an informal basis has benefited greatly with his input. No doubt staff have learned a great deal from Don.

He has written numerous articles for the *Foundations* booklet, many of which have made their way into the CHO provincial periodical. He has diligently and tenaciously advocated to protect heritage across the Kingston area, and he is most deserving of our Margaret Angus Award for 2025.

The Frontenac Heritage Foundation is proud to recognize the contribution of Donald R. Taylor by presenting him with the Margaret Angus Award for a lifetime of outstanding achievement in heritage conservation.

Heritage Award Recipients

Fairfield-Gutzeit House (Museum)

Certificate of Commendation	
Owner	Loyalist Township
Certificates of Appreciation	
Heritage Consultant	Andre Scheinman, Heritage Consultant
Carpentry /Foreman	Dan Johnson, Roof Tile Management
Project Manager	Chadd Hillis, Roof Tile Management
Structural Engineer	Matthew Kruczkowski, Read Jones Christofferson

47 Wellington Street, OSHCD

Certificate of Commendation	
Owners	cityflats: Managing Partner Peter Sauerbrei
Certificates of Appreciation	
Site Superintendent	Alexander Jelinski
Architects	Ray Zaback & Trevor Timpany, Shoalts & Zaback Architects
Mechanical Engineering	Callidas Engineering
Structural Engineer	Yousef Mohammed, Art Engineering
Window Restoration	Jaz Perry, Browne and Perry
Frame Restoration	Tristan Adams, Parallel Studios
Carpenter	Rory O'Brien, Inch Contracting
Masonry	Matt Morey, Morey Construction

239 Main Street, Barriefield HCD

Certificate of Commendation	
Owners	Jennifer and Eric Walton
Certificates of Appreciation	
Mason	Matthew McCartney

73 Baiden Street, Portsmouth Village

Certificate of Commendation	
Owners	Rosemary Wilson and Jim Colquhoun

102 Gore Street

Certificate of Commendation	
Owner	Rebecca and Chris Coupland
Certificate of Appreciation	
Custom Builder/Designer	Mark Peabody, Custom Builder

Queen's University: Ban Righ Hall, John Deutsch University Centre and Kingston Hall

Certificate of Commendation	
Owner	Barrie Carson and Jamie Thompson, Project Management
Certificates of Appreciation – Ban Righ Hall	
Contractor	Chadd Hillis, Roof Tile Management
Engineer	Gerry Zegerius, Tacoma Engineers
Certificates of Appreciation – John Deutsch University Centre	
Architect	Susan Croswell, HDR
Architect	Chris Burbridge, MJMA
Contractor	Hank Quan, Graham Construction
Structural Engineering	Blackwell
Mechanical /Electrical Engineering	Smith + Andersen
Civil Engineering	Josselyn Engineering Inc.
Certificates of Appreciation – Kingston Hall	
Project Manager	Douglas Ault, Fishburn Sheridan Kingston Inc.
Project Engineer	Ted Sheridan, Fishburn Sheridan Kingston Inc.
Heritage Consultant	John McIntyre, Fishburn Sheridan Kingston Inc.
Contractor	Trevor Donaldson, T. Donaldson Construction