



Frontenac Heritage Foundation
2011 Heritage Conservation Awards

Presented

October 11, 2011

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.heritagekingston.com

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 and Loyalist Township. Managed by a voluntary Board of Directors who are 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 thirty years; it presently owns an early commercial building in downtown Kingston. Its work includes the presentation of annual awards for heritage preservation in Kingston, Frontenac County and Loyalist Township, sponsorship of public talks and seminars, hosting workshops on practical aspects of heritage restoration and assistance with the publication of books and articles on the region's built environment.

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Awards Committee Report - 2011

Since 1982, the Frontenac Heritage Foundation (FHF) has been actively encouraging the preservation and retention of our local building stock 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 and Loyalist Township have been recognized in this fashion over the past 29 years.

Each year, aided by interested FHF members, the Awards Committee reviews nominated restoration, renovation and repair projects 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 preservation effort. "Certificates of Appreciation" are presented to those designers and builders who have applied their time and skills in preserving the selected buildings.

The Committee considers the architectural design and physical value of a structure and whether it is a rare or unique example of a style or type of construction and/or 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.

In 2011, heritage conservation awards are being presented to the following groups and individuals:

Conservation of Municipal Heritage Properties: Kingston City Hall, Visitor Information Centre, and Wartman House

Certificate of Commendation: The City of Kingston, owner.

Certificates of Appreciation: McCormick Rankin Corporation, engineering.

André Scheinman, heritage consultant.

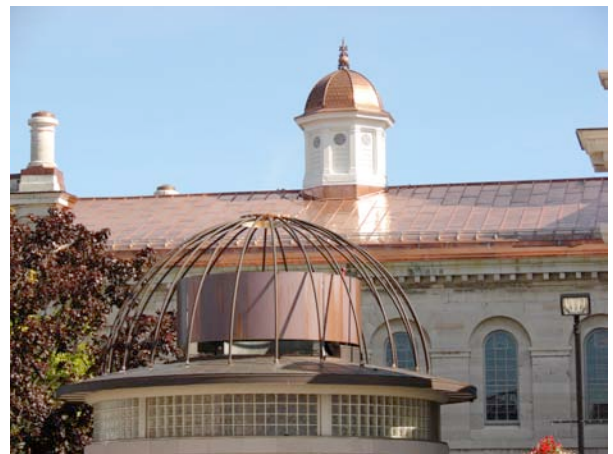
Roof Tile Management, roofs on Kingston City Hall and the Visitor Information Centre

Wartman House: MacKinnon Construction, contractor.

Kerr's Roofing, roof.

MacKay Restorations, stonework.

Citation: Although it has received awards from the Frontenac Heritage Foundation in the past for its conservation of City Hall, the City of Kingston has started a systematic policy of conservation of the heritage properties that it owns. Some of these are highly visible, while others could easily escape the public eye. This year's award singles out three projects that illustrate the City of Kingston's ongoing conservation on three of its heritage properties: the Kingston City Hall, Visitor Information Centre (209 Ontario Street), and Wartman House.



Kingston City Hall, 216 Ontario Street / Paul Christianson 2011

Kingston City Hall: The Kingston City Hall, a building designed by George Browne, built in 1842-4, and repaired many times since, has long been recognized as one of the finest classical municipal buildings in North America. It is a nationally and locally

designated heritage site listed in *Buildings of Architectural and Historic Significance, Kingston, Ontario, I* (Kingston, 1971). As part of its ongoing conservation of this treasure, the City of Kingston replaced another large portion of the copper roof in 2011, the half on the Brock Street side of the building, including a new copper roof for the cupola, and the new copper eaves-troughs and drainpipes. This completes the renewal of the roofs of City Hall, a project carried out over nearly a decade. This major conservation project will ensure our continued enjoyment of this building for generations to come.



Visitor Information Centre, 209 Ontario Street / Paul Christianson 2011

Visitor Information Centre: Designed by William Newlands and built in 1885 from some of the stone from the recently dismantled old Market Battery, this originally served as the Kingston Station of the Kingston and Pembroke Railway. Now it serves as a center for tourists visiting Kingston. It is a designated heritage building listed in *Buildings of Architectural and Historic Significance, Kingston, Ontario, IV* (Kingston, 1977). In 2011, a major renovation of the roof was undertaken with the slate on the slanting sections repaired and reset, new copper installed on the flat section at the top of the roof, on the roofs of the gabled dormers, and on the edges where portions of the roof meet. In addition, new copper eaves-troughs and

drainpipes were added. The results not only look stunning, but will help to keep this gateway for visitors to Kingston in good condition for many years.



Wartman House with its new roof and woodwork/ Helen Finley 2011

Wartman House: This early 19th century stone house is located in the Wartman Patterson Park next to the Kingston West Water Purification Plant. The grounds stretch down to Lake Ontario and provide a quiet place for people to walk and rest. The house and land belonged to Kingston Township before amalgamation and neither the exterior nor the interior was properly conserved. The Wartman house decayed considerably during those years.

The current programme of conservation has taken a major step in turning around the fate of this building. The new roof of cedar shake shingles, redesigned for proper air circulation, should protect the house for another seventy-five years. New external gable ends and fascia reproduce those that existed before. The roof and its supporting structure are handsome. The repointing of the stonework will ensure the survival of the walls for a long time, as well. The City of Kingston deserves our support for ensuring the survival of this early home near the shores of Lake Ontario.

These three projects provide a major demonstration of the commitment of the City of Kingston to the conservation of its heritage buildings. Each involved careful planning and considerable expense. Each produced beautiful, lasting results. The City of Kingston deserves our congratulations for creatively conserving these buildings.

136 Ontario Street, The Common Market



The Common Market / Paul Christianson 2011

Certificate of Commendation: Dr. Dijana Oliver, owner.

Certificates of Appreciation: Norm Irwin, carpentry.

Upper Canada Stonehouse Group Ltd., stonework.

Louise Stalker, interior furnishings and design.

Citation: Built in the early 1840s, this hammer dressed limestone building was constructed as an addition to the row of buildings to the west. It had two shops on the ground floor and living quarters above. In 1843, Captain Hunter had a shop for ship supplies here. Later the building served as an inn, but in 1880 a butcher shop was established here and from 1887 until the 1950s, it housed Nicholson's Meat Market. It is a designated heritage building listed in *Buildings of Architectural and Historic Significance, Kingston, Ontario, II* (Kingston, 1973). After the present owner purchased the property, extensive renovations were carried out to the exterior and interior.

The exterior and interior walls and chimneys were stabilized, repaired, and repointed, restoring them to their original design. Historically based new windows and unobtrusive modern heating were installed. Originally, this was two smaller units, so the wall and stairs between them

were taken down to enlarge the space. The original mantles of the fireplaces and several built in original cupboards were conserved as part of the heritage aspect of the interior.

The decoration of the interior, carried out by the tenant, combines tasteful practical, modern shelves for groceries. Modern chairs, stools, tables, and a sofa cater to the comfort of customers. A lovely large heritage counter, originally from a hardware store in Delta (via an antique shop in Niagara-on-the-lake), adds another heritage touch to the furnishings.



The Common Market, interior/Paul Christianson 2011

As well as providing quality food for sale, the owner and tenants of the Common Market have created a warm, welcoming atmosphere. Discrete signs draw customers for groceries and food. These changes have brought new life to an important part of Kingston's heritage by enabling a modern use for a well conserved heritage building and attracting people to an increasingly busy part of our historic downtown.



The Common Market, conserved cupboard/Paul Christianson 2001

262 Princess Street: Trailhead



262 Princess Street, Trailhead/ Paul Christianson 2011

Certificate of Commendation: Trailhead, Owner.

Certificates of Appreciation: Patrick Powers Construction, carpentry and construction. Ecclesiastical Refinishing Group, entrance façade.

Andrea Belliveau, exterior painting.

When Modern Furniture occupied 262 Princess Street (1948-2010), it had smooth, black facing on the ground floor and a fairly plain, painted casing over the upper half of the street façade. Much of the early interior perished by fire in 1982. When Trailhead decided to locate their retail establishment to this address, just a bit down Princess Street from their previous location, they discovered that a well-preserved neo-classical façade already existed under the upper casing and decided to reveal, conserve, and repaint the façade. This has resulted in one of the most striking heritage store-fronts on Princess Street.

Framed by two tall pilasters with modified Corinthian capitals (now painted dark blue, with gold coloured mouldings and capitals), the ensemble also includes a set of tall, round headed windows

separated by white columns with Corinthian capitals and chunky mouldings around the window frames, all at the second-floor level. The ground floor has a series of tall, rectangular windows and doors that provide shoppers with a view of the goods for sale within. A range of smaller square windows above with mouldings painted in brown around the whole ensemble help to capture the feeling of late 19th century storefronts.

Between the ground floor and the windows above are two horizontal fields, the first a sign in gold letters on a white background spelling out TRAILHEAD in capital letters and the second a series of raised shields on a background of pastel green, bordered by white. The shields now discretely display symbols of the outdoor life: a Nordic skier, a canoe being paddled down a wavy stream, and an evergreen on a rock in the style of Tom Thompson.

Those of you who think that all of this sounds quite theatrical are quite correct. This façade was originally created for the Tivoli movie theater in 1930 to attract people to escape from the Great Depression into the world of moving pictures. It has been freshly repainted and modified in small details to create a very attractive and striking storefront.



262 Princess Street, Trailhead upper sales floor/ Paul Christianson 2011

The interior consists of an entrance court at the ground level, with a sales counter and a warm ceiling of wooden joists. Lovely new maple stairs at each end lead up or down to retail spaces from one side or the other above. The upper area for displaying merchandise is a large, high room, with racks for clothes and other goods scattered around the floor and steel rods welded to the supporting steel girders for the roof holding kayaks of different colours above. From it, another set of new maple stairs lead up to the office area, which receives light from the tall windows with round tops in the entrance façade.

The imaginative conservation of the exterior has restored to the Princess Street streetscape a fascinating heritage façade with dramatic proportions that few of us knew was there. The clever use of the interior spaces has provided a long established Kingston retailer with large, attractive modern sales and office spaces. Both deserve our congratulations.

218 King Street East: Excalibur



218 King Street East/ Paul Christianson 2011

Certificate of Commendation: Robin Quarick and Laurie Davey-Quarick, Owners.

Certificates of Appreciation: Upper Canada Stonehouse Group Ltd., masons and contractors.

Norm Irwin Contracting, carpentry.

A designated house listed in *Buildings of Architectural and Historic Significance, Kingston, Ontario, II* (Kingston, 1973), 218 King Street East was built in the 1830s as a residence. In 1850, it was converted into a grocery store and remained a commercial building for over a century. In the 1970s, it was converted into medical offices. At that time two large plate glass windows on the King Street façade were replaced with openings more proportional to those above.

Located on a corner and with built portions already covering a high proportion of the lot, this is a difficult site for any expansion of external or internal spaces. The present owners have carried out a major conservation and expansion of the exterior, combined with a newly built interior that conserves the heritage portions of the exterior with sympathetic additions that enable the creation of carefully crafted, efficient, yet warm interior working spaces.

The stonework and brickwork received considerable attention from the Upper Canada Stonehouse Group, including transforming a door into a window and filling in another window on the ground floor of the Earl Street façade, rebuilding the chimneys, and pointing and resetting the fabric throughout. This intensive task has put the heritage walls of the building back into excellent condition and able to weather another century.

To create more interior space, the height of the brick addition at the back was increased through a very successful clapboard addition. The top floor was opened up with two new dormers on the front roof and one long, wide dormer on the rear. The latter starts at the back roof of the main house and continues over the brick and clapboard addition. The additions tastefully blend the new with the heritage portions of the building.

During the past year, 218 King Street East has seen considerable conservation, including new sash windows, a new roof,

and a complete rebuilding of the interior. The new work the difficult conservation work took considerable time and great skill to accomplish. The work carried out will allow this well proportioned, handsome heritage building to be enjoyed by the current owners and future generations of Kingstonians and visitors alike.



218 King Street East, Earl Street façade/ Paul Christianson 2011

189 King Street West: “Willow Cottage”



189 King Street West/ Paul Christianson 2011

Certificate of Commendation: Henry and Caroline Averbs, Owners.

Certificates of Appreciation: Mac Gervan and Associates, Ltd., Project Manager.

Concord Homes, carpentry and construction.

Dahm Painting and Decorating, painting.

In the summer of 1843, the Reverend William Macaulay Herchmer (the Assistant Minister at St. George’s Anglican Church) commissioned “Willow Cottage” at 189 King Street West as one of two cottages. He probably planned to rent it to Officials while Kingston was the Capital of the Province of Canada. William Coverdale, a master builder well on his way to becoming a known architect, designed the pair of homes. In 1843, romantic cottages with verandahs were becoming increasingly popular. This is a designated house listed in *Buildings of Architectural and Historic Significance, Kingston, Ontario, VI* (Kingston, 1985),

This home was rented for years to Stafford Kirkpatrick, a lawyer who was the brother of the first Mayor of Kingston, but was sold by the Herchmer family in the 1870s. For some sixty years, it was used as a summerhouse by the family of Major-General Charles Francis Constantine, the 11th Commandant of the Royal Military College, but then was divided into two apartments.

The present owners have converted it back into a family home. This involved a great deal of interior work including replacement of the knob-and-tube electrical wiring with new wiring throughout, repair and refinishing of the wooden floors, reworking the heating system, new quarter inch drywall throughout, moving of walls, adding heating to the limestone composite floor in the kitchen, refinishing the original bannister, reusing the original trim whenever possible, and building a whole new kitchen.

On the exterior, a new roof and new pillars conserved the verandah, while a shed at the rear added in the late 20th century was removed. This exposed rot in the lower portion of an addition at the back from 1857, so the old foundation was dug out and a new one of concrete poured to replace it. New, multi-pane windows have replaced the plate glass “picture window”

on the ground floor of the King Street façade, and multi-pane heritage windows and a multi-pane door have replaced the large plate glass window and door just above. In addition, two twelve over twelve pane windows from the nineteenth century have been preserved on the west façade. The house has been painted in heritage colours. The ample grounds are taking the shape of an extensive garden.



189 King Street West/ Paul Christianson 2011

The conservation of this heritage cottage has converted an early 19th century building into a very livable heritage home that has preserved the old while creating interior rooms for 21st century living. It has ensured the continued life of this early gem.

97 Centre Street



97 Centre Street / Paul Christianson 2011

Certificate of Commendation: Beth and Jim Leake, Owners.

Certificate of Appreciation: Patrick Powers Construction, contractor.

This Arts and Crafts House was built in the early 20th century, as one of three with very similar lines in a row on Centre Street. While common in other parts of Canada, including Victoria, Arts and Crafts houses are relatively rare in Kingston. Until recently, this house had its front porch and the pillars supporting it enclosed behind inappropriate siding. The enclosed porch also featured windows inappropriate to the style of the house.



97 Centre Street before conservation/ Helen Finley 2010

After considerable research on the characteristics of the Arts and Crafts style, the current owners undertook the major project of conserving the house by removing the inappropriate siding and windows. They restored the lovely front verandah and replaced the outside siding throughout with appropriate clapboard or shingle siding. This work once more revealed the pillars supporting the roof of the porch, one of the marks of the Arts and Crafts style.

The outside of the building is painted in a pastel green colour, which works well with the reddish stone of the columns and the ivory pillars that support the roof of the porch. The external trim around the

windows and on the beams of the porch roof is also painted ivory. The shingle siding on the low walls enclosing the porch and on the upper portion of the walls on the sides of the house is also authentic to the style. Since the other two Arts and Crafts houses next door are relatively intact, it is very important that this house was restored.



97 Centre Street / Paul Christianson 2011

The interior was modernized while conserving (or reconstructing where it had been lost) the original woodwork, with its lovely window and door surrounds, wooden doors with brass and glass knobs, and baseboards. The windows looking on to the verandah had to be reconstructed based upon the existing original windows and mouldings.

As a result of this careful research and work, this exquisite Arts and Crafts home will be enjoyed not only by the present owners, but also by future generations and provides an excellent model of how heritage conservation should be carried out.

Margaret Angus Award for Heritage Conservation

The ethic of conservation now shared in Frontenac County and Loyalist Township sprang largely out of the work undertaken by Dr. Margaret Sharp Angus on behalf of the heritage movement over a period of more than six decades. An unparalleled champion of history and culture, she spearheaded countless architectural heritage initiatives, initiated the heritage clothing collection at the Agnes Etherington Art Centre and documented exhaustively local heritage through both factual and dramatic literature. Her most popular work, *The Old Stones of Kingston*, is just one of several significant publications that continue to connect us to one another, and to our past. The intimate working relationship that Dr. Angus had with institutions that are central to this region—Queen’s University, the Agnes Etherington Art Centre, St. Lawrence College, the Kingston General Hospital—has also been widely recognized.

“Peg,” as friends knew her, was a principal co-founder of the Frontenac Heritage Foundation, as well as a past president, and a director. She also held leadership positions in a wide variety of related organizations, including local and provincial historical societies, the Ontario Heritage Foundation and Heritage Canada. She received numerous awards for her work including the nation’s highest honour: the Order of Canada.

The Margaret Angus Award for heritage conservation was created to recognize these outstanding accomplishments. It also serves to commend local citizens who maintain pride in our heritage in a manner that she wished to instill. Dr. Angus was the first recipient of this award, which was presented on December 9, 2007. Dr. Angus passed away on February 15, 2008.

Helen and Gerald Finley

Helen and Gerald Finley were founding members of the Frontenac Historic Foundation (as it was then known) and have remained active members since the early 1970s. They played an important role in helping to establish heritage goals in Kingston in the early 1970s.

Helen served from 1971-4 on the Committee for Architectural Review of the City of Kingston which published the first three volumes of *Buildings of Architectural and Historic Significance, Kingston, Canada*.

Gerald chaired the committee that was responsible for the FHF's exhibition "Decline and Fall: The Architecture of Kingston and Frontenac County", for the Agnes Etherington Museum in 1976. The positive side of this exhibition appeared in the catalogue: *In Praise of Older Buildings* (Frontenac Historic Foundation: Kingston, 1976), a classic introduction.

This catalogue made a strong and persuasive case for conservation and still provides an elegant introduction to the characteristics of heritage buildings. It included many photographs of demolished buildings of great character, such a Plymouth Square, whose Greek Revival woodwork enlivened the exhibition. The catalogue also listed the names and addresses architects, contractors, and a variety of craftsmen that readers could contact to carry out the conservation of their own heritage properties.

In addition to writing about heritage conservation, Helen and Gerald showed how to do it properly. Together they have conserved seven buildings in the old Sydenham Ward: 103 Wellington Street (a Greek Revival cottage from 1837), 53 Earl Street (a classical limestone terrace house from 1844, for which they received a FHF Award), 52-56 Earl Street (a pair of Queen Anne Revival houses from 1886 and 1905, made into apartments in the 1920s), 50 Earl Street (a brick townhouse from 1875), 48 Earl Street (a frame cottage from c. 1880, which received a FHF Award), and 44 Earl Street (an early limestone cottage from c. 1828, which received a FHF Award). In addition they conserved a heritage log cabin near Vennacher in north Lennox and Addington County.

These projects took place over several decades, starting in the mid-1960s with 103 Wellington Street and stretching forward to 2009, when 44 Earl Street was finished. They have led by example, always showing scrupulous attention to restoring original details or providing replacement windows, doors, and other elements that were appropriate to era of the particular building that they were working on.

Also, they have quietly done a host of things to further the cause of heritage, such as recording the interior and exterior of buildings that are about to be demolished. In recent years, Helen has been a regular observer and commentator at the Municipal Heritage Committee meetings and an excellent watchdog for heritage at meetings of City Council and open meetings held in Kingston on heritage properties, as well. She writes a regular Heritage Column for *Vista*, the monthly publication of the Kingston Seniors Association. She has served as a member of the Awards Committee of the FHF for many years and acted as an excellent source for the Watch Committee. And she works on the Heritage Properties Research Group to further the listing and designation of heritage properties.

On behalf of the members and Board of Directors of the Frontenac Heritage Foundation, I am pleased formally to bestow our highest honour for a lifetime of outstanding achievement, the Margaret Angus Award, upon Helen and Gerald Finley and congratulate them for their magnificent contribution to heritage in Kingston, Frontenac County and Loyalist Township.

Heritage Award Recipients Frontenac Heritage Foundation

| Kingston City Hall, Visitor Information Centre, Wartman House | |
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| | Certificate of Commendation |
| Owner | City of Kingston 216 Ontario Street Kingston, ON K7L 2Z3 Attn: Speros Kanellos and Jamie Brash, Buildings and Properties (613) 546-4291 |
| | Certificates of Appreciation |
| Engineering Consultant | McCormick Rankin Corporation 920 Princess Street, Suite 101 Kingston, ON K7L 1H1 (613) 546-2227 Attn: Andy Huctwith |
| Heritage Preservation Consultant | André Scheinman 1000 King Street West Kingston, ON K7M 8H3 (613) 546-1121 |
| Roof-work on Kingston City Hall and the Visitor Information Centre | Roof Tile Management 360 Gibraltar Drive Mississauga ON L5T 2P5 (905) 672-9992 Attn: Nick Mather |
| Contractor on Wartman House | MacKinnon Construction 196 Union Street, suite 5 Kingston, ON K7L 2P6 (613) 572-7276 |
| Cedar shake roof on the Wartman House | Kerr's Roofing 65 Grant Timmins Drive Kingston, ON K7M 8N6 (613) 549-3082 |
| Pointing on Wartman House | MacKay Restorations 449 Frontenac Street Kingston, ON K7L 3T3 (613) 549-1956 |

| 136 Ontario Street, The Common Market | |
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| | Certificate of Commendation |
| Owner | Dr. Dijana Oliver Kingston General Hospital 76 Stuart Street Kingston, ON K7L 2V5 (613) 548-7839 oliverd@queensu.ca |

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| | Certificates of Appreciation |
| Carpentry | Norm Irwin Contracting 1040 Village View Lane Sydenham, ON A0H 2T0 (613) 539-2803 |
| Stonework | Upper Canada Stone House Group P.O. Box 661 Kingston, ON K7L 4X1 (613) 542-4947 Attn: Jonathan Rice |
| Interior Design and Furnishings | Louise Stalker 136 Ontario Street Kingston, ON K7L 2Y4 (613) 548-8400 |

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| 262 Princess Street, Trailhead | |
| | Certificate of Commendation |
| Owners | James Malcolm Trailhead 262 Princess Street Kingston, ON K7L 1B5 (613) 546-4757 |
| | Certificate of Commendation |
| Contractor | Patrick Powers Construction 78 Livingston Avenue Kingston, ON K7L 4L4 (613) 453-5348 |
| Entrance Façade | Ecclesiastical Refinishing Group P.O. Box 1502 Kingston, ON K7L 5C7 (613) 613-449-4847 info@ecclesiasticalgroup.com |
| Painting of Entrance Façade | Andrea Belliveau Ecclesiastical Refinishing Group P.O. Box 1502 Kingston, ON K7L 5C7 |

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| 218 King Street East, Excalibur | |
| | Certificate of Commendation |
| Owners | Excalibur Robin Quantick and Laurie Davey-Quantick 218 King Street East Kingston, ON K7L 3A6 rquantick@excalibur.ca |

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|--------------------------|---|
| | Certificates of Appreciation |
| Contractor and Stonework | Upper Canada Stone House Group Ltd. P.O. Box 661 – Station Main Kingston, ON K7L 4X1 (613) 542-4947 Attn: Jonathan Rice ucshgltd@gmail.com |
| Carpentry | Norm Irwin Construction 1040 Village View Lane Sydenham, ON A0H 2T0 (613) 539-2803 |

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| 189 King Street West | |
| | Certificate of Commendation |
| Owners | Henry and Caroline Averns 189 King Street West Kingston, ON K7L 2W7 (613) 542-9579 |
| | Certificates of Appreciation |
| Project Manager | Mac Gervan and Associates 256 Mowat Avenue Portsmouth, ON K7M 1K9 (613) 546-5097 mac@gervan.ca |
| Carpentry | Concord Homes P.O. Box 23015 Amherstview, ON K7N 1Y2 (613) 384-0033 concord@cogeco.ca |
| Painting | Dahm Painting and Decorating 296 South Street Gananoque, ON K7G 1A3 (613) 382-0035 |

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|-------------------------|---|
| 97 Centre Street | |
| | Certificate of Commendation |
| Owner | Beth and Jim Leake 97 Centre Street Kingston, ON K7L 4E7 (613) 544-2838 |
| | Certificates of Appreciation |
| Contractor | Patrick Powers Construction 78 Livingston Avenue Kingston, ON K7L 4L4 (613) 453-5348 |