



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

**Meeting Date:** May 4, 2026

**Report:** Designation of 212-216 London Street, Report IPGPL26-020

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## Subject

A report to recommend that Council consider the Peterborough Architectural Conservation Advisory Committee's recommendation that the property municipally known as 212-216 London Street be designated under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18 as being a property of cultural heritage value or interest to the City of Peterborough.

## Recommendations

That Council approve the recommendations outlined in Report IPGPL26-020, dated May 4, 2026, of the Commissioner, Infrastructure, Planning and Growth Management as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) that Council designate the properties at 212 London Street, 214 London Street and 216 London Street as a heritage properties under Part IV, Section 29 of the **Ontario Heritage Act** R.S.O. 1990, c.O.18 being of "cultural heritage value or interest" be received; and,
- b) That Council take the following actions to designate the properties at 212 London Street, 214 London Street and 216 London Street as heritage properties under Part IV, Section 29 of the **Ontario Heritage Act** R.S.O. 1990, c.O.18 being of cultural heritage value or interest:
  - i. Serve Notices of Intention to Designate 212 London Street, 214 London Street and 216 London Street and provide public notices of that intention

in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act** R.S.O. 1990, c.O.18, s.31 (3);

- ii. Serve the owners of the properties to be designated and the Ontario Heritage Trust with Notices of Intention to Designate as per the **Ontario Heritage Act** R.S.O. 1990, c.O.18, s.21 (3).

## Executive Summary

- A report to consider the PACAC's recommendation that Council designate the properties municipally known as 212 London Street, 214 London Street and 216 London Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18.
- The properties at 212 London Street, 214 London Street and 216 London Street has been evaluated and are considered to be properties of cultural heritage value or interest to the City of Peterborough.
- The owner of one of the properties has requested designation and consulted with the other owners.
- Staff concur with the PACAC's recommendation.

## Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-laws. The designation process strikes a balance between the interests of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls alterations that might harm specific heritage features.

Designation may also make property owners eligible for preservation grants and tax relief and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 155 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The Planning, Development and Urban Design Division administers the designation program in partnership with the PACAC and the City Clerk's Office.

The PACAC considers the properties at 212 London Street, 214 London Street and 216 London Street worthy of heritage designation as they meet two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 212-216 London Street was received by the PACAC at their meeting of March 3, 2026. The committee approved a motion that its opinion, that the properties be designated under Part IV of the Act as a

property of cultural heritage value or interest, be forwarded to Council. Staff concur with the Committee's recommendation.

## **Short Statement of Reasons for Designation**

### **212-216 London Street**

212-216 London Street has cultural heritage value as a unique example of an Edwardian row house in Peterborough. Built in the Edwardian Classicism style, the houses display key elements of the style, uniquely applied to a row house, including porches with bowling pin columns; pediments with shingles above the porches; and stained glass transom windows on the main floor. The properties have historical and associative value through associations with prominent businesspeople such as William Earle Kidd, Edgar D. Carson and Ernest H. Bartlett. Contextually, these terraced houses support the residential streetscape of London Street and the wider residential neighbourhood to the north of the downtown core.

## **Analysis**

### **Official Plan**

The City's Official Plan provides a comprehensive and integrated framework that forms the basis of decision making with respect to the physical change of the City. The Official Plan applies to all land use planning decisions made by the City. The planning horizon of the current plan is to the year 2051.

Per Section 5.1.2a. of the Official Plan, the City may, by By-Law, designate built heritage resources, heritage conservation districts and cultural heritage landscapes of cultural heritage value or interest in accordance with the regulations and criteria established under the Ontario Heritage Act and implementing regulations.

Section 5.1.1a. indicates that it is the objective of the Plan that cultural heritage resources within the city be identified, conserved, promoted and enhanced and that development should occur in a manner which protects and complements the City's heritage.

Section 5.1.1b. indicates that significant built heritage resources and cultural heritage landscapes will be identified and conserved so that they continue to be experienced and appreciated by residents, visitors and future generations.

## Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Priority: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

The work of the Peterborough Architectural Conservation Advisory Committee (PACAC) and the Heritage Preservation Office directly addresses and works to enhance the cultural aspects of our community. The PACAC's work also strives to "demonstrate strong leadership in environmental stewardship by proactively addressing issues and challenges of climate change and the environment" through the preservation of heritage as a critical part of building climate change resilience.

## Engagement and Consultation

The Ontario Heritage Act does not require the consent of a property owner for Council to serve notice of its intention to designate a property because the law provides for an owner to object and have that objection considered by Council and, in some cases, the Ontario Land Tribunal. While the Act does not require a municipality to notify the owner that their property is being considered for designation it has always been the practice in Peterborough to inform the owner.

This building is a historically cohesive rowhouse which is three separate properties. The owner of one of the housing units in this rowhouse, in consultation with the other two owners, approached Staff to request designation. Staff have corresponded with all three owners and, to date, none have stated their objection to the proposed designation.

## Budget and Financial Implications

There are no budgetary or financial implications as the result of the recommendations of this report at this time.

## Conclusion

The PACAC has recommended to Council the designation of 212 London Street, 214 London Street and 216 London Street as properties of cultural heritage value or interest. Staff concur with the PACAC's recommendation. This report advises Council of the PACAC's recommendation and seeks a Council decision regarding that recommendation.

## Attachments

- Appendix A: 212-216 London Street Heritage Designation Brief
- Appendix B: Proposed Heritage Designation By-law for 212 London Street
- Appendix C: Proposed Heritage Designation By-law for 214 London Street
- Appendix D: Proposed Heritage Designation By-law for 216 London Street

Submitted by,

Blair Nelson, BEng., P. Eng.  
Commissioner, Infrastructure, Planning and Growth Management

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**Appendix A – 212-216 London Street Heritage Designation Brief**

**Heritage Designation Brief**



**212-216 London Street**

Peterborough Architectural Conservation Advisory Committee

2026

## Heritage Designation Status Sheet

Street Address: 212-216 London Street

Roll Number: 1514-040-070-01100-0000; 1514-040-070-01200-0000; 1514-040-070-01300-0000

Short Legal Description: PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R601514, S/T R601514 EXCEPT THE T/W EASEMENT THEREIN; CITY OF PETERBOROUGH  
PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R654637, S/T & T/W R654637 ; PETERBOROUGH CITY ; SUBJECT TO EXECUTION 96-0291, IF ENFORCEABLE  
PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R449017, S/T & T/W R449017 ; PETERBOROUGH CITY

PACAC Review Date: March 3, 2026

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completed Date: February 2026

Designation Brief Completed by: Emily Hamilton

Comments:

## STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990 (the Act). A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any two** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 212-216 London Street meets criteria and has cultural heritage value or interest and merits designation under the Act.

### 1. The property has design value or physical value because it:

#### a. is a rare, unique, representative, or early example of a style, type, expression, material or construction method:

212–216 London Street is a rare and unique example of an Edwardian row house in Peterborough. It exhibits key characteristics of Edwardian Classicism, expressed in the uncommon form of a row house.

#### b. displays a high degree of craftsmanship or artistic merit:

The property displays a high degree of craftsmanship, particularly in its dormers, stained glass additions, and front porches with bowling pin columns.

#### c. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

### 2. The property has historical value or associative value because it:

#### a. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community:

212-216 London Street has direct associations to the history of the Trent-Severn Waterway as Ernest Bartlett was the accountant for the Trent Valley Canal Association while living in 216 London Street. It also has direct associations to the working and middle class of Peterborough through residents William Kidd, a local businessman, and Edgar Carson a grocer turned mechanic.

#### b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property has the potential to yield information that contributes to an understanding of life for the middle class in early twentieth century Peterborough.

**c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community:**

The property does not demonstrate or reflect the work of a known architect, artist, builder, designer, or theorist significant to the community.

**3. The property has contextual value because it:**

**a. is important in defining, maintaining or supporting the character of the area:**

This property contributes to and supports the historic residential character of London Street and the wider residential neighbourhood north of the downtown core.

**b. is physically, functionally, visually, or historically linked to its surroundings:**

This property is functionally, physically, and historically linked to its surroundings as a middle class residence constructed in red brick with a porch and other decorative elements on London Street.

**c. is a landmark:**

This property is not a landmark.

## Design and Physical Value

212-216 London Street has strong design and physical value as a rare example of row house in the Edwardian Classicism style. Edwardian Classicism rose to prominence just before the turn of the twentieth century and remained popular until the precipice of World War I. Its name is derived from its popularity in the Edwardian era – the reign of King Edward VII from 1901-1910. Edwardian Classicism began in Britain in reaction to France's Beaux-Arts style that was quickly gaining popularity, leaving Britain with no way to execute its imperial might. As its popularity rose in Britain, it spread across the anglosphere to Canada. However, in Canada it was largely blended with the Beaux-Arts or Queen Anne styles which were also popular at the time.

An Edwardian Classicism design is balanced with straight rooflines and simple detailing. The style features elements of Neoclassicism, the revival of the architectural vocabulary of ancient Greece and Rome, such as columns, voussoirs and keystones. In Edwardian Classicism, these elements are meant to blend in and create a cohesive façade, as opposed to standing out. The style was a reaction to the affluent Victorian styles, as such, Edwardian Classicism displays compact and simplified massing and a restrained use of ornamentation. It is characterized by square massing, gable roofs, porticos or verandahs, and simple detailing.

The style was popular in early twentieth century residential development. The Avenues, Peterborough's first planned residential development, is notable for the predominance of the Edwardian front gable house. The popularity of this house type was reinforced by pattern books and house plans that could be ordered from catalogues.

Likely constructed in the early 1900s, 212-216 London Street is unique for its demonstration of several key characteristics of Edwardian Classicism in the design of a row house. It is one of only a few terraced houses constructed in this style in Peterborough. Key elements include the gable roof, porches with bowling pin columns, pediments with shingles above the porches, and stained glass transom windows on the main floor. The stained glass windows, rusticated stone foundation, curved brickwork and elegant porches are all striking elements that add a sense of sophistication to the house.

## Historical and Associative Value

This terraced house first appears as three separate addresses in the 1903 town directory. 214 London Street appears as early as 1888, indicating there was a likely a prior dwelling on this property which was demolished around the turn of the century to facilitate the construction of this row house.

From 1925, the property gained associations with prominent local businessperson William Earle Kidd who moved in 212 London Street that year. Kidd was assistant manager of the Gallagher Remedy Company. The Gallagher Remedy Company was originally incorporated in 1921 and opened a shop and small processing factory at 332 Water Street. The company was unique in Peterborough at the time as it was one of few medicine manufacturers. Kidd's brother Walter was the company's manager, and his brother David was secretary. They had lines of medicine that were approved for both human and animal use. Notably, the Blood Purifier for humans and the Crimson Comb for chickens. Their production spread quickly across Ontario and in 1925 the company was looking at expanding into Quebec.



**Detail of 1915 Fire Insurance Map of the City of Peterborough**



In January 1929, the company announced plans for a new factory at 165 King Street. Their factory was designed to appear as a house and was kept free from dust and dirt to ensure a sanitized environment for creating their medications. However, a little over a year later, the company was sued for non-payment of shares to a shareholder in Dummer Township. The case went to the Supreme Court and the shareholder won. This ultimately led to the demise of the Gallagher Remedy Company.

Kidd remained at 212 London Street as a salesman for several years. He married Ada Greenleaf in 1917; they had no children. His wife died on June 30, 1948, from a cerebral hemorrhage. He died in 1965.

A notable resident of 214 London Street was Edgar D. Carson, who initially worked as a grocer before later becoming a repairman with General Electric. Carson was born in Aberdeen, Scotland, and came to Canada at the age of 22. He first settled in Dundalk, Ontario, before moving to Peterborough. He married Alice Brown in 1920; they had no

children. The 1930 city directory lists him as manager of the Haboco grocery store. He subsequently established his own grocery at 137 Benson Avenue in the city's north end.

On November 28, 1936, Carson was shot during an armed robbery at his store by Gordon Druce and John McClennan. After requesting cigarette papers and being told they were out of stock, Druce produced a firearm and demanded compliance. Carson was shot in the arm and abdomen while attempting to resist. Neighbours provided immediate assistance, and Carson contacted police despite his injuries; prompt first aid likely prevented fatality.

Druce and McClennan were arrested and held pending trial, which was delayed until January 1937 to allow for Carson's testimony. Both pleaded guilty to armed robbery and assault with a weapon and received sentences of approximately two years, to be served separately at the Ontario Reformatory in Guelph and Kingston Penitentiary. The prosecution relied largely on witness testimony, as only one firearm was initially recovered. A second gun, believed to belong to Druce, was discovered in Jackson Park near the southeast entrance the day before his transfer to Kingston Penitentiary, reportedly wrapped in a handkerchief matching witness descriptions. Following the incident, Carson did not reopen his store; by 1945, city directories list him as a repairman with General Electric.

A prominent occupant of 216 London Street was Ernest Bartlett, who lived at the address from 1909-1925. In 1909, Bartlett was employed as a printer for *The Peterborough Times*. By 1911, he was the accountant for the Trent Valley Canal Association. In 1914, a federal investigation examined irregularities in the Association's engineering and maintenance department accounts. The engineering department had procured explosives from the Kingan Hardware Company of Peterborough; discrepancies between quantities ordered and delivered prompted internal review. The inquiry determined that Kingan and Joseph McClellan had colluded to defraud the government by inflating charges and staging deliveries. It further revealed that several local residents had been placed on the payroll as nominal labourers while providing ancillary services, including lodging and board for canal employees. As a result, Joseph McClellan and Alexander Grant, the respective superintendents, were dismissed. The investigative report, published in March 1914, commended Bartlett for instituting a formal financial record system where none had effectively existed.

Bartlett was active in local fraternal and athletic organizations, including the Loyal Order of the Moose, the Oddfellows, and the Peterborough Amateur Athletic Association. Within the Oddfellows, he served as chairman of the Advertising Committee in 1919 and was appointed to the Grand Encampment Committee on the State of the Order in 1923. He married Christine Maud Shera in 1903; the 1911 census records one daughter.

## **Contextual Value**

212-216 London Street has strong contextual value as it contributes to and supports the historic residential character of London Street and the wider residential neighbourhood north of the downtown core. As a middle-class residence constructed in red brick, featuring a porch and decorative architectural elements characteristic of its period, it reinforces the established built form and visual rhythm of the streetscape. The property is functionally, physically, and historically linked to its surroundings, having maintained its residential use since its construction. Through its scale, materials, and continued residential function, it strengthens the historical continuity and character of the area.

*"The short statement of reason for designation, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the City Clerk's office during regular business hours."*

## **SHORT STATEMENT OF REASONS FOR DESIGNATION**

212-216 London Street has cultural heritage value as a unique example of an Edwardian row house in Peterborough. Built in the Edwardian Classicism style, the houses display key elements of the style, uniquely applied to a row house, including porches with bowling pin columns; pediments with shingles above the porches; and stained glass transom windows on the main floor. The properties have historical and associative value through associations with prominent businesspeople such as William Earle Kidd, Edgar D. Carson and Ernest H. Bartlett. Contextually, these terraced houses support the residential streetscape of London Street and the wider residential neighbourhood to the north of the downtown core.

## **SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques, and landscape features:

### **Exterior Elements:**

- Two-story red brick construction
- Gable roof
- Dormers with shingles, return eaves and ornamental trim
- Fenestration
- Lug sills
- Offset entrances in each unit

- Windows with rounded stained-glass transoms
- Porticos including pediments
- Pediments
- Bowling pin columns
- Piers
- Rusticated stone foundation and portico columns
- Decorative brickwork

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**Appendix B - Proposed Heritage Designation By-law for 212 London Street**

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**The Corporation of the City of Peterborough****By-Law Number 26-[by-law number]**

Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18 (212 London Street)

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The Corporation of the City of Peterborough by its Council thereof hereby enacts as follows:

That the hereinafter described properties be and are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

**212 London Street**

PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R601514, S/T R601514 EXCEPT THE TW EASEMENT THEREIN; CITY OF PETERBOROUGH

**Reason for Designation**

212-216 London Street has cultural heritage value as a unique example of an Edwardian row house in Peterborough. Built in the Edwardian Classicism style, the houses display key elements of the style, uniquely applied to a row house, including porches with bowling pin columns; pediments with shingles above the porches; and stained glass transom windows on the main floor. The properties have historical and associative value through associations with prominent businesspeople such as William Earle Kidd, Edgar D. Carson and Ernest H. Bartlett. Contextually, these terraced houses support the residential streetscape of London Street and the wider residential neighbourhood to the north of the downtown core.

**Heritage Attributes**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features.

**Exterior Elements:**

- Two-story red brick construction
- Gable roof
- Dormers with shingles, return eaves and ornamental trim
- Fenestration
- Lug sills
- Offset entrances in each unit
- Windows with rounded stained-glass transoms
- Porticos including pediments
- Pediments
- Bowling pin columns
- Piers
- Rusticated stone foundation and portico columns
- Decorative brickwork

By-law passed this            day of            , 2026.

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Jeff Leal, Mayor

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John Kennedy, City Clerk

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**Appendix C - Proposed Heritage Designation By-law for 214 London Street**

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**The Corporation of the City of Peterborough****By-Law Number 26-[by-law number]**

Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18 (214 London Street)

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The Corporation of the City of Peterborough by its Council thereof hereby enacts as follows:

That the hereinafter described properties be and are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

**214 London Street**

PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R654637, S/T & T/W R654637 ; PETERBOROUGH CITY; SUBJECT TO EXECUTION 96-0291, IF ENFORCEABLE

**Reason for Designation**

212-216 London Street has cultural heritage value as a unique example of an Edwardian row house in Peterborough. Built in the Edwardian Classicism style, the houses display key elements of the style, uniquely applied to a row house, including porches with bowling pin columns; pediments with shingles above the porches; and stained glass transom windows on the main floor. The properties have historical and associative value through associations with prominent businesspeople such as William Earle Kidd, Edgar D. Carson and Ernest H. Bartlett. Contextually, these terraced houses support the residential streetscape of London Street and the wider residential neighbourhood to the north of the downtown core.

**Heritage Attributes**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim,

together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features.

**Exterior Elements:**

- Two-story red brick construction
- Gable roof
- Dormers with shingles, return eaves and ornamental trim
- Fenestration
- Lug sills
- Offset entrances in each unit
- Windows with rounded stained-glass transoms
- Porticos including pediments
- Pediments
- Bowling pin columns
- Piers
- Rusticated stone foundation and portico columns
- Decorative brickwork

By-law passed this            day of            , 2026.

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Jeff Leal, Mayor

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John Kennedy, City Clerk

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**Appendix D - Proposed Heritage Designation By-law for 216 London Street**

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**The Corporation of the City of Peterborough****By-Law Number 26-[by-law number]**

Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18 (216 London Street)

---

The Corporation of the City of Peterborough by its Council thereof hereby enacts as follows:

That the hereinafter described properties be and are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

**216 London Street**

PT LT 6 N OF LONDON ST & W OF GEORGE ST PL 1 TOWN OF  
PETERBOROUGH AS IN R449017, S/T & T/W R449017 ; PETERBOROUGH CITY

**Reason for Designation**

212-216 London Street has cultural heritage value as a unique example of an Edwardian row house in Peterborough. Built in the Edwardian Classicism style, the houses display key elements of the style, uniquely applied to a row house, including porches with bowling pin columns; pediments with shingles above the porches; and stained glass transom windows on the main floor. The properties have historical and associative value through associations with prominent businesspeople such as William Earle Kidd, Edgar D. Carson and Ernest H. Bartlett. Contextually, these terraced houses support the residential streetscape of London Street and the wider residential neighbourhood to the north of the downtown core.

**Heritage Attributes**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features.

**Exterior Elements:**

- Two-story red brick construction
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- Windows with rounded stained-glass transoms
- Porticos including pediments
- Pediments
- Bowling pin columns
- Piers
- Rusticated stone foundation and portico columns
- Decorative brickwork

By-law passed this            day of            , 2026.

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Jeff Leal, Mayor

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John Kennedy, City Clerk