



Heritage Advisory Panel Agenda
On Thursday, October 27th, 2022 at 6:00pm

Join Zoom Meeting

<https://us02web.zoom.us/j/83981464000?pwd=dDhudTVmWGY5SzlJSVmxBVkZhVjJLZz09>

1.	Call Meeting to Order
2.	Disclosure of Pecuniary Interest & General Nature Thereof
3.	Approval of Minutes – Thursday, September 15th, 2022
4.	Public Question/Comment (Only Addressing Items on the Agenda)
5.	Disclosure of Additional Items
6.	Delegations – 120 King Street Owner
7.	Presentations by Staff/Others - None
8.	Community Success Stories
9.	New Business
	<ul style="list-style-type: none">• Confederation Park Plaque• By-Law for 120 King Street W• Property Research• 10 King Street – Library elevator
10.	Unfinished Business <ul style="list-style-type: none">• Susan Push updates<ul style="list-style-type: none">○ Signage○ Susan Push windows○ Umbrella• 3 cement pads for plaques• Bill Rees plaque for Bandshell• Brewery Awning modifications• 10 King Street and St Andrew's Church
11	Correspondence- None
12.	Discussion of Additional Items
13.	Next Regular Meeting
14.	Adjournment

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town's website.



Heritage Advisory Panel Minutes
On Thursday, September 15, 2022 at 6:00pm

PANEL MEMBERS PRESENT		STAFF COUNCIL PRESENT
Chair:	Councillor Dave Anderson	Amanda Trafford, Business Development Coordinator
	Christine Milks	Anna Collet, Heritage Assistant
	Joanne van Dreumel	
	Derryl Wood	
	Mathew Thivierge	
	Gaylan Fittell	
Regrets:	Therese Conway	Doug Wark, Manager of Community Services

1.	Call Meeting to Order- Chair called meeting to order at 6:03pm	
2.	Disclosure of Pecuniary Interest & General Nature Thereof	NONE
3.	HAP Motion #2022-18 - Approval of Minutes from Thursday, July 14, 2022 Moved by: Joanne van Dreumel Seconded by: Derryl Wood BE IT RESOLVED THAT THE HERITAGE ADVISORY PANEL HEREBY ADOPTS THE MINUTES OF JULY 14, 2022 MEETING <div style="text-align: right;">CARRIED</div>	
4.	Public Question/Comment (Only Addressing Items on the Agenda)	NONE
5.	Disclosure of Additional Items	NONE
6.	Delegations	NONE
7.	Presentations by Staff/Others	NONE
8.	Community Success Stories <ul style="list-style-type: none"> • The fountain has been installed at Confederation Park 	
9.	New Business	
	<ul style="list-style-type: none"> • Susan Push <ul style="list-style-type: none"> ○ Signage A white wood sign is located in the back room of the Visitor Centre that could be put by the Susan Push. Amanda to send photo of it and will be discussed in October meeting. ○ Susan Push windows The windows were installed. Joanne to set up meeting with Railway Museum of Eastern Ontario in Smith Falls to discuss the Susan Push and will report back in October meeting. 	

	<ul style="list-style-type: none"> ○ Umbrella Town of Gananoque's Poet Laureate Gretchen Huntley poem The Umbrella Station. Possible display at the Umbrella, an updating of pre-existing plaque, QR code or incorporating it into the heritage walking tour app. Will require a call out to community for stories and photos of the Umbrella. ● 3 cement pads for plaques Amanda to contact Brock from Public Works to meet and discuss possible locations and will report back for next meeting. ● Bill Rees plaque for Bandshell Amanda to contact Brenda or other municipalities for best practices for the placement of the plaque. Potential for two options of a formal brass plaque and an interpretive panel ● King St Walking Bridge The one-page synopsis of historical importance of the walking bridge was sent to council. ● Brewery Awning modifications A modification to a historic building without Panel approval. Amanda to draft letter for next meeting as a reminder and to facilitate consultation on any future projects. 	
10.	Correspondence	NONE
12.	Discussion of Additional Items	
	<ul style="list-style-type: none"> ● Time sensitive item of an addition of an elevator in library and the repair of stairs at St. Andrew's Presbyterian Church. Gaylan offered to review heritage designation documents on whether the panel has authority and will respond before the next regular meeting. 	
13.	Next Regular Meeting - October 20, 2022 at 6:00pm via Zoom	
14.	Adjournment HAP Motion #2022-19 to Adjourn Meeting Moved by: Gaylan Fittsell Seconded by: Joanne van Dreumel BE IT RESOLVED THAT THE HERITAGE ADVISORY PANEL HEREBY ADJOURNS THIS MEETING.	
		CARRIED

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Chair Signature:

Recording Secretary:

Date:

The Corporation of Town of

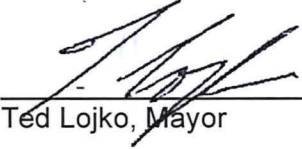

MOTION / RESOLUTION OF COUNCIL

Date: October 4, 2022		Motion No. 2022 – 162.
Subject: Municipal Heritage Designation – 120 King Street West – Letter of Objection		
Moved by:	Councillor Osmond.	
Seconded by:	Councillor Harper.	
<p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVE THE LETTER OF OBJECTION FROM THE PROPERTY OWNERS AT 120 KING STREET WEST AND REFER THE LETTER TO THE HERITAGE ADVISORY PANEL FOR REVIEW, COMMENT AND TO REPORT BACK TO COUNCIL, AS PRESENTED IN COUNCIL REPORT CAO-2022-15.</p>		

Carried: **Ayes** 7 **Nays** 0

Defeated: _____

Tabled/Postponed: _____



 Ted Lojko, Mayor

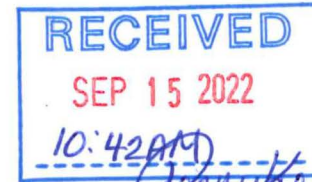
MA s. 246 - When a recorded vote is requested, the Clerk will call for each Councillors vote (Aye or Nay), mark the recorded vote as indicated by the member, and announce whether the motion is carried or defeated. The Mayor will then sign the motion.

RECORDED VOTE:	Aye	Nay
Anderson, D.		
Haird, A.		
Harper, M.		
Kench, M.		
O'Connor, D.		
Osmond, D.		
Lojko, T.		
TOTALS		

120 King Street West, Gananoque, On K7G 2G4

13th September 2022

Corporation of the
Town of Gananoque
30 King Street East
P.O. Box 100
Gananoque, On K7G 2T6



RE:

3	Single Family Dwelling	120 King Street West	LOT A, PLAN 170, WEST OF THE GANANOQUE RIVER, TOWN OF GANANOQUE	By-law No. 1993-004	Proposed Amendment - 120 King Street West
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Dear Penny Kelly, Clerk/CEMC:

As a returning Gananoquean, it is my distinct pleasure and responsibility to provide the Town of Gananoque with a written Notice of Objection to your department as directed to my co-owner and myself by letter dated 16th August 2022 and sent by registered mail as owners of 120 King Street West, Gananoque, On.

The attachment is our full Statement of Objection.

We are requesting that Town Council reject the proposed amendment for 120 King Street West.

Respectfully submitted,

A handwritten signature in black ink that reads "G. Fitsell".

Gaylan Fitsell
120 King Street West, Gananoque, On

A handwritten signature in black ink that reads "Marsha Gormley".

Marsha Gormley
198 King Street East, Kingston, On

Statement of Objection RE:

3	Single Family Dwelling	120 King Street West	LOT A, PLAN 170, WEST OF THE GANANOQUE RIVER, TOWN OF GANANOQUE	<u>By-law No.</u> 1993-004	<u>Proposed</u> Amendment - 120 King Street West
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Our summarized objections to the proposed amendment for 120 King Street West:

- A) Attribution of date of construction ca. 1860. Attribution of front porch construction to after 1947.
- B) Attribution that the Architect/Designer/Builder was William Brough/John Beattie.
- C) 120 King Street West does not have landmark qualities (section 3.iii of Ontario Regulation 9/06).
- D) No discussion of Joel Stone, the founder of Gananoque.
- E) The architectural form of the house is stated as 19th century Ontario cottage form with modest vernacular references to the Gothic Revival style and the Regency style.
- F) The assumed construction date ca. 1860 in the proposed amendment, based largely on the absence of 120 King Street West on an 1861 map has subsequently formed and rationalized the historical timeline and historical value of the property.
- G) Owners input.

Documents referenced:

- A) Map of Gananoque 1858, Archives of Ontario (hence 1858 Map). A portion of this map that includes 120 King Street West is found in "The Tumultuous Origins of the Gananoque Power Company" by Paul Coté 2021 published in ThousandIslandsLife.com August 2021. Another portion of the map just south of 120 King Street West is found in "STAGE 1 and 2 ARCHAEOLOGICAL ASSESSMENT, BAY ROAD AND ROTARY BEACH UPGRADES, GEOGRAPHIC TOWNSHIP OF LEEDS, TOWN OF GANANOQUE, ONTARIO" by Caitlyn Howard 2016.
- B) Figure 2 of the proposed amendment "Historical Atlas of the Counties of Leeds and Grenville, Canada West, from Surveys under the Direction of H.F. Walling (Kingston: Putnam & Walling Publishers, 1861-62, reprint ed. Belleville: Milka Publishing, 1973, p. 20" (hence 1861 Map).

- C) Figure 3 of the proposed amendment “Map of Part of the Estate of the Late John Beattie Being Part of Lot 13 Block “B” in the Town, Gananoque, Ont., dated 1905” (hence Beattie Estate).
- D) Figure 5 of the proposed amendment “Underwriters Survey Bureau, Insurance Plan of Gananoque, plan dated 1947, plate 3” (hence Insurance Plan).
- E) “Beyond fireplaces: Historic heating methods of the 19th century” by Robert Khederian found on curbed.com (hence Beyond Fireplaces).
- F) The Early Domestic Architecture of Connecticut. John Kelly 1963 (hence Kelly Book, see Figure 11).
- G) Early Connecticut Houses: An Historical and Architectural Study. Isham and Crown 1900 (hence Isham Book, see Figure 10).
- H) Gunn Historical Museum article on Joel Stone (hence Gunn Paper). gunnhistoricalmuseum.pastperfectonline.com/byperson?keyword=Stone%2C+Joel
- I) Memoir of Colonel Joel Stone by Herbert McDonald 1917 (hence Stone Memoir) <https://www.canadiana.ca/view/oocihm.79710/1>
- J) AN OPINION ON THE PROVIDENCE OF THE DWELLING AT 120 KING ST. WEST, GANANOQUE, LEEDS & GRENVILLE co., PART OF PARCEL W.O. 1 SOUTH OF THE GANANOQUE RIVER MacClennan Associate Architects, Kingston, Ontario 1993 (Hence MacClennan opinion).
- K) Gananoque : The Gateway of the Thousand Islands, Published by the Board of Trade, Gananoque Ontario. 1910. <https://digitalarchive.tpl.ca/objects/359357/gananoque—the-gateway-of-the-1000-islands#>. Page 5 (Figure 7) is a photograph of 120 King Street West (hence 1860 photograph). This is also the citation for the photograph referenced in the proposed amendment where it was stated as unsourced.
- L) Photograph from 2005 of a tree nail located in the rear north side of the house (Figure 8).
- M) Photograph from 2005 of a redundant window frame connecting the kitchen to the dining room (Figure 9).
- N) Floor plan of the main floor of 120 King Street West (see Figure 10).

Analyses undertaken by this submission:

- 1) Analysis identifying the location of 120 King Street West on the 1858 Map based on measurement from the map as compared to the same measurement using Google Maps.
- 2) Analysis verifying that 120 King Street West as found on the Insurance Plan does in fact include the front porch.

3) Analysis comparing the 1858 Map with the 1861 Map.

Objection (A) Attribution of date of construction ca. 1860. Attribution of front porch construction to after 1947.

The 1858 Map of Gananoque has 120 King Street West on it (analysis 1) which sets an upper date for its construction. We believe the actual construction date is much earlier. MacClennan opinion supports this contention noting the massive 7'x8' stone foundation, the massive hearth, fireplace and chimney masses, heavy timber framing including tree nail(s), "muley sawn" joists, and basement window sashes. The proposed amendment provides a number of house fenestration examples similar to the front gable found at 120 King String West which suggests construction of 120 King Street West in the Gothic Revival period from 1850 to 1900. However the gable feature was part of a later renovation likely completed between 1883 and 1910 (By-law 1993-004) and does not indicate the period of initial construction.

The Kelly Book (Figure 11) depicts the floor plan of a typical central hall type Connecticut house ca. 1775. The same layout is seen in the Inham Book, the Webb house built in 1752 (Figure 10). Both are identical to 120 King Street West. However, it would seem unlikely that this plan would be copied in 1860 given its inefficient wood burning fireplaces.

Beyond fireplaces states that in New England

"The architecture of the home also changed as heating technologies shifted. While Colonial houses of the 18th century needed big chimneys to support multiple fireplaces, houses built in the later half of the 19th century only needed ventilation space for stove pipes. That translated into skinnier chimneys."

and

"Up through about 1800, the wood-burning fireplace—very popular with English settlers—was the primary means of heating a home," explains Sean Adams, professor of history at the University of Florida"

and

"By the 1820s and 1830s, Adams explains, coal was quickly becoming a dominating fuel type."

The presence of a number of large floor grates suggests that 120 King Street West was retrofitted with an octopus styled coal burning furnace in the basement at some point.

The front portion of 120 King Street West (Figure 10) may have been built first. It has two distinct basements (see Figure 10) side by each with exterior entrances but without a common passageway. There is also a blocked off window frame over the current doorway from the kitchen to the dining room that would have served no purpose when the rear kitchen was presumably constructed (Figure 9). Two large windows on the north side of the front basement (Figure 10) now facing the second basement have also been blocked off. These are the same size as three other windows in the front basement.

In conclusion, all evidence points to a construction date considerably earlier than 1860, more likely around the turn of the 19th century.

The proposed amendment states that the front porch was not shown in the Insurance Plan. Analysis (2) shows that the dimensions of the house seen in the Insurance Plan do include the front porch. The front porch is also visible in the 1860 photo. By-law 1993-004 point 9 states that the porch looks like 1910 work, but also mentions that a similar porch is seen in the 1860 photograph.

Objection (B) Attribution that the Architect/Designer/Builder was William Brough.

The abstract index for Block "B" lot 19 plan 86 for the town of Gananoque documents that under registration number AGG700 William Brough purchased Block "B" from John MacDonald & wife in 1860. Figure 4 of the application identifies Block B lot 19. Lot 19 part A is the legal description of 120 King St West.

There is some confusion regarding William Brough (Grantee on AGG700, but otherwise apparently not a part of Gananoque history) and Robert Brough (as in the proposed amendment and a notable Gananoque citizen, born in Scone, Scotland). Perhaps Robert Brough's true name was William Robert Brough or the like. We could not confirm this although he had two sons who died in childhood named Robert William Brough and William Brough, so the name William is established in the family tree.

Also, some confusion on the McDonald side, both in spelling (references to MacDonald as on AG700) and the brother, William McDonald (AG700) or John McDonald (proposed amendment page 3).

It is evident that since the date that Brough purchased Lot 19 was in 1860, Robert (or William?) Brough did not build the house now known as 120 King Street West. The 1858 Map and Analysis (1) show that 120 King Street West existed in 1858 and objection (D) suggests a much earlier date. It is possible that Brough may have added the Gothic Revival renovations.

Objection (C) 120 King Street West does not have landmark qualities (section 3.iii of Ontario Regulation 9/06).

This is a tough call. If one means by landmark qualities a massive imposing structure then perhaps not. However, there is sound evidence that the house was built by Joel Stone, the founder of Gananoque, and the house has a certain grandeur and size (2982 sq. ft., 5 bedrooms). Landmark qualities may well be present.

Objection (D) No discussion of Joel Stone, the founder of Gananoque.

This submission proposes that Joel Stone was the likely builder of 120 King Street West and thus warrants a detailed biography and historical context. In the proposed amendment full biographies are provided for Robert Brough and John Beattie which, given the earlier construction date that this submission establishes, are overly specific. The MacDonald families also have a close connection to the lot and warrant discussion. By-law 1993-004 mentions the historical importance of the first half dozen owners of the lot. Our line of thought follows:

1. Joel Stone was born in Guilford, Connecticut in 1749 and grew up in Litchfield, living there

until, as a United Empire Loyalist, he moved to Cornwall and then Gananoque in 1797 (Gunn Paper). Joel Stone's second wife, Abigail Dayton was born in Connecticut. While Joel Stone was in Gananoque his siblings resided in Connecticut and they remained in contact.

2. Joel Stone was granted a total of 700 acres on the south side of the Gananoque River in 1792 (Gunn Paper) that includes the 120 King Street West lot (the Crown Patent was registered 1798. This discrepancy in dates is discussed in MacClennan opinion).
3. Joel Stone hired men from Connecticut and New Johnstown (Cornwall) in 1792 to clear land between the south side of the Gananoque River and Bay Road (Gunn Paper). A 1793 letter (Stone Memoir) says "I have erected a log hut for the convenience of the workmen". By 1795 a large saw and grist mill were built on the west side of the Gananoque River. The same 1793 letter states that he anticipated starting the construction of a convenience for himself. MacClennan opinion states that "Other accounts date the construction of a frame house on the acreage in 1796."
4. The four principal rooms of the floor plan of 120 King Street West (Figure 10) is identical to the floor plan of the Webb house of Connecticut built in 1752 (Isham Book, also Figure 10). The Webb house is in fact, an early representation of a typical central hall type Connecticut house ca. 1775 (Kelly Book, Figure 11).

A continuous link to Connecticut is apparent. Joel Stone's ancestry was in Connecticut, as was his second wife, Abigail (who incidentally took a bullet in the war of 1812). His siblings continued to reside in Connecticut. Joel Stone was the original grantee of the land that includes the 120 King Street West lot, the construction of a frame house in 1796 is connected to him and given this date the workmen likely hailed from Connecticut. 120 King Street West adheres to the floor plan of the historic Webb Connecticut house including unique twin stacked fireplaces, double entry doors and back to back closets. In conclusion, the evidence supports that 120 King Street West was built by Joel Stone. Conversely, it also seems unlikely that a ca. 1775 Connecticut house plan would be built by a Scotsman 85 years later in Gananoque, 27 years after Joel Stone's death in 1833.

Objection (E) The architectural form of the house is stated as 19th century Ontario cottage form with modest vernacular references to the Gothic Revival style and the Regency style.

Kelly Book suggests that it is more representative of a form found in Connecticut ca. 1775. Reference to the Gothic Revival style refers to past renovations, and should not be used to determine the original build date.

Objection (F) The assumed construction date ca. 1860 in the proposed amendment, based largely on the absence of 120 King Street West on an 1861 map has formed and rationalized the amendments subsequent presentation of the properties heritage value and historical context.

Much of the proposed amendment's content, for example, the biographies of Robert Brough and John Beattie, photographic examples of houses with similar fenestration, and the on street heritage environs is tuned to the assumption that King Street 120 West was built ca. 1860. With this construction date discredited by this analysis this content, comprising the bulk of the amendment, is devalued. At the same time the documented inability to access to 120 King Street West means that much of the heritage

information present inside of the house (as discussed in By-law 1993-004) is reported second-hand in a condensed form and without context.

Objection (G) Owners input.

There was no opportunity extended to the current home owners to participate and contribute as part of the process since our purchase on 3rd March 2022 – rather we have been left with objecting as our only recourse. The proposed amendment (2021) mentions twice that unsuccessful attempts to contact the owners were made. However, since our purchase we were not contacted. We would welcome the opportunity to participate in further researches of this historically significant house. Numerous archival materials exist that could only be partially examined for this response. This includes a compilation by Noel Bullock, previous owner (1985-2022) of 120 King Street West.

Conclusion:

We are requesting that Town Council reject the proposed amendment for 120 King Street West.

We agree that further efforts should be expended to investigate the heritage of 120 King Street West following the lead of By-law 1993-004.

“The dwelling is worthy of designation architecturally for a host of reasons, and historically, given the first half dozen owners of the lot, and their significance in and to the early decades of this province.

This residence should be researched much more thoroughly. Dr. M. Angus suggests Queen’s Archives be examined for Joel Stone papers and records, and the writer recommends careful examination of the fabric and recording of the work by measured drawings.”

Respectfully submitted,

Gaylan Fittsell
120 King Street West, Gananoque

Marsha Gormley
198 King Street East, Kingston

Dated 13 September 2022

Analysis 1. Analysis identifying the location of 120 King Street West on the 1858 Map based on measurement using the map as compared to the same measurement using Google Maps



Figure 1: Use of Google Maps measurement tool to determine the distance from 120 King Street West to Tanner Street and Tanner Street to Main Street



Figure 2: 120 King Street West (large arrow), possible outbuildings (horizontal lines) and measurement positions (vertical lines) from a portion of the 1858 Map

The identity of 120 King Street West was established based on its location relative to Tanner Street. We proceeded by using the Google Maps measurement tool to determine the distance from the east wall of 120 King Street West to the midpoint of Tanner Street (Figure 1, 48 metres) and dividing this by the distance from the midpoint of Tanner Street to the intersection of King Street West and Main Street (160 metres). This produced a ratio of 0.30. We then repeated by process with the 1858 Map (Figure 2 vertical arrows) using a screen image and a ruler resulting in a ratio of 0.28 (1.7 cm/6.0 cm), identical within measurement error. Note also that the two lots between 120 King Street West and Tanner Street have the same relative widths as the lots shown in Figure 3 of the proposed amendment (Beattie Estate). The house as indicated on the map by the large arrow is without doubt 120 King Street West.

Analysis (2). Analysis verifying that 120 King Street West as found on the Insurance Plan includes the front porch.

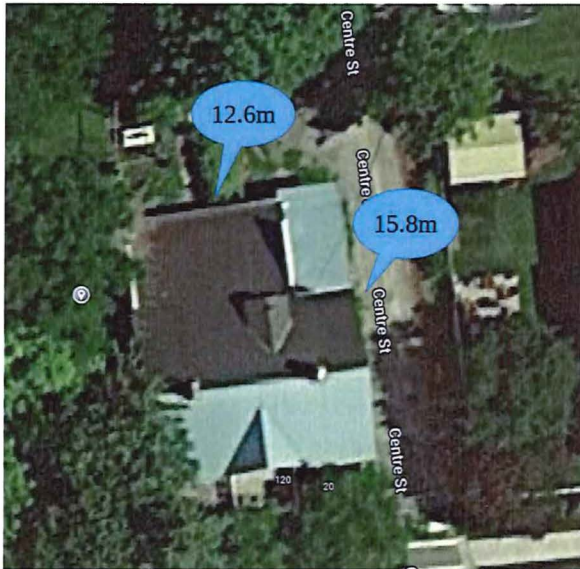


Figure 3: Dimensions of 120 King Street West using Google Maps measurement tool.

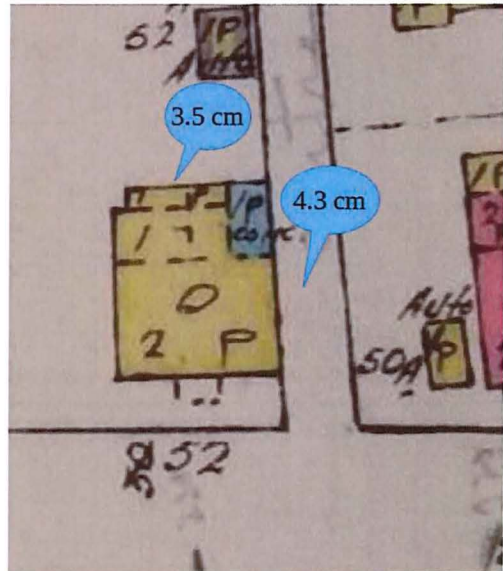


Figure 4: Dimensions of 120 King Street West using the Insurance Map displayed onscreen and measured with a ruler.

This analysis was done by comparing the dimensions of the building in the Insurance Plan to the current dimensions as observed from Google Maps. With Google Maps the house width was 12.6 metres and the depth including the porch was 15.8 metres producing a ratio of 0.80. On the Underwriters Plan the house width was 3.5 cm and the depth was 4.3 cm producing a ratio of 0.81. The ratios are the same. Therefore, at the time of the Underwriters Plan of 1947 the porch was present. Note that the porch is also on the 1860 photo.

Analysis (3). Analysis comparing the 1858 Map with the 1861 Map.



Figure 5: Enlargement of Map 1861 showing 6 structures on the south side of Market Street.



Figure 6: Enlargement of 1858 Map showing 10 structures on the south side of Market Street

Not a quantitative analysis but 1858 Map includes more structures than the 1861 Map. This suggests that the omission of 120 King Street West on the 1861 map is not significant because other buildings were also missed.



GANANOQUE 50 YEARS AGO.
Residence of the Late William Brough in Foreground.

Figure 7: 1860 photograph of 120 King Street West. Page 5 of Gananoque : The Gateway of the Thousand Islands. Published by the Board of Trade, Gananoque Ontario. 1910. Two fires have occurred on the north side of the house which may account for the loss of a portion of the large extension at the rear of the house compared to the current house (By-law 1993-004 point 11).



Figure 8: Tree nail construction located in the rear north side of the house shown in a 2005 photograph.



Figure 9: Redundant window frame between kitchen and dining room shown in a 2005 photograph.

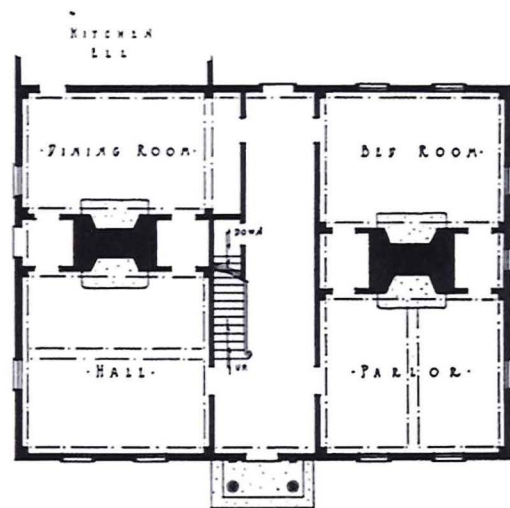
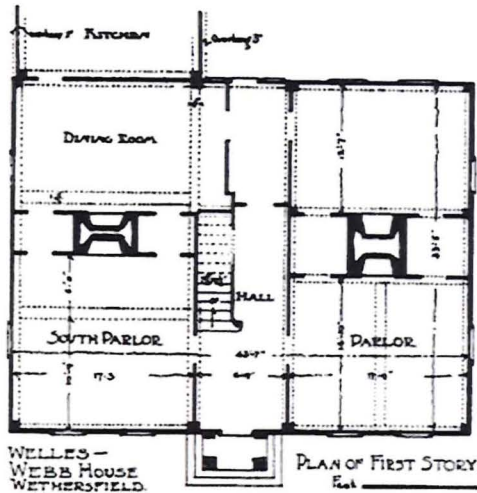


Figure 11: Typical first floor plan in Connecticut ca. 1775 of the central hall type (Kelly Book page 16)

Figure 10: The Webb House, Connecticut of 1752 (Inham Book, top) and 120 King Street West (bottom). One back to back fireplace at 120 King Street West was previously removed and the bay window in the dining room added later. An entrance portico was also originally present. The house has two distinct basements, one under the front portion of the house comprising the four principal rooms, and a second basement under the kitchen/family rooms. There is no connecting passageway between the basements. The front basement has a 7.75' ceiling height, street level access at the laneway, and originally had five large windows sized 4.5' x 5.5', two in the south wall, one in the east wall, and two in the north wall.

120 King Street West, Lot A, Plan 170, west of the Gananoque River, Town of Gananoque, County of Leeds, frontage 70, depth 115, heritage designation by-law no. 93-4

PROPOSED REVISED BY-LAW STATEMENT

120 King Street West, Gananoque, is attributed to have been built ca. 1860, and its construction is associated with Robert Brough who designed and had built a number of properties in Gananoque for development purposes. In 1885 John Beattie, purchased the property and a surrounding terrain, known as Block B, and had several properties erected around the structure. The residence sits directly on the west side of Centre Street at the juncture of King Street West.

The building conforms to what is often referred to as a 19th century Ontario cottage form, and has modest vernacular references to the Gothic Revival style as demonstrated by the triangular topped window in the central gable of the front elevation, and the Regency style as demonstrated by the central main entrance. The distinctive upper window detail has references in Gananoque primarily with Christ Church with its triangular topped windows, a couple of residential structures nearby, and residences between Gananoque and Kingston, including two matching 1884 Gatehouses of the Royal Military College, Kingston, of similar era.

The property does not have landmark status, however, it qualified for designation under its earlier designation under the Ontario Heritage Act, for historical, architectural and contextual criteria under the current criteria.

HERITAGE DESIGNATION BY-LAW 92-41

HERITAGE ANALYSIS REPORT: REAPPRAISAL, by Edgar Tumak Heritage, 2021, Architectural Historian, MSc Architecture, CAHP



Figure 1: 120 King Street West, viewed from the southeast (E. Tumak, Nov. 2020).

FOREWORD

As part of the heritage designation by-law update for 145 Stone Street South, Gananoque, a more extensive research report has been prepared to augment the supporting historical information of the original by-law. In this manner it was possible to fully respond to the Ontario Heritage Act (Ont. Reg. 9/06) criteria required by the review, as well as the list of heritage attributes. The original supporting information correctly identified that the property was appropriate for heritage designation, however, there was limited analysis of its architectural significance (other than a recording of its existing features), and no analysis of its historical context and environmental/contextual significance,¹ which are all part of the three main categories under Ont. Reg. 9/06. These have been addressed in the augmented historical analysis which supports the Ont. Reg. 9/06 criteria required by the review, as well as the list of heritage attributes.

¹ MacLennan Associates Architects, "Architectural Description for Historic Designation Purposes: 120 King Street West, Gananoque, County Leeds & Grenville, Ont.," January, 1992.

INTRODUCTION

120 King Street West is attributed to have been built ca. 1860,² and its construction is associated with Robert Brough who designed and developed a number of properties in Gananoque for his own investment purposes. In 1885 John Beattie, purchased the property and a surrounding terrain, known as Block B, and had several properties erected on the terrain around the structure. The residence sits directly on the west side of Centre Street at the juncture of King Street West.

The building conforms to what is often referred to as a 19th century Ontario cottage form, and has modest vernacular references to the Gothic Revival style as demonstrated by the triangular topped window in the central gable of the front elevation, and the Regency style as demonstrated by the central main entrance. The fenestration detail of the upper window has references in Gananoque with Christ Church with its triangular topped windows. The rather distinctive fenestration detail is also found steps away with the first purpose-built Christ Church Rectory at 40 Princess Street, as well as the former Beaumont Residence at 70 Church Street – all likely built around the time 120 King Street West was constructed. There are also residences between Gananoque and Kingston with this central window treatment, including two matching 1884 Gatehouses of the Royal Military College, Kingston of similar era. The Regency style detailing of 120 King Street West is also seen with 40 Princess Street.

HISTORY

Historical Associations

120 King Street West, and the development of the domain around it, reflects the growth of the middle class in late-19th century Gananoque following the earlier dominating influence of the landed gentry, mercantile, and industrial classes.³

The property was part of the large land transfer by the Crown to Joel Stone, who as a Loyalist of means, was granted a notable tract of land on the west side of the lower Gananoque River after the American Revolution. It then became the property of John McDonald (the brother of Joel's son-in-law), and then Robert Brough who likely built the structure for investment or other purposes. In varying degrees, these men all represented the landed gentry, municipal officials, and mercantile and industrial entrepreneurs.

² The original designation report historical analysis and by-law 92-41 suggests this construction date based on a photograph attributed to ca. 1860 in the possession of former owners. No documentation on file with the municipality includes this image, or for the source of the photograph, or where a copy is available. The current owners did not respond to the author's request for information. Comparative analysis with other structures nearby supports a ca. 1860 date of construction. Land Registry, Census and municipal tax information could not provide a more definitive date of construction.

³ For a broader presentation of this development see, Donald H. Akenson, *The Irish in Ontario: a study in rural history*, chapter 6, "Gananoque 1849-71," (McGill – Queen's University Press, 1984 and 1999).



Figure 2: Detail of a plan of Gananoque, ca. 1858. 120 King Street West is not shown nor is Centre Street, later found on the north side of King, midway between Church and Princess streets (Illustrated Historical Atlas of the Counties of Leeds and Grenville, Canada West, from actual Surveys under the Direction of H.F. Walling (Kingston: Putnam & Walling Publishers, 1861-62, reprint ed. Belleville: Mika Publishing, 1973), p. 20.

In 1885 John Beattie acquired the still relatively undeveloped property in what was to become known as Block B. He did not rise to the economic level of the men and families mentioned above, but through long years as a labourer and then as a farmer, amassed the means to acquire the acreage on the northwest edge of Gananoque, improve his land holdings with division of the land and subsequent residential development, and late in his life firmly enter the middle class.

It appears that Centre Street post-dates the death of Beattie with the street created some time between 1935 and 1947, as demonstrated by a 1935 map of Gananoque where Centre Street is not shown, and a 1947 Underwriters Plan where Centre Street is demarcated. The creation of Centre Street and the intensification of development in the town relates to later development trends (see Figures 2-5).

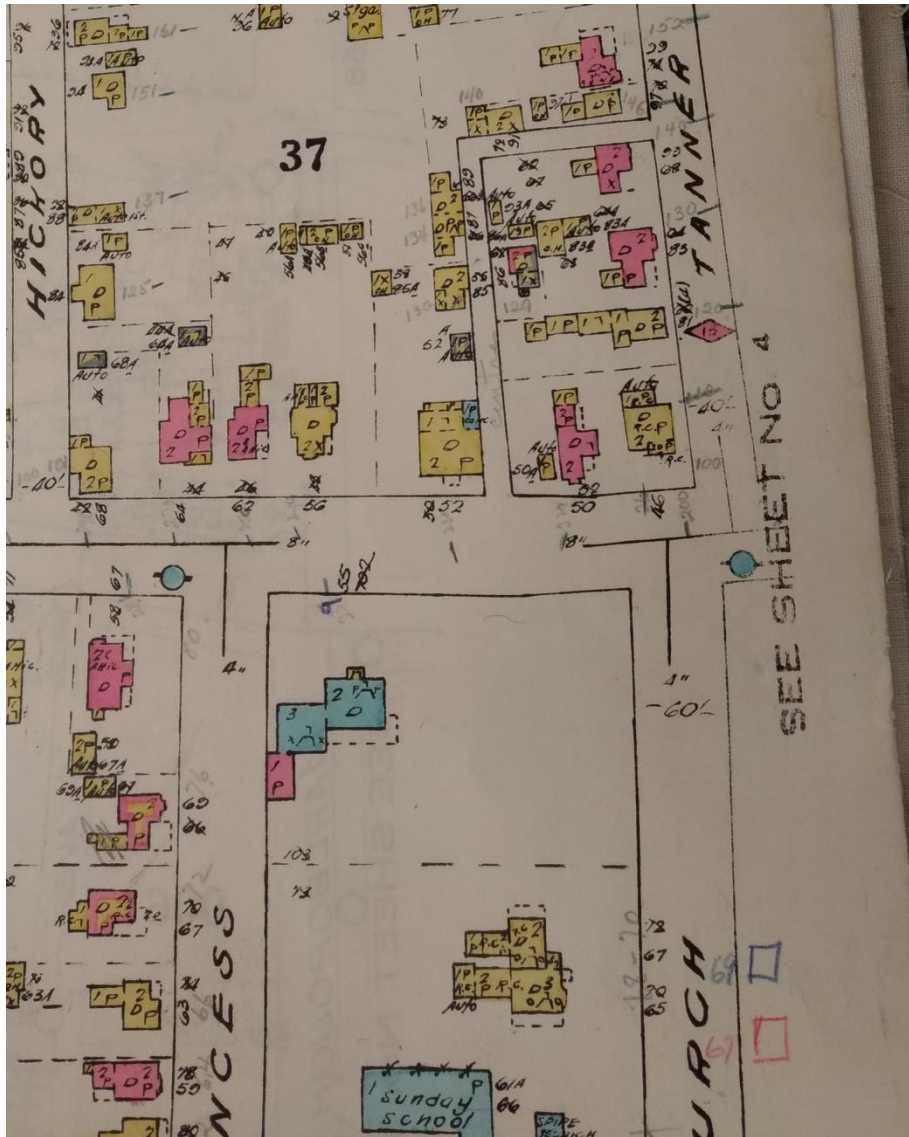


Figure 5: Underwriter's Survey Bureau, Insurance Plan of Gananoque, plan dated 1947, plate 3. Centre Street is not named but is left/west of Tanner Street.

Person/Event

120 King Street West was likely built when the property was owned by Robert Brough although it is unlikely he lived there, and his influence will be covered as a designer.

While not built by him, the building has greater association with John Beattie. He made an impact on the town, and local newspaper coverage of his death, was much more than a standard obituary.⁴ He was born in Armagh County, Ireland 1819, and died in Gananoque in 1905. In 1838 at age 19 he came to what would become Ontario, stopping first at Cornwall, and then Brockville. The country was still dealing with the rebellions of 1837-38, and he enlisted in the militia. He served six months, and was

⁴ Gananoque Reporter, 18 March 1905.

regularly discharged. He went to Bath, west of Kingston where one of his sisters, married to Mr. David Cole, was living. A few months later he and Mr. Cole purchased a bush farm of 200 acres, in the 6th concession of Pittsburgh, near the Leeds town line close to the South Lake settlement. He assisted Mr. Cole to build a house and otherwise settled comfortably, but did not improve his own 100 acres. He then went to Tyendinaga, where he spent 2 years lumbering. Returning to his farm, he built a house and proceeded to clear the land, and also opened a small store. In 1850 he married Maria Conner, who died in 1873.

By 1885 Beattie was relatively prosperous, sold his farm, and located in Gananoque. He purchased the block of land on King Street West, just west of Tanner Street, and proceeded to build dwelling houses. At the time of his death he had seven houses on this parcel of land, all occupied by tenants, in addition to the residence in which he lived.

He had five sons and four daughters (two of whom lived with him taking care of his residence), while his siblings (a brother and two sisters) lived in the US. He was an active member of the Methodist Church, and a member of “the official Board in South Lake, and later in Gananoque.”⁵

ARCHITECTURE

Design

The front/main portion of 120 King Street West is a 1.5 storey wood frame building surmounted by a side gable roof featuring gable end returns, with a small gable over the central triangular-topped second level window. The rear features irregular additions. An unusual component includes parapet walls, on both the upper east and west sides, disguising some of the later, irregular rear component roof lines.

The front porch enclosed with screens, has a flat roof, and is a later addition. It extends across most of the front ground level, has a flared base/skirt, and is topped with a balustrade enclosing only the central portion of the upper deck. It is not shown in the 1947 Underwriter’s Plan (see Figure 5). The pattern of the balustrade conforms to a ‘Roman’ pattern that was popular in the first half of the 20th century. The porch partially conceals the central front entrance set within a wide rectangular opening. The exterior is clad with aluminum siding from the third quarter of the 20th century.⁶ The exterior composition of the front/main portion is basically symmetrical, save for later windows on the west/side elevation – a bay window towards the rear, and a mid-20th century picture window closer to King Street.

The original designation report authors had access to the building and noted that the enclosed front porch across the façade replaced an earlier 20th-century centre portico, and that the second storey had three windows on the front elevation (centred over the openings below), but due to the roof eave, the

⁵ These positions are not firmly defined in the news report about Beatties’s death in the *Gananoque Reporter*, but were considered significant enough for inclusion.

⁶ The original designation report describes the building as a “heavy timber-framed dwelling” see, MacLennan Associates Architects, “Architectural Description for Historic Designation Purposes: 120 Stone Street South, Gananoque, County Leeds & Grenville, Ont.”, January, 1993.

windows on either side of the central window were significantly shorter. These flanking windows no longer remain. The front/main portion of the residence is a centre hall plan with 4 principal rooms originally at both the first and second storeys. The summer kitchen of 2 or more rooms extended north.

The original kitchen, scullery and servants quarters were reportedly in the basement, and that the main cooking bay fireplace (as opposed to stove/oven) was still intact and functional in the early 1990s.

The 1993 designation report also notes that an 1860 photograph shows the summer kitchen wing to have been a storey and a half with one dormer window.⁷ The west face of this wing had 6/6 sash windows flanking a centrally placed door and stoop.

In 1860 the lot had two barns on the north-south axis.

Originally, the residence had not less than 9 fireplaces, and one oven. This was quite a number of heating sources for any house of such modest size at the time.



Figure 6: 120 King Street West, viewed from the southwest (E. Tumak, Nov. 2020).

Style

120 King Street West is characteristic of mid-19th century Ontario cottage forms. It is a vernacular structure, which is not a style, but has modest vernacular references to the Gothic Revival and Regency styles, most notably expressed with the 'Gothic' inspired triangular-topped window of the central, upper

⁷ This visual documentation does not seem to be on file with the municipality, and the current owners did not respond to requests for information.

level window on the front elevation, and the late Regency influenced entrance below. The wide rectangular entrance includes a transom and side lights (i.e., windows) over and flanking the door.

Similar qualities can be seen nearby in Gananoque with the first rectory of Christ Church at 40 Princess Street, ca. late 1850s, including the Ontario cottage form which is characterised by 1.5 storey side gable structure, symmetrical front with three vertically aligned bays, and a focus on the central front entrance surmounted by a typically more ornamented upper window covered by a small central cross gable. The form accommodated embellishments of a variety of period references, such as main/central door treatments, such the Regency style (1830-60) door surround of both the first rectory of Christ Church and 120 King Street West. The original portion of Beaumont House at 70 Church Street, ca. mid-1850s, shows the triangulated topped central window on two principal elevations (north and south), but may not conform to the Ontario cottage building type.



Figure 7: 40 Princess St., the first Christ Church Rectory, viewed from the northeast, built after the first phase of Christ Church 1857-58, enlarged at the rear late 1910s (photo E. Tumak, July 2009).



Figure 8: 70 Church Street, Beaumont House, viewed from the north, showing a triangular topped window in the upper level. A matching upper level triangular topped window is on the opposite south side (Edgar Tumak, April 2021).

Several other Ontario cottage form residences with triangular topped central windows covered by a central cross gable are visible between Gananoque and Kingston and appear to be from the third quarter of the 19th century.



Figure 9: 2493 Highway 2, west of Gananoque, with a triangular topped upper central window (E. Tumak, Feb. 2021).



Figure 10: 2582 Highway 2, west of Gananoque, with a triangular topped upper central window (E. Tumak, Feb. 2021).



Figure 11: Building No. 2, Royal Military College, Kingston. It is one of two identical ashlar stone gatehouses at the entrance to the RMC Campus, with the other a short distance to the east also along Highway 2 (photo E. Tumak, March 2021).⁸

⁸ Joan Mattie, Gatehouses 1 and 2, Royal Military College, Kingston, Ontario, Federal Heritage Building Review Office Building Report 93-099.

Architect / Designer / Builder

120 King Street West was likely designed by and built for Robert Brough (b. Scone, Scotland 1822; d. Gananoque 1903) as either a development property or as part of an agricultural property, but not as his home, as his long-time residence was nearby on Market Street close to the St. Lawrence River.⁹ A title search notes him as an early owner of the property, having purchased it from William McDonald. Brough also purchased other properties from McDonald on what became Church Street that he had development/investment houses erected on.

As an indication of his prominence, the newspaper coverage of his death in 1903 was much more than a standard obituary. He was described as “one of the oldest and best known citizens and town officials.” The *Gananoque Reporter* went on to say that he “busied himself by erecting dwelling houses. ... He had considerable talent as an architect, and many excellent buildings were erected from his plans.” It is unlikely that the term architect used in the newspaper is indicative of Brough having architectural training, but more that he was just a good self-taught designer of buildings for his own projects.

In 1839 Brough’s family emigrated to what became Canada, and located at Brockville, where he lived till 1846. There he learned the trade of wood turning. After relocating to Gananoque, he acquired water power rights and erected a stone factory on the east side of the Gananoque River. The mill made hay rakes, wheelheads and spinning equipment. Later he became a partner of S. Skinner a prominent Gananoque industrialist.¹⁰ After his industrial activities Brough became involved with civic matters. He was prominent in the establishment of a rail line linking Gananoque with the national line (The Grand Trunk) in 1882-83.¹¹ He was also on village Council (prior to Gananoque becoming a Town in 1890), a Justice of the Peace, on the Board of License Commissioners, Director of both Township and County Agricultural Societies, and a Director of the Gananoque Horticultural Society which, prior to the 1920 incarnation of the current Horticultural Society, focussed on agricultural production. Brough took great pleasure in his garden and his extensive library.

At the time of his death he was Town Treasurer (a position he held for 15 years), and had his office in the Turner block, wherein town hall was located at the time. On the day of his death he had a weak spell at his office and asked that his son-in-law Dr. Rogers be notified (who lived and worked nearby at 161 King Street East, see designation report 2005-64, revised 2020). Another son-in-law, Mr. Sidney Adams had a store close by.

The funeral was attended by the Mayor and Councillors, town officials, and constables in uniform who marched each side of the hearse to Willow Bank Cemetery. As Mr. Brough was formerly a member of the Board of Education, flags at the different school houses were lowered. Brough was survived by his wife Margaret (née) Ferguson.

⁹ Obituary of Robert Brough, *Gananoque Reporter*, 23 May 1903.

¹⁰ For further information on S. Skinner, see heritage designation report by E. Tumak, 95 King Street West, Gananoque, Ontario, 2008, revised 2020.

¹¹ Douglas N.W. Smith, *By Rail, Road and Water to Gananoque* (Ottawa: Trackside Canada, 1995), p 25.

ENVIRONMENT

Compatibility with Heritage Environs

Constructed ca. 1860, 120 King Street West is in keeping with neighbouring mid to late-19th residences along the north side of this stretch of King Street from Tanner Street to Victoria Avenue, as it agrees with immediate residential structures on the north side of King Street in scale and form, and proximity to the street. The side proximity to Centre Street is not unknown in Gananoque with its network of alleys or lanes. Indeed, this unusual feature often enriches the qualities of older/heritage structures and environs.

Community Context / Landmark Status

From the main street, 120 King Street West occupies what appears to be a relatively standard frontage, but it is distinctive for its proximity to Centre Street and the clutch of residences to the rear (north). However, 120 King Street West does not have landmark qualities.

HERITAGE ATTRIBUTES OF 120 KING STREET WEST, GANANOQUE

- Mid-19th century Ontario cottage form, with a side gable roof with return ends
- Triangular topped upper-level central window that harkens to the Gothic Revival style, covered by a central cross gable that is lower than the main roof
- Rectangular windows for the front (south) and east elevations
- Regency influenced rectangular central/main door surround
- Symmetrical front elevation

ONTARIO HERITAGE ACT, ONTARIO REGULATION 9/06, CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

Criteria for Determining Cultural Heritage Value or Interest	Summary Analysis and Conclusion	Meets Criteria (Yes/No)
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,	As a relatively standard Ontario cottage form of the mid-19 th century, 120 King Street West is a representative example of this building type, distinguished by vernacular interpretations of the Gothic Revival style in the central upper window, and the Regency style of the central/main door surround.	Yes
ii. displays a high degree of craftsmanship or artistic merit, or	120 King Street East does not display a high degree of craftsmanship or artistic merit.	No
iii. demonstrates a high degree of technical or scientific achievement.	120 King Street West does not display and technical or scientific achievements in its construction or form.	No
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	120 Stone Street South is directly associated with the rise of the middle class in Gananoque that rose to prominence in the late-19 th century, replacing the dominating influence of gentry landowners, industrialists and professional classes.	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Formerly located on farmland at the northwest edge of Gananoque, the property illustrates the development of the Town into a more urban concentration. The property may exhibit some archaeological potential , particularly with the associated former burial ground, or other features, however, archaeology can be addressed	Yes

	through another process.	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The designer of 120 King Street West is likely Robert Brough who designed a number of structures as a self-trained amateur designer, as well as a person who was prominent in industrial and diverse civic activities in Gananoque.	Yes
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	120 King Street West is in keeping with neighbouring mid to late-19 th residences along the north side of this stretch of King Street from Tanner Street to Victoria Avenue, many of which are set similarly close to King Street.	Yes
ii. is physically, functionally, visually or historically linked to its surroundings, or	The proximity of 120 King Street West is associated with the development of the Block B area of Gananoque and the later creation of Centre Street reflects the prominence of alleys or lanes elsewhere in town.	Yes
iii. is a landmark.	120 King Street West is not a landmark. It agrees with its neighbours in scale and form, but is easy to pass by without noticing, in particular because of the screened porch that hides much of the façade, and the aluminum siding from the third quarter of the 20 th century that may also hide other distinguishing features.	No