



**120 King St. West, Gananoque, ON
DRAWN as per evidence as seen in the house
today.**

120 King Street West, Gananoque, ON K7G 2G4

7th November 2022

Dear Members of the Gananoque Heritage Advisory Panel,

Once again, as homeowners of 120 King St. West, Gananoque, we find ourselves in a position of defending the house age, builder and pedigree. Gaylan the owner, who lives in the house, in her hometown, has merely a motivation to learn the truth.

This has required great tenacity, time and effort. We are very thankful that despite many museums being closed during Covid that the internet, at our fingertips provided numerous legitimate research documents. Thankfully, the use of google measurements is a common and trusted practice of today and facilitated our research.

Over the years, Gaylan has become an amateur history buff. Marsha, also a history lover, lives in a Kingston historically designated home at 198 King St. East c. 1853.

On 26 October 2022 Mr. Tumak wrote a response letter to our Objection submission. Unfortunately, this response further entrenched his position that the house was built in 1860. This is not acceptable to us.

Our most recent research, revealed in the attached document, provides considerably more support that the house was built prior to 1860. We have also provided additional commentary to Mr. Tumak's response.

In our initial Objection to the proposed By-Law written by Mr. Tumak, we were reluctant to emphasize the importance of not rushing to conclusions that may affect the history of the Town of Gananoque in reference to connections with this home and the town founder, Joel Stone. The process is now upon us following the Town Council vote to reject the proposed revision by Mr. Tumak and returning the same to the Heritage Panel for rewriting. We are concerned about the ramifications of the short timeline as the next 2022-2026 Council is looming on 15 November 2022.

We have further research waiting to be confirmed further by us or by others.

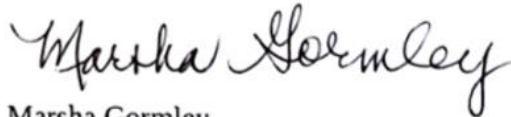
We have trust in The Heritage Panel and that they will respectfully consider this new information in their decision making.

Please find attached the additional analyses and our response to Mr. Tumak's response letter.

Sincerely,



Gaylan Fittsell
120 King Street West, Gananoque



Marsha Gormley
198 King Street East, Kingston

Response to Mr. Tumak's letter of 26 October 2022

New Information

120 King St. West is on the 1861 Map. Mr. Tumak states in the Figure 2 caption of his proposed By-law statement that the 1861 map ("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) does not include 120 King St. West. Our reexamination of the map clearly shows the house (at arrow in Figure 1 below) with a label indicating J L McDonald. The McDonald label is immediately left of the house, and since the other labels on the map are consistently to the immediate left or right we conclude that the house marked by the arrow was indeed the McDonald house (and not the house under the letter 'D'). The three houses, the Rodgers, the McDonald and the house under the 'D' on the 1861 map are also on the 1858 map.



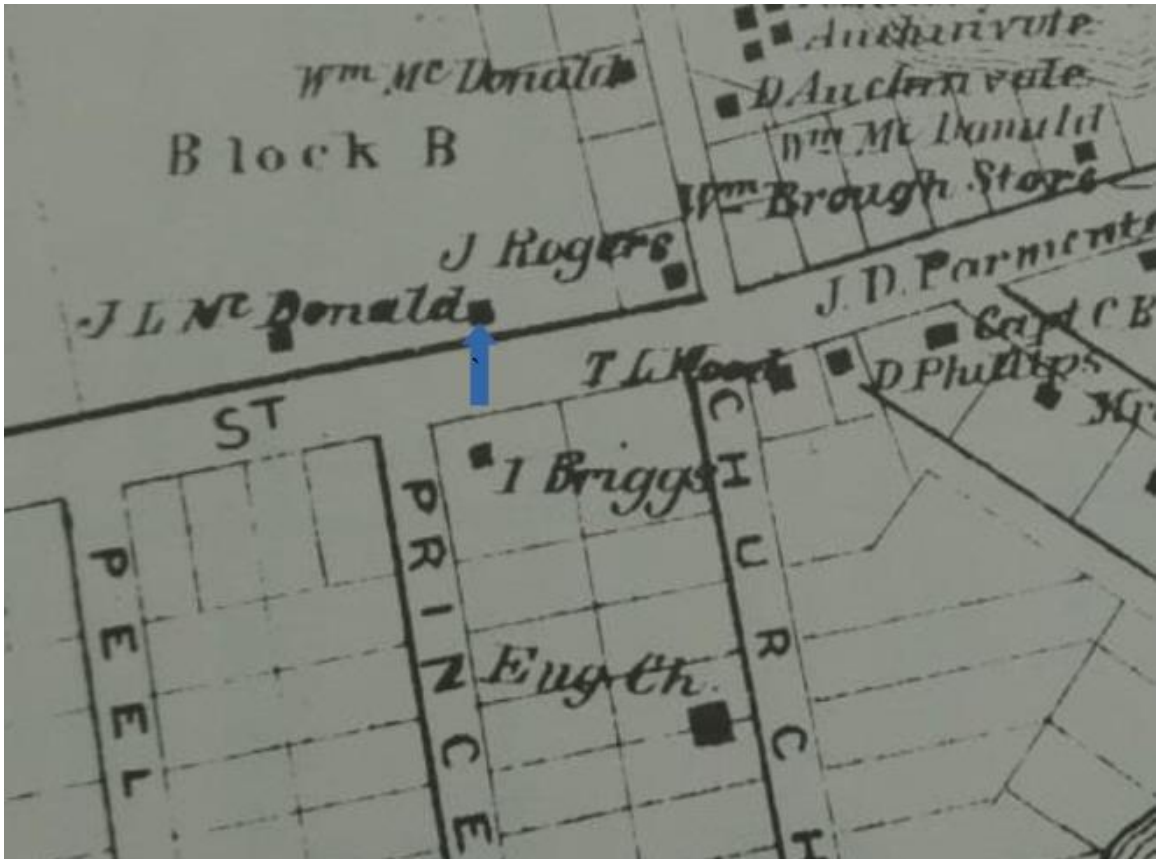


Figure 1. 120 King St. West is the house immediately to the right of the J L McDonald label (arrow). At this level of magnification it is clear that the house marker (a square) is identical to that used for neighbouring houses. When viewed with lesser magnification the house marker looks like a terminal 's' after McDonald. We were misled by this coincidence in our original objection.

120

King St. West is linked to Joel Stone. We obtained the official published version of the 1858 map (1858 PLAN OF GANANOQUE IN THE TOWNSHIP OF LEEDS AND DISTRICT OF JOHNSTOWN) which had a higher resolution than the copy we used for our objection. This version is shown in Figure 2.

Note the label beside 120 King St. West (arrow). We know the label is linked to this property because the house is shaded in a slightly deeper colour. The first word is Stone. We cannot interpret the second word.



Two facts are apparent

1. 120 King St. West is labelled 'Stone ?'. This provides supporting evidence that Joel Stone was associated with the house, and it logically follows that he was the original builder. Incidentally 120 King St. West has a board and batten exterior. It is not a stone house.
2. The dimensions of the house match the dimensions of the front portion of 120 King St. West (front basement) without the porch. This verifies that today's 120 King St. West is the property on the 1858 map, and that the front portion of the house (with the basement level scullery) was constructed first. The lack of the front porch would expose the large basement windows described in our objection.

We used a similar methodology to that used in our objection document to establish this fact. Using an enlargement of the 1858 map onscreen we measured the length of the house as 25 mm, its depth as 17 mm and the distance from the east side of the house to the midpoint of Tanner St. as 91 mm. Using Google Maps the distance to Tanner Street is a real world 161 feet. From this it is easy to establish that the house on the 1858 map is 44 feet wide and 30 feet deep. The front portion of the 120 King St. West house sans porch is, according to measurements from Google Maps, 41 feet wide and 33 feet deep. Given the sources of error (eaves, drafting of the 1858 map) these measurements are functionally identical.

Historical portico on 120 King St. West matches those found in Connecticut centre hall plan houses.

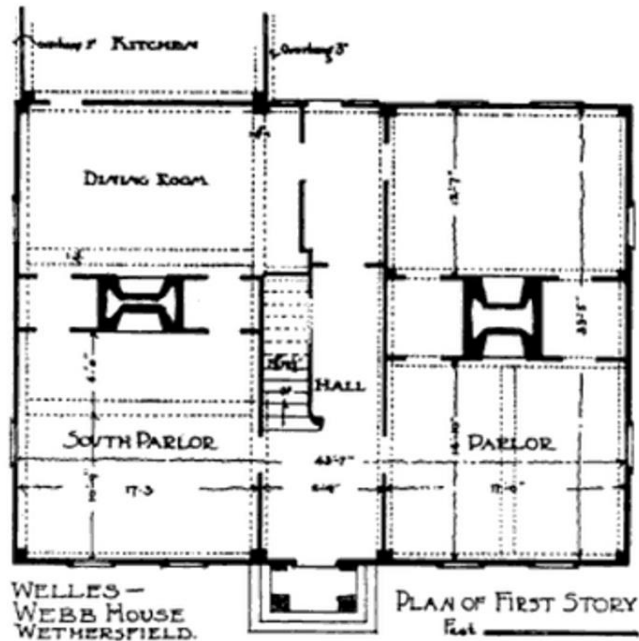


Figure 3. The Webb House ca. 1750 Connecticut showing the entrance portico.

We include a picture of the ceiling of the 120 King St. West portico (Figure 4) to strengthen similarity to the Connecticut central hall type house (Figure 3).



Figure 4. Front porch of 120 King St. West showing portico aperture and presumed original ceiling

Our response to Mr Tumak’s letter (as bullet point in Italics)

- *none of their comments provide actual documentation for a date of the front portion of the building prior to ca. 1860 (this means five years on either side of 1860) or a direct association with Stone.*

In fact, we provide a number of lines of evidence.

- We demonstrated that the map published in 1858 has a house located at the same place as 120 King St. West is today. Subsequent analysis in the new information section shows that this 1858 house is the same size as 120 King St. West (front basement portion without porch).
- 120 King St. West has two separate basements that are not connected. The front portion of the house was built first precluding a single construction date.
- We found the citation for the 1860 photograph which was previously undocumented. This verifies the ca. 1860 date.
- We established in the new information section that the 1861 map does indeed show the 120 King St. West house and that it was owned by John L McDonald.

The article *Sifting History* by Wayne Lowery further clarifies that John McDonald had the middle initial L.

- The 1858 map label ‘Stone ?’ links 120 King St. West to Joel Stone. Joel died in 1933 and the house was acquired by his son in law, John L. McDonald.
- Christ Church on Church Street is not shown on the 1858 map. In addition, the road network in the area of the church is incomplete. This dates the 1858 map prior to the church construction. Christ Church is present on the 1861 map, see the Eng Ch (Church of England) label.

These dates, and the registry office deed transfer to William Brough dated 18 Sept 1860, are absolute without ambiguity.

Of note Joel Stone’s portrait is in the south facing stained glass window.

- *The desire of the owners for inclusion of Joel Stone in the report would require his direct association with the building under the Heritage Guidelines for designation (O. Reg. 9/06). Being the first Crown Patent recipient for the land west of the Gananoque River does not qualify as such. There is no evidence anecdotal or otherwise that has come to light that he had substantive involvement with the property prior to his death in 1833.*

We have established in the new information section that John L McDonald owned 120 King St. West at the time of the survey for the 1861 map. The label ‘Stone ?’ seen on the 1858 map and the connection of the 120 King St. West floor plan to the Connecticut houses is evidence that Joel Stone was the original builder who then passed the property to his son-in-law after his death in 1833. Stone and McDonald were not simply owners of vacant land, and we agree with Mr. Tumak that this is an important distinction. Any portrayal of the properties history should include both biographies.

- *As for the spelling of the McDonald/Macdonald name, as was noted in my report for Blinkbonnie (50 Main Street) the spelling could also be Macdonald as Charles chose to use this spelling in contrast to other members of his family.*

Our commentary on name spellings was only to indicate our confusion with the multiple spellings, not as a comment on Mr. Tumak’s usage.

- *One of the considerations proffered by the owners that the property predates ca. 1860 is a comparative analysis of a floor plan from dated secondary sources about Connecticut architectural history. This is interesting but speculative. The building cited dates from ca. 1775. Stone had basically no long-term residency in Connecticut after 1776 and may never have seen this building or anything like it. Additionally, centre-hall plans are not rare and many with similar scale hearths (former or current) can be found in what is now Ontario.*

In our objection we cite sources that Joel Stone had strong ties to Connecticut, his sister resided there and he imported a Connecticut workforce to Gananoque. He was a grown man when he left Connecticut in 1783. It is not a stretch to consider that he would be familiar with the Connecticut floor plan with its unique features. The Webb house was constructed ca. 1750 and the plan was seen through to the end of the 18th century. We intended ca. 1775 as the midpoint of this period.

Our objection identifies a common pedigree between the floor plans of the Connecticut houses and 120 King St. West with regards to the room placement, the back to back fireplaces, closets, and passage doors. In addition, our new information section shows the ceiling of an original portico that matches the outline of the portico seen in the Connecticut plan.

The book *Early Domestic Architecture of Connecticut* describes this floor plan as a typical central hall type. It was seen during the latter half of the 18th century. The fact that 120 King St. West falls within this architectural type should be included as part of the heritage description of the house.

- *Stronger comparison lies with the architectural history for what is now Ontario. It is a strong analysis that the appearance of the property conforms to: “a 19th century Ontario cottage form”*

We disagree.

Jennifer McKendry (PhD) discusses Ontario cottages at length in her 2016 paper *A DISCUSSION OF KINGSTON AND AREA’S HISTORIC SMALL HOUSES KNOWN AS “THE ONTARIO COTTAGE” TYPE*. Based on this paper, four points emerge.

1. The definition of the Ontario cottage is not static. As recently as 2001 the Ontario cottage was defined as a one or one and one half story house with a hip roof (DiStefano, Gowans, McRae-Adamson, Wright). The gable roof of 120 King St. West precludes it from this definition. An alternate definition (Kalman) was presented in 1994 that expanded the definition to include the gable roof with a central peak.
2. The type of house specified is broad. McKendry divided these cottages into three main subcategories “1) hipped roof, usually one story; 2) gable roof, usually one and a half stories; 3) gable roof, usually one and a half stories with a front central gable or peak interrupting the eaves”. The Ontario cottage type currently includes both small and large houses, although historically it was viewed as a small house.
3. To quote McKendry “The term ‘the Ontario Cottage’ is one invented by secondary sources resulting in some confusion about which historical buildings fit this term” and “It is important to remember that the differing opinions in secondary sources on what constitutes ‘the Ontario Cottage’ were written long after these houses were

built. It is easy to get caught up in such terminology in retrospect, although it serves a purpose as an attempt to categorize and make more understandable the bewildering variety of building types and styles in the nineteenth century”.

4. The gable roof has a long history in the Kingston area. McKendry writes “Just like hipped roofs, gable roofs can be found from the 1780s into the modern era. Numerous gable-roof one- or one-and-a-half story, frame or log Loyalist and military buildings are shown in James Peachey’s view of Kingston from Brant’s house in July 1784”.

120 King St. West may be of an earlier construction date than that implied by the Ontario cottage form.

Although the description of 120 King St. West as an Ontario cottage form is valid by today's definition, we feel this conveys little about its architectural heritage. The Ontario cottage includes both small and large houses, of one and one and one half stories, and either hip or gable roofs. In contrast, the Connecticut floor plan is categorized as a typical central hall type, and one would expect examples throughout the state. As mentioned previously it matches the 120 King St. West floor plan with regards to the location of rooms, portico, and back to back fireplaces, doors and closets. Figure 5 shows the northeast parlor of Webb House and Figure 6 the northeast bedroom of 120 King St. West. Note again the back to back fireplaces, passage doors and closets.

We believe 120 King St. West has greater affinity to the Connecticut 18th century type than the generic 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. This does not state it originated with this Gothic Revival reference (1830-1900 in Ontario) or Regency (1830-60 in Ontario). It is merely a vernacular building, and that these influences are present”.*

We agree that these styles are present and that they do not originate with the house.

- *Older building traditions present in the structure cannot negate a ca. 1860 date of construction*

Our previous analyses have negated the 1860 construction date.



Figure 5. Northeast parlor of Webb house



Figure 6. Northeast bedroom of 120 King St. West

- *Golder Associates, “Heritage Impact Study, 175 St. Lawrence Street, Town of Gananoque, Ontario,” May 2014, Report No. 1403457-1000, mentions Joel Stone’s house of 1796 formerly in the area of 175 St. Lawrence Street, and its 1852 relocation to Garden Street, citing Ina Scott’s Yesterday’s News, Tomorrow’s History (1982). However, Scott does not provide documentation or a reference for this assertion, but states “the 1796 ‘Red House’ was torn down in 1852 and the frame re-erected on Garden Street.”*

The section on the Red House is not relevant because in our objection we do not claim that Joel Stone lived at 120 King St. West. Joel Stone built a number of houses, a schooner, as well as industrial operations. John Haddock identifies in *A Souvenir of the Thousand Islands of the St. Lawrence River* four houses that were constructed by Joel Stone, including the Red House and the Yellow House. Similarly, the section on recycled materials in these houses does not affect our major claim that 120 King St. West was built prior to 1860.

- *The reference to “Beyond Fireplaces” by Robert Khederian can hardly be considered a definitive analysis of traditional heating systems. The text is the equivalent of two pages for the entirety of the 19th century, written by a New York City realtor, without other qualifications provided.*

The *Beyond Fireplaces* article is a popular literature article. The quotations that we used from the article in our objection were made by Sean Adams, professor of history at the

University of Florida and author of *[Home Fires: How Americans Kept Warm in the Nineteenth Century](#)* and not by Robert Khederian. Sean Adams has a PhD from Wisconsin 1999, is the Hyatt and Cici Brown Professor of History at Florida University, and specializes in the history of American capitalism as well as the history of energy. The link to his University of Florida web page is <https://history.ufl.edu/directory/sean-adams/>.

We thus consider him to be a credible reference. We stand by our conclusion that constructing and heating a house with such a large number of wood burning fireplaces would be highly unusual in 1860. This is also mentioned in By-law 93-04.

- *The ca. 1860 photo of the 'Residence of the Late William Brough' (Gananoque: The Gateway of the Thousand Islands (Gananoque Board of Trade, 1910), p. 5) was not included in the research report, as it did not use the given name Robert that was used in the extensive tribute published at his death (which highlighted his long-time residency on Market Street), there are not enough visual references to attest beyond a doubt to its location at 120 King Street West, the structure is not particularly unique for the building stock of the time, there are not massive chimneys rising from the roof, and the current building has many substantive variations from what exists at 120 King Street West.*

The 18 Sept 1860 deed transfer grantee was William Brough so there is no disparity with the photograph caption. There is correspondence between the house environs in the photograph and Gananoque maps of a similar period and house details seen today. The barn behind the house from the photograph is in the correct position on the 1858 map. The map also shows a large number of trees in the side yard which are also visible in the photograph. Three windows in the dwarf wall of the second floor facing King Street, since covered up or replaced by the central gable, are also seen in the photograph. These are an unusual feature.

- *The disagreement with landmark status by the owners shows confusion with the criteria for historical criteria. One cannot double score. However, just one of the nine criteria for designation justifies designation*

We waffled in our assessment of the landmark status of 120 King St. West. We are not comfortable in making such recommendations. We also made no comment on the Ontario Heritage Act Criteria for Determining Cultural Heritage Value or Interest for the same reason. Our conclusions echo the author of By-law 93-4 of the firm, MacLennan Associate Architects. However, we did undertake literature searches, read papers and documents, performed analyses and came to logical evidence-based conclusions.

Conclusion

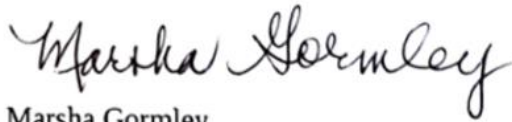
We wish to repeat our main observations and conclusions. 120 King St. West is found on Gananoque maps from 1858 and 1861. The 1858 map has an associated label that links the property to Joel Stone, and has the same dimensions as the current house less the front porch and rear addition. The dates of the maps based on the road network and presence of Christ Church cannot be disputed. Robert Brough did not construct 120 King St. West in 1860. The 1858 map documents that John L McDonald was the owner of the house prior to Robert Brough and there is evidence that Joel Stone was the original builder. We also want to stress that the architectural attribution should include the Connecticut 18th century central hall type.

Mr. Tumak was invited to 120 King St. West, and toured the house on 4th November 2022. 120 King St. West should be celebrated as an integral part of Gananoque's history.

Sincerely,



Gaylan Fitsell
120 King Street West, Gananoque



Marsha Gormley
198 King Street East, Kingston