

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).

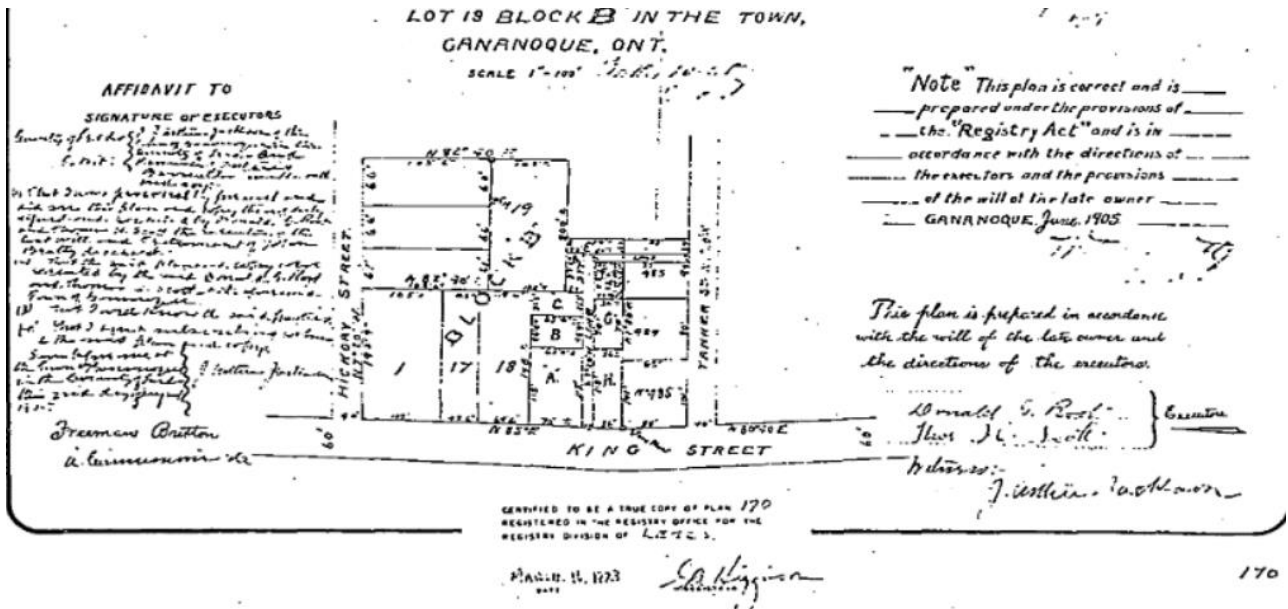


Figure 3: "Map of Part of the Estate of the Late John Beatty [sic.] Being Part of Lot 13 Block "B" in the Town, Gananoque, Ont., dated 1905." 120 King Street West is located on the parcel labelled A. (<https://www.onland.ca/ui/28/books/54781/viewer/456785976?page=4> Leeds (28), Book 243, Plan 170 to 179).



Figure 4: Blueprint, Map of the Town Gananoque, 1935 (E. Tumak collection).

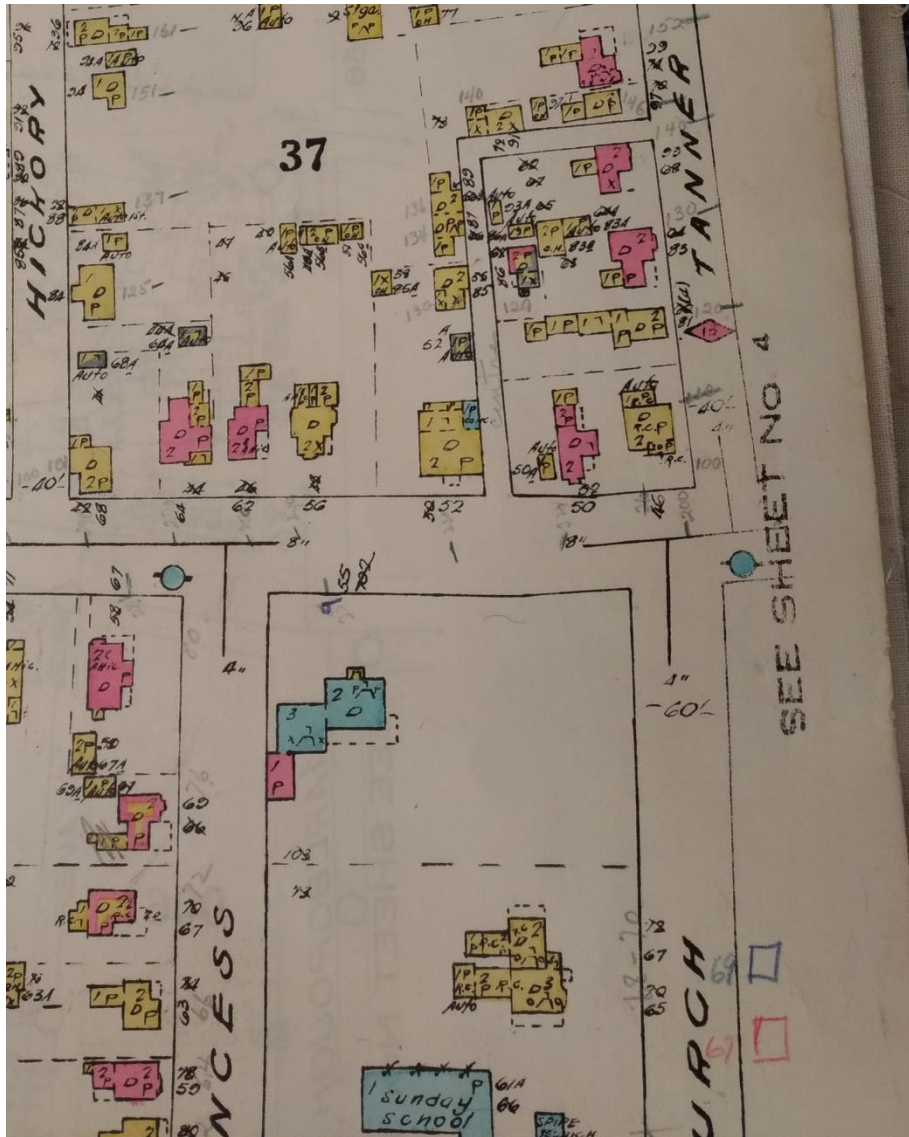


Figure 5: Underwriter's Survey Bureau, Insurance Plan of Gananoque, plan dated 1947, plate 3. Centre Street is not named but is left/west of Tanner Street.

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