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ORIGINAL REPORT ON

Riviyra Condominiums Heritage Impact Study Town of Gananoque, Ontario

Submitted to:

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REPORT

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Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as limitations, the reader should examine the complete report.

Golder Associates Ltd. (“Golder”) was retained by CaraCo Development Corporation to prepare a Heritage Impact Study (HIS) for a proposed condominium development located on South Street in the Town of Gananoque, Ontario. The proposed development entails construction of a six-storey building, including 102 suites and two levels of underground parking.

For the purpose of this HIS, three categories of cultural heritage resources (as defined by the *Planning Act*, *Provincial Policy Statement*, and the *Ontario Heritage Act*) were examined in relation to the Study Area of the proposed development. These include:

- 1) 101 South Street (located within the Study Area);
- 2) Cultural heritage resources located in Lowertown, as identified in the *Lowertown Study* (2005), the zoning by-law, and the Town of Gananoque *Official Plan*; and,
- 3) Identified cultural heritage resources adjacent to the Study Area.

It is the conclusion of this HIS that there will be no impact on any cultural heritage resources as a result of the proposed development based on the review of the legislative and policy framework in place, consideration of the cultural heritage value or interest of the aforementioned resources, and the visual assessment of the existing conditions and the impact of the proposed development.

As seen in Image 8 (Page 29 of this report), the three cultural heritage focal areas outlined in the *Gananoque Lowertown Study* are not within the Study Area, nor are they immediately adjacent to the Study Area.

However, there are opportunities for the proposed development to enhance the “heritage character” of the Lowertown through the following recommendations:

- Allowance for building set-back and grassed boulevard features that are consistent with the heritage character of Lowertown and similar in scale to the residential character on the north-side of South Street;
- Inclusion of street trees adjacent to the proposed development of similar species and spacing as those of the north side of South Street to symmetrically frame related viewsheds and strengthen the streetscape character of South Street and Stone Street South;
- That the additional archaeological assessments be completed;
- If there are any additional properties which the Town of Gananoque Council identifies to be of cultural heritage value or interest and may be impacted by the proposed development, these should be evaluated against Regulation 9/06 and an addendum to this report should be prepared;
- Consideration be given to the incorporation of a commemorative plaque acknowledging the historical or associative aspects of these properties into the proposed development; and,



HERITAGE IMPACT STUDY, RIVIYRA CONDOMINIUMS TOWN OF GANANOQUE, ONTARIO

- Consideration for documentation and salvaging of building materials, prior to demolition. Opportunities to adaptively reuse any building materials from the Study Area should be explored.

This report concludes that there are no cultural heritage resources within or immediately adjacent to the Study Area that will be subject to impact by the proposed development, and that the recommendations provided will maximize the contributions the proposed development can make towards enhancing the “heritage character” of Lowertown.

The proposed development, along with appropriate setbacks, street trees, and grassed boulevards, can provide balance to the streetscape of South Street by completing a consistent pattern of built form on the south side of the street, in turn strengthening the visual association between the heritage character and urban form within Lowertown.



PROJECT PERSONNEL

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1.0 INTRODUCTION

Golder Associated Ltd. (“Golder”) was retained by CaraCo Development Corporation (CaraCo) to undertake a Heritage Impact Study (HIS) for a Study Area in Gananoque, Ontario. This amalgamated property encompasses several former parcels municipally identified as 101 to 171 South Street. The Study Area is bounded by South Street to the north, the Thousand Island Playhouse at 185 South Street to the east, the St. Lawrence River to the south, and Stone Street South to the west. It includes the former Gordon Marine Limited and four residential properties. The proposed development includes the construction of a six-storey, 102-suite condominium building within the Study Area and the requisite demolition of the existing buildings on the site.

The objective of an HIS is to provide a critical review of a proposed development from a heritage conservation, heritage planning, and regulatory perspective. An HIS is a comprehensive document designed to clearly articulate the heritage values of a property, as well as any adjacent heritage properties. The purpose of an HIS is not to regulate taste nor require the historicization of development projects, but an assessment of the impact of a proposed change on cultural heritage resources. It responds to a proposed intervention, outlines steps for any mitigation of impact, and provides recommendations.

This HIS has five key objectives:

- To provide background information on the Study Area;
- To evaluate its cultural heritage value or interest and the cultural heritage value of adjacent or nearby culture heritage resources (as defined by applicable legislation);
- To describe the proposed development;
- To assess the impacts of the proposed development to all cultural heritage resources (as defined by the *Planning Act*, *Provincial Policy Statement*, and the *Ontario Heritage Act*); and,
- To recommend mitigation options (as necessary).

1.1 Detailed Study Approach and Methodology

For the preparation of this report, the Corporation of the Town of Gananoque’s Heritage Impact Study Guidelines were followed. The report provides background information on the subject properties, evaluates its cultural heritage value or interest, describes the proposed development, assesses its impacts on cultural heritage resources, and recommends mitigation options. Background information will include a regional history, as well as a history of the Study Area. However, our evaluation of the cultural heritage value or interest within the Study Area will only include properties and/or buildings where particular interest was expressed.

This HIS will draw upon the *Stage 1 Archaeological Assessment for 129 South Street, Part Farm Lot 15, Concession 1* (2012) prepared by Past Recovery for information relating to the subject properties. However, as noted, the HIS will specifically focus on analyzing the heritage conservation planning framework and cultural heritage resources associated with the Study Area, including a visual assessment of the existing conditions and the impact of the proposed development.



The following references were used in the preparation of this HIS:

- *Provincial Policy Statement* (2005);
- Ministry of Tourism, Culture and Sport, *Ontario Heritage Toolkit, Heritage Resources in the Land Use Planning Process* (2006);
- Ministry of Tourism, Culture and Sport, *Heritage Conservation Principles for Landuse Planning* (2007);
- Ministry of Tourism, Culture and Sport, *Eight Guiding Principles in the Conservation of Historic Properties* (1988, revised 2003);
- Past Recovery Archaeological Services Inc, *Stage 1 Archaeological Assessment, 129 South Street, Part Fram Lot 15, Concession 1, Geographic Township of Leeds, Town of Gananoque, Ontario* (2013);
- United Counties of Leeds and Grenville, *Integrated Community Sustainability Plan* (2012);
- Town of Gananoque, *Community Improvement Plan* (2012);
- Town of Gananoque, *Economic Development Plan* (2011);
- Town of Gananoque, *Cultural Plan* (2010);
- Town of Gananoque, *Official Plan* (2009); and,
- Town of Gananoque, *Gananoque Lowertown Study: Masterplan and Implementation Strategy* (2005).

Field work for this HIS was carried out on October 7, 2013, by Dr. Marcus Létourneau, Senior Cultural Heritage Specialist, Mr. David Waverman, Senior Landscape Architect, and Mrs. Rebecca Robinson, Landscape Designer. Dr. Létourneau also visited the Study Area to take photographs on September 3 and 11, and October 23 and October 29, 2013.

1.2 Definitions

Adjacent: Those lands contiguous to a protected heritage property or as otherwise defined by the municipal official plan (*PPS* 2005).

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes (Parks Canada 2011).

Conserved: The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may also be addressed through a conservation plan or heritage impact assessment (*PPS* 2005).

Cultural Heritage Resource: A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have historic value. Cultural heritage resources can include both physical and intangible heritage resources, heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage.



Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of a cultural heritage resource is embodied in its character-defining elements, including its materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Governmental Approval Body: Any agency or division of a level of government that has the authority to approve works on a cultural heritage resource. This includes a Municipal Council, the Ontario Heritage Trust, Federal Heritage Building Review Office (FHBRO), and National Historic Sites and Monuments Board of Canada (HSMBC).

Heritage Attribute: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; “attributes patrimoniaux” (*Ontario Heritage Act*, Section 1), (*for Ontario Heritage Act matters*).

Heritage Attribute: The principle features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property (*PPS 2005*), (*for Planning Act matters*).

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Parks Canada 2011).

Protected Heritage Property: Real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*; heritage conservation property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving, and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition, or loss (*PPS 2005*).

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Parks Canada 2011).

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Parks Canada 2011).

Reversible intervention: An intervention deliberately designed so that it would be removable or replaceable without damage to surrounding historic material.

Significant: Resources that are valued for the important contributions they make to our understanding of the history of a place, an event, or a people (*PPS 2005*).

1.3 Heritage Resources

There are several different types of cultural heritage resources and these resources are identified by a variety of governmental approval bodies. Properties owned or leased by the provincial government and prescribed public bodies (as defined in Regulation 157/10 of the *Ontario Heritage Act*) were not expressly considered in this report as there is no master list maintained of provincial heritage properties (or properties of potential). However, the Ministry of Tourism, Culture and Sport, the Ontario Heritage Trust, and Infrastructure Ontario were contacted to determine if there were any properties of interest. No interest was expressed by any of these three provincial agencies/ministries. In addition, the Parks Canada inventories of National Historic Sites and FHBRO properties,



along with the entries on Historicplaces.ca were also consulted. No properties were identified. The categories of sites assessed in this report may include the following:

- **Historic Sites and Monuments Board of Canada (HSMBC):** Through the HSMBC, the Minister of Environment, responsible for Parks Canada, has the authority to designate National Historic Sites (pertaining to a defined area), Events (pertaining to an idea or concept with spatial boundaries), and Persons. These designations are generally well documented. In addition to having “Reasons for Designation,” National Historic Sites often have Commemorative Integrity Statements and/or Management Plans. Events or persons designations are not included in this study.
- **Federal Heritage Building Review Office (FHBRO):** FHBRO, part of Parks Canada, evaluates the cultural heritage value of federally owned and occupied buildings and maintains a “Register of the Government of Canada Heritage Buildings.” Unlike many other heritage programs, FHBRO is focused strictly on buildings. FHBRO’s jurisdiction does not apply to Crown Corporations such as railway stations.
- **Ontario Heritage Trust Easement Properties:** The Ontario Heritage Trust, an agency of the Government of Ontario, has the authority to enter into easement agreements to conserve cultural heritage resources. Changes to these resources require Ontario Heritage Trust approval.
- **Ontario Heritage Act:** Heritage properties within a municipality may be designated under Part IV, Section 29 of the *Ontario Heritage Act*. Properties designated after 2005 must have a “Statement of Significance” or “Reasons for Designation”. In addition, heritage easements and/or maintenance agreements under the *Ontario Heritage Act* can be put in place. The Town of Prescott does not maintain a Register of properties, pursuant to Section 27 of the *Ontario Heritage Act*.

Not all of these categories were found to be present near the site location. All sites were documented based on their vicinity to the Study Area.



2.0 INTRODUCTION TO THE STUDY AREA

2.1 Study Area Location

The Study Area is bounded by South Street to the north, the Thousand Island Playhouse at 185 South Street to the east, the St. Lawrence River to the south, and Stone Street South to the west (Figures 1-2, pp.6-7). This amalgamated property encompasses several former parcels municipally identified as 101 to 171 South Street (Images 1-6, pp.8-10). It includes four dwellings fronting onto South Street and two large marina buildings located along the St. Lawrence River. The topography generally slopes from South Street at the north to the River at the south. The original upper bank of the River is located adjacent to the south side of South Street.

2.2 Description of Study Area

Buildings located in the Study Area can be described as below. This includes buildings identified as possibly having cultural heritage value and those not identified as such.

Beginning at the north-west corner of the Study Area, at the corner of South Street and Stone Street South, a large two-and-a-half-storey brick residence with a basement is situated (101 South Street). The front lawn of this dwelling is turf and relatively level but the rear and side yards slope down to a concrete retaining wall and several boathouses along the River's edge. Immediately to the east of this is a small one-storey building with a basement which was formerly a garage (101A and 101B South Street), which has been divided into two apartment units. The basement includes a walk-out facing the river. This building is covered with vinyl siding and has a (parged) concrete foundation. The area between the front and east side of this building and South Street is a paved parking area. To the east of this, a paved laneway leads down the slope towards the water.

Further east at 119 South Street is a small one story dwelling, again with a basement that extends down the slope towards the River. This building has wood siding and a rough stone foundation. This property has a very small front yard with a paved laneway that leads down to the marina property to the east. The small rear yard has been terraced into a level area which extends to the former Gordon Marine Ltd. property.

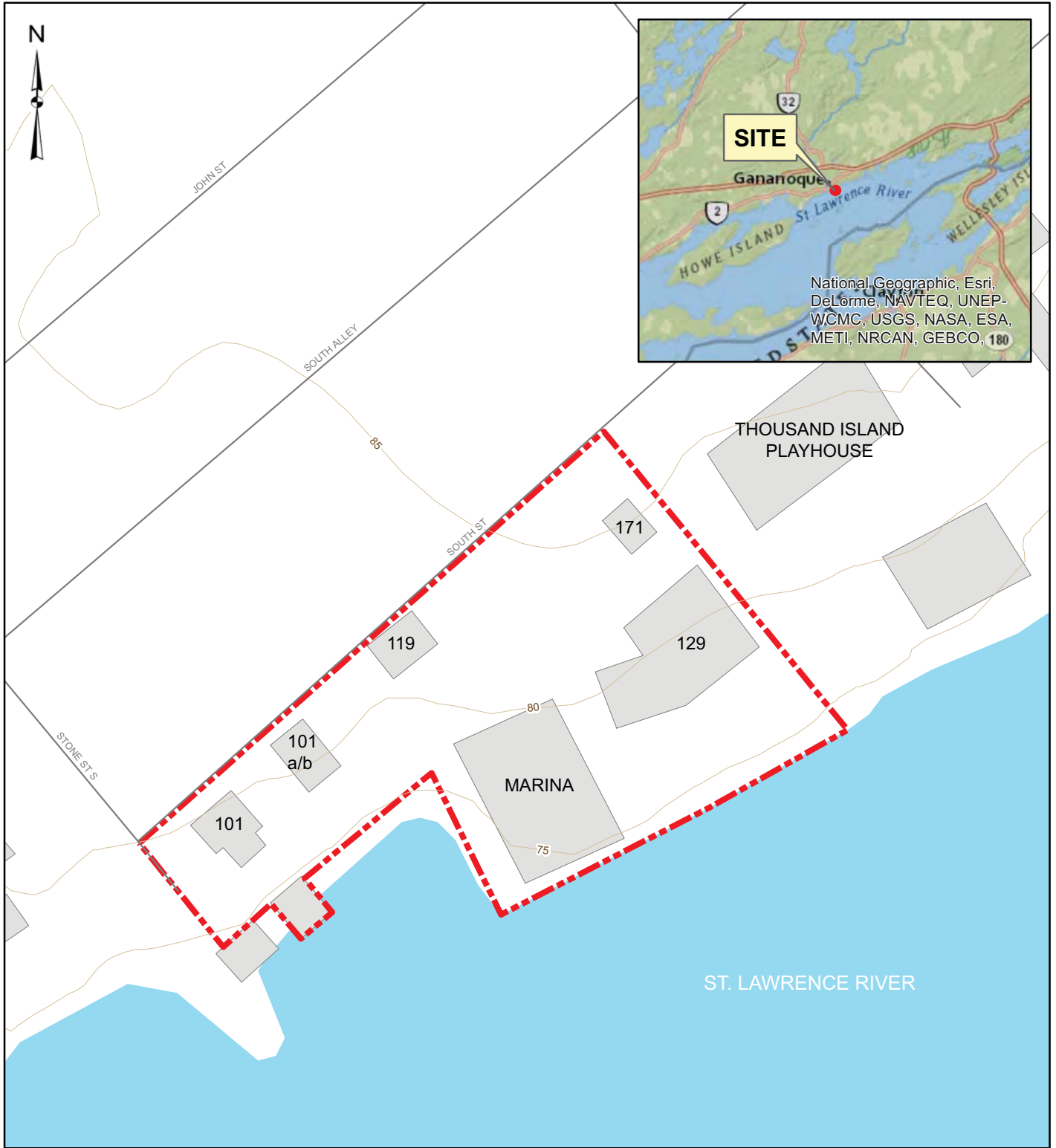
The final residential property is located at 171 South Street, at the eastern edge of the study area. This is a one-and-one-half-storey wood sided house with a (parged) concrete foundation. This dwelling is set well back from South Street with a grassed front lawn with several mature trees and an asphalt driveway to the east of the house. The rear yard slopes down to the rear of the large marina building.

The main entrance to Gordon Marine Ltd and a large upper gravel parking/storage area are situated between the 119 and 171 South Street dwellings with a paved laneway that leads down the slope to an intermediate level providing access to the rear of the primary marina building. There is a paved parking area to the south of the building with a grassed area adjacent to the shoreline. A stone and wood retaining wall is located immediately east of the lower part of this building, along the eastern property line. A large storage shed occupies the western part of the original wharf.

2.3 Site Context

The Study Area lies at the south-eastern edge of Lowertown within the Town of Gananoque (Figure 3, p.11). Its current land-use is classified as Waterfront-Commercial in the Official Plan. It is immediately adjacent to Residential land-use on the north side of South Street and Marine-Commercial and Waterfront-Commercial immediately across the Gananoque River.

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LEGEND

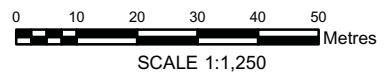
- ROADWAY
- TOPOGRAPHIC CONTOUR, metres
- APPROXIMATE PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- WATERBODY

NOTE

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT No. 13-1122-0170/2000

REFERENCE

DATUM: NAD 83, COORDINATE SYSTEM: UTM ZONE 18



PROJECT		CARACO SOUTH STREET DEVELOPMENT GANANOQUE, ONTARIO		
TITLE		TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY		
PROJECT No. 13-1122-0170		PHASE No. 2000		
DESIGN	ML	2013-10-23	SCALE AS SHOWN	REV. 0.0
GIS	JEM	2013-10-23		
CHECK	HD	2013-11-05		
REVIEW	HD	2013-11-05		
Golder Associates		FIGURE 1		



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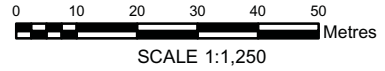
-  ROADWAY
-  APPROXIMATE PROPERTY BOUNDARY

NOTE

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT No. 13-1122-0170/2000

REFERENCE

DATUM: NAD 83, COORDINATE SYSTEM: UTM ZONE 18



PROJECT		CARACO SOUTH STREET DEVELOPMENT GANANOQUE, ONTARIO			
TITLE		AIR PHOTO OF THE SUBJECT PROPERTY			
PROJECT No. 13-1122-0170		PHASE No. 2000			
DESIGN	ML	2013-10-23	SCALE AS SHOWN	REV. 0.0	
GIS	JEM	2013-10-23			
CHECK	HD	2013-11-05			
REVIEW	HD	2013-11-05			



FIGURE 2



**HERITAGE IMPACT STUDY, RIVIYRA CONDOMINIUMS
TOWN OF GANANOQUE, ONTARIO**



Image 1: Civic address of the properties (and associated buildings) within the Study Area.



Image 2: 101 South Street.



Image 3: 101 A & B South Street.



Image 4: 119 South Street.

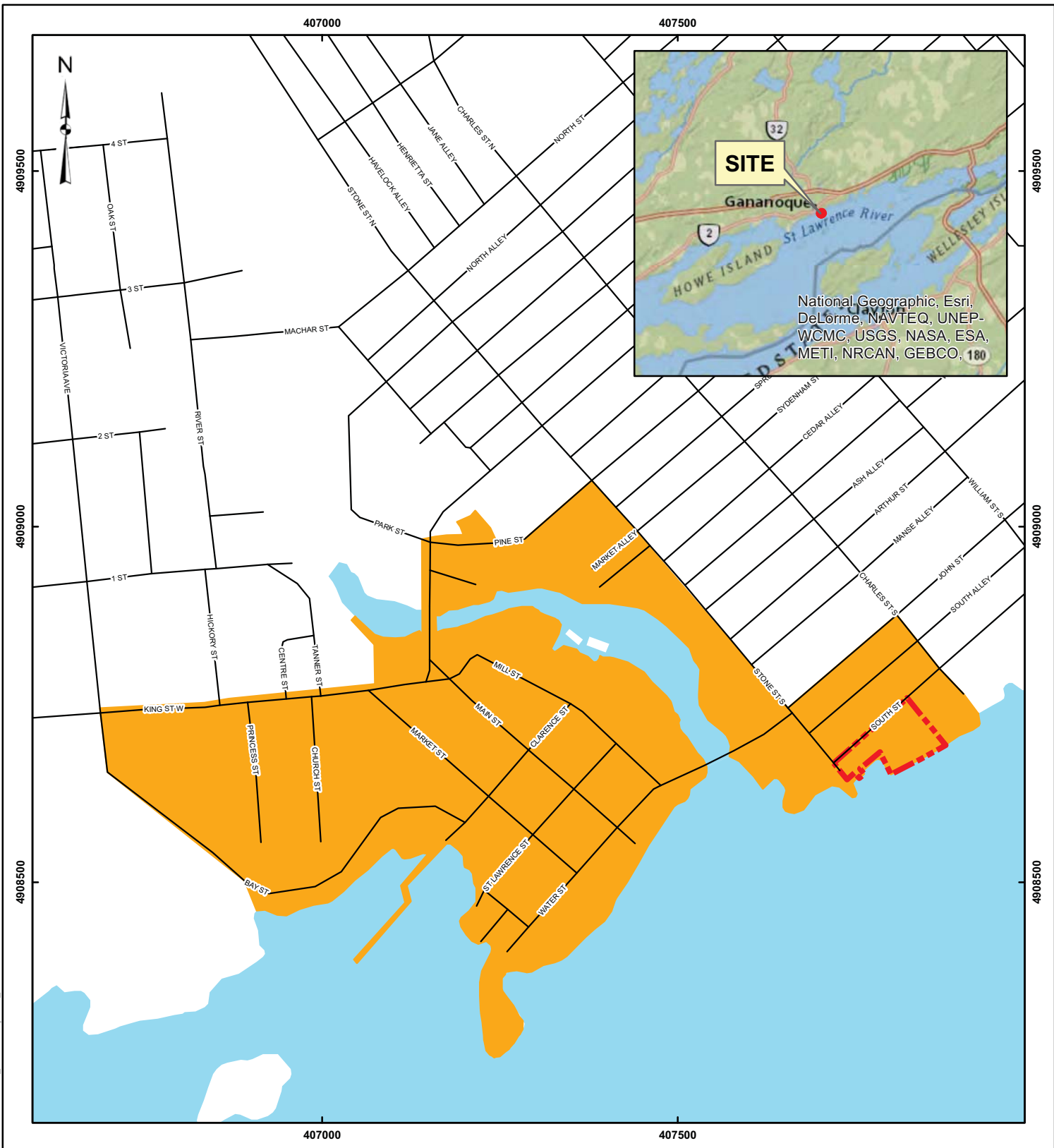


Image 5: 129 South Street.






Image 6: 171 South Street.

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National Geographic, Esri, DeLorme, NAVTEQ, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, 180

LEGEND

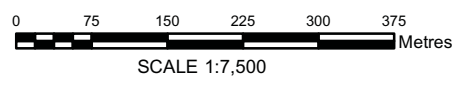
-  APPROXIMATE PROPERTY BOUNDARY
-  LOWERTOWN AREA
-  WATERBODY

NOTE

THIS FIGURE IS TO BE READ IN CONJUNCTION WITH THE ACCOMPANYING GOLDER ASSOCIATES LTD. REPORT No. 13-1122-0170/2000

REFERENCE

DATUM: NAD 83, COORDINATE SYSTEM: UTM ZONE 18



PROJECT		CARACO SOUTH STREET DEVELOPMENT GANANOQUE, ONTARIO		
TITLE		MAP SHOWING THE LOWERTOWN AREA		
PROJECT No. 13-1122-0170		PHASE No. 2000		
DESIGN	ML	2013-10-23	SCALE AS SHOWN	REV. 0.0
GIS	JEM	2013-10-23		
CHECK	HD	2013-11-05		
REVIEW	HD	2013-11-05		



FIGURE 3



2.4 Historical Overview

This historical overview has been prepared based on the findings of the Stage 1 Archaeological Assessment, the town’s Cultural Plan, and has integrated any additional research undertaken since the completion of this report. For a complete account of the history of the region, refer to the Stage 1 Archaeological Assessment.

2.4.1 Regional Pre-Contact Historical Overview

The earliest human occupation of southern Ontario began approximately 11,000 years ago with the arrival of small groups of hunter-gatherers; however, the St. Lawrence Valley remained very much on the fringe of the portions of the province occupied by Palaeo-Indian colonizers. The first evidence for significant occupation of the St. Lawrence Valley appears during the Archaic period, sometime between 5,500 and 4,500 B.C.

Between roughly 7,000 and 1,000 B.C., populations continued to follow a mobile hunter-gatherer subsistence strategy. The Woodland period (c.1000 B.C. to A.D. 1550) represents the introduction of ceramics and eventually domesticated plants to southeastern Ontario. By the end of the late Woodland period, St. Lawrence Iroquois had become established in the St. Lawrence Valley.

The population shifts of the late sixteenth and early seventeenth centuries were certainly in part a result of the disruption of traditional trade and exchange patterns among all First Nations peoples brought about by the arrival of the French, Dutch and British along the Atlantic seaboard. There were points of contact in the general area during this time including Fort Frontenac, established 1673 (Kingston), and Fort de La Présentation, established 1671 (near Ogdensburg, New York across from Prescott Ontario).

With the end of the American Revolutionary War (1775-1783), an exodus of United Empire Loyalists and disbanded soldiers moving north across the St. Lawrence required the acquisition and settling of new lands. In response, the British Government sought to acquire the rights to lands along the north shore of the St. Lawrence River and Lake Ontario through hurried negotiations with their Mississauga military allies. Captain William Redford Crawford negotiated on behalf of the British government. In the so-called “Crawford Purchase”, the Mississauga was cajoled into giving up Native title to most of eastern Ontario, including what would become Leeds and Grenville Counties.

2.4.2 Regional Post-Contact Historical Overview

As a result of the influx of Loyalist refugees from the Thirteen Colonies following the American Revolution, Governor-in-Chief of Canada Sir Frederick Haldimand (1718-1791) sent the Surveyor-General of Quebec, Major Samuel Holland (1728-1801) to examine lands on the north side of the St. Lawrence River for settlement. Lieutenant Gersham French of the Loyal Rangers was sent to explore the Ottawa River, the Rideau River, and the “River Gananoqué” (Gananoque River) down to the St. Lawrence River (McKenzie 1967, 6). Although French suggested the land was too rocky to cultivate, carrying places were good sites for mills.

Surveying activities began in earnest in 1784, with townships laid out along the front and numbered, rather than named. Royal Townships, numbered one through eight, located east of Quebec and Cataraqui Townships, numbered one through four, located west of the Cataraqui River, were the first laid out. Loyalist settlers henceforth were able to draw for grants of land in the available townships. Sites along the waterfront, in particular those with river access, with of crucial importance to settlers, and were often the first properties granted. Although the government had constructed a grist and saw mill at Cataraqui (Kingston Mills) in 1784, many settlers were a great distance from available mills in early settlement (McKenzie 1967, 26).



To alleviate this pressure, some settlers constructed their own mills. For example, Sir John Johnson constructed a grist mill and a saw mill at Williamstown between 1784 and 1792.

As land available in the original townships surveyed was quickly granted to Loyalists, additional townships were surveyed along the north shore of the St. Lawrence River. In 1788, the former Townships of Leeds, Landsdowne, and Escott were laid out. However, by this time settlers had already been petitioning for this land. In 1787, Joel Stone, a United Empire Loyalist from Connecticut, petitioned the Crown for land at the mouth of the Gananoque River. Sir John Johnson petitioned for the same territory. In 1792, Johnson was granted 1,000 acres on the east side of the Gananoque River and Stone was granted 700 acres on the west side (Hawke 1974, 8). Johnson immediately constructed a mill, which was included in a sketch of Gananoque's Lower Falls by Mrs. John Graves Simcoe on July 1, 1792 (Hawke 1974, 8). Stone's mill was in operation in 1795. These milling operations were the impetus for permanent settlement at the mouth of the Gananoque River.

Stone is generally considered the founder of Gananoque and from the time of his grant in 1792 to the War of 1812, Stone started considerable business projects which served to grow the area into the industrial town it would become. Notable early projects of Stone's included the construction of the first general store, an inn, an orchard, construction of a seventeen ton schooner, numerous dams and canals on the Gananoque River and a Customs House (Hawke 1974:9,13-14, Akenson 1987, 71). Stone would also serve as Justice of the Peace and a Colonel of the 2nd Leeds Militia during this time (Hawke 1974, 14; Akenson 1987, 71-72).

To facilitate transportation across the Gananoque River, Stone established a ferry service across the River in 1801. This was replaced by a permanent bridge in 1806. However, this original bridge was destroyed by an American raid on Gananoque in the War of 1812 (Hawke 1974, 27). The bridge was rebuilt, and replaced again in 1876 and 1930, and again more recently.

Although Loyalists successfully petitioned for a road from Cataraqui (Kingston) to Montreal, travelling along "The King's Highway" or "Kings Street" was difficult and rough. Early travelers often preferred travelling via the St. Lawrence River on steamships, which overtook batteau as the most common form of transportation on the River. References in 1829 include Gananoque as a port-of-call (Hawke 1974, 22).

The strength of early settlement in Gananoque was the availability of waterpower. Gananoque had early importance as a milling and manufacturing centre. Industrial activities were located along the waterfront and up the Gananoque River to the Upper Falls, with residential development elsewhere. Johnson and Stone had been able to harness the power of the Gananoque River for milling operations; lumbering, shipbuilding, and other industrial operations quickly established themselves at Gananoque. While cheese making industries were more successful in the rural areas of the United Counties of Leeds and Grenville, industrial activities centred at Gananoque. By the 1850s, the Gananoque River was lined from its mouth to the Upper Falls with factories and was known as the "Birmingham of Canada" (Nalon 1985). Factories producing many goods, including nails, hinges, shovels, carriage springs and axels, were located alongside the Leeds Foundry and Machine Works and the Street Company of Canada in Gananoque. In particular, coal from Pennsylvania was transported to Gananoque and used to fuel many of the lake vessels which came to port at the Town.

Like the town which he founded, Joel Stone also prospered. In 1811, his daughter, Mary, married Charles McDonald of New York. In 1823, Johnson sold his property in Gananoque to Mrs. Maria Johnson Bowes, who sold it in 1825 to John McDonald, the brother of Charles McDonald (McKenzie 1967, 27). By the mid-1820s, the McDonald's became a major business proprietor and land owner in Gananoque, owning land on both the east



and west side of the Gananoque River. McDonald built a sawmill and grist mill at the mouth of the river and began shipping large quantities of lumber to Quebec and Kingston from the Gananoque watershed (Leavitt 1879:126). By 1826, Charles and his recently arrived brothers would start the firm C. & J. McDonald & Brother and, among many business interests, construct the largest flouring mill in the province with a capacity of 250 barrels per day supplying one quarter of all the flour received annually at the Port of Montreal at that time. On the strength of the mills powered by the Gananoque River, the settlement had grown to 768 by 1832, (Leavitt 1879:131). McDonald House, now the Gananoque Town Hall, was built in 1831-1832 as the home of the McDonald family.

Gananoque quickly grew in the 1880s as a popular tourist attraction and resort town, gaining its moniker as the “Gateway to the Thousand Islands.” While transportation access to the town had greatly improved following the construction of new roads after the War of 1812, as well as the Grand Trunk Railway in 1856 (and the Gananoque & Rideau Railway extension in 1871), boating and river culture remained vital to the popularity of the summer resort. Many excursion lines were developed during this time period. Large hotels and holiday mansions throughout the Thousand Islands were constructed during this tourist boom.

In 1922, the Town of Gananoque formally separated from the United Counties of Leeds and Grenville. During World War II, Gananoque served as an important manufacturing centre for the Link Trainer, a training tool for pilots to learn to fly “blind.” The Link factory in Gananoque produced more than 5,000 of the Link Trainers built for the Allies in WWII. The importance of the Link Trainer is indicated by Winston Churchill, who stated that without the Link Trainer the Battle of Britain would not have been won (Taylor 2012). The Link factory is still located on the west bank of the mouth of the Gananoque River.

Into the twentieth century, manufacturing remained a strong force in the community; however, with other sources of power coming to the forefront of the new Canadian economy the rapid growth seen in Gananoque during the nineteenth century slowed to a crawl. The population of Gananoque at the end of the nineteenth century was 4,000, but by 1917 had dropped to 3,307 (NMC 151438 and NMC 9452). In 1947, the population had increased to 4,294 not far below the current population of 5,194 (NMC 9453 and SC 2011).

2.4.3 Chronological History of the Study Area

The following chronological history of the Study Area is originally presented in the Stage 1 Archaeological Assessment by Past Recovery. For additional details and historical reference information, please refer to that report. Details of historic images, including the below mentioned Fire Insurance Plans can be seen in Appendix A.

The Study Area was first granted in 1792 to Sir John Johnson, after a failed attempt from the Town’s founder Joel Stone to acquire land on both sides of the Gananoque River. Johnson never settled on the property or developed it in any significant way. A Surveyor’s Plan was created in 1791 for Joel Stone that includes the Study Area. This plan identifies an “Indian Burial Place” on two points along the east shore of the Gananoque River less than one hundred meters from the study area. In 1825 the property was sold to the McDonald family who would use the property for their burgeoning industrial interests during the nineteenth century.

By 1862 the part of Gananoque around the Study Area is shown to have experienced growth, primarily as a warehouse area. The 1917 Fire Insurance Plan (FIP) for the Town of Gananoque shows numerous buildings on the property at this time. This mapping shows a rectangular three-storey structure that appears to be a small factory style building. Along the central portion of the waterfront, the mapping shows two buildings: a small single-storey storage shed and a large three-storey coal shed, with aerial imagery showing a ramp structure as well.



The configuration of the dock and the nature of the structures indicate that these buildings were built to load goods onto large vessels through the use of the ramp and the third storey of the large warehouse. At the west end of the property along the waterfront the FIP and aerial images show two sizeable boathouses.

Away from the waterfront, the aerial images and FIP show a small two-storey structure of unknown function at the northeast corner of the property along South Street. Along the west end of South Street, three to four structures were present at this time.

The building at the corner of South and Stone streets is depicted as a two-and-one-half-storey dwelling which remains on the site to this day at 101 Stone Street. The property associated with this dwelling was purchased by Annie E. Bennett in 1907. The Bennett family commissioned Benjamin Dillon of Brockville, Ontario to design a house. The Bennett family were important merchants in Gananoque, operating a hardware store on King Street. Immediately east, there was a large two-storey structure with a River-facing veranda. The final of the four structures in this cluster along South Street is a two-storey residential-style building. Likely this was an office building for the forwarding business using the wharf.

The 1917 FIP also shows a large area in the southeast corner of the property labeled “coal pile”; however no large coal pipe is visible in the 1920 aerial image. All indications from the 1917 FIP appear to infer that a coal company was operating on the property at that time.

The two structures were removed from the Study Area between the 1917/1926 FIP and 1947 FIP, including the storage building along the waterfront, which was replaced with a similar building. Additionally, a large two-storey structure along South Street was replaced with a one-storey garage. Concurrently, the dwelling at 171 South Street was built at this time.

Today, the Study Area contains a marina, under the name Gordon Marine, and four dwellings fronting along South Street. The marina has been in business on the majority of the property since the mid-1950s. The present boathouse at 101 South Street residence was constructed in 1971, which replaced an earlier boathouse. It is a steel pan structure with a concrete deck and two boat bays.

101 South Street is the only property that has received expressed interest for its cultural heritage value or interest.

2.4.4 Historical Ownership within the Study Area

Below, predecessors in title for the Study Area are listed. The Study Area is an amalgamation of seven original lots, for which the previous ownership is shown (Appendix C).

As indicated above, located on the east side of the Gananoque River, properties located in the Study Area were part of the original land granted to Sir John Johnson in 1792. This grant included 1,000 acres. Although Johnson himself never settled the property, a saw and grist mill was constructed at the Gananoque River. Johnson sold the property to Mrs. Maria Johnson Bowes in 1823, who in turn sold the property to Charles McDonald, the brother of John McDonald, in 1825. Following this acquisition, the McDonald family owned a significant amount of property on the waterfront and Gananoque River, totalling at least 1,700 acres.

In 1853, Michael Dean, Deputy Provincial Surveyor, created a plan for this portion of the McDonald property for W. S. and J. L. McDonald (Inst. 105). This survey divided the property into the parcels identified below.



2.4.4.1 Lot 670

Lot 670 was sold by John McDonald to James Turner in 1857. In 1887, the Corporation of the Village of Gananoque commissioned Walter Beaty, Public Land Surveyor, and B. J. Saunders to survey of plan for the property (Insts. 86). Part of the lot was owned by the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1897, Eugenie Turner granted the lot to The Queen (Inst. 10-3816).

In 1910, the Gananoque Canoe Club entered into a 21-year lease of a portion of the property and established itself on Gananoque's waterfront.

In 1963, the Gananoque Rotary Club acquired the property from the Crown for \$500 (Inst. 6537). An agreement between the Gananoque Rotary Club and the Thousand Islands Playhouse Ltd. was signed in 1982 (Inst. 132536). In 1986, the lot was transferred from the Thousand Islands Playhouse Ltd. to the Town of Gananoque, with the Thousand Island Playhouse Ltd. entering a lease agreement with the Town (Inst. 166793). This lease was renewed in 2000.

2.4.4.2 Lots 671 and 672

Following Dean's survey (1857), these lots were acquired by the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253).

A 70' part of lots 671 and 672 was severed by Citizens Coal and Forwarding Company and sold to S. P. Shortall for \$650 (Inst. 14-8154). This parcel was sold to Frank S. Johnson in 1927 for \$700 (Inst. 14-8419) and Frank Wright in 1931 for \$150 (Inst. 15-9150). The property remained in the Wright family until 1969 when it was passed to Ida Mae White (Inst. 31377). The property passed to Merriel Tweedy in 1981, who sold it to Kenneth N. Gordon, owner of Gordon Marina, in 1983 for \$35,000 (Inst. 139908).

The remaining lots owned by the Citizens Coal and Forwarding Company were sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536). The property was sold to Gordon T. Cuttle in 1964 for \$22,750 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975. In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon for \$275,000 (Inst. 82020). It was transferred to Gordon Marina in 1977 (Inst. 91238).

2.4.4.3 Lot 673 (Gordon Marine)

Following Dean's survey (1857) this lot was also acquired by the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253). The Citizens Coal and Forwarding Company property was sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536). The property was sold to Gordon T. Cuttle in 1964 for \$22,750 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975.



In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon for \$275,000 (Inst. 82020). It was transferred to Gordon Marina in 1977 (Inst. 91238).

2.4.4.4 Lots 674 & 675

Following Dean's survey (1857), these lots entered the ownership of the Brophy family in 1883 (Inst. 7-1543). The property remained in the ownership of the Brophy family until the entitlements of the heirs of the Brophy family were passed to John B. Turner and William J. Gibson in 1892 (Inst. 10-3152). In 1904, H. C. J. Frontenac Loan & Investment Society foreclosed upon Turner's half-interest in the property (Inst. 11-4760). William J. Gibson acquired Turner's former half-interest of the property in 1911 and sold it in 1912 to the Citizens Coal and Forwarding Company Ltd for \$5,000 (Inst. 12-6253). The Citizens Coal and Forwarding Company property was sold to Sampson Coal Co. Ltd in 1928 (Inst. 14-8536).

The Sampson Coal Co. Ltd. sold the west part of Lot 674, with a right of way, to Harold B. and Eleanor Ferguson in 1960 for \$5,000 (Inst. 5699). This parcel was sold to John S. and Shirley M. Thomas in 1964 for \$60,000. It remained in the Thomas family until 2013.

The remaining portion of the Sampson Coal Co. Ltd property was sold to Gordon T. Cuttle in 1964 for \$22,750 (Inst. 7109). Cuttle leased the property to Imperial Oil for a period of 10 years of 1965-1975. In 1976, Cuttle sold the property to Kenneth N. and Jean Gordon for \$275,000 (Inst. 82020). It was transferred to Gordon Marina in 1977 (Inst. 91238).

2.4.4.5 Lot 676

Lot 676 was granted to Erastus Cooke in 1886 by Charles W. Taylor for \$1,000 (Inst. 8-1983). He sold the lot to John Kidd in 1887 for \$850 following the Corporation of the Town of Gananoque's survey plan completed by Walter Beaty, Public Land Surveyor (Inst. 8-2100). George Kidd took out a mortgage on the property; his default resulted in William Vernor Taylor acquiring the property in 1933 (Inst. 15-9260). He sold it within the year to Evelyn Bennett Johnston (Inst. 15-9283). She sold the property to William O. and Helen Pickthoren for \$24,000 in 1952 (Inst. 16-3364). They sold the property to Harold B. and Eleanor Ferguson in 1959 for \$35,000 (Inst. 5320). In 1964, the Fergusons sold the property to John S. and Shirley M. Thomas for \$60,000. It remained in the Thomas family until 2013.

2.4.4.6 Lot 677

Lot 676 was granted to Erastus Cooke in 1886 by Charles W. Taylor for \$1,000 (Inst. 8-1983). He sold the lot to John Kidd in 1887 for \$850 following the Corporation of the Town of Gananoque's survey plan completed by Walter Beaty, Public Land Surveyor (Inst. 8-2100). The lot remained in the ownership of the Kidd family until part of Lot 677 was sold to Annie E. Bennett in 1907 for \$900 (Inst. 10-5515).

George Kidd took out a mortgage on his property in 1927; his default resulted in William Vernor Taylor acquiring the property in 1933 (Inst. 15-9260). He sold it within the year to Evelyn Bennett Johnston (Inst. 15-9283). She appears to have consolidated her property (including those inherited from Annie E. Bennett and those purchased from William Vernor Taylor) and sold them to William O. and Helen Pickthoren for \$24,000 in 1952 (Inst. 16-3364). They sold the property to Harold B. and Eleanor Ferguson in 1959 for \$35,000 (Inst. 5320). In 1964, the Fergusons sold the property to John S. and Shirley M. Thomas for \$60,000. It remained in the Thomas family until 2013.



3.0 LEGISLATIVE AND POLICY FRAMEWORK REVIEW

3.1 Ontario Legislation/Policy

Within Ontario, cultural heritage conservation is a matter of provincial interest. This understanding stems from not only the *Ontario Heritage Act* provisions, but also its expression within Section 2 of the *Planning Act* and other Ontario legislation such as the *Cemeteries Act* and the *Environmental Assessment Act*. Further, under the *Provincial Policy Statement (PPS)*, (issued under Section 3 of the *Planning Act*), Sections 2.0 and 2.6 identify the conservation of cultural heritage (including archaeology) as a requirement.

As the PPS indicates, Ontario's long-term prosperity, environmental health, and social well-being depend on protecting its resources, including its cultural heritage and archaeological resources. All planning decisions as well as any revised/new official plans within Ontario must be consistent with the PPS. In addition, all municipal projects must be consistent with the municipality's official plan. As a result, provincial heritage policies and legislation must be appropriately considered and integrated as part of any project that may impact cultural heritage resources. However, it must also be noted that the PPS and an official plan must be considered in their entirety, and there is always a balancing of other matters of provincial interest such as transportation and intensification. Nevertheless, as this review is focused on cultural heritage matters, this report will highlight the applicable heritage policies.

Within Section 2.6 of the PPS, the policies governing cultural heritage and archaeology are identified as:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes

For the purpose of this report, Policies 2.6.1 and 2.6.3 of the PPS are applicable. Policy 2.6.2 will be addressed through the archaeological assessment process, which is ongoing. Significant built heritage resources and cultural heritage landscapes will need to be considered and appropriately conserved during this project. Significant is understood as being those cultural heritage resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

In addition, the PPS states that projects on properties adjacent to any protected heritage properties will need to be evaluated to ensure that the heritage attributes of the protected heritage properties will be protected through the process of changes.



Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (PPS 2005, Policy 2.6.3).

“Adjacent lands” are defined in the PPS as:

“for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”

The Town of Gananoque does not have a definition of adjacent lands within its *Official Plan*. Therefore, in this instance, the definition of adjacent refers only to contiguous (or immediately abutting) properties. In addition, Policy 2.6.3 is also only applicable when the adjacent property is a “protected heritage property.” A protected heritage property is defined as follows:

Protected Heritage Property: means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

In this instance, there are no adjacent protected heritage properties. While the Thousand Islands Playhouse is located immediately adjacent to the development site, the property is not identified or protected under the *Ontario Heritage Act*.

It is also important to understand what is meant by “heritage attributes.” As defined under the *Ontario Heritage Act*, it refers only to those attributes located on “real property”. Under the *Ontario Heritage Act*, heritage attributes are defined as follows:

“heritage attributes” means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; (“attributs patrimoniaux”).¹

While there is a definition of heritage attributes within the PPS, it also references the concept of real property. The *PPS* definition of heritage attribute is as follows:

Heritage Attributes: means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

Real property can be understood as the immovable elements of a property, including the land, structures, and all “interests” thereon and therein. It is distinguished from personal property, which can be defined as movable chattels. This definition of heritage attributes confines the possible heritage attributes to the limits of the real property.

This has implications for the identification of heritage attributes such as views, particularly if these are located outside of the boundaries of the real property. Views off or to a designated property cannot be protected under Part IV Section 29 of the *Ontario Heritage Act*. This does not mean that views are not important heritage attributes or that views do not merit protection, but it is a reflection of the framework that governs individual

¹ *Ontario Heritage Act*, Section 1.



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property designation under the *Ontario Heritage Act*. Views located on a property protected by Part IV, Section 29 of the *Ontario Heritage Act* and within a Part V, Section 41 Heritage Conservation District can be protected. In addition *Planning Act* tools (such as Official Plan policies) and other Council-adopted policies (such as a Heritage Plan or Cultural Heritage Landscape Study), can be used to protect views.

In the case of the proposed development, there appears to be no local policies specifically identifying ‘heritage’ views. The *Gananoque Lowertown Study* (2005) appears to show the presence of a viewpoint located on the west side of Stone Street South below Water Street, but this view is directed away from the subject properties (Image 7, p.20). There is also a view south along Stone Street South from King Street East, but this view is framed by the existing buildings on the east side of King Street East. There do not appear to be any views in relation to the subject property. These policies will be reviewed in more detail within Section 3.2 of this report.

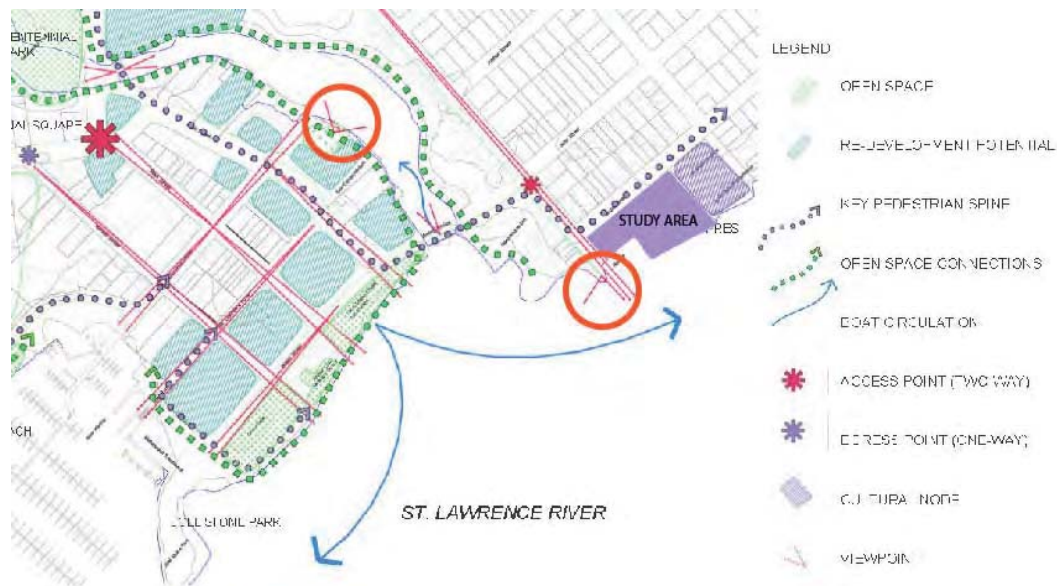


Image 7: Detail from Figure 3 of the Gananoque Lowertown Study (Prepared by EDA December 2005). The view south from King Street East and the viewpoint on the west side of Stone Street South are circled in orange (Town of Gananoque 2005, 10).



3.2 Local Legislation/Policy

As noted, this HIS is focused upon the applicable local heritage policies in relation to the proposed development on South Street in Gananoque.

Although a single-tier municipality, the Town of Gananoque participated as part of the United Counties of Leeds and Grenville Regional *Integrated Community Sustainability Plan (ICSP)* (2012). Within this document, there are no heritage designation actions for the Town of Gananoque (although there are for other communities). The Gananoque heritage committee is referenced as a partner for *Natural Heritage and Recreation* priorities, but its role is not specified. However, the emphasis within this priority list is on trails development.

Many of Gananoque's documents recognize the need to "preserve and enhance the Town's unique "small town" heritage" (Town of Gananoque, 2011, 2). However, there is limited description and discussion of how "small town" is to be interpreted. Fifteen properties protected under Part IV, Section 29 of the *Ontario Heritage Act* in Gananoque and there are several non-designated properties identified under the authority of Section 27 of the *Ontario Heritage Act*.² Refer to Appendix B at the end of the report for a complete list of the identified heritage properties identified by the Town of Gananoque.

The Town of Gananoque's *Cultural Plan* (2010) identifies *Substantial Buildings* which contribute to the Town's "sense of place." This includes key civic and private buildings as landmarks or as important representations of the community's past, such as:

- Town Hall;
- (Former) factories on Gananoque River;
- Mansions;
- Hotels;
- 19th and early 20th century main street buildings; and,
- (Former) blockhouse (demolished in the 1850s).

It also includes "Gathering Places" as another important contributor, including:

- Townspeople congregated in important public spaces and made use of the commercial core;
- King Street from Charles to the Town Hall;
- The King and Stone Street intersection (Provincial Hotel, former Post Office);
- Town Hall Park and bandstand;
- (former) Market Square;
- (former) International Square;

² This would also not preclude the existence of an inventory developed by the local municipal heritage committee, but for the purpose of Section 27, the *Ontario Heritage Act* is clear that Council must have expressed its interest. This is usually achieved through a Council resolution endorsing properties to be added to the Register.



- (former) Canoe Club; and,
- (former) Armouries.

However, many of these properties or buildings have never been formally evaluated, and are not included on the Town's inventory. The *Cultural Plan* identified the need to inventory and evaluate buildings and cultural landscapes for cultural heritage value. However, the *Cultural Plan* recommended focusing "on the section along King Street between the Gananoque River and William Street" (Town of Gananoque, 2010, 44).

There are specific provisions in the Town's *Official Plan* concerning the development of Lowertown, which is identified as the focus of attention to develop it as a "unique mixed use waterfront heritage district" (see discussion in Section 3.1 of this report). However, the only expressly stated heritage-related goal is to "encourage the rehabilitation and or conversion of vacant industrial buildings." While the *Gananoque Lowertown Study* noted the importance of cultural heritage resources, it focused its interest in cultural heritage resources located on the west side of the Gananoque River, particularly along Mill Street, which it identified as the "cultural heritage spine" (Town of Gananoque, 2005). The *Gananoque Lowertown Study* also specifically referred to the "remains of the once strong industrial heritage present some interesting redevelopment/restoration opportunities that fit with current tourism and other economic needs" (Town of Gananoque, 2005, 4). This area would be augmented by buildings on King Street East, as identified in the *Cultural Plan*, which are located within north east section of Lowertown. While cultural facilities (and their development) are identified to be of municipal interest, none are specifically identified as having cultural heritage value. In terms of *Official Plan* implementation, the Town has reserved the right to strictly controlled demolition and building permits which shall be subject to Council review to maintain "the historic appearance" of this area (Town of Gananoque 2009, 10). However, "the historic appearance" is not clearly delineated or defined.

Within Section 5.4.4 (Development Criteria) of the *Official Plan*, the conservation of cultural heritage resources is identified as one of the development criteria to be considered when reviewing the compatibility and appropriateness of any new development or redevelopment requiring an amendment to the Zoning By-law and, where applicable, the requirements for site plan control under Section 41 of the *Planning Act*.

However, there is no definition of "cultural heritage resources". There is also no definition of "cultural heritage resources" within the *PPS*. However, within Section 5.10.3 (Heritage Conservation) it is stated that the municipality will maintain a cultural heritage resource database resulting in inventories of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and archaeological potential areas located within the Town. It is logical that this database refers to the cultural heritage resources of interest to the Town. This list current consists of the following properties and can also be found in Appendix B:



Table 1: Town of Gananoque Designated Properties List

Property	Address
Town Hall	30 King Street East
Public Library	10 King Street East
Old Post Office	110 Stone Street South
Clock Tower	140 Stone Street South
Old Foundry	9-15 King Street East
Bandshell	30 King Street East
Cliffe Craft	185 Mill Street
Christ Church	30 Church Street
Single Family Dwelling	11 Church Street
Single Family Dwelling	145 Stone Street South
Single Family Dwelling	120 King Street West
St. John the Evangelist	262 Stone Street South
Provincial Hotel	98 King Street East
Rogers' House	161 King Street East
Pumphouse	110 Kate Street

Table 2: Town of Gananoque Non-Designated Listed Properties on the Ontario Heritage Properties Database

Property	Address
Athlone Inn	250 King Street West
Prameter House	260 King Street West
Victoria Rose Inn	279 King Street West
Trinity House Inn	90 Stone Street South
King Street Bridge and Toll House	King Street over Gananoque River
Hudson Bridge	North Street to Machar Street over Gananoque River
Water Street Swing Bridge	Water Street over Gananoque River

Source: Town of Gananoque, <http://www.gananoque.ca/town-hall/community-development/our-heritage>.

The policies in Section 5.4.9 (Complete Applications) indicate that specific studies or reports could be required in order for the Town to proceed with the processing of an application. This includes the possibility of a “Heritage Study” (also referred to by the municipality as a Heritage Impact Study or Heritage Impact Assessment) for development in Lowertown. This provides the authority to request this HIS.

However, the applicability of the *Official Plan’s* heritage policies (Section 5.10.3) is limited. In particular, the policies state the following:

“The heritage resources policies of this plan shall apply when:

1. conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
2. conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;



3. respecting the heritage resources identified, recognized or designated by federal and provincial agencies” (Town of Gananoque 2009, 81).

It is notable that this list does not make any reference to private works on private property.

The policies do provide for development and site alteration on adjacent lands located to protected heritage property. However, as noted, there are no adjacent "protected heritage properties" to the project site. The policies also indicate that the *Ontario Heritage Act* may be utilized to conserve, protect and enhance any significant cultural heritage resources located within the Town. Again, the reference to "significant cultural heritage resources" is not defined, and it is logical that this database refers to the cultural heritage resources of interest to the municipality. While the policies provide for the identification of a "Municipal Heritage District", no areas are specifically identified.

The *Community Improvement Plan (CIP)* (2012) for Gananoque does indicate that one of the *CIP* goals is:

To preserve heritage resources of architectural and historical significance and encourage improvement in buildings consistent with the heritage character of the area (Town of Gananoque, 2012, 4).

The Study Area would fall under the *CIP* area for brownfields redevelopment. However, the language the policy is outdated, and as written, it seems to refer to properties where the significance has already been determined.

In sum, following a review of the applicable heritage planning policies, that there is no heritage policy or legislation that would prevent the proposed project from proceeding. The only obligatory task identified would be completion of a Heritage Impact Study, which stems not from heritage conservation policies within the *Official Plan*, but from the *Official Plan* requirements for a complete application. This HIS is designed to fulfill this requirement.

Separate from this HIS, it is also important to note that the archaeological assessments for this project will need to be completed to ensure compliance with the applicable legislation and policy that governs it.



4.0 CONSIDERATION OF CULTURAL HERITAGE VALUE OR INTEREST

In order to determine if the development project proposed by CaraCo Development Corporation will have an impact on any potential or identified cultural heritage resources, this HIS will consider the following as relevant sources of potential cultural heritage value or interest:

- 1) 101 South Street, which is the only building identified to be of potential cultural heritage value or interest within the Study Area;
- 2) Potential cultural heritage resources identified in the *Gananoque Lowertown Study*; and,
- 3) Any adjacent or nearby designated heritage properties (as applicable).

In this section, this HIS will evaluate the cultural heritage value or interest of the above listed resources. In subsequent sections, the impact of the proposed development relevant to each resource will be evaluated.

4.1 101 South Street

The principle dwelling located at 101 South Street is a two-and-a-half-storey structure constructed between 1907 and 1914. The red brick structure is capped with a hipped roof. Symmetry characterizes the organization of the façade with windows in the east and west bays with the vestibule, with the main entrance door, located in the central bay. The dwelling, however, did originally contained elements of Edwardian Classicism, a popular style in the beginning of the twentieth century. However, subsequent interventions have removed these elements.

As per the Town's HIS requirements, 101 South Street was evaluated against Regulation 9/06 of the *Ontario Heritage Act*. The evaluation of cultural heritage value or interest for 101 South Street is included as Appendix A. This evaluation determined that 101 South Street does not sufficiently demonstrate cultural heritage value or interest to warrant designation pursuant to the *Ontario Heritage Act*.

From a physical/design perspective, the subject property has been significantly altered. Many of the details found within the original design for the structure have been subsequently lost.

The original chimneys, trim detail (including the dentals), and many of the windows have been removed from the principal structure at 101 South Street. On the interior, the arrangement of rooms has been changed due to conversion to rental apartments. The second floor porch on the south side of the dwelling has been filled in with windows, and the boathouse was replaced with modern construction in 1971. The former garage on the subject property dates from circa 1947, but has been heavily modified. A large building formerly existed beside the main house, but was replaced by the former garage.

The red brick dwelling does retain its form, massing, and prominent position on a corner lot, along with some windows and doors. The bricks are generally in good condition (although weather patterns are evident). There is some wear and cracking in the concrete works and foundation has been repointed several times in several different ways.

As discussed in Section 2.4.3 of this report, the property is associated with several prominent families and individuals in Gananoque's history including:

- Sir John Johnson;
- The McDonald family;



- The Bennett family; and,
- Sylvia Fletcher Thomas, former Mayor of Gananoque.

Both Sir John Johnson and the McDonald family were major land owners in their own time. Sir John Johnson was granted 1,000 acres on the east side of the Gananoque River in 1792. He never lived on the property, but did construct a mill. Similarly, the McDonald family acquired over 1,700 acres of land by the mid-1820s. The ancestral McDonald home, now Gananoque Town Hall at 30 King Street, better commemorates the historical/associative contributions of the McDonald family in Gananoque.

The Bennett family business, Bennett's Hardware, was established in 1857 by Isaac Bennett. Bennett's Hardware was located on King Street and remained in the Bennett family until 1964 when it was sold to George Gibbins, who retained the business' name. The former location of Bennett's Hardware on King Street is not designated under the *Ontario Heritage Act*. Annie E. Bennett owned 101 South Street from 1907 until it was passed to Evelyn Bennett, upon her death in 1926. Evelyn Bennett Johnston owned the property until she sold it in 1952.

Sylvia Fletcher Thomas, wife of the owner, was Mayor of Gananoque from 1998 to 2003. However, Mayor Thomas did not live at the subject property during her mayoral term and 101 South Street is not her permanent address.

While these associations are with families that are significant to the history of Gananoque, direct associations with the subject property is weak and/or other properties may better demonstrate or articulate potential historical associations.

The residential dwelling located at 101 South Street was designed by Benjamin Dillon (Ellisville, Ontario 1871-Maitland, Ontario 1942). He was trained in Kingston and articulated with Arthur Ellis (1863-1940). Dillon's architectural commissions are concentrated in eastern Ontario, primarily Renfrew and Brockville, as well as many other communities. His early work in Renfrew dates circa 1896-1897 when he opened his first architectural practice and his work in Brockville dates 1898-1920, after his move there in 1898. Dillon was particularly active in 1900-1906. Dillon's work emphasizes ecclesiastical, residential, and institutional projects. The *Biography of Dictionary of Architects in Canada 1800-1950* has no record of any projects designed by Dillon. While Dillon has been recognized as a significant architect in Brockville, there is no recognition of his work in Gananoque. The question remains if the residential dwelling at 101 South Street, as the only of Dillon's work in Gananoque, is a representative work, or if his limited work in Gananoque diminishes his potential significance to the community. Furthermore, the many potential elements that are common throughout Dillon's oeuvre, such as the prominent dentils, have been removed from the dwelling at 101 South Street. Other works in other communities may better articulate the work of Benjamin Dillon.

The residential dwelling and former garage are not important in defining, maintaining, or supporting the character of the area. The boathouse may possibly maintain the character of the area along the river. However the structure is a replacement.

Although the subject property is a large corner lot, there is very limited visibility and linkage with the neighbourhood. As an outlier, stands out from the adjacent context rather than maintaining or supporting the surroundings.

Although this property is an outlier, it is not a landmark. Vegetation significantly screens the subject property and other uses in the surrounding area diminish its potential landmark value. There are many other properties that would be considered landmarks before the subject property including the Gananoque Inn and the Thousand Islands Playhouse.



This property is located within the Lowertown Area. The policies applicable to this area will be discussed in the following section.

4.2 Gananoque Lowertown

As discussed in Section 2.0 of this HIS, the Study Area is located in the south-eastern extent of the Lowertown (see Figure 3). The following discussion focuses on the cultural heritage components of the, as presented in the *Gananoque Lowertown Study: Master Plan and Implementation Strategy* (2005) and supported in the Town's *Official Plan* (2009) and *Cultural Plan* (2010).

The vision for Lowertown is to “create a vibrant, year-round, mixed-use Lowertown neighbourhood on an active waterfront where people live, work and play” (Town of Gananoque 2005, 6).

The objectives outlined in the *Gananoque Lowertown Study* are:

- To create an attractive, accessible and useable waterfront for both local residents and visitors;
- To maintain historical, architectural character and uniqueness in the Lowertown area;
- To establish a realistic planning framework and policies to guide future development;
- To meet the short and long term interests of the town, business, residents, visitors, etc.;
- To contribute to the legacy and quality of life associated with Gananoque; and,
- To recognize that the development of the Lowertown is of regional as well as local significance and will provide the financial basis for maintaining the vision.

In order to meet the second objective, *to maintain historical, architectural character and uniqueness in the Lowertown area*, the *Gananoque Lowertown Study* identified three focal areas to deliver this objective. The key areas include a waterfront industrial heritage park along the Gananoque River, Mill Street as the “cultural heritage spine”, and a heritage waterfront park as part of the St. Lawrence River Waterfront Park (Image 8, p.28).

The remains of the once strong industrial heritage in Lowertown present redevelopment/restoration opportunities that fit with current tourism and other economic needs, as outlined in the *Gananoque Lowertown Study*.

The Industrial Heritage Park is proposed for the intersection of Clarence and Mill Street, along the Gananoque River. The entrance will be a major pedestrian gateway and will form part of a continuous public walkway along the west side of the Gananoque River. Proposed amenities include a lookout to the Gananoque River with views to upstream and downstream marine heritage wayfinding/interpretive elements, docking for boats, and a launch ramp.

The Mill Street Cultural Heritage Spine will be the focus of streetscape improvements to emphasize its role in connecting Uppertown to Lowertown and as a strong pedestrian link within Lowertown. Proposed streetscape improvements include themed landscape elements (such as lighting and street furniture), exhibition/performance spaces, street trees, industrial heritage interpretive elements, enhanced access to the waterfront, sitting/gathering spaces, and curb-less streets. Previous development initiatives along this corridor include office development at the north end of Mill Street and the Lux Condominium Development (former Cliffe Craft Building on the east side of Mill Street).



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The Waterfront Heritage Park along the St. Lawrence River is proposed to enhance visual and physical connections with surrounding land uses, improve waterfront access, and provide multi-purpose space for events, performances, and gatherings.

As seen in Image 8, the three cultural heritage focal areas outlined in the *Gananoque Lowertown Study* are not within the Study Area, nor are they immediately adjacent to the Study Area.



Image 8: Proposed improvements/features for Lowertown relating to cultural heritage resources (Town of Gananoque 2005).



4.3 Adjacent Properties

The Town of Gananoque maintains a Register of Heritage Properties pursuant to Section 27 of the *Ontario Heritage Act*. It has been attached as Appendix B.

The proximity of cultural heritage resources to the Study Area is identified in Image 9, p.29. The closest properties protected under Part IV, Section 29 the *Ontario Heritage Act* are located at 185 Mill Street and 262 Stone Street South (Images 10-11, p.30). Additionally, the Water Street Swing Bridge (currently undergoing rehabilitation) is listed pursuant to Section 27 of the *Ontario Heritage Act* (Image 12, p.31).



Image 9: Properties listed or designated pursuant to the *Ontario Heritage Act* in the proximity of the Study Area.



Image 10: St. John the Evangelist Roman Catholic Parish at 262 Stone Street South is designated under the *Ontario Heritage Act*.



Image 11: Cliffe Craft, located at 185 Mill Street, is designated under the *Ontario Heritage Act*.



Image 12: The Water Street Swing Bridge has been listed by the Town of Gananoque pursuant to Section 27 of the *Ontario Heritage Act*.

4.4 Evaluation of Cultural Heritage Value or Interest

Table 3: Evaluation Summary

Heritage Attribute	Explanation of Conclusion
Physical/Design Attributes	
Architectural style of 101 South Street	<ul style="list-style-type: none"> Low significance – building has been heavily altered on both exterior and interior
Urban form of 101 South Street	<ul style="list-style-type: none"> Medium significance – property typifies the built form and massing of its context
Historical/Associative Attributes	
Historical ownership of 101 South Street	<ul style="list-style-type: none"> Low significance – Some prominent Gananoque families are associated with the property, however, there are other buildings that were more significant to these families within Gananoque
Contextual Attributes	
Adjacent heritage properties	<ul style="list-style-type: none"> Low significance – proposed development is not adjacent to any designated heritage properties
Lowertown neighborhood	<ul style="list-style-type: none"> Low significance – proposed development is not within identified heritage areas nor within proximity to the three cultural heritage focal areas outlined in the <i>Gananoque Lowertown Study</i>



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Image 14: North elevation (South Street) of the proposed development (CaraCo Development Corporation, www.riviyr.com).



Image 15: South elevation (waterfront) of proposed development (CaraCo Development Corporation, www.riviyr.com).



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Image 16: West elevation (Stone Street South) of proposed development (CaraCo Development Corporation, www.riviya.com).



Image 17: East elevation of proposed development (CaraCo Development Corporation, www.riviya.com).



5.2 Impacts of Proposed Development on Potential Cultural Heritage Resources within Study Area

A Cultural Heritage Assessment was completed for 101 South Street using the criteria of *Ontario Heritage Act* Regulation 9/06 (Appendix A). This is the only building within the Study Area in which interest was expressed regarding potential cultural heritage value.

It is not designated under the *Ontario Heritage Act*, and does not appear on the Town of Gananoque's Heritage Properties Register (hereto attached as Appendix B). The findings of the Cultural Heritage Assessment conclude that 101 South Street does not sufficiently demonstrate cultural heritage value or interest to warrant designation pursuant to the *Ontario Heritage Act*. As such the proposed development will have no impact to the heritage value of this property.

As stated previously, interest was only expressed regarding the cultural heritage value of 101 South Street. If other buildings or resources are identified by Council to be of interest, they should be assessed via a subsequent Cultural Heritage Assessment.

5.3 Impacts of Proposed Development on Adjacent Heritage Properties

As per the Town of Gananoque's *Heritage Property Register* (see Appendix B and Image 9) and in accordance with legal definition of adjacent property as expressed in Section 2.6.3 of the *PPS*, there are no properties of cultural heritage value or interest adjacent to the Study Area. The closest designated heritage property, 185 Mill Street, is approximately 300 metres from the west end of South Street and across the Gananoque River. The next closest property designated under the *Ontario Heritage Act* is 262 Stone Street South, which is approximately 350 metres away from Stone Street South/South Street Intersection. The Water Street Bridge, listed on the Town of Gananoque's *Heritage Properties Register*, is located approximately 190 metres from the Stone Street South/South Street intersection. All of these cultural heritage resources are not visible to or from 101 South Street or the intersection of South Street and Stone Street South. As such the proposed development has no impacts on adjacent heritage properties.

5.4 Impacts of Proposed Development on Lowertown

This section addresses the impacts of the proposed development on the Lowertown neighborhood as it pertains to heritage character only.

The proposed development replaces residential and commercial (marina) usages with residential intensification of the Study Area. The nature of the proposed development is therefore in character with the existing uses/functions of the Study Area, and therefore in character with Lowertown.

Provision of a consistent urban form which includes uniform set back from the street and provision of street trees will actually benefit and strengthen the characteristics of the general heritage character of Lowertown. The provision of a consistent streetscape of uniform massing, setbacks and street trees will provide a balance between the north and south side of the viewshed of the streetscape (east and west along South Street). The proposed materials, textures, colours, architectural form, and fenestration (Refer to Images, 15-17 and 20-21) are also consistent with the built heritage characteristics of the neighbourhood based on our visual assessment.

Other net benefits to the "heritage character" of Lowertown will include:



- **Economic Vitality:** The continuum of our cultural heritage resources as living links to our past is significant to our heritage, culture and source of civic pride and identity. The conservation of heritage often can only exist when there is economic justification to its existence. By intensifying the waterfront area, the proposed development will strengthen the economic vitality of Lowertown and Gananoque in general, providing an increased population to support local businesses and industries, including the heritage resources of the neighbourhood. This includes but is not limited to the playhouse, local restaurants, cafes and pubs and commercial businesses in general.
- **Intensification and Sustainability:** Heritage Districts and Areas are sustainable in their very nature. They are walkable neighbourhoods which do not require reliance on the car as intensely as many of our modern neighbourhoods. Local activity, such as shopping, dining out or recreation destinations (i.e. boating) can be reached by foot or bicycle. Walkable streets are proving to be one of the characteristics of the most desirable neighbourhoods in Canada. Walkable neighbourhoods also reduce the need for parking spaces, reducing the sheer areas of paved surfaces required. Tree-lined streets reduce the heat island effect while sequestering carbon from the atmosphere. Thus the proposed residential development not only supports the heritage nature of the Lowertown neighbourhood but enhances it as a model sustainable neighbourhood, consistent with the nature of heritage districts.

Intensification is also very compatible with the goals of sustainable neighbourhoods and heritage districts. Urban infrastructure, such as roads, utilities and services, are minimized with intensification.

- **Crime Prevention through Environmental Design (CPTED):** The heritage attributes of Lowertown include development with mixed land uses, including residential, commercial, recreational, institutional, etc. This mixed-use concept ensures a continuous public presence in the downtown and waterfront areas even after the close of most businesses. In return this improves the public surveillance and safety of the neighbourhood. The proposed development will facilitate establishment of a resident population in Lowertown, adding to the safety of the neighbourhood through public surveillance.

As such, the proposed development does not impact the heritage attributes of the Lowertown neighborhood, nor those identified in the *Gananoque Lowertown Study*.

5.5 Visual Assessment of Streetscape Perspective

During a site visit on October 7, 2013, a visual inventory and assessment of the immediate site and approaches was conducted (Images 18-19, pp.38-39). The Study Area was both walked and driven through at posted speed limits.

It was concluded that there was no broader visual context of the Study Area than the local proximity of:

- 1) The street itself (South Street);
- 2) Some visual penetration from Stone Street South onto the Study Area when approaching from the north or south; and,
- 3) Public visual access from boating on the St. Lawrence River.

Beyond the above mention local visual context, the Study Area was not readily visual accessible from adjacent streets.



Visual access from the public right-of-way would be by local residents, services, visitors and tourists heading to the waterfront, marina or the Gananoque Inn and Spa. Travel would be on foot, or by car or bicycle. Visual access of the site would also be from private property of the residents of the north side of South Street looking south onto the south side of the street.

5.5.1 Existing Views

Currently the east-west viewshed along South Street consists of a residential view along the north side with mixed use along the south side of the street at the west end of the street, between the detached houses and buildings associated with marina activities. The viewshed is enclosed along the north side (by houses and mature street trees) while permitting filtered views between buildings of the St. Lawrence River to the south.

The views therefore consist of a typical streetscape along the north side: enclosed with relatively uniform massing of residential units and street-trees. The south side, however, consists of a mixed view, residential units with marina buildings and related functions to the south. The vegetation along the south side is not as continuous as the north side. The south side's streetscape lacks the contribution of mature street-trees and grassed boulevards, which are broken up for larger paved parking areas.

Views looking north and south from Stone Street South display a similar viewshed, though the Gananoque Inn and Spa provides a focal point to the west side of Stone Street South, away from the east side. Views looking south along Stone Street do include 101 South Street in close proximity to the intersection of Stone Street South and South Street, but the focal point is also dominated by the views of the St. Lawrence River and the more aesthetically pleasing views of the Gananoque Inn and Spa buildings. The grading of the road (sloped) also impacts the views so that the lengths of the views are not as long as if along a flat plane.

The viewshed in all directions along South and Stone Streets are human in scale, colour and materials. There are no listed or designated properties in view from the Study Area, with the exception of generic heritage attributes associated with Lowertown.



Figure 8a: Visual Assessment.

Image 18: Visual Assessment.



Figure 8b: Visual Assessment.

Image 19: Visual Assessment.



5.5.2 Visual Impacts to the Heritage Character

The proposed development along the south side of South Street, running west of Stone Street South, will alter the viewshed from within the Study Area. The impact is anticipated to be confined to the views from the north side of South Street looking south and from Stone Street South in close proximity to South Street looking westerly into the Study Area (Images 20-21, p.41). Because the Study Area is not designated or eligible for designation under the *Ontario Heritage Act*, there will be no visual impacts on heritage character.

The proposed development is located within Lowertown Gananoque. As noted above, there are no properties listed or designated under the *Ontario Heritage Act* within visual context of the Study Area. Therefore, there will be no impact on any cultural heritage resources within the subject and adjacent properties.

As there is an existing house at 101 South Street, the viewshed under current conditions is composed of built dwellings and associated boulevard amenities. By providing a proposed grassed and treed boulevard, the proposed development will be consistent with the existing streetscape as demonstrated by the north side of South Street. It will also be more in line with the existing character of Lowertown. Street trees added to the south side of South Street will complete the framing of the viewshed and therefore strengthen the streetscape character, which is more aligned with the typical Ontario heritage area streetscape.

The consistent set back of the proposed building and the provision of boulevard trees along the east side of South Street will not detract from the heritage characteristics on the west side of the street and will strengthen the current viewshed's focal point of the St. Lawrence River.

5.5.3 Summary

In conclusion, there are no properties listed or designated under the *Ontario Heritage Act* located within the immediate Study Area with the potential to be impacted by the proposed development. In a broader sense, encompassing the heritage nature of Lowertown, the proposed development will provide balance to the streetscape of South Street by completing the consistency of built form and set back along with street trees on the south side, which in turn strengthens the visual association between the heritage characteristics of the urban form of Lowertown.



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Image 20: Streetscape perspective of the proposed development along South Street (CaraCo Development Corporation, www.rivyra.com).



Image 21: Riverside perspective of proposed development along the St. Lawrence River (CaraCo Development Corporation, www.rivyra.com).



6.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS

6.1 Potential Mitigation Measures

An HIS recommends measures to mitigate any concerns regarding a proposed development and its potential impacts from a cultural heritage conservation perspective. This HIS concludes that there will be no impact of the proposed condominium development on cultural heritage resources and/or character. Based on these findings and in order to maximize the contribution of the proposed development to Lowertown's heritage character, the following recommendations are made:

- Allowance for building set-back and grassed boulevard features that are consistent with the heritage character of Lowertown and similar in scale to the residential character on the north-side of South Street;
- Inclusion of street trees adjacent to the proposed development of similar species and spacing as those of the north side of South Street to symmetrically frame related viewsheds and strengthen the streetscape character of South Street and Stone Street South;
- That the further archaeological assessments be completed;
- If there are any additional properties which the Town of Gananoque Council identifies to be of cultural heritage value or interest and may be impacted by the proposed development, these should be evaluated against Regulation 9/06 and an addendum to this report should be prepared;
- Consideration be given to the incorporation of a commemorative plaque acknowledging the historical or associative aspects of these properties into the proposed development; and,
- Consideration for documentation and salvaging of building materials prior to demolition. Opportunities to adaptively reuse any building materials from the Study Area should be explored.

6.1.1 Evaluation of Potential Mitigation Measures

There are several potential mitigation measures that may be appropriate for the proposed development. They are identified and discussed in Table 4, p. 31.



Table 4: Mitigation Measures

Mitigation Measure

Building setbacks and grassed boulevards around proposed development to be consistent in scale with the heritage character of Lowertown.

Opportunities	Challenges
<ul style="list-style-type: none"> These design details will enable the proposed development to enhance the Lowertown heritage character in this section of the neighborhood, which is not currently identified in terms of streetscape enhancements. 	<ul style="list-style-type: none"> Design decisions require consideration of both the existing streetscape character in residential areas within Lowertown, as well as the suggested streetscape improvements outlined in the Lowertown Master Plan to achieve a cohesive Lowertown character in the long-term.

Street tree species and spacing to be consistent with the north-side of South Street in order to create a symmetrical streetscape and framed viewsheds.

Opportunities	Challenges
<ul style="list-style-type: none"> Will create a symmetrical streetscape and framed viewsheds consistent with the heritage streetscape features proposed in other parts of Lowertown 	<ul style="list-style-type: none"> Street trees will require appropriate soil volumes and design detailing to enable them to grow to a healthy size and stature. Reconstruction of boulevard and grading of lawns must support tree vigor.

Adaptive reuse and/or salvaging of building materials from 101 South Street and other older buildings within the Study Area.

Opportunities	Challenges
<ul style="list-style-type: none"> Reused materials will add an authentic heritage character to new building structures within the proposed development, further integrating the new building into the heritage character desired for the Lowertown neighborhood. 	<ul style="list-style-type: none"> These activities increase the time and associated costs of constructions, however, they could be compensate by materials costs savings.



7.0 CONCLUSIONS

It is the conclusion of the HIS that there will be no impact on any cultural heritage resources as a result of the proposed development based on the review of the legislative and policy framework in place, consideration of the cultural heritage value or interest of relevant heritage resources, and the visual assessment of the existing conditions and the impact of the proposed development.

This HIS concludes that there are no cultural heritage resources within or immediately adjacent to the Study Area that will be subject to impacted by the proposed development. Specifically, it was concluded that the red brick house at 101 South Street does not merit designation under the *Ontario Heritage Act*. Additionally, it is concluded that the proposed development will not alter the current or desired heritage character of Lowertown, as set forth in the *Gananoque Lowertown Study*.

In order to maximize opportunities for the proposed development to enhance the heritage character of Lowertown, the following recommendations have been made:

- Allowance for building set-back and grassed boulevard features that are consistent with the heritage character of Lowertown and similar in scale to the residential character on the north-side of South Street;
- Inclusion of street trees adjacent to the proposed development of similar species and spacing as those of the north side of South Street to symmetrically frame related viewsheds and strengthen the streetscape character of South Street and Stone Street South;
- That the additional archaeological assessments be completed;
- If there are any additional properties which the Town of Gananoque Council identifies to be of cultural heritage value or interest and may be impacted by the proposed development, these should be evaluated against Regulation 9/06 and an addendum to this report should be prepared;
- Consideration be given to the incorporation of a commemorative plaque acknowledging the historical or associative aspects of these properties into the proposed development; and,
- Consideration for documentation and salvaging of building materials prior to demolition. Opportunities to adaptively reuse any building materials from the Study Area should be explored.

The proposed development, along with appropriate setbacks, street trees, and grassed boulevards, can provide balance to the streetscape of South Street by completing a consistent pattern of built form on the south side of the street, in turn strengthening the visual association between the heritage character and urban form within Lowertown.

Therefore, it is also the conclusion of this HIS, that the proposed development could result in a net benefit to the heritage character of Lowertown.



8.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

This report has been prepared for the specific site, proposed development and purpose described to Golder by CaraCo Development Corporation. The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location. The information, recommendations and opinions expressed in this report are for the sole benefit of by CaraCo Development Corporation. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of by CaraCo Development Corporation, Golder may authorize in writing the use of this report by the regulatory agency as an approved user for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only by CaraCo Development Corporation and approved users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. CaraCo Development Corporation and approved users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. Golder acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore of by CaraCo Development Corporation cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of by CaraCo Development Corporation in the design of the specific project.

This report is also subject to the following limitations:

- The historical background was informed by the Stage 1 Archaeological Assessment.
- Soundscapes, cultural identity, and sense of place analysis were not integrated into this report; and,
- The review of the policy/legislation was limited to that information directly related to designation under the *Ontario Heritage Act* and the identification of heritage priorities.



9.0 SOURCES

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Ontario Legislation and Policy

- *Ontario Heritage Act*
- *Planning Act (Ontario)*
- *Provincial Policy Statement (2005)*
- Regulation 9/06 of the *Ontario Heritage Act*



CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

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APPENDIX A

Heritage Evaluation of 101 South Street



APPENDIX A

Heritage Evaluation of 101 South Street

Heritage Evaluation Form		Prepared By:	Marcus Létourneau & Kyle Gonyou
		Month/Year:	October 2013
Address:	101 South Street, Town of Gananoque	Building Name:	
Date of Construction:	Circa 1907 - 1914	Original Owner:	Annie E. Bennett
Legal Description:	Lt 676, E/S Gan. River, 677 E/S Gan River, Plan 86, Pt. Lt. 674, 675, Plan 86, E/S Gan. River as in L R149471, S/T interest in LR275114, ST Debts in LR275114, Gananoque	Historic Property Description:	Pt. Farm Lot 15, Concession I, former Township of Leeds, County of Leeds



101 South Street, Town of Gananoque (September 11, 2013).

Criteria for Determining Cultural Heritage Value or Interest		
	Yes	No
Design Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historical Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contextual Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>A property may be designated under Section 29 of the <i>Ontario Heritage Act</i> if it meets one of more of the above criteria. Ontario Regulation 09/06</p>		



APPENDIX A
Heritage Evaluation of 101 South Street

Design or Physical Value

Architecture	Yes	No
Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The residential dwelling located at 101 South Street is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Although it is architect-designed, it is a vernacular interpretation not adhering to or comprehensively demonstrating a particular architectural style. The dwelling, however, did originally contained elements of Edwardian Classicism, a popular style in the beginning of the twentieth century. However, previous interventions have removed these elements. The remaining elements are common.

The former garage and boathouse are pragmatic and utilitarian and do not demonstrate architectural value.

Craftsmanship/Artistic Merit	Yes	No
Does the property display a high degree of craftsmanship or artistic merit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Original detailing, as suggested by the original architectural drawings, may have had the potential to display a high degree of craftsmanship has been lost. This includes the original dentils, chimneys, balustrade and porch detailing, and windows. The residential dwelling located at 101 South Street does not demonstrate a high degree of craftsmanship or artistic merit. Additionally, the former garage and boathouse do not demonstrate a high degree of craftsmanship or artistic merit.

Technical/Scientific Merit	Yes	No
Does the property demonstrate a high degree of technical or scientific achievement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Consultation with the present owner of 101 South Street indicates that the boathouse may have been an early example of a steel pan boat house with a concrete dock on the St. Lawrence River. Further research is required to verify this claim, although it may not demonstrate a high degree of technical or scientific achievement.

The residential dwelling and former garage at 101 South Street does not demonstrate a high degree of technical or scientific merit.

Architectural Description

The residential dwelling located at 101 South Street, Town of Gananoque, Ontario is a two-and-a-half-storey red clay brick structure. The structure is a basic square plan with a vestibule located on the façade (north elevation), as well as a porch structure on the south elevation. Symmetry characterizes the organization of the façade with windows in the east and west bays with the vestibule, with the main entrance door, located in the central bay. The structure is capped by an asphalt shingle clad hipped roof with hipped roof dormers (one on the façade, and one on each of the east, west, and south elevations). The dwelling, however, did originally contained elements of Edwardian Classicism, a popular style in the beginning of the twentieth century. However, previous interventions have removed these elements.

The foundation is clad with a rusticated limestone veneer, imported, with quoins over a sandstone foundation. The foundation has been parged and repaired in several locations. Repairs appear to have been completed in Portland cement, whereas the structure appears to have been constructed in lime-based cement. Mortar joints in the foundation are raised. The drip edge and all exposed lugsills appear to be constructed of concrete. Some lugsills have been capped aluminum.



APPENDIX A

Heritage Evaluation of 101 South Street

Only five original windows remain on the dwelling; all other windows appear to have been replaced with sash inserts. Two of the original windows, flanking the fireplace in the former dining room, are visible only on the exterior of the structure. The remaining three original windows are located in a window box in the former dining room. The vestibule and porch at the rear (lower level) has always been glassed in, as indicated in copies of the original architectural drawings, whereas the upper level covered porch at the rear has been more recently glassed-in. A terrace was formerly located above the vestibule on the façade. However, the balustrade has been removed and it appears that the window in the central bay on the second floor of the façade has been altered from the architectural drawings. Whereas a pair of windows, identical to the east and west bay, was planned, a door with transom and sidelights is presently part of the structure. Similarly, the balcony from the attic dormer on the façade is no longer present.

The chimneys have been altered. Architectural drawings indicate elegant brick chimneys with detailing. However, the present chimneys are plainer in structure. The chimney was rebuilt approximately 25 years ago. There are no eaves troughs located on the structure. Architectural drawings indicate the presence of dentils. However these are no longer present on the structure.

The interior has been altered. In particular, the staircase has been significantly altered. This was undertaken to facilitate the conversion of the dwelling from a single unit to a multiple unit dwelling. In particular, the attic space was finished as well as basement space. The first floor (including basement) and the second floor were divided into one unit each, totalling three units in the structure. In the conversion, many architectural details were lost, including: pocket doors, windows over the fireplace in the former living room (enclosed), the installation of drop ceilings, the enclosure of the rear porch (upper level), alterations to the staircase, and removal of baseboards. Many interior rooms, which may have had some detailing, have been altered. For example, the former pantry is now a bathroom and the former sewing room is now a kitchen. There is little historical or architectural interest of the interior.

The former garage structure has been converted into additional dwelling units, identified as 101 A & B South Street. The structure was formerly brick, then clad in stucco, and presently clad in white siding. The structure features a hipped roof and a walk out basement with large picture windows looking out to the St. Lawrence River.

The present boathouse was constructed in 1971 and replaced an earlier boathouse. It is a steel pan structure with a concrete deck and two boat bays. It is capped by a sheet steel gable roof. An additional boat bay is located immediately adjacent to the west of the boathouse. The adjacent boathouse is located on a separate parcel. A federally-owned breakwater in the St. Lawrence River is located at the eastern boundary of the subject property.

The subject property is located at the southeast corner of Stone Street and South Street in the Town of Gananoque. The subject steeply slopes from South Street to the St. Lawrence River. This affords the structures located on the subject property walk-out basements.

Remnants of former landscape elements are located on the subject property. A stone wall is located between the former garage and the red brick dwelling. Concrete stairs are located on the subject property as well, suggesting the presence of former pathways leading from the dwelling to the waterfront. These demonstrate recent care and repair. Three pathways presently exist on the subject property, but only provide access to the



APPENDIX A

Heritage Evaluation of 101 South Street

main entrance door, the side door, and the former garage structure.

A wall structure was formerly located to the east of the former garage structure; however, only remnants of this wall are located.

Trees are located on the subject property, as well as bushes and flowers planted in flowerbeds at the front of the dwelling.

The red brick dwelling is set prominently in the lot, overlooking the St. Lawrence River.

Summary

The residential dwelling located at 101 South Street is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The former garage and boathouse are pragmatic and utilitarian and do not demonstrate architectural value.

The residential dwelling located at 101 South Street does not demonstrate a high degree of craftsmanship or artistic merit. Additionally, the former garage and boathouse do not demonstrate a high degree of craftsmanship or artistic merit.

Consultation with the present owner of 101 South Street indicates that the boathouse may have been an early example of a steel pan boat house with a concrete dock on the St. Lawrence River. Further research is required to verify this claim, although it may not demonstrate a high degree of technical or scientific achievement.

The residential dwelling and former garage at 101 South Street does not demonstrate a high degree of technical or scientific merit.

With the present level of information, the subject property does not sufficiently demonstrate physical or design value to warrant designation pursuant to the *Ontario Heritage Act*.

Sources

Dillon, Benjamin. *Drawings of Residence for I. W. Bennett Esq. of Gananoque, Ontario*. Brockville, Ontario. Private collection.



APPENDIX A
Heritage Evaluation of 101 South Street

Historical and Associative Value

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?

Yes

No

The subject property has historical associations with the Johnson, McDonald, Bennett, and Thomas families. While these associations are with families that may be significant to the history of Gananoque, direct associations with the subject property is weak and/or other properties may better demonstrate or articular potential historical associations.

Located on the east side of the Gananoque River, the subject property was part of the original land granted to Sir John Johnson in 1792. This grant included 1,000 acres. Johnson himself never settled the property, although a saw and grist mill was constructed at the Gananoque River. Johnson sold the property to Mrs. Maria Johnson Bowes in 1823, who sold the property to Charles McDonald, the brother of John McDonald, in 1825. Following this acquisition, the McDonald family owned a significant amount of property on the waterfront and Gananoque River, totalling at least 1,700 acres. The ancestral McDonald home, now Gananoque Town Hall at 30 King Street, better commemorates the historical/associative contributions of the McDonald family.

The subject property was purchased by Annie E. Bennett in 1907. The Bennett family commissioned Benjamin Dillon of Brockville, Ontario to design a house. The Bennett family were important merchants in Gananoque, operating a hardware store on King Street.

Bennett's Hardware was established by Isaac Bennett in 1857. The business remained in the ownership of the Bennett family until 1964 when it was purchased by an employee, George Gibbins. Gibbins retained the Bennett name for the business (Hawke 1974, 39). The former location of Bennett's Hardware on King Street does not appear to be designated under the *Ontario Heritage Act* (Town of Gananoque 2013).

The subject property was passed from Annie E. Bennett to Evelyn Bennett in 1926. Evelyn Bennett Johnston sold the subject property in 1952 to William O. and Helen Pickthorne for \$24,000. The subject property was then sold to Eleanor and Harold B. Ferguson in 1964 for \$35,000. The Thomas family purchased the subject property in 1964 for \$60,000 and retained ownership until 2013. The brick dwelling located on the subject property was subdivided into apartment units circa 1960.

Sylvia Fletcher Thomas, wife of the owner, was Mayor of Gananoque in 1998-2003. However, Mayor Thomas did not live at the subject property during her mayoral term and 101 South Street is not her permanent address.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?

Yes

No

As noted in the Stage 1 Archaeological Assessment, the subject property has the potential to yield information that may contribute to an understanding of a community or culture. This potential can be mitigated through further archaeological assessments.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?

Yes

No



The residential dwelling located at 101 South Street was designed by Benjamin Dillon (Ellisville, Ontario 1871-Maitland, Ontario 1942). He was trained in Kingston and articulated with Arthur Ellis (1863-1940). Dillon's architectural commissions are concentrated in eastern Ontario, primarily Renfrew and Brockville, as well as many other communities. His early work in Renfrew dates circa 1896-1897 when he opened his first architectural practice, and his work in Brockville dating 1898-1920 after moving there in 1898. Dillon was particularly active in 1900-1906. Dillon's work emphasizes ecclesiastical, residential, and institutional projects. The *Biography of Dictionary of Architects in Canada 1800-1950* has no record of any projects designed by Dillon in Gananoque. While Dillon has been recognized as a significant architect in Brockville, there is no recognition of his work in Gananoque. The question remains if the residential dwelling at 101 South Street, as the only of Dillon's work in Gananoque, is a representative work, or if his limited work in Gananoque diminishes his potential significance to the community. Furthermore, the many potential elements that are common throughout Dillon's oeuvre, such as the prominent dentils, have been removed from the dwelling at 101 South Street. Other works in other communities may better articulate the work of Benjamin Dillon.

History

History of Gananoque

The etymology of the name "Gananoque" is unclear, with each historical source suggesting an alternative meaning. Common interpretations include "water rising over rocks" or "garden of the Great Spirit." Regardless of the meaning of the name, the Town of Gananoque is strategically located where the St. Lawrence River meets the Gananoque River.

As a result of the influx of Loyalist refugees from the Thirteen Colonies following the American Revolution, Governor-in-Chief of Canada Sir Frederick Haldimand (1718-1791) sent the Surveyor-General of Quebec, Major Samuel Holland (1728-1801) to examine lands on the north side of the St. Lawrence River for settlement. Lieutenant Gersham French of the Loyal Rangers was sent to explore the Ottawa River, the Rideau River, and the "River Gananocoué" (Gananoque River) down to the St. Lawrence River (McKenzie 1967, 6). Although French suggested the land was too rocky to cultivate, the carrying places were good sites for mills.

Surveying activities began in earnest in 1784, with townships laid out along the front and numbered, rather than named. Royal Townships, one through eight, located east of Quebec and Cataraqui Townships, one through four, located west of the Cataraqui River, were the first laid out. Loyalist settlers henceforth were able to draw for grants of land in the available townships. Sites along the waterfront, in particular those with river access, were of crucial importance to settlers, and were often the first properties granted. Although the government had constructed a grist and saw mill at Cataraqui (Kingston Mills) in 1784, many settlers were a great distance from available mills in early settlement (McKenzie 1967, 26). To alleviate this pressure, some settlers constructed their own mills. For example, Sir John Johnson constructed a grist mill and a saw mill at Williamstown between 1784 and 1792.

As land available in the original townships surveyed was quickly granted to Loyalists, additional townships were surveyed along the north shore of the St. Lawrence River. In 1788, the former Townships of Leeds, Landsdowne, and Escott were laid out. However, by this time settlers had already been petitioning for this land. In 1787, Joel Stone, a United Empire Loyalist from Connecticut, petitioned the Crown for land at the mouth of the Gananoque River. Sir John Johnson petitioned for the same territory. In 1792, Johnson was granted 1,000 acres on the east side of the Gananoque River and Stone was granted 700 acres on the west side (Hawke 1974, 8). Johnson immediately constructed a mill, which was included in a sketch of Gananoque's Lower Falls by Mrs. John Graves Simcoe on July 1, 1792 (Hawke 1974, 8).



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Heritage Evaluation of 101 South Street

Stone's mill was in operation in 1795. These milling operations were the impetus for permanent settlement at the mouth of the Gananoque River.

To facilitate transportation across the Gananoque River, Stone established a ferry service across the River in 1801. This was replaced by a permanent bridge in 1806. However, this original bridge was destroyed by an American raid on Gananoque in the War of 1812 (Hawke 1974, 27). The bridge was rebuilt, and replaced again in 1876 and 1930, and again more recently.

Although Loyalists successfully petitioned for a road from Cataraqui (Kingston) to Montreal, travelling along "The King's Highway" or "Kings Street" was difficult and rough. Early travelers often preferred travelling via the St. Lawrence River on steamships, which overtook batteau as the most common form of transportation on the River. References in 1829 include Gananoque as a port-of-call (Hawke 1974, 22).

The strength of early settlement in Gananoque was the availability of waterpower. Gananoque had early importance as a milling and manufacturing centre. Industrial activities were located along the waterfront and up the Gananoque River to the Upper Falls, with residential development elsewhere. Johnson and Stone had been able to harness the power of the Gananoque River for milling operations; lumbering, shipbuilding, and other industrial operations quickly established themselves at Gananoque. While cheese making industries were more successful in the rural areas of the United Counties of Leeds and Grenville, industrial activities centred at Gananoque. By the 1850s, the Gananoque River was lined from its mouth to the Upper Falls with factories and was known as the "Birmingham of Canada" (Nalon 1985). Factories producing many goods, including nails, hinges, shovels, carriage springs and axels, were located alongside the Leeds Foundry and Machine Works and the Street Company of Canada in Gananoque. In particular, coal from Pennsylvania was transported to Gananoque and used to fuel many of the lake vessels which came to port at the Town.

Like the town which he founded, Joel Stone also prospered. In 1811, his daughter, Mary, married Charles McDonald of New York. In 1823, Johnson sold his property in Gananoque to Mrs. Maria Johnson Bowes, who sold it in 1825 to John McDonald, the brother of Charles McDonald (McKenzie 1967, 27). By the mid-1820s, the McDonald's became a major business proprietor and land owner in Gananoque, owning land on both the east and west side of the Gananoque River. McDonald House, now the Gananoque Town Hall, was built in 1831-1832 as the home of the McDonald family.

Gananoque quickly grew in the 1880s as a popular tourist attraction and resort town, gaining its moniker as the "Gateway to the Thousand Islands." While transportation access to the town had greatly improved following the construction of new roads after the War of 1812, as well as the Grand Trunk Railway in 1856 (and the Gananoque & Rideau Railway extension in 1871), boating and river culture remained vital to the popularity of the summer resort. Many excursion lines were developed during this time period. Large hotels and holiday mansions throughout the Thousand Islands were constructed during this tourist boom.

In 1922, the Town of Gananoque formally separated from the United Counties of Leeds and Grenville. During World War II, Gananoque served as an important manufacturing centre for the Link Trainer, a training tool for pilots to learn to fly "blind." The Link factory in Gananoque produced more than 5,000 of the Link Trainers built for the Allies in WWII. The importance of the Link Trainer is indicated by Winston Churchill, who stated that without the Link Trainer the Battle of Britain would not have been won (Taylor 2012). The Link factory is still located on the west bank of the mouth of the Gananoque River.



APPENDIX A

Heritage Evaluation of 101 South Street

History of 101 South Street

Located on the east side of the Gananoque River, the subject property was part of the original land granted to Sir John Johnson in 1792. This grant included 1,000 acres. Johnson himself never settled the property, although a saw and grist mill was constructed at the Gananoque River. Johnson sold the property to Mrs. Maria Johnson Bowes in 1823, who sold the property to Charles McDonald, the brother of John McDonald, in 1825. Following this acquisition, the McDonald family owned a significant amount of property on the waterfront and Gananoque River, totalling at least 1,700 acres.

No structure is shown on the subject property in the *Plan of the Town of Gananoque* (1858). The *Plan*, however, does show South Street. The *Walling Map of the United Counties of Leeds and Grenville* (1861) does not contain any details of the subject property. Similarly, *The Illustrated Historical Atlas of the United Counties of Leeds and Grenville* (1879) does not indicate any urban structures, just the street form, in the Town of Gananoque in the former Township of Leeds.

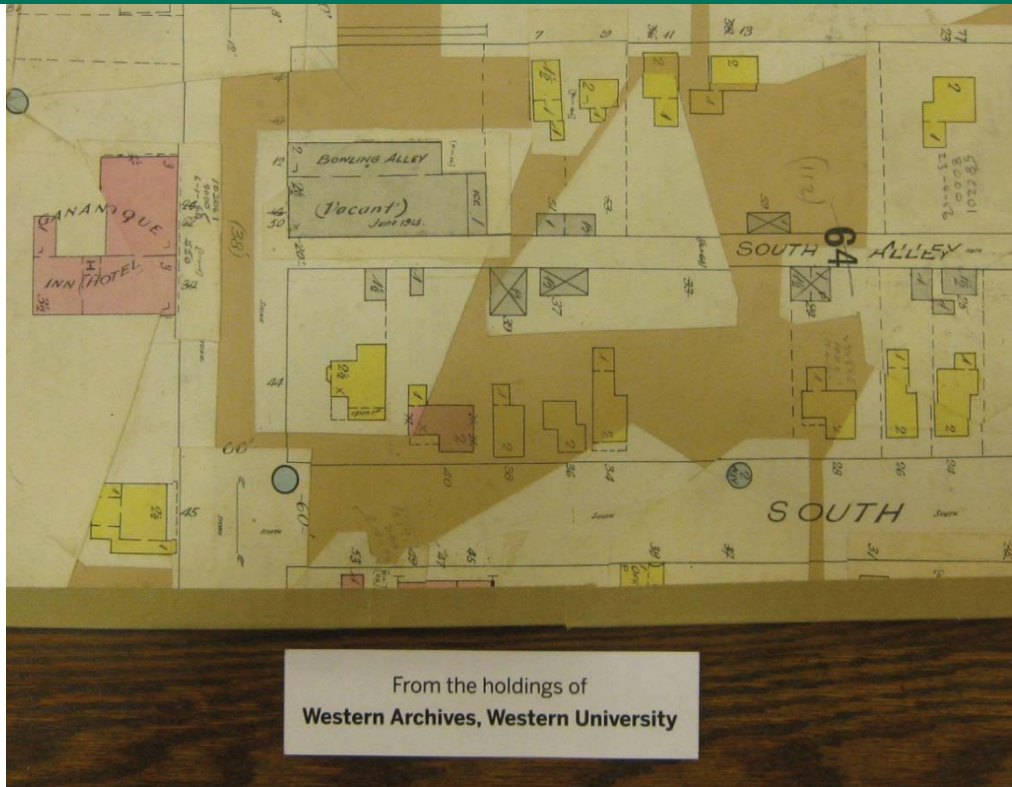
Undated architectural drawings by Benjamin Dillon show the original design for the dwelling located on the subject property. The architectural drawings identify I. W. Bennett, Esquire, of Gananoque as the original owner of the dwelling; however land registry records identify Annie E. Bennett as the original owner, acquiring the subject property in 1907. It is likely that Annie E. Bennett was the wife of I. W. Bennett.

The subject property is shown in more specific detail on Fire Insurance Plans dating to the early to mid-twentieth century. On the 1897 Fire Insurance Plan, the subject property is located off the page and indicates “scattered wooden and stone dwellings” on the waterfront (see Stage 1 Archaeological Assessment). On the 1897, (revised 1914) Fire Insurance Plan, the subject structure is shown. Although off the page, the vestibule is still recognizable. It is adjacent to a large tripartite brick structure, which is identified in the land registry records as a tenement house. 119 South Street is also shown on the Fire Insurance Plan as a coal office. The subject property is shown in full on the 1917, revised 1926 Fire Insurance Plan. This includes the boathouses at the waterfront, which were replaced in 1971. The 1947 Fire Insurance Plan shows the subject property include the red brick dwelling and the present garage. The boathouse that is shown on the 1947 Fire Insurance Plan is larger than the present boathouse. The coal storage shed, present on the 1917, revised 1926 Fire Insurance Plan is also present in the 1947 Fire Insurance Plan.

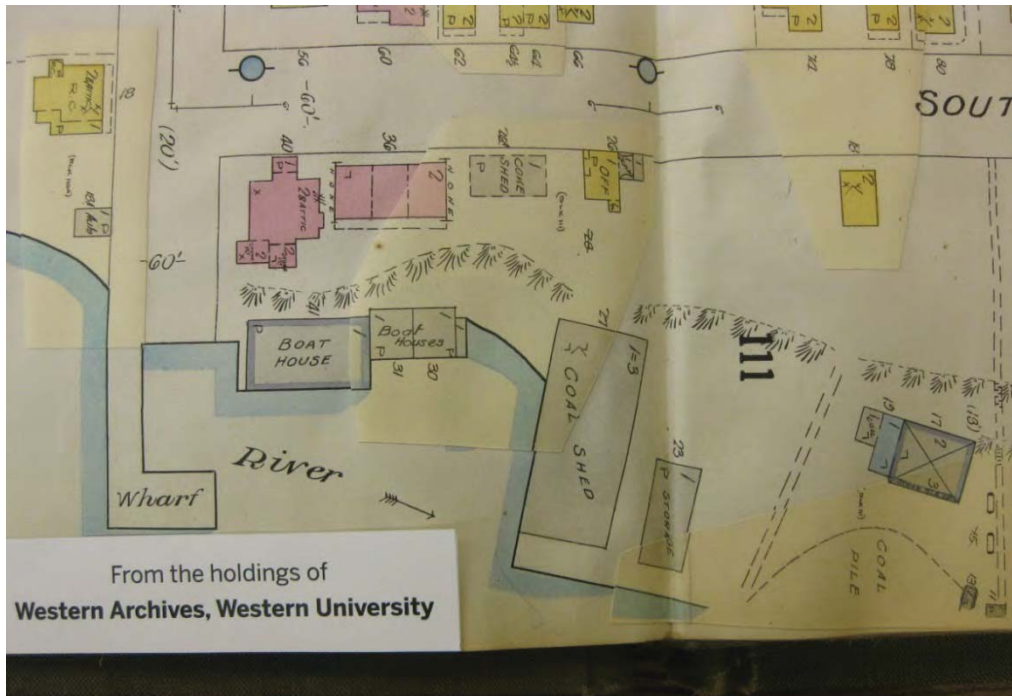


APPENDIX A

Heritage Evaluation of 101 South Street



The 1897, revised 1914 Fire Insurance Plan showing the subject property (Source: Western Archives, Western University).

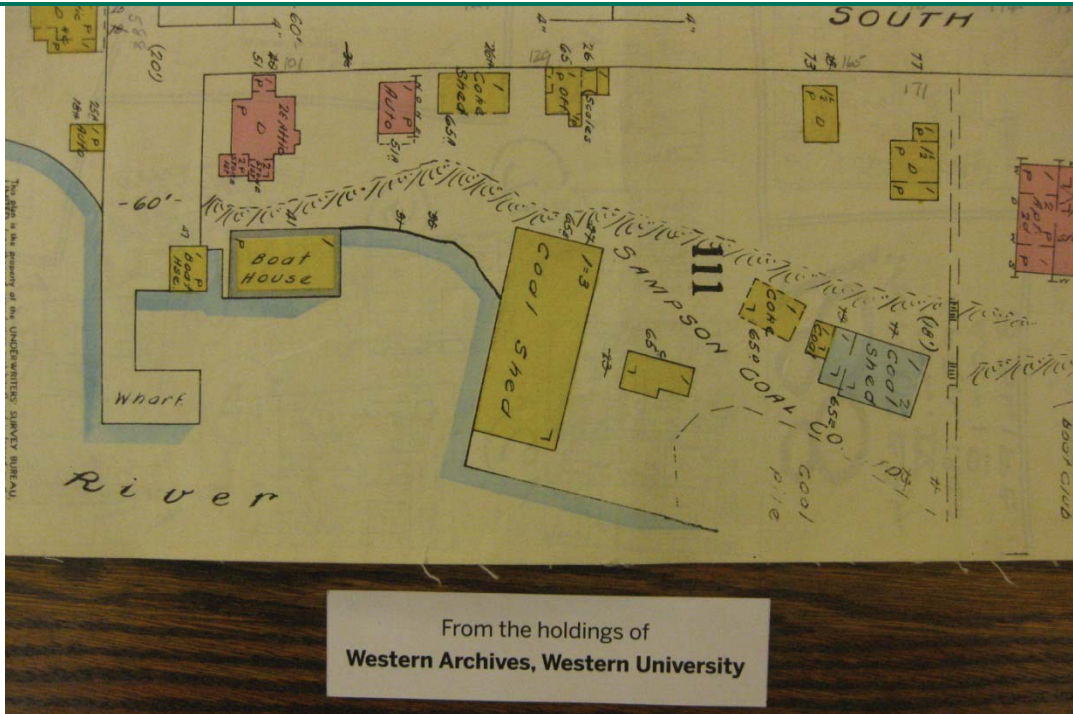


1917, revised 1926 Fire Insurance Plan showing the 101 South Street (Source: Western Archives, Western University).



APPENDIX A

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1947 Fire Insurance Plan showing 101 South Street, as well as 119 South Street (Source: Western Archives, Western University).



Detail of the architectural drawing for residence of I. W. Bennett, Esq. Gananoque, Ontario (undated).



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Heritage Evaluation of 101 South Street

The subject property was purchased by Annie E. Bennett in 1907. The Bennett family commissioned Benjamin Dillon of Brockville, Ontario to design a house. The dwelling was designed in the Edwardian Classicist style, as suggested by the symmetry and balance of the solids and voids on the façade, and detailing, such as the dentils and window fenestration.

The subject property was passed from Annie E. Bennett to Evelyn Bennett in 1926. Evelyn Bennett Johnston sold the subject property in 1952 to William O. and Helen Pickthorne for \$24,000. The subject property was then sold to Eleanor and Harold B. Ferguson in 1964 for \$35,000. The Thomas family purchased the subject property in 1964 for \$60,000 and retained ownership until 2013. The brick dwelling located on the subject property was subdivided into apartment units circa 1960.

Summary

The subject property has historical associations with the Johnson, McDonald, Bennett, and Thomas families. While these associations are with families that may be significant to the history of Gananoque, direct associations with the subject property is weak and/or other properties may better demonstrate or articulate potential historical associations.

As noted in the Stage 1 Archaeological Assessment, the subject property has the potential to yield information that may contribute to an understanding of a community or culture. This potential can be mitigated through further archaeological assessments.

Other works in other communities may better articulate the work of Benjamin Dillon.

The subject property does not significantly demonstrate historical or associative value to warrant designation pursuant to the *Ontario Heritage Act*.

Sources

Dingwall, Bonnie. Director of Corporate Services/Clerk, Corporation of the Town of Gananoque. Email communication. October 1, 2013.

Dillon, Benjamin. *Drawings of Residence for I. W. Bennett Esq. of Gananoque, Ontario*. Brockville, Ontario. Private collection.

Hawke, H. W. *Historic Gananoque*. Belleville: Mika, 1974.

Goad, Charles E. *Town of Gananoque Fire Insurance Plan*. 1897, revised 1914. Western Archives, Western University.

Grant, Doug and Smith, Peter. "Architects." *Heritage Brockville*. <http://city.brockville.on.ca/heritage>. 2013.

Hill, Robert G. "Benjamin Dillon." *Biographical Dictionary of Architects in Canada 1800–1850*. <http://dictionaryofarchitectsincanada.org/architects/view/1640>. 2013.

McKenzie, Ruth. *Leeds and Grenville: Their First Two Hundred Years*. Toronto: McClelland and Stewart, 1967.

Nalon, John. *The Story of Gananoque*. Second Printing. Gananoque Museum Board, 1985.



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Heritage Evaluation of 101 South Street

Ontario Land Registry. *East of the Gananoque River Lot 677 Plan 86 Town of Gananoque being a subdivision of Parts of Lots 10, 11, 12, 13, 14, 15, 16 & 17 Concession One Township of Leeds.*

Taylor, John and Taylor, Jim. *A Link to Victory.* Available online at www.vintagewings.ca. 2012.

Town of Gananoque. *List of Properties Designated Under the Ontario Heritage Act.* Electronic document. <http://www.gananoque.ca/town-hall/community-development/our-heritage>, 2013.

Underwriters Insurance Bureau. *Town of Gananoque Fire Insurance Plan.* 1917, revised 1926 and 1947. Western Archives, Western University.



APPENDIX A
Heritage Evaluation of 101 South Street

Contextual Value



View westward on South Street (September 11, 2013).

Community Character	Yes	No
Is the property important in defining, maintaining, or supporting the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The area surrounding 101 South Street is an area in transition. It has always been an area in flux, acting as a boundary region between several uses and neighbourhoods. The subject property is not a functional part of the Lowertown area (although it is located within the area identified in the local *Official Plan*), not part of the adjacent residential neighbourhood, and not part of the industrial activities along the waterfront. It is a liminal space, and an outlier.

The residential dwelling and former garage are not important in defining, maintaining, or supporting the character of the area. The boathouse may possibly maintain the character of the area along the River; however the structure is a replacement.

Context	Yes	No
Is the property physically, functionally, visually, or historically linked to its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Although subject property is a large corner lot, there is very limited visibility and linkage with the neighbourhood. As an outlier, it stands out from the adjacent context rather than maintaining or supporting the surroundings.



APPENDIX A
Heritage Evaluation of 101 South Street



View towards the subject property from the corner of Water St. and Stone St. at the Gananoque Inn (September 11, 2013).

Landmark	Yes	No
Is the property a landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Although the subject property an outlier, it is not a landmark. Vegetation significantly screens the subject property and other uses in the surrounding area diminish is potential landmark value. There are many other properties that would be considered landmarks before the subject property including the Gananoque Inn and the Thousand Islands Playhouse.

Summary

The residential dwelling and former garage are not important in defining, maintaining, or supporting the character of the area. The boathouse may possibly maintain the character of the area along the river; however the structure is a replacement.

Although the subject property is a large corner lot, there is very limited visibility and linkage with the neighbourhood. As an outlier, stands out from the adjacent context rather than maintaining or supporting the surroundings.

Although the subject property an outlier, it is not a landmark. Vegetation significantly screens the subject property and other uses in the surrounding area diminish its potential landmark value. There are many other properties that would be considered landmarks before the subject property, including the Gananoque Inn and the Thousand Islands Playhouse. The subject property does not demonstrate contextual value.

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APPENDIX B

Town of Gananoque, Heritage Properties Register

TOWN OF GANANOQUE

PROPERTIES DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

	NAME	ADDRESS	DATE DESIGNATED	
A1	Town Hall	30 King Street East	July 6, 1976	1976-13
2	Public Library	"	July 6, 1976	1976-13
3	Old Post Office	110 Stone Street South	July 4, 1978	1978-20
4	Clock Tower	Stone Street South	July 4, 1978	1978-21
5	Old Foundry	9-15 King Street East	February 20, 1979	1979-3
6	Bandshell	30 King Street East	November 3, 1992	1992-32
7	Single Family Dwelling	11 Church Street	December 15, 1992	1992-40
8	Single Family Dwelling	145 Stone Street South	December 15, 1992	1992-41
9	Single Family Dwelling	120 King Street West	March 23, 1993	1993-4
10	St. John the Evangelist RC Church	262 Stone Street South	August 8, 2000	2000-23
B1	Former Provincial Hotel	98 King Street East	November 29, 2005	2005-63
2	Rogers' House	161 King Street East	November 29, 2005	2005-64
3	Cliffe Craft	185 Mill Street	May 2, 2006	2006-21
4	Skinner House	95 King Street West	June 3, 2008	2008-24
5	Pumphouse	110 Kate Street	December 15, 2009	2009-63
6	Christ Church (Anglican)	30 Church Street	December 15, 2009	2009-64

NON-DESIGNATED PROPERTIES LISTED ON THE ONTARIO HERITAGE PROPERTIES DATABASE

NAME	ADDRESS
Athlone Inn	250 King Street West
Prameter House	260 King Street West
Victoria Rose Inn	279 King Street West
Trinity House Inn	90 Stone Street South
King Street Bridge and Toll House	King Street over Gananoque River
Hudson Bridge	North Street to Machar Street over Gananoque River
Water Street Swing Bridge	Water Street over Gananoque River



APPENDIX C

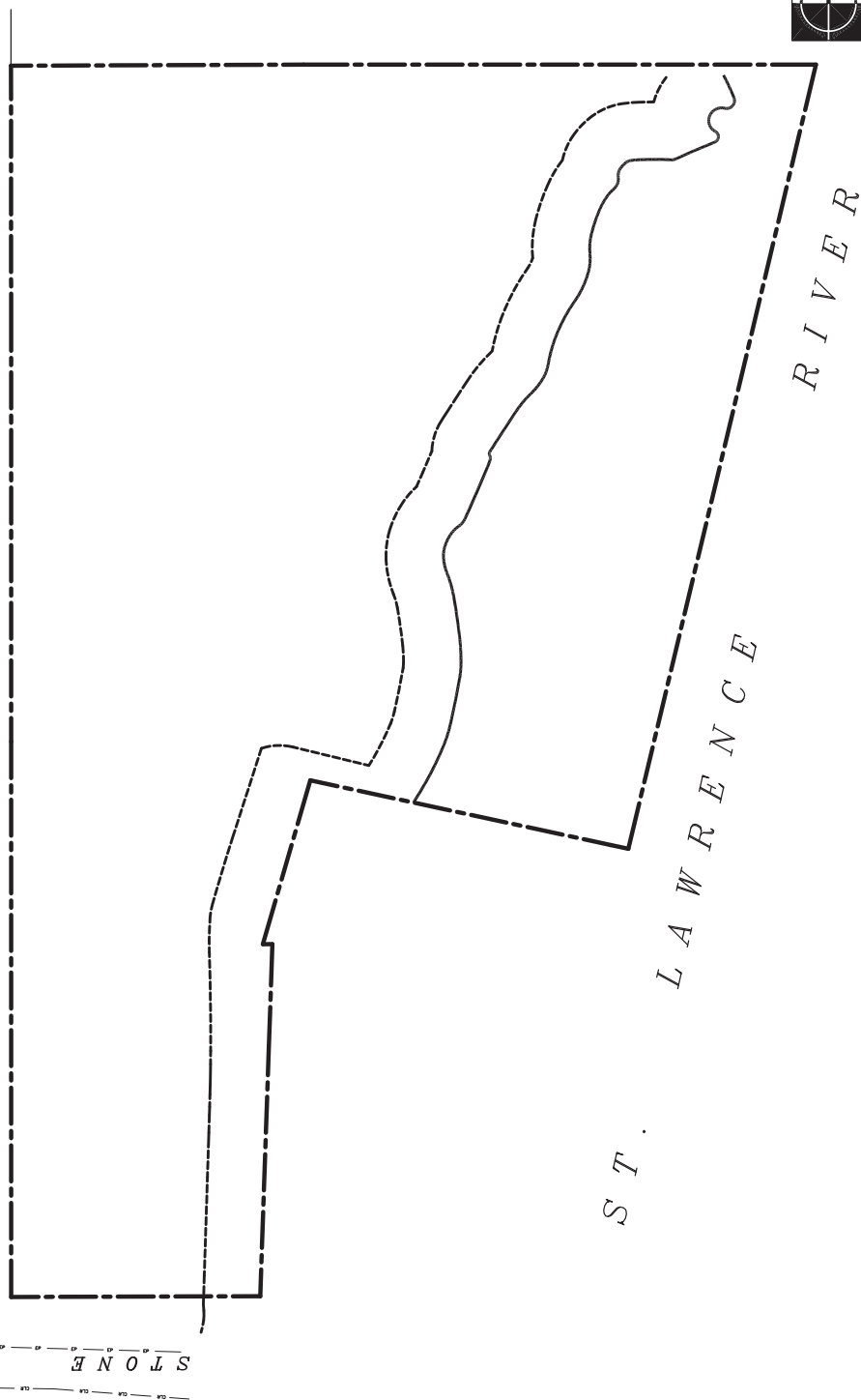
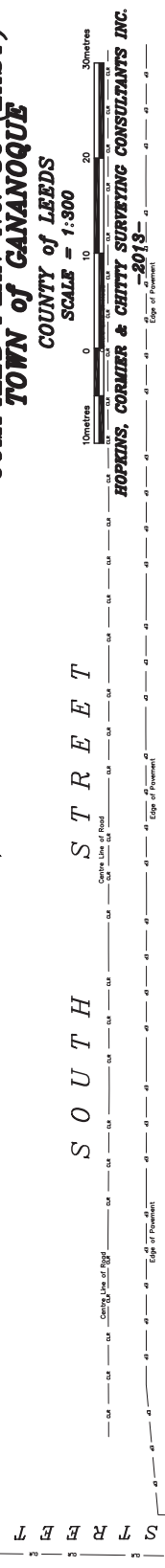
Amalgamated Property Survey

**SKETCH to ILLUSTRATE POSITION OF CONTOUR
LOTS 673, 674, 675, 676 & 677 and
PART of LOTS 671 and 672
and PART of the BED of the ST. LAWRENCE RIVER
Lying in Front of LOTS 671 to 675 inclusive
COMPILED PLAN No. 86 (EAST)
TOWN of GANANOQUE
COUNTY of LEEDS**



CAUTION: THIS WAS PREPARED FOR THE SOLE USE BY CHAGO DEVELOPMENT CORPORATION
NOTE: THE CATARAUGUS REGION CONSERVATION AUTHORITY THE STATIC FLOOD PLAIN IS 76.9 AND THE DYNAMIC FLOOD PLAIN IS 76.4 METRES ELEVATION IS 76.4 METRES GSC.

ELEVATION NOTE: THE POINTS FROM WHICH THE ELEVATIONS WERE TAKEN ARE BENCHMARKS BEING W. 101 IN THE NORTHEAST CORNER OF THE FORMER CUSTOM HOUSE, O.S. COURSE OF STANBROOK BELOW THE WATER TABLE. SAID BENCHMARK HAVING A VALUE OF 76.39 METRES G.S.D. - 1088.1976.



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 Party: Chgo, INC. Instrument: BC Checked By: ZPP Plan No: 279
HOPKINS, CORMIER & CHITTY SURVEYING CONSULTANTS INC.
 Ontario & Canada Land Surveyors
 www.hopkinscormier.com
 634-588 WARDEN AVE. PROJECT No. 2013-089
 KINGSTON, ONTARIO L7P-4R9 Tel: (613) 394-3956 Fax: (613) 394-3956
 Plan 86 (E), Town of Gananoque



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