

FOR OFFICE USE ONLY

NUMBER 237511

CERTIFICATE OF REGISTRATION

93 JAN -4 P1:16

LEEDS
No. 28
BROCKVILLE

J. A. [Signature]
LAND REGISTRAR

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document
By-Law No. 92-40 - ~~Deposit~~

(5) Consideration
N/A Dollars \$

(6) Description
Part lots 1043,1044 and 1047, Part 3, Plan 28R1096, Town of Gananoque, Plan 86West, County of Leeds.

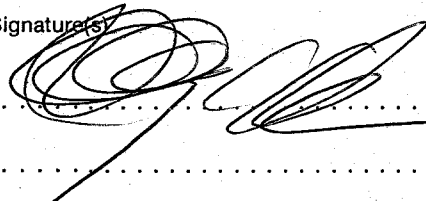
(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D
CORPORATION OF THE TOWN OF GANANOQUE by their Solicitor, Harry C. Clarke		1992 · 12 · 29

(11) Address for Service 280 King Street East, Gananoque, Ontario, K7G 2T8

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

(13) Address for Service

(14) Municipal Address of Property 11 Church Street, Gananoque, Ontario	(15) Document Prepared by: Clarke & Wright, Barristers & Solicitors, 280 King Street East, Gananoque, Ontario, K7G 2T8	Fees and Tax
		Registration Fee 27-
		Total

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CORPORATION OF THE TOWN OF GANANOQUE

BY-LAW 92-40

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 11 CHURCH STREET, GANANOQUE, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures there on, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Gananoque has caused to be served on the owners of the lands at 11 Church Street, Gananoque and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the Gananoque Reporter having general circulation in the municipality once for each of three consecutive weeks; and whereas the reasons for designation are set out in Schedule B hereto.

WHEREAS no notice of objection to the proposed designation has been served on the Acting Clerk of the municipality.

THEREFORE the Council of the Corporation of the Town of Gananoque enacts as follows:

- 1) There is designated as being of architectural and historical value the real property at 11 Church Street, Gananoque, more particularly described in Schedule B hereto.
- 2) The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule A hereto in the proper land registry office.
- 3) The Acting Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first and second time this 15th day of December, 1992.

Frank McElroy
Mayor

Betty Bishop
Acting Clerk

READ a third time and finally passed this 15th day of December, 1992.

Frank McElroy
Mayor

Betty Bishop
Acting Clerk

SCHEDULE 'A'

LEGAL DESCRIPTION

11 Church Street, Gananoque
County Leeds 7 Grenville, Ontario

Plan 86 Pt lot 1043 Pt lot 1044 Pt lot 1045
RP 28R1096 Part 3

Frontage 70.75
Depth 104.00

'Schedule B'

RECEIVED OCT 23 1992



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Nersiana N. Bekhit, B.Arch. & Pl., D.P.L.G. (Paris)
Carlos Espinosa de los Monteros, B.Arch.

L.A.C.A.C.

October 22, 1992

ARCHITECTURAL DESCRIPTION FOR HISTORIC DESIGNATION PURPOSES:

11 CHURCH STREET, GANANOQUE, COUNTY LEEDS & GRENVILLE, ONT.

This white clapboard timber-framed dwelling sits on an L-shaped lot on the east side of Church Street, a street graced with several architecturally important dwellings. Church Street is situated on a prominent point in the St. Lawrence River, an area first deeded in the late 18th century.

The lot was part of a land grant in 1797 to Joel Stone and was passed in 1853 to his grandson, Wm. Stone McDonald. Both families were of importance in the founding and development of Gananoque (witness John McDonald House 1831, now the Town Hall). Abstracts of deeds and mortgaging do not substantiate that the home seen today was that which may have existed on the site on or before the property transfer of 1853, although stylistically the home could belong to such date.

More likely a record of mortgage to Frederick Fairman in 1865 in the amount of \$1,300.00 suggests this year as being a reasonable date for construction, two aspects of detail suggesting an earlier origin notwithstanding (see below).

The style of the house is Regency in character with its side hall plan and entrance, and balanced placement of 6/6 divided pane sash at upper and lower storeys. While it is gable fronted, there are none of the details suggesting the Greek Revival style of the 1830-60 era; -there are no returned eaves onto the facade; the raking gable cornice board is narrow rather than broad; window architraves are plain, unmoulded and unarticulated; the chamfered watertable is of 8" dimension instead of 11" or 12", and lacks a separate projecting drip. Elements such as beaded corner boarding and adjustable shutters common to all styles are here very chastely executed.



-2-

The dwelling sits on a lot sloping almost a full storey from W to E, and reveals a stone foundation of site-quarried stone roughly coursed and squared in Scots random bond. This foundation originally contained servants living quarters and scullery. A kitchen wing in board and batten extends from this foundation and is two storeys in height. The lowest or cellar level of this extension housed the kitchen, in which (now closed off at top) is still to be seen the winding narrow wood cellar stair to first floor.

A second cellar stair, straight run, accesses the main building cellar. The style of both stairs is definitely more reminiscent of construction in the region of 1840's date. The latter stair has an elegant simple hardwood railing and tapered square newel with sloping (not plumb) square, widely spaced hardwood pickets half-dapped into the stair's free stringer. There are similar stairs in historically designated buildings in Pittsburgh Township not far distant.

The kitchen wing retains original battens on its north face. These are coved at each side. Battens on the other two elevations are rectangular replacements. Paint lines reveal missing beaded corner boards once in situ.

The pine clapboarding of the principal house is narrow and well gauged between upper and lower windows.

The external winter vestibule at the front entrance is an element of great charm and enriches this otherwise pristine dwelling. It is of more elaborate and detailed design typical of the 1870's, but has anomalies that place its likely date of origin into the next decade. The central screen door has curved corner brackets (1880's +) that repeat the curved heads of the flanking 1 over 1 paned fixed sash. Each side of the vestibule contains a pair of matching fixed sash, all of which are silled above diagonally vee-boarded dwarf apron walls. Corner and divisional posting of this little structure have bevelled edge chamfering thumbed out above and below sills and also midway above sills to ceiling. This second "row" of stopping does not relate to the window muntins, suggesting an 1880's date on this whimsical lack of co-ordination and other internal woodwork features.



MACLENNAN ASSOCIATES ARCHITECTS

The vestibule is very similar to many prefabricated housings that were designed with hook fasteners for removal in the clement seasons. While this one is definitely now permanently fixed in place, there are clues that it once may have been demountable: its panel sizes; the 3-way hipped roof lacks step and cloak flashing onto and under the clapboarding; the main facade clapboards pass through behind the vestibule wall stops. Additionally the existing concrete floor would have been of wooden plank in the first instance (or gravel or flagstone), concrete coming into use ca. 1900, and the housing sits on this plinth.

The first storey (principal) consists of two large rooms separated by an extremely wide flat arch having moulded wood jamb and head trim. A pantry is situate behind the main stair case. The stair to second floor is of pine tread, riser and stringer construction, has red walnut hand railing, hardwood turned newel and well turned black walnut balusters. The first storey room in the kitchen wing has narrow cottage ceiling slopes along the north and south margins and may have been the 1860's dining room. A modern north window has been added to this room, and sliding doors on the south side have been added leading to a very sympathetically designed wood deck having lattice enclosure below to grade.

The south side of the principal is without a single window. Modern twin chimneys are located proud of this wall.

A picket fence with turned gate and corner posts encloses a kitchen garden on the north side, and is significant as an example of mannerly design enhancing a period dwelling.

Curiously the lot has no dependency (town barn, stable, carriage house or garden shed). An outbuilding immediately adjacent on the south, of similar design may have pertained to this dwelling - depending on the lot line history admittedly - or one like it may have existed in the NW quadrant.

The residence at 11 Church Street is worthy of designation on both stylistic and historic grounds. It is fortunate to have survived with little modification.