



Document General

Form 4 — Land Registration Reform Act

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NUMBER **239953**
CERTIFICATE OF REGISTRATION

93 APR 14 P2:06

LEEDS
No. 28
ROCKVILLE
J. C. Brown
LAND REGISTRAR

New Property Identifiers
Additional: See Schedule

Executions
Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 7 pages

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

(4) Nature of Document
BY-LAW NO. 93-4

(5) Consideration
N/A Dollars \$

(6) Description
Town of Gananoque, County of Leeds
being composed of
Lot A, Plan 170
West of the Gananoque River

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

(8) This Document provides as follows:
See schedule
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
CORPORATION OF THE TOWN OF GANANOQUE
by its Solicitor Colin E. Wright
1993 04 14

(11) Address for Service
c/o 280 King St. E., Gananoque, Ontario.

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature

(13) Address for Service

(14) Municipal Address of Property
120 King St. W.,
Gananoque, Ontario.

(15) Document Prepared by:
CLARKE & WRIGHT
Barristers & Solicitors
280 King Street East
Gananoque, Ontario
K7G 2T8 382-2112

Fees and Tax	
Registration Fee	21-
Total	

CORPORATION OF THE TOWN OF GANANOQUE

BY-LAW NO. 93-4

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 120 KING STREET, WEST GANANOQUE, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE.

WHEREAS Section 20 of The Ontario Heritage Act, 1974 authorizes the Council of 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 120 King Street, Gananoque and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid 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 Clerk Treasurer 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 120 King Street, Gananoque, more particularly described in Schedule B and C 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 Clerk Treasurer 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 of 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 23rd day of March, 1993.

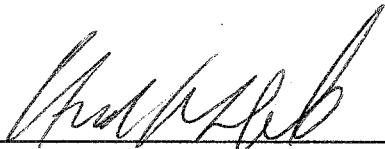


 MAYOR



 CLERK TREASURER

Read a third time and finally passed this 23rd day of March, 1993.



 MAYOR



 CLERK TREASURER

SCHEDULE "A"

120 KING STREET WEST
GANANOQUE
COUNTY OF LEEDS AND GRENVILLE, ONTARIO

Lot A, Plan 170, West side of the Gananoque River

Frontage 70
Depth 115



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January 21, 1993

**ARCHITECTURAL DESCRIPTION FOR HISTORIC DESIGNATION PURPOSES:
120 KING STREET WEST, GANANOQUE, CO. LEEDS & GRENVILLE, ONT.**

This heavy timber-framed dwelling is situated on the North side at 120 King Street West, Kings Hwy. 2. There is considerable information in abstract concerning the ownership and transfer of the property on which this building sits, covering the years 1798 to 1988.

The building has been altered externally and internally in the following ways:

- .1 The exterior is wrapped in metal siding and coverings of recent age, which effectively conceal earlier fabrics except where these can be glimpsed inside a 20th century single car garage addition in the NE quadrant.
- .2 A picture window has been inserted in the SW room first floor, W wall.
- .3 A victorian era bay window similarly inserted in the same wall of the NW room.
- .4 A huge mass of the West fireplace and chimney tower approximately 7'x8' was removed from the centre meeting of the SW and NW first floor rooms, eliminating two back-to-back fireplaces. A three centered arch complete with inset columns was added at this division between the rooms. The quasi-Tuscan style of this full width arch suggests a date 1860-80. The floor was patched with matching width pine boarding, cut lines clearly showing where the hearth/fireplace/flue mass had been.
- .5 The fireplaces directly above in the SW and NW bedrooms have been correspondingly altered: - the SW hearth has become a large open arched alcove complete with wood moulding trim very 1860's in character. The NW bedroom



- has had the fireplace opening plastered over. As the West chimney still shows above roof, a portion of the masonry and flues may remain either side of the alcove and covered opening, supported by second floor framing.
- .6 There have been alterations to closets and passage doors either side of all fireplaces at both upper storeys of the house. Half of these remain in original state, the modifications to the balance are easy to see as is the original form (shelf ledging still in place, eg.).
 - .7 The kitchen, scullery and servants quarters occupied the basement. The main cooking bay fireplace is still intact and functional, its adjacent bake oven was destroyed in this century, but there is a large remnant to be seen.
 - .8 Basement windows, of casement type set in deep reveals in the thick stone foundation, were unusually large. These have been blocked in crudely, but one pair of these casements survives in the garage E wall.
 - .9 An enclosed front porch across the facade replaces the original centre portico, the deck and beaded board soffit of which remains. This stub-columned porch may date from 1880's, looks like 1910 work, but a similar porch is evident in the 1860 photograph (!).
 - .10 The facade second storey windows were originally 3 in number, centered over openings below and were much shorter than other windows, same floor, with stools at floor line and heads tucked below eave soffit. The central one was enlarged to a 'gothic' angled top unit complete with gable in the last 100 years, - the flanking windows have been sided over.
 - .11 An 1860 photograph is quite clear and shows the summer kitchen wing to have been storey and a half with one dormer window, west roof slope, south half. The west face of this wing had 6/6 sash flanking a centrally placed door and stoop. The south window and door stoop survive. Two fires "reduced" this wing, which was not full width E/W (20th ce. garage later infilled the NE corner), such that it now projects approximately half the distance north (old

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MACLENNAN ASSOCIATES ARCHITECTS

foundation of original N wall is in situ,) and the loft has disappeared, evidently in a fairly recent event. Curiously the remaining dwarf walls of the loft were left in situ and wrapped with metal cladding, looking for all the world like thick fins.

- .12 The garage is very poorly built, consisting of a much damaged poured concrete east wall and framing across^{to} the summer kitchen. The remaining cellar below the summer kitchen is earth floored, was a vegetable or root cellar. The garage shows summer kitchen cladding was board and batten (battens not articulated), and provides a view of thin pine 7" clapboarding, with weathers of approximately 6" (rather wide).
- .13 The N end of second storey hall was a blanket and linens closet in whole or in part. This has been largely taken over by a modern bathroom, and has a new gable with a pair of small modern windows. Originally there was most likely a small window at floor line as at the opposite end.
- .14 *Shutters were employed on most windows (1860 photo) chd*

The above list suggests considerable change, but this would be misleading. A good deal of cohesive work remains.

The foundation and two chimney masses; timber post and beam framing; much joisting and principal roof framing are apparently original work. The basement floor was once wood plank on sleepers. Walls and ceilings were completely plastered on wood lath (curiously, sawn lath!). Basement frames, doors, window reveals, cheeks, surviving casements, size of openings, artifacts, all suggest very early date of construction.

Throughout the house, vertical 2 paneled doors survive almost everywhere (simply boasted panels, very plain bolection moulds) and match one another in style and workmanship whether passage, entrance, service, closet or cupboard doors. Architraves have a plain character as do skirting boards, and there is no doubt that all were made by the same hand. The strong impression is that they were made on site. A fair amount of feather wood graining survives. It, like the finish carpentry, is



primitive. There are at least 5 partial refenestrations evident.

The plan is centre hall with 4 principal rooms originally at first and second storeys, the summer kitchen of 2 or more rooms extending north and in line with the west wall main house. Roof ridge, principal, is E/W; ridge of summer kitchen wing was N/S. Main entrance was centre S.

In 1860 the lot had two barns to the north (axis N/S); a large cupola to the west with tall centre flagpole; a dug well and privy. The access lane to the north buildings was on the east side N/S. A two tier paling fence surrounded the lot in 1860.

Originally, the three floors had not less than 9 fireplaces, one oven, one thimble-accessed stove flue (NE room second floor), and possibly a stove pipe or flue in the summer kitchen. This is a singular number of fireplace openings for any house of such modest size in Upper Canada. Of the hearths, 4 or 6 survive (two are believed concealed).

Dating of the house cannot be ascertained yet. If the house is a reconstruction in the 1850's, it was very humbly finished, and expensively heated (!). The primitiveness is pronounced compared to many dwellings in Gananoque dating from 1830-40. On the other hand major features suggest settlement era construction and the primitiveness of various elements then seems to be relevant. The hardware employed is not primitive, is unusual (J. Young patented pendulum latch mortice locks; plate lock), and needs research.

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

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



N.K. MacLennan