

**THE CORPORATION OF THE TOWN OF GANANOQUE
BY-LAW NO. 2019-093**

**BEING A BY-LAW TO DESIGNATE ALMA VILLA, LOCATED AT 389 KING STREET EAST,
GANANOQUE, TO BE OF HISTORICAL SIGNIFICANCE**

WHEREAS the *Ontario Heritage Act*, Section 29, states that the Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS the Council of the Town of Gananoque reviewed Council Report-ED-2019-01, and concurred with the recommendation to issue a Notice of Intention to designate Alma Villa, located at 389 King Street East, to be of historical significance.

AND WHEREAS the Council of the Town of Gananoque passed Motion #19-131, authorizing staff to publish a Notice of Intention to provide a Heritage Designation to lands municipally known as Alma Villa, located at 389 King Street East;

AND WHEREAS on June 13, 2019, Notice was published on the Town's website and local newspaper for two (2) consecutive weeks and served on the property owner and; Ontario Heritage Trust;

AND WHEREAS the public was provided an opportunity to object to the Notice of Intention to Designate, to the Town Clerk by July 15, 2019;

AND WHEREAS the Town Clerk has not received any objections to the proposed Heritage Designation as of July 15, 2019;


AND WHEREAS the Committee of the Whole reviewed COW Report-ED-2019-09, and concurs with the staff recommendation to proceed with the Heritage Designation to Alma Villa, lands municipally known as 389 King Street East;

AND WHEREAS the Council of the Town of Gananoque deems it advisable to pass this By-law.

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

1. **AUTHORIZATION:**
 - 1.1 That the building municipally known as Alma Villa, located at 389 King Street East, be hereby designated as a property of historic and architectural value or interest.
2. **SCHEDULE:**
 - 2.1 Attached to and forming part of this By-law is the Heritage Designation, marked as Schedule 'A'.
3. **REGISTER ON TITLE**
 - 3.1 This By-law shall be Registered on Title, as described in Schedule 'A'.
4. **EFFECTIVE DATE:**
 - 4.1 This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 17th day of September, 2019.



Ted Lojko, Mayor
David Osmond, Deputy Mayor



Penny Kelly, Clerk

(Seal)

HERITAGE DESIGNATED PROPERTY

Building/Property Name:	Alma Villa
Address:	389 King Street East
Legal Description:	CON 1 PT LOT 14, 15 28R7427 PART 1
Original Use:	Commercial
Present Use:	Public Building
Designation By-law:	2019-093
Registration No.:	LE115182 - Registered April 1, 2020

Statement of Cultural Heritage Value or Interest:

The property is valued for the 19th century in the Thousand Island region, and is a unique example of Italianate style and is a rare surviving example of an early 19th century rural property.

Alma Villa is a grand masonry structure with a symmetrical design with a commanding central wood cupola, side gables of the front/main section, and back ell (extending the east side wall, and setback from the front section on the west side) which accommodates both the principal stair and, further back, the lower service wing. The main section is 2.5 storeys (including the principal stair portion) and the service wing is 1.5 storeys.

The property has contextual value as a local landmark and has contributed to the character of Gananoque since the 1850s. Although located within the town limits, its primary visual links are to the Thousand Islands.

The heritage attributes are derived from these identified values. Heritage attributes of Alma Villa are:

Description of Heritage Attributes

Key attributes that express the design or physical value of 389 King Street East include:

- An excellent example of the Italianate style;
- Grand masonry structure with a symmetrical design topped by a commanding central wood cupola, side gables of the front/main section, and back ell (extending flush with the east side wall, and setback from the front section on the west side) which accommodates both the principal stair and, further back, the lower service wing;
- 2.5 storey main/front section (which includes the principal stair window) and the 1.5 storey service wing;
- The central focus of the building on the slightly projecting front entrance bay, with the wide arch over the ground level main entrance, flanked by side lights: above which are paired round-headed windows, and then an oculus window under the gable;
- The detailing of the wood cupola, with its two round-headed windows on each angle, and finial top;
- The random course sandstone walls with more finely dressed treatment for the quoining, the principal door surround, and the arches of both the entrance on the west elevation below the large round-headed stair window, and the rear service wing door – all set below shallow, wide segmental arches
- Limestone window sills, with the principal windows featuring a bracket at each end – and four below the trio of arches of the side gables, with the remaining windows have simple lug sills;
- The non-structural decorative wood surrounds of the front/main component of the house, featuring prominent keystones and `ears` or `shoulders` at the upper corners or bases of the arches;
- Exposed yellow brick for the other windows and openings of the voussoirs and surrounds;
- The original casement opening windows of the main/front section of which many extend to the floor that provided access to shallow balconies or the original east veranda (i.e., French doors);
- The triple-groupings of round-headed arches under the side elevation gables of the front/main section, with the lower windows flanking a taller blind centre arch (located directly below the corresponding chimney);
- Exposed yellow brick of the chimney stacks which are decorated with shallow relief arches with limestone keystones, set over simple brick pilasters;

- The symmetrical side elevations under the gables of the front/main section of the house ;
- The wide eaves of both the main roof and the cupola supported by decorated brackets, with dentils augmenting the decoration of the cupola eaves, which contrast with the simple timbers supporting the eaves of the service wing;
- The back service ell with its mostly flat-topped voussoirs openings save for the segmental arch of the rear door on the south, and the paired, round-headed windows that provide the only illumination to its east elevation;
- Remnant of a villa estate lot property.

References:

Blumenson, John

1990 *Ontario Architecture A Guide to Styles and Building Terms 1784 to the present*. Fitzhenry and Whiteside. T.H. Best Printing Company.

Corporation of the Town of Gananoque

n.d. Town of Gananoque Heritage Self-Guided Walking Tour. [pdf online] accessed at:
<https://www.gananoque.ca/community-services/arts-culture-and-heritage/historic-walking-tours>

Kalman, Harold

1980 *The Evaluation of Historic Buildings*. Ministry of the Environment. [online pdf] Accessed at:
<http://www.historicplaces.ca/media/36196/the%20evaluation%20of%20historic%20buildings%20300%20dpi.pdf>

Mika Publishing

1973 *Illustrated Historical Atlas of the Counties of Leeds and Grenville, Canada West: from actual surveys and under the direction of H.F. Walling*. Mika Publishing, Belleville, Ontario.

Nalon, John

1985 *The Story of Gananoque*. Gananoque Museum Board. Second printing, August 1985.

Parks Canada

1980 Canadian Inventory of Historic Buildings form. 4th Ed. Parks Canada National Historic Parks and Sites Branch.

The Thousand Islands River Heritage Society

2000 *Our Living History: An Historical Guide to the United Counties of Leeds and Grenville, Past to Present*.

Thompson, Shawn

1996 *A River Rat's Guide to the Thousand Islands*. Boston Mills Press, 1st ed.

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 44244 - 0004 LT
Description PT LT 14-15 CON 1 LEEDS PT 1 28R7427; GANANOQUE
Address 389 KING ST E
 GANANOQUE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF GANANOQUE
Address for Service 30 King Street East
 P.O. Box 100
 Gananoque, Ontario
 K7G 2T6

This document is being authorized by a municipal corporation Ted Lojko, Mayor and Penny Kelly, Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Harry Charles John Clarke	280 King St. East Gananoque K7G 1G5	acting for Applicant(s)	Signed	2020 04 01
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Tel 613-382-2112
Fax 613-382-8107

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CLARKE & WRIGHT PROFESSIONAL CORPORATION	280 King St. East Gananoque K7G 1G5	2020 04 01
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Tel 613-382-2112
Fax 613-382-8107

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Total Paid	\$65.05

File Number

Applicant Client File Number : 31025