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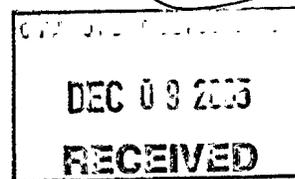
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**NOTICE OF DESIGNATION OF  
98 KING STREET EAST  
TO BE OF HISTORICAL AND ARCHITECTURAL VALUE  
PURSUANT TO THE PROVISIONS OF  
THE ONTARIO HERITAGE ACT R.S.O. 1990, CHAPTER O.18**

**TAKE NOTICE** that the Council of the Corporation of the Town of Gananoque passed By-law 2005-63 under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, to designate the building located on Lot 10, Plan 86 East of the Gananoque River, Town of Gananoque, described as Part 1 on Reference Plan 28R-5737, 98 King Street East, also known as the former Provincial Hotel.

There has been a hotel at the northwest corner of King and Stone Streets since at least the middle of the 19<sup>th</sup> century, originally associated with the stagecoach route between York and Montreal. An 'L' plan hotel is shown at this location on Wallings map of 1861 and is noted as the Cheerus Hotel. This structure may have formed the core of the current building as suggested by the architectural form of the building as pictured in photographs dating from c.1885 and later. The building is one of the earliest surviving hotel structures in the Gananoque area. It has been a Town landmark for over 125 years anchoring Gananoque's main commercial corner. The hotel's various building campaigns can be seen as representing definable eras in the growth of the Town. The quality of the original stonework is exceptional, utilizing the local fissured sandstone laid up in rough courses with more regular material selected/shaped for the voussoirs and quoins. It is a good example of the relatively sensitive evolution and expansion of a historic commercial building and of a 2<sup>nd</sup> Empire architectural treatment unusual for the Gananoque main street.

**Additional Information**, including a full description of the reasons for designation is available upon request from the Planning Approvals Coordinator, John Macdonald at (613) 382-2149, Ext. 126, during regular business hours.

**DATED** at the Town of Gananoque  
This 7<sup>th</sup> day of December, 2005

Steven G. Silver, Clerk  
Town of Gananoque

Feb. 24/06

THE CORPORATION OF THE TOWN OF GANANOQUE

BY-LAW NO. 2005-63

BEING A BY-LAW TO DESIGNATE THE BUILDING KNOWN AS THE FORMER PROVINCIAL HOTEL, LOCATED AT 98 KING STREET EAST ON THE CORNER OF STONE STREET NORTH AND KING STREET EAST, GANANOQUE, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 as amended, authorizes the Council of a municipality to enact by-laws to designate buildings and/or property to be of architectural or historical value or interest;

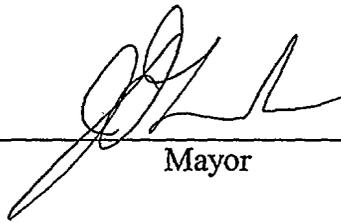
AND WHEREAS the Council of the Corporation of the Town of Gananoque has caused to be served on the owners of the building known as the former Provincial Hotel located at 98 King Street East, Gananoque and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid structure published in the Gananoque Reporter having general circulation in the municipality; and whereas the reasons for designation are set out in Schedule B attached hereto;

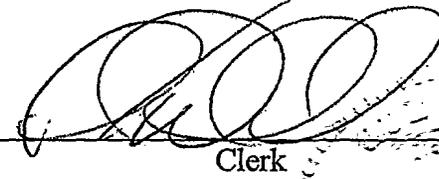
AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

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

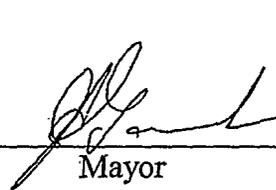
1. There is designated as being of architectural and historical value the building known as the former Provincial Hotel, 98 King Street East, Gananoque, particularly described in Schedule A attached hereto;
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the building as described in schedule A attached hereto in the proper land registry office; and
3. The Clerk Treasurer is hereby authorized to cause a copy of this by-law to be served on the owner of the aforementioned 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.

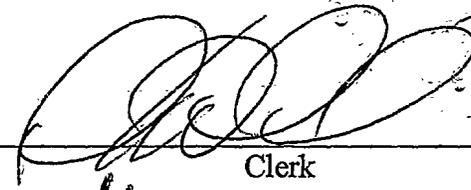
Read a first and second time this 1 day of November, 2005.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Read a third time and finally passed this 29 day of NOVEMBER, 2005.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

I hereby certify this to be a true and correct copy  
DEPT. CLERK TOWN OF GANANOQUE  
  
DEREK MACPHAR

**Schedule A**

**Legal Description:**

Lot 10, Plan 86 East of the Gananoque River, Town of Gananoque, described as Part 1 on Reference Plan 28R-5737.

**The Provincial Hotel, corner of Stone and King Streets, Gananoque:**  
**Heritage Designation Report**

**Background and Building Evolution**

There has been a hotel at the northwest corner of King and Stone Streets since at least the middle of the 19<sup>th</sup> century, originally associated with the stagecoach route between York and Montreal. An 'L' plan hotel is shown at this location on Wallings map of 1861 and is noted as the Cheerus Hotel (Fig.1). This structure may have formed the core of the Provincial Hotel as suggested by the architectural form of the building as pictured in photographs dating from c.1885 and later (Fig.2). As originally built the main section of the Provincial Hotel was a five bay, 2 ½ storey stone structure with gable roof and returned eaves fronting on to King Street. The main entrance formed the center bay and had a rectangular transom. A second entrance at the northeast corner also featured a transom. Three dormers lit the third storey as well as the gable windows with the dormer peaks treated as pediments. The eave treatment featured paired brackets as would be typical c.1865 (Italianate influence) and there were tall chimneys with corbelled caps at the gable peaks. The window and door openings were constructed with slightly cambered arches supported by stone voussoirs. Of interest is that while the windows of the King Street façade had been changed to 2/2 by the time of the photo, the earlier 6/6, mid 19<sup>th</sup> century sash, remained on the Stone Street section. The original 'tail' along Stone Street was one storey, housing the kitchen and associated services. By the time of the photograph this had been substantially extended north along the block in frame. In this era the building sported a prominent wall sign at both public elevations featuring black lettering and margins on a white background.

Around the turn of the 20<sup>th</sup> century the hotel undertook a significant building campaign. The building was extended in stone west along King one further bay and the gable roof was replaced by a mansard lit by 6 dormers along King and two at Stone in the 2<sup>nd</sup> Empire mode. The new western bay contained another entrance with a large sidelight. This stone was somewhat different, darker and more crystalline than the original leading to the first coating of the building exterior to provide a uniform appearance. All south facing openings were outfitted with awnings with a particularly large awning at the main entrance (Fig.3). Throughout the next decades improvements continued. A wooden porch and balcony was added at the main entrance with the associated transformation of the central second storey window into a door. In this era the hotel proprietor was N. McCarney. Photographs record this balcony as being able to be transformed into a pavilion with a canvas roof so that summer guests could enjoy the passing parade on main street.

c.1940 the Stone Street 'tail' was built up to the full height of the main section for a further five bays and the marquis sign with McCarney's name as well was erected at the main eave. It should be noted that all the additions maintained the paired bracket detail established at the eaves of the original building and new dormers were designed to match existing. At this time the current main entrance treatment consisting of a wider opening with a pilastered and bracketed wood surround was set in place and the windows of the

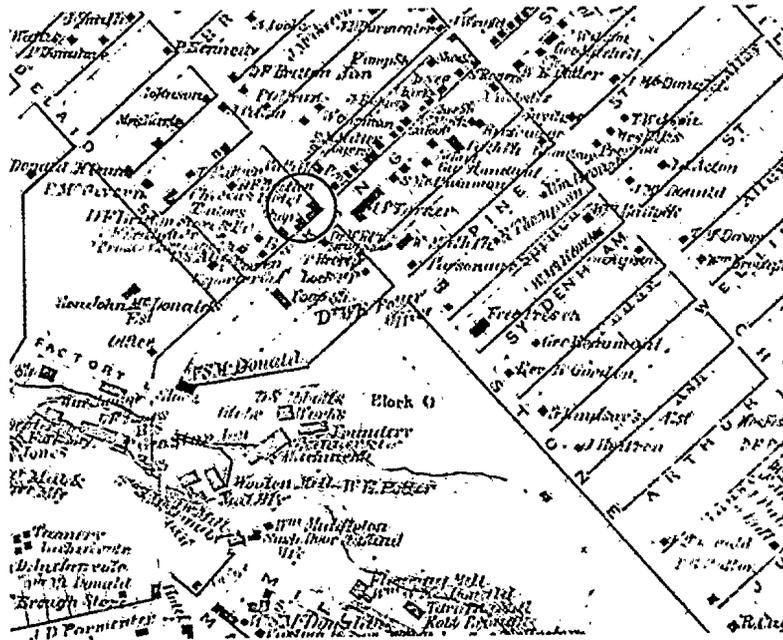


Fig.1: From Wallings Map, 1861.

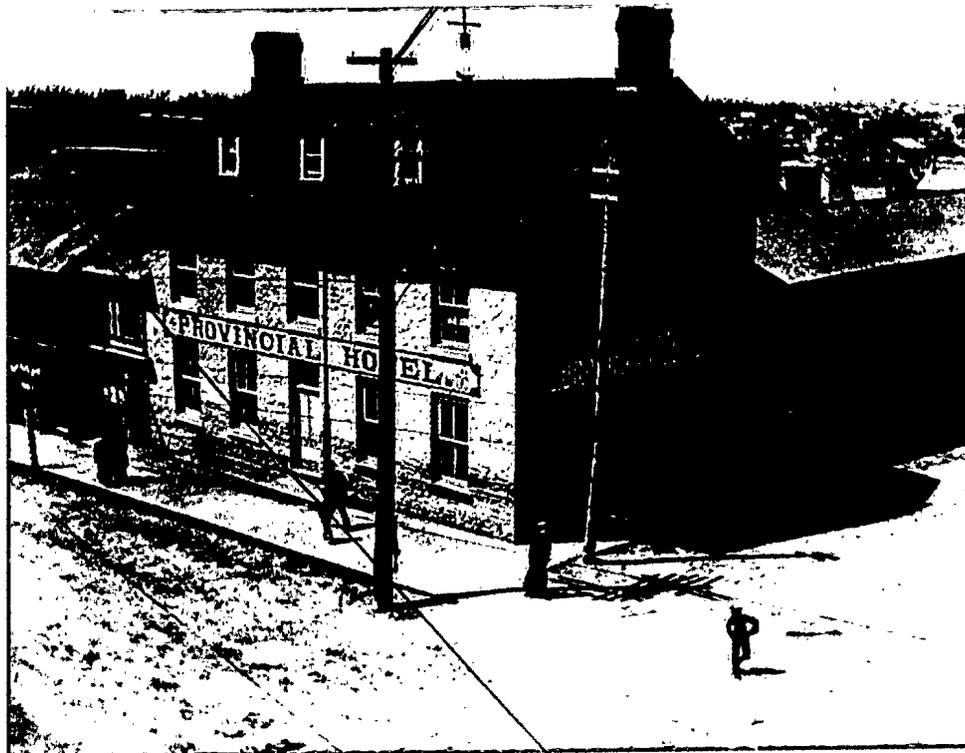
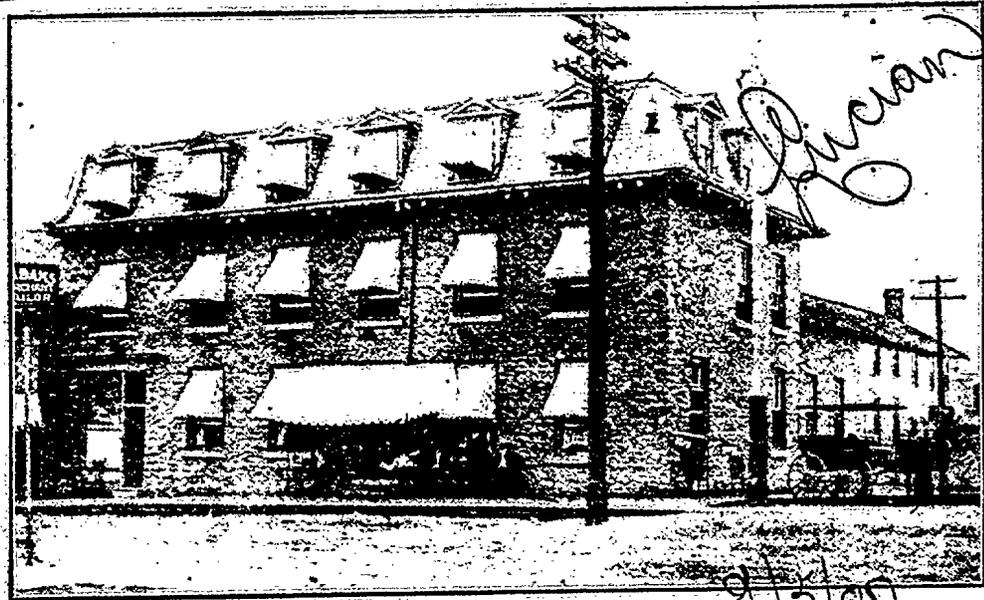


Fig.2: Original appearance c.1880



PROVINCIAL HOTEL, GANANOQUE, ONT.

Fig.3: Postcard of Hotel. Note 1907 date.

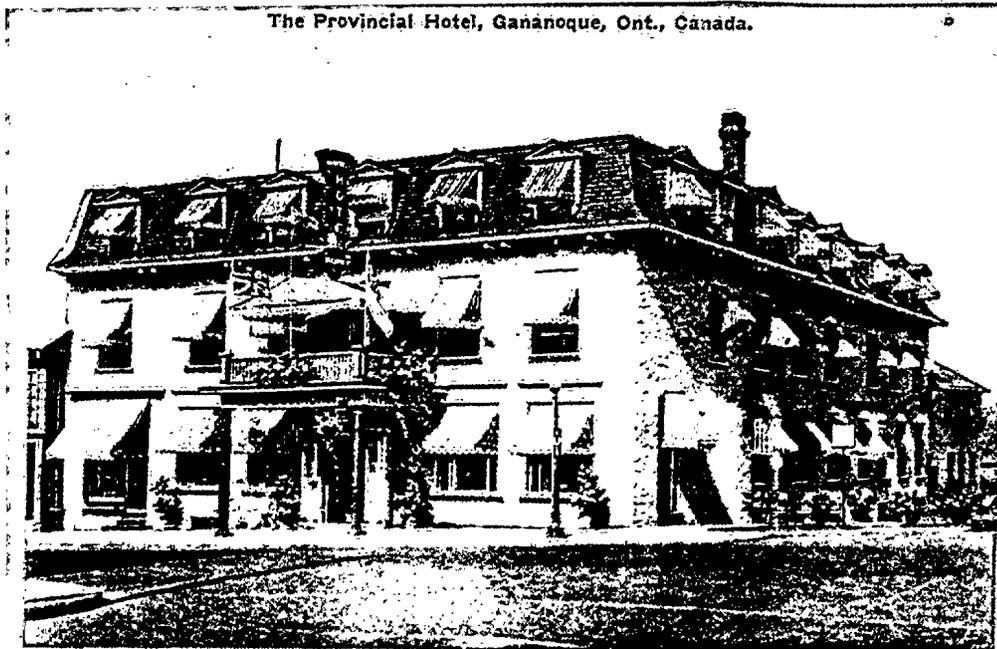


Fig.4: The hotel after full expansion c.1940

ground storey at King Street widened and reconfigured to include a transom and sidelights. Most recently c.1974 the wooden porch columns were replaced in stone (Fig.4).

Unfortunately in February 2004 this landmark building was gutted by fire and the roof essentially destroyed. However the stone walls remain viable and have been confirmed as being structurally sound (Fig.5).

### **Evaluation/ Reasons for Designation**

It is recommended that this building be designated as being of Historical and Architectural significance by the Town of Gananoque under Part IV of the Ontario Act for the following reasons:

- It is one of the earliest surviving hotel structures in the Gananoque area. It has been a Town landmark for over 125 years anchoring Gananoque's main commercial corner. The hotel's various building campaigns can be seen as representing definable eras in the growth of the Town;
- The quality of the original stonework, utilizing the local fissured sandstone laid up in rough courses with more regular material selected/shaped for the voussoirs and quoins;
- As a good example of the relatively sensitive evolution and expansion of a historic commercial building and of a 2<sup>nd</sup> Empire architectural treatment unusual for the Gananoque main street.

### **Character-defining elements:**

- The rubble stone walling of the original building utilizing local stone, with stone voussoirs to support the remaining original cambered window and door arches and more carefully squared material at the quoins;
- The later stonework of the additions built to blend in to the coursing;
- The bracketed eaves, a feature of the original structure expanded to the later additions;
- The 2<sup>nd</sup> Empire roofline with dormers. Though much damaged by fire the form still remains as does the associated stone parapet to the west.



Fig.5: After fire, summer 2004.

**List of sources:**

**Secondary**

- T. H. Leavitt, History of Leeds and Grenville (Mika, orig. pub 1879)  
Ira Scott, Yesterday's News, Today's History (Gananoque: 1000 Islands pub. 1982)  
Historical Atlas of Leeds and Grenville (Mika, orig. pub. 1862)  
H. W. Hawke, Historic Gananoque (Mika, 1974)

**Primary**

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*André Scheinman*  
*Heritage Preservation Consultant*  
24/11/04