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The Corporation of Loyalist Township
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February 4, 2004

Reta Caldarone
400 University Ave
4th Floor
Toronto, Ontario
M7A 2R9



RE: By-Law 82-514

Here is a copy of by-law 82-514, as per your request.

If you require any additional information, please contact the undersigned at (613)352-3361.

Sincerely,



Tim Fisher
Planning Technician

2/18/04
RA

THE CORPORATION
OF THE
VILLAGE OF BATH

BY-LAW NUMBER 514/82

A BY-LAW TO DESIGNATE AN AREA OF THE VILLAGE OF BATH AS A HERITAGE CONSERVATION DISTRICT UNDER SECTION 41(1) OF THE ONTARIO HERITAGE ACT, R.S.O. 1980, ch.337, AS AMENDED

WHEREAS Part V of the Ontario Heritage Act, R.S.O. 1980, ch.338, as amended, contains provisions relating to heritage conservation districts.

AND WHEREAS Council under Section 40 of Part C of the said Ontario Heritage Act has by by-law defined the Village of Bath as an area to be examined for future designation as a heritage conservation district.

AND WHEREAS the examination of the Village of Bath has now been completed.

AND WHEREAS under Section 41 of the said Ontario Heritage Act where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, Council may by by-law designate any defined area as a heritage conservation district.

AND WHEREAS there is in effect in the Village of Bath an official plan that contains provisions relating to the establishment of heritage conservation districts.

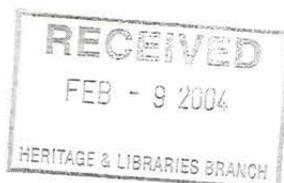
NOW THEREFORE the Council of the Village of Bath ENACTS as follows:

The Heritage District Designation Report District II, Village of Bath, Ontario, which is appended hereto as Schedule "A" is hereby adopted and those parts of the Village of Bath designated as District II as shown on Schedule "B" hereto and more particularly described as Schedule "C" appended hereto is hereby designated as a Heritage Conservation District.

READ A FIRST, SECOND AND THIRD time and finally passed this 4th day of October 1982.


REEVE


CLERK





M 820103

Ontario Municipal Board

IN THE MATTER OF Section 41 (1) of the Ontario Heritage Act, R.S.O. 1980, c. 337 as amended,

- and -

IN THE MATTER OF an application by The Corporation of the Village of Bath for approval of By-law 514/82, passed on the 4th day of October, 1982, being a by-law to designate a certain area as a Heritage Conservation District, as shown on Schedule "A" attached hereto

B E F O R E :

A.H. ARRELL, Q.C.
Vice-Chairman

- and -

R.D.M. OWEN
Member

] Tuesday the 25th day
] of October, 1983
]
]
]

UPON IT APPEARING that notice of this application had been given in accordance with the directions of the Board and no objection has been filed with the Clerk of the Village of Bath;

THE BOARD ORDERS that this application is hereby granted and By-law 514/82, passed on the 4th day of October, 1982, being a by-law to designate a certain area as a Heritage Conservation District, as shown on Schedule "A" attached hereto, is hereby approved.

SECRETARY



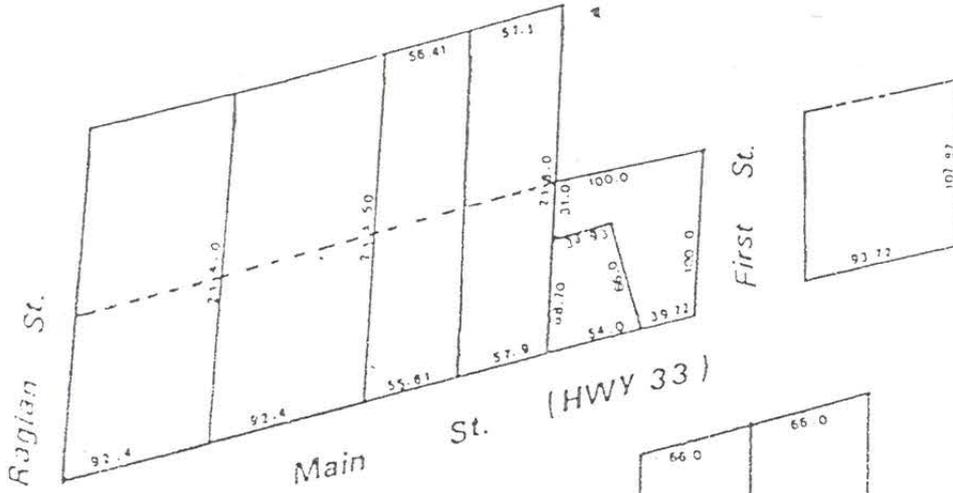
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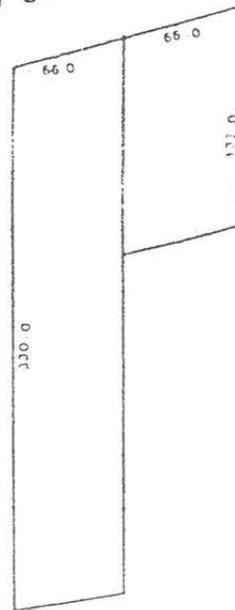
Ontario Municipal Board

To the Order of the Ontario Municipal Board
made on the 25th day of October, 1983

District: 2



Scale: 1" = 100'



SECRETARY

SCHEDULE "A"

Proposed District Designation: District #2

Introduction

District #2 consists of nine buildings (Buildings #5, A, B, 6, 7, 8, 9, 10, and 11). In-depth research has been done on seven of these buildings (that is, #5, 6, 7, 8, 9, 10, 11),* and there is no doubt regarding their historic and architectural importance to the village. The other two buildings (that is, A and B) are of the same scale but are stylistically of a later period, and their protection is important for the general historic and architectural character of the district. Three of the nine buildings are of special interest architecturally. Building #7 is Bath's most classical building and its Tuscan portico is a feature patterned after the monuments of Rome. Building #10 reflects the influence of the residential Regency style of the first half of the 19th century. Building #11 represents typical commercial architecture of old Bath. At one time Main Street was lined with many commercial buildings with two-storey verandahs with treillage reflecting the influence of the Regency style.

The Area and Boundary

The District is located on the west end of the community core. Seven of the nine buildings (#5, A, B, 6, 7, 8, 11) are located on the north side of the Main Street and two (#9 and 10) on the south side. The total frontage on Main Street for Buildings #5, A, B, 6, 7, and 8 is 392.03 feet. To the west of these six buildings is Raglan Street and to the east is First Street. The lot frontage for Building #5 is 92.4 feet on Main Street and the depth is 214.0 feet to the north, with an approximate area of 0.454 acres. The lot area for Building A is approximately 0.455 acres with a 92.4 foot frontage on Main Street and a depth of 214.50 feet to the north. East of Building A is Building B with a lot area of approximately 0.278 acres; a frontage of 55.61 feet on Main Street, and a depth of 218.0 feet. Next to the east is Building #6 which has a 57.9 foot frontage on Main Street, a depth of 218.0 feet and an area of 0.290 acres. The lot area for Building #7 is 0.068 acres with a 54.0 foot frontage on Main and a depth of 66.0 feet. The lot for Building #8 has a 39.72 foot frontage on Main, a depth of 100 feet, and an area of 0.151 acres. East across First Street from Building #8 is Building #11, with a lot area proposed for designation purposes of 0.232 acres, with 93.72 feet of frontage on Main Street and a depth of 107.87 feet. South of Main Street across from Building #11 is Building #10 which has a 66.0 foot frontage on Main Street, a depth of 132.0 feet to the south, and an area of 0.20 acres. West of Building #10 is Building #9 with a 66.0 foot frontage on Main Street, a depth of 330.0 feet, and an area of 0.5 acres. The area given here for the lot of Building #9 is taken from the sale instrument when the present owners (Wm. Andrew and Marjorie E. Hare) bought the property in October, 1943. The Registered Village Plan #23 gives the depth of the lot as 479.0 feet. The Local Architectural Conservation Advisory Committee decided that, at present, only that area should be included which is given in the last sale instrument and at a later date they might consider designation of the rest of the area of the lot.

* See the significance and descriptions of these buildings.

The Landscape and Topographical Features

According to local residents, at one time both sides of Main Street were lined with trees. Almost all of these trees are gone now, with the exception of a few on the north side of Main Street between First and Raglan Streets. Replanting trees would enhance the beauty and natural appeal of the street and would help return the street to its former appearance. On the north side of Main Street there is a boulevard between the sidewalk and road almost three feet wide where trees might be planted. Possibly a similar boulevard could be built on the south side.

Of the trees which exist today, one is on the corner of Main and First, one on the western side of Building #6, and two in front of Building B. On the eastern boundary of the lot where Building #5 is located there are small bush-type trees making a natural fence, and towards the north they become a clump of bushes. There are some trees in the front yard of the Buildings #5 and A. On both sides of the lot where Building B is located there is a mixture of large and small trees making a natural fence. There is a clump of large and small trees on the north side of Building #7. Along the east boundary of Building #8 and the west side of First Street there is a row of small trees making a natural fence. There are two large trees on the west boundary of Building #11 along the east side of First Street. There is a row of small trees along the east boundary of Building #10, and a large tree on the west side of Building #10, and a large tree on the west side of Building #9. At the back of Building #9 (south side) there is a row of large trees on both sides of the lot going almost to the water front. The existing trees make an important contribution to the landscape of the District.

Movements

Traffic counts were obtained from the Kingston office of the Ontario Ministry of Transportation and Communication. The average traffic per day on Main Street, calculated on the basis of year-round counts, is 2,450 vehicles, 2,750 per day during summer including weekends, and 2,650 per day during summer, excluding weekends. On First Street the estimate is 50 vehicles a day. There are no counts for Raglan Street, but a reasonable estimate is 10 to 15 vehicles a day. All the buildings have their own private parking facilities except for Buildings #7 and 11. For Buildings #7 and 11, at present, the only parking available is parallel parking on Main Street.

Land Use

The District is predominantly residential. Land use in the District has changed little during the past 125 years. Building #11 was built by the original owner (E. D. Priest) for commercial and residential purposes. He used the ground floor as a store and the upper floor as his residence; some later owners used it for commercial activities. At present the building is used occasionally for lodge meetings. Building #7 was originally used as a court house and town hall. At present it is vacant and the village plans to convert it into a museum at some future time. Buildings #5, A, B, 6, 8, and 9 are basically single-family residential. The owner of Building #5 has an antique shop in the eastern wing of the building. Building #10 is two-family residential. There is no conflict between the existing land uses and those in the proposed restricted land use (zoning) by-law.

Recent Trends

In talking to some of the occupants of these buildings, one receives the impression that the attitude towards restoration is favourable. One of the owners (Mrs. Diane Chesebrough) is on the Local Architectural Conservation Advisory Committee and she has expressed her interest in restoration work. The Chesebroughs have already done some restoration work on Building A and #6. The Village Council is interested in restoring Building #7 to convert it into a museum but at the present time they do not have sufficient funds. The owners of Building #11 (Maple Lodge) have expressed interest in restoration but their difficulty is also a lack of funds.

Land Values

Four different methods or sources were used to determine the property values within the District. The recent sales were checked at the Registry Office. The assessed values of the properties were obtained from the Assessment Office at Kingston. The market values of the properties were also discussed with the real estate agencies who sell properties in the area. A comparative sales analysis was also made on the basis of other properties sold in the village. The information obtained from the above four sources was reconciled to reach a fairly accurate evaluation of the buildings in the District for the current year. Finally, the opinion of the members of LACAC was sought on the values of the properties. The estimate of the market values of the properties is as follows:

Building #5:	\$52,000 to \$55,000
Building A :	\$29,000 to \$32,000
Building B :	\$47,000 to \$50,000
Building #6:	\$32,000 to \$35,000
Building #7:	\$30,000 to \$33,000*
Building #8:	\$32,000 to \$35,000
Building #9:	\$35,000 to \$38,000
Building #10:	\$30,000 to \$33,000
Building #11:	\$25,000 to \$28,000**

Structural Condition of the Buildings and Required Maintenance

Building #5: This building does not require any repairs at present. The previous owner (Dr. Burleigh) did some restoration work on it and the present owner (Mr. Chesebrough) has also carried out some restoration. The building is generally in very good condition.

Building A: The structure is generally in fair condition but needs some work on the roof, front porch and verandah, and some claphoard needs to be

* It was difficult to estimate the value of Building #7. The market forces or factors which affect the values of a property generally were not applicable in this case as it is a public building and cannot be used for residential or commercial purposes in its present form. Therefore in estimating the value of this building the cost of land and building material were given added consideration.

** This includes only the front lot on which the structure is located fronting on Main Street. There is an empty lot on the back of the structure which fronts on Queen Street. This lot was not included in the District. The structure itself is in poor shape, at present.

replaced. The estimated costs are as follows:

Roof (Resealing):	\$400
Verandah and Front Porch:	4500
Replacing clapboard:	<u>1000</u>
	\$5900

Building B: This building is in good repair at this time and well-maintained by the owner.

Building #6: The owner has undertaken some work. The structure of the building is in good condition but needs repainting. The estimated cost is

Repainting (all facades):	\$1000
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Building #7: The structure of the building appears to be in good condition. No deterioration was observed; however, the whole structure needs to be repainted on all facades. The estimate of cost is

Repainting:	\$3500
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Buildings #8 and 9: Both these buildings are in good repair at the present time.

Building #10: As stated earlier, this building is an excellent example of the residential Regency architectural style in Bath. The exterior of the building has been sheathed with insulbrick, the verandah on the front facade has been closed and the decoration on its roof has gone. To restore fully this building, the estimate of the cost is

Roof:	\$2000
Verandah (to open it and restore it in its original state)	3000
To remove the insulbrick:	<u>3000</u>
	\$8000

Building #11: This building needs immediate attention if it is to be restored. The structure is generally in very poor condition and repairs are long overdue. An estimate of the costs involved is as follows:

Eaves troughs replaced:	\$ 600
Verandah (repaired):	5500
Roof (resealing):	2500
Repairs on the roof rear wing:	1500
Door and windows to be restored on left facade:	4000
Walls and windows, rear facade:	<u>3000</u>
	\$17100

A word regarding the repairs and restoration: the estimates were conservative. It is quite possible that some of the structures may need more work than could be detected on first examination.

Conservation Priorities Within the District

The matter of priorities was discussed with the Local Architectural Conservation Advisory Committee of the village. Three factors were considered to determine the order of priority to protect the buildings in the District: the architectural significance of the individual buildings, the historic significance of the individual buildings, and the relevance of a particular building to the District in terms of general historic and architectural character. It was decided that the buildings should be protected in the following order:

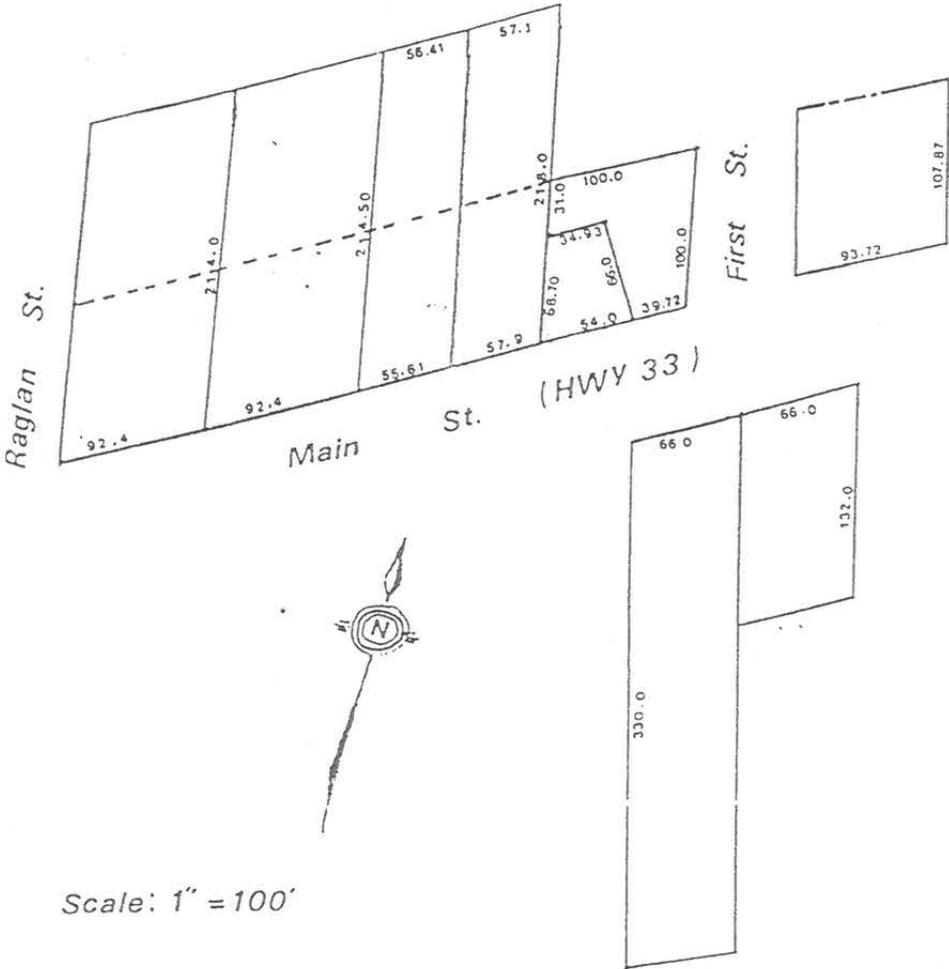
1. Building #11
2. Building # 7
3. Building #10
4. Building # 9
5. Building # 6
6. Building # 8
7. Building # 5
8. Building A
9. Building B

The Local Architectural Conservation Advisory Committee also considered the problem of funding the restoration work and it was generally agreed that the following means should be adopted:

1. Persuade the owners to undertake restoration work
2. Financial assistance to be sought through public and government agencies such as the Ontario Heritage Foundation, Neighbourhood Improvement Program, and Residential Rehabilitation Assistance Program.

AREA DESIGNATION: BATH

DISTRICT: 2



The Reeves Brothers House
Main Street, Highway 33, Bath, Ontario

Legal Description: Concession 1, E 1/2 of Lot 9, Town Lot 4, Bath

Construction Date: circa 1850

Original Owners: W. and E. Reeves

Original Use: Residence and Shoemakers' Shop

Present Owner: Mr. and Mrs. R.N. Chesebrough

Present Use: Residence and Antique Shop

Building Status and Environment: Urban, part of compatible group, and secure
Significance:

Town Lot 4, on which this house is situated, was first severed in January 1853 from a larger tract of land owned by Peter Davy and sold to the Reeves brothers who held it until 1864; the 1860 town plan indicates their names beside a structure on this lot. The Canadian Census of 1851 lists the Reeves Brothers as living together in Bath in a one storey house, and as their names are connected with no other property it is likely that they had worked out some compromise with Peter Davy allowing them to construct a home and purchase the property at a later date. The Reeves Brothers served the village as Presbyterian ministers and as shoemakers and their shop was located in the structure.

The building is now two storeys high and alterations enlarging it are believed to have occurred during the early 1900s, at which time a verandah was also added. The exact nature of this enlargement is difficult to outline, as the earliest photo of the structure, circa 1910, depicts it in its present form. The attic storey is, however, finished and the northern slope of the roof contains two dormers, while the southern slope shows signs of possessing a central gable at one time. In the present structure, the second storey windows are uniform in shape and style, with the exception of the central one, and differ greatly from those of the rest of the structure. Each is double-hung with a single pane per sash. The central window is formed of a central unit divided by a mullion, flanked by side lights, with an elliptical fan light running across the top of the entire opening. This window is most likely original and would have occupied the dormer or gable centered in the southern slope of the roof as indicated above. The change from one to two storeys would thus have entailed the raising of the roof, including the rear dormers, but the inclusion of the southern gable within the fabric of the added walls and the reconstruction of this portion of the roof filled the remaining gap. The two ground floor windows on the main facade were converted to French doors at this time.

In 1936, Dr. Burleigh, a local physician and historian, purchased the building, removed the verandah and returned the French doors to their original state. In 1948 the east wing was added as a waiting room by the doctor.

Description:

The Reeves Brothers' house, as it stands today, is a single-detached two-storey rectangular building, excluding extensions. There is a two-storey wing extending from the central third of the rear facade. A one storey wing was added in 1948 running to the east from the rear half of the eastern facade. The ground floor is stuccoed over a wooden frame while the second is wood shingle. The roof is hipped and covered with sheet metal. The original structure had only a rubble-walled crawl space, which was enlarged under half of the structure into a full basement.

The main or south facade is five bays, two of which are contained in the wing added in 1948. The second floor of the front facade is three bays. The lower floor has a door in the center and a window on either side. The second floor has a round-headed window in the center and a window on each side. The right or east facade has a door offset to the left. A window, right of the door, corresponds to the window on the first floor of the front facade. There are two windows on the second floor of this side and a small window in the extension. Looking at the rear extension from the eastern side, there is a window on the right and another window on the left of it.

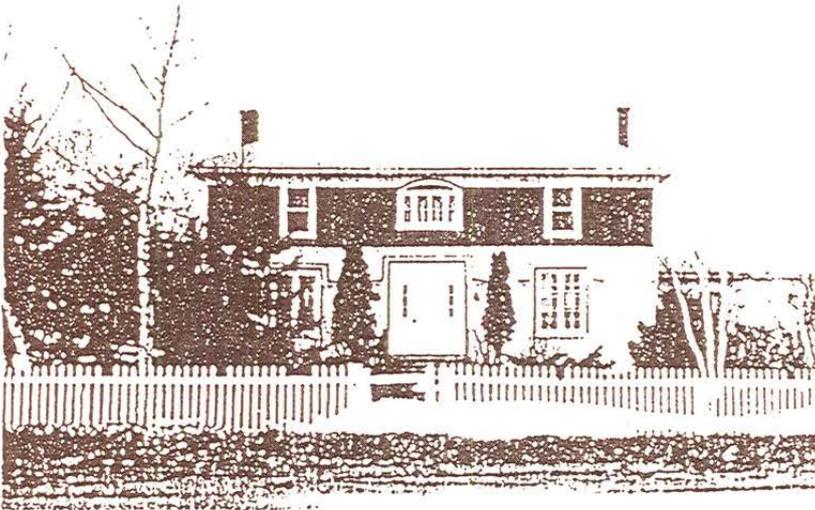
The western or left main facade has two windows on the first floor corresponding to the windows of the first floor on the front facade and two windows on the second floor. The rear extension from the western side has a door to the left, and to the right of the door a window, and another small window on the second floor. Looking from the rear of the building, left to right, there is an eyebrow window on the eastern wing, a window on the main wall, a small window in the lower portion of the rear wing and another window above. There are two dormers on this side of the roof. The dormer windows have a gable roof with overhanging eaves. The roof trim of the main building consists of plain boxed cornice and frieze with a sloping soffit. The roof trim material is wood.

There are two chimneys, one on each side of the roof. The chimneys are single-stacked and the material is brick.

The main door is located in the center of the front facade. It is an elaborate door with moulded-trim surround on the head and sides and it has label on the top. The main door architrave consists of engaged columns with embrasures with Gothic side lights and an elliptical recessed fan on the head. It is a single-leaf, one-panel door and the panel is recessed and bevelled. The structural opening of the door is flat.

The structural openings of the main windows on the first floor are flat. There is moulded-trim head and side surround. These windows have labels on the top. The second floor windows do not have labels. The window surround material is wood. All windows have slipsills. They are double-hung with ten panes in each sash.

There is no porch at this time. The main stairs have a railing and are straight. The building at the time of survey was generally in good condition.



Reeves Brothers'
House, 1976

Detail of front facade



Building A

Building A
Main Street (Highway 33), Bath, Ontario

Legal Description: Concession 1, E 1/2 of Lot 9, Town Lot 3

Date of Construction: Unknown

Original Owner: Unknown

Original Use: Residential

Present Owner: John N. Chesebrough

Present Use: Residential

Building Status: Urban part of compatible group

Significance:

Building A was not included in the original list of buildings to be inventoried. This building and Building B are significant for the reason that the architectural characteristics of these two structures are quite compatible with other buildings in the district. On that account they need to be protected in order to preserve the general historical and architectural character of the district.

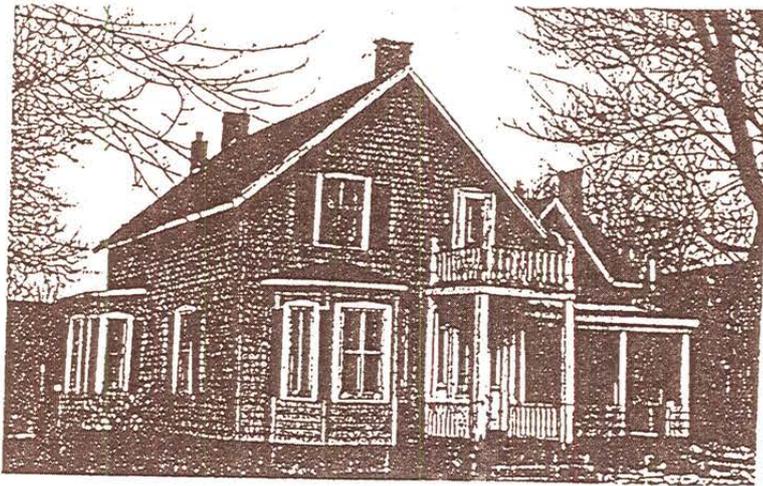
Description:

The main structure of the building is rectangular in shape with a 1 1/2 storey elevation, and faces south. The building has a wing on the east side and an extension on the north. The east wing is recessed from the front facade and also recessed from the rear to the south. There is a verandah on the south facade of the wing. The rear extension is flush with the east wall of the main structure and recessed on the west side. At the time of survey, a room was under construction on the rear towards the west. The front and east facades are sheathed with shiplap; the rest are clapboard. The foundation is rubble stone faced with concrete. It is basically a wood frame structure. The wall design includes end boards. The roof is a high gable. The roof trim consists of boxed cornice and sloped soffit. There is a frieze at the gable ends. The roof trim material is wood. There are two chimneys on the main structure located on the front and back and another chimney on the east extension. All chimneys are brick and single-stacked. The structure has a partial basement.

The front facade faces south on to Main Street. There is a door offset to the right and a bay window west of it. There are two windows in the gable. The east wing has a door offset to the right and a window left of it. The wing has a central gable with a round-headed window. The west facade is two bays deep on the wall of the main structure with a window near the front and a bay window with a shed roof towards the rear. The rear extension on this side has a door and a window. A chimney for the furnace is being built right of the rear extension door. A room is being constructed at this place which will cover

the window and door of the rear wing on this side; this replaces a previous shed of the same dimensions which had been added earlier. The right or east facade has a window on the wall of the main structure on the first floor and a small window near the roof. The rear extension has a window on this side also. The gable end of the wing has no openings. Looking from the rear there is a door in the east wing and a door in the rear extension. Also there is a window in the north gable of the main structure. The main door is located in the southern gable or front facade. The door is offset to the right. The main door has a flat structural opening and engaged columns on the sides. The main door surround material is wood. The architrave consists of recessed side lights and transom light. It is a single-leaf two-panel door and is partly glazed. The panels are plain and recessed.

The main windows have flat structural openings. The windows have lintels and are plain on the sides with slipsills. The window surround material is wood. The windows are double-hung with two panes in each sash. There is a bay window on the front facade and a bay window on the west facade. There is a round-headed window in the central gable of the east wing. The structure has an open porch on the front facade supported by piers. The east wing has a verandah. The building needs considerable repair.



Building B

Building B
Main Street (Highway 33), Bath, Ontario

Legal Description: Concession 1, E 1/2 of Lot 9, Town Lot 2 (W 1/2)

Construction Date: Unknown

Original Owner: Unknown

Original Use: Residential

Present Owner: John N. Chesebrough

Present Use: Residential

Building Status: Urban part of compatible group

Significance: See under Building A

Description:

The structure has a 1 1/2 storey elevation and is rectangular in shape. There is an extension at the rear. It is basically a wood-frame house and at present three walls are sheathed with vinyl siding. The foundation of the porch is of field stone. The wall design includes end boards (vinyl). The roof is cross-gabled and is covered with shingles. There is one exterior chimney on the east side of the building. The chimney is single-stacked and brick.

The roof trim consists of boxed cornice and sloped soffit, and at the gable ends it has projecting verges. The trim material is wood. The structure has a partial basement with rubble walls.

The front facade facing south onto Main Street has a door on the left side and a bay window on the right side. There are two more windows in the gable on this facade.

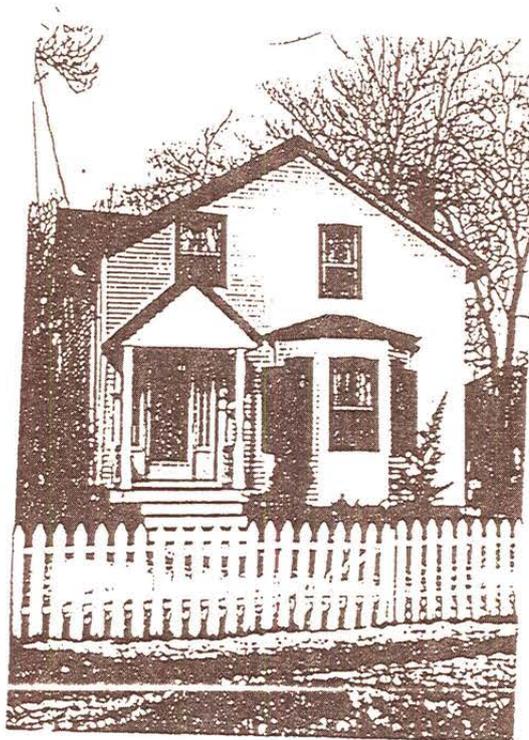
The west facade is four bays deep on the first floor. There are three windows in the centre and a small window towards the front near the roof line. There is a window in the cross gable, a dormer window north of it and another window near the rear. The east or right facade is also four bays deep with a window in the wall of the main structure and a door in the rear extension with a window on each side of this door. Also on this facade there is a window in the cross gable and a dormer window. The rear or north facade has a door on the first floor and a large window in the gable. There is a wooden fence on the south side or front yard.

Building B
page 2

The main door is on the south side or front facade and its location is to the left side. It has a flat structural opening and pedimented head surround. The side surround consists of engaged columns. The door has recessed side lights and it is a single-leaf, eight-panel door. The panels are raised and have a moulded rail.

The main windows are located on the first as well as upper half-floor. They are of differing sizes and shapes but all of them have flat structural openings and the majority of the windows have plain lintel head surround. The side surround is plain with slipsills. The majority of the windows are double-hung with two panes in each sash. There is one bay window on the front facade. The dormer windows have shed roofs. The window surround material is wood.

There is an open porch on the front facade to the left to the height of the first floor. The porch is supported by columns and the support material is wood. The building generally is in very good condition.



The David Forbes House
Main Street, Bath, Ontario

Legal Description: Concession 1, Pt. E 1/2 Lot 9, Town Lot 2

Construction Date: circa 1847

Original Owner: David Forbes

Present Owner: Dianne Chesebrough

Original Use: Residence

Present Use: Residence

Building Status: Urban part of compatible group

Significance:

The house is located on the E 1/2 of Lot 9 which was originally granted to the Loyalist Jacob Miller. Peter Davy later owned the property and sold part of it, Town Lot 2 (the exact location of the house) to Eugene Quinion in 1846. Quinion sold it to David Forbes in 1847. Forbes probably built the house about this time. In 1864 Samuel Rogers, a prominent merchant in Bath, owned it. He later built a house on Church Street (Building #43).

In its original condition, the house was an example of the "Ontario Cottage" and was typical of much of Bath's residential architecture. The basic shape of the house remains with its 1 1/2 storey elevation. The front facade has had its roof line altered to a great extent, although the ground floor remains untouched.

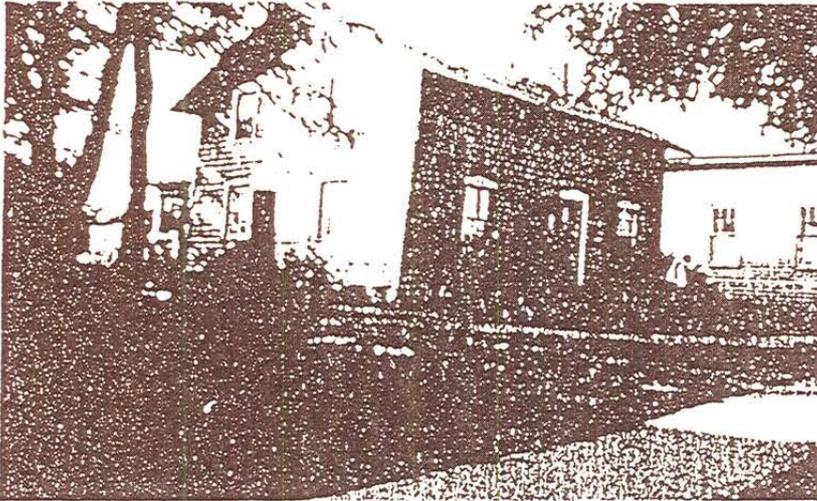
Description:

A 1 1/2 storey structure, the original rectangular plan has had an extensive two-storey wing added to the rear. The whole is a frame building with six inch clapboard siding covering the front section and twelve inch clapboard sheathing the rear extension. The roofs are gabled, covered with asphalt shingles. A single-stack brick chimney stands on the left gable, and a single-stack brick chimney rises on the exterior of the right gable. A rubble-walled basement runs under the full area of the house.

The front or south facade consists of three bays. Slightly off centre is an entrance with pedimented lintel and plain trim of wood. On either side are double-hung windows with two-on-two glazing, plain trim, and sills, all of wood. The eaves are boxed, with a sloped soffit and frieze of wood, but are broken twice. On the left is a shed-roofed dormer and on the right a large gable; each contain double-hung windows with two-on-two glazing in simple wooden frames. These represent a modern addition.

The right or east gable end facade has three windows, two to the left of the external chimney and one to the right. The left or west gable end facade has four windows in the main wall. Two windows are on the first floor and two are on the top half storey. These windows are symmetrically arranged. There is also a window on this side of the rear extension. The rear or north facade has a window in the main wall of the house left of the rear extension. Also on this facade there is a door in the centre of the extension with a window in the gable of the extension.

The main door is located in the centre of the front facade. It has a flat structural opening and a plain lintel on the head. The door side surround is plain and the surround material is wood. It is a single-leaf door with three vertical panels in the lower half and a glass panel in the upper half. The panels are plain and recessed. The front door stairs are plain and straight. The building is generally in fair to good condition.



David Forbes House:
early photograph

A 1976 photograph



Town Hall

Main Street, Highway 33, Bath

Legal Description: Concession 1, E 1/2 of Lot 9, Town Lot, #1

Constructed: 1861

Original Owner: Village of Bath

Original Use: Town Hall

Present Owner: Village of Bath

Present Use: Vacant

Building Status: Urban part of compatible group

Significance:

The construction of the town hall is said to have been instigated by a judge who presided over the division court of Lennox and Addington County in the early 1850's. The court used to be held in the old Bath Academy. Disturbed and annoyed by the noise of school children, the judge declined to hold the court in the Academy and moved to Millhaven. To bring the court back to Bath, the people of the village completed the construction of the Town Hall in 1861. Since its erection, this building has fulfilled many functions including a place for town meetings, auctions, museum exhibits, concerts, badminton games and Legion meetings. (The village intends to convert it into a permanent museum after it is designated.)

The Town Hall is Bath's most classical structure. Here the portico, with its Tuscan columns, brings to mind the ancient monuments of Rome and visibly reinforces the building's original civil and legal functions.

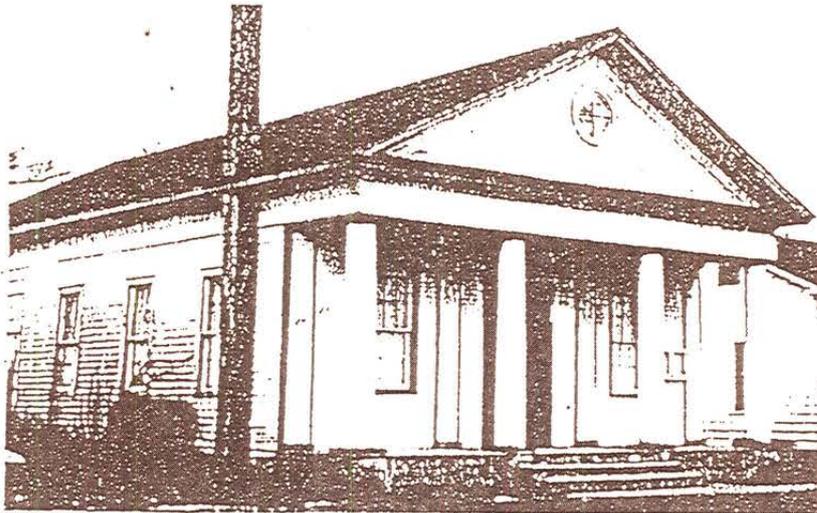
Description: The Town Hall is a rectangular structure running back from the main street. One and a half stories in height, it is of frame construction sheathed on the front with flushboard, and on the remaining walls with clapboard. The roof is a medium gable, covered with sheet metal, with a modern exterior chimney of cement blocks rising beside the west wall near the front.

The main, or south facade, is three bays across with a full width, quattro style, Tuscan portico raised two steps on a cement base. The columns are wooden and hollow. Centered in the pediment above is an oculus with four panes. Behind the portico the wall is further articulated by four pilasters. The entrance is located in the central bay and consists of a double leaf door set within a surround of plain trim. Above is a recessed, mullioned transom. In the two outside bays are double hung windows, also set within a plain surround, and with slipsills. Each has six-on-six glazing.

The right and left facades are identical, with five bays on each, containing windows as described above. The left side, however, is broken just north of the main facade, by the exterior chimney.

The eaves consist of a boxed cornice and a broad wooden frieze which continues the line of the entablature of the main facade.

The rear facade is one bay across, containing only a central window, as above. The raking trim is of wood and consists of a boxed cornice and frieze.



Hiram Hilliard House
Main Street, Bath, Ontario

Legal Description: Concession 1, East 1/2 of Lot 9, Town Lot 1

Construction Date: 1859

Original Owner: Hiram Hilliard

Original Use: Residential

Present Owner: Jean Malach

Present Use: Residential

Building Status: Urban part of compatible group

Significance:

The land on which the house is located was owned by Peter Davy prior to 1859. Hiram Hilliard bought it from Peter Davy in 1859 and around that time Hilliard built the house. The house was later owned by Ernest Sheppard, harness-maker, dry goods merchant and Clerk of the Division Court in Bath. According to Dr. Burleigh, he was a learned man, and he furnished much historical material to Dr. Burleigh.

This house is a vernacular residential building of early times found in Bath - a typical "Ontario Cottage", small 1 1/2 storey rectangular house with a symmetrical front facade; a door in the center flanked by a window on each side and transom light above the door.

Description:

The Hiram Hilliard home is an "Ontario Cottage" with a modern screened porch at the rear. Renovated recently, it has retained much of its original front facade. A frame structure, with a single covered gable roof, it has had its original clapboard replaced by aluminum siding. A partial basement was added to contain the furnace.

The front or south facade is a symmetrical arrangement of three bays with a central entrance. The door itself is partly glazed with two decorated panels below. This is set within a plain surround and has a two paned transom above. Framing this is an architrave consisting of pilasters and entablature. The windows to either side are double hung with two-on-two glazing set in a plain surround and slipsill. The eaves are wooden, with a plain boxed cornice.

The east or right hand facade consists of the gable end of the house and the eastern wall of the screened porch on the rear. The facade is two bays across with a single original window on the left, and a small modern window

on the right. Above the original window is a second modern window. Both of these are two sashed and slide to open. The raking trim is a plain boxed cornice with returns.

The west facade is also two bays across but contains only a single original window on the ground floor. Above are a pair of sliding windows.

The rear facade, facing north is two bays across and has been substantially altered. The screened porch with a shed roof fills the left hand side of the facade, while a window is centered on the right. A large shed-roofed dormer spans almost the entire length of the roof. This contains three sliding windows. The modern chimney, built of concrete blocks, rises on the exterior of the facade directly through the center of the porch.



The W. A. Johnston House
Main Street, Bath, Ontario

Legal Description: Concession 1, Part E 1/2, Lot 9, Broken Front

Construction Date: circa 1844

Original Owner: William A. Johnston

Original Use: Residential

Present Owner: William A. Hare

Present Use: Residential

Significance:

In 1803 the land on which the house is located was owned by Andrew Johnston, the son of Sgt. James Johnston who originally drew farm Lot 9, Concession 1. The original Johnston house was located on the south side of Main Street across from building #6, according to Dr. Burleigh. In 1811 Andrew Johnston sold 1/2 an acre of this land to J. Johnston, who was probably the son of Andrew Johnston. John Johnston might have built a house in 1811, but it does not seem to be the house under consideration. The present house is a frame house with relatively high gables and a gable in the center. Its style indicates it might have been built in the 1840s. In 1844 William A. Johnston, probably the son of J. Johnston, became owner of the land. The present house was probably built around 1844.

James Hawley owned the house in 1850. The Walling Map of 1859 shows E. D. Priest's name beside the house. E. D. Priest either owned the house in 1859 or rented it.

Because of alterations and renovations, the house has greatly changed in its details. The exterior of the house has lost its former appearance because of entirely modern aluminum siding. However, it maintains its original bulk and shape. The fenestration of the front facade and central gable makes it symmetrical. Architecturally, the house fits the time period of the 1840s.

Description:

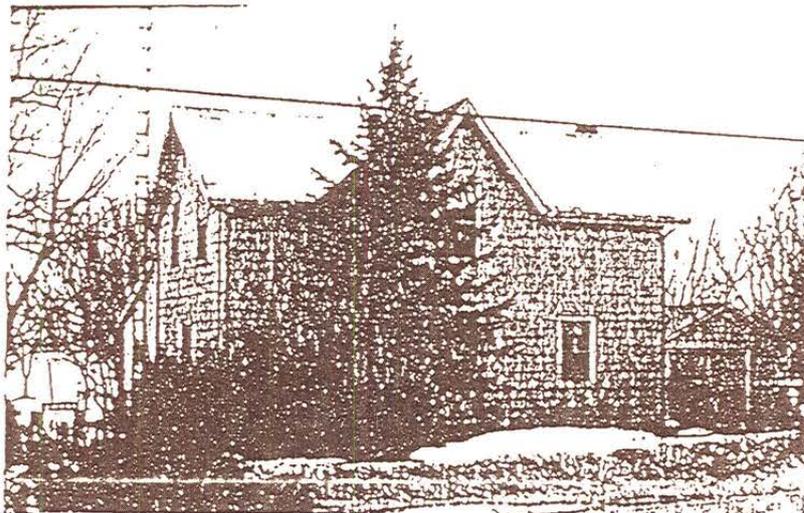
The W. A. Johnston House is a 1 1/2 storey rectangular frame building. The medium-peaked gable roof is covered with patterned sheet metal and has an additional gable centered in its northern side. Extending to the west is a short enclosed entrance area, while to the south is a shed-roofed extension. The structure is sheathed with aluminum siding except on the western arm which is clapboard. The partial basement is concrete covered on the exterior and the method of construction is unknown. An exterior single-stack brick chimney rises to the west on the rear slope of the gable roof.

The main facade faces north and the original portion of the house is three bays across. The western extension has a single entrance. The lower floor of the house contains a central doorway. Entirely modern, it is set in a plain wooden surround. To either side, and above in the pointed gable, are windows. These also are set in plain surrounds with lugsills. Each is double-hung, with two-on-two glazing. The eaves are aluminum, consisting of a simple boxed cornice.

The right or west facade is one bay across, with the shed-like western extension on its southern end. Centered in the first floor is a window like those on the front, while a similar window is set in the northern half of the gable. The exterior chimney rises just to the south of the ground floor window. The raking trim is aluminum with projecting verges.

The eastern facade also consists of the gable end of the house and has the wall of the rear extension running to the south flush with the original structure. The addition has a single window, while the gable itself has two. Centered in the ground floor is a fourth window. The windows in the original structure resemble those of the front facade.

The rear facade has been altered to a great extent with the addition of two shed-roofed sections. That to the east covering half the facade is a single-bayed addition, slightly taller than its western counterpart. This contains two bays, with a door on the east and a window on the west. Above the lower western half of the addition is a small window under the eaves. The southern wall of the western arm is blind.



The Roderick Kennedy House
Main Street, Bath, Ontario

Legal Description: Concession 1, Pt. of E 1/2 of Lot 9 and Pt. of W 1/2 of Lot 10 Broken Front

Construction Date: 1855

Original Owner: Dr. Roderick Kennedy

Original Use: Doctor's office and residence

Present Owner: Mr. and Mrs. Frulich

Present Use: Residence

Building Status: Urban part of compatible group

Significance:

The site where the house is located straddles the line between Lots 9 and 10. Prior to 1855 the eastern section belonged to Justice Bartels, and the western section to one of the Hawleys. Dr. Kennedy purchased a small parcel from each of these owners and assembled for the first time the lot on which the building stands. Dr. Kennedy lived in the house for the next 53 years and in 1908 it was sold to Robert Mott. At one time the doctor was the owner of the Layer Cake Church (Building #33).

The Kennedy house is Bath's only remaining "Regency Cottage". A fairly late example of this building type, it is broader and lower than many of the earlier "Ontario Cottages" (see Building #2). Although all that remains of the original verandah is the roof, early pictures show metal supports and treillage. Behind the modern enclosing wall is a very handsome door flanked by equally impressive French doors. The entire front wall was wood treated to imitate ashlar masonry and each of the three lintels is further cut to imitate radiating voussoirs. All that remains of this is under the verandah; the rest has been covered by insulbrick.

Description:

The Roderick Kennedy House is a rectangular structure, with an original wing extending to the rear on the eastern side. A larger modern extension fills the remainder of the rear wall creating an almost square plan. There is also a small shed-roofed entrance porch on the western side. The structure is frame, 1 1/2 storeys high, and covered almost entirely with insulbrick. A small portion of the new rear extension is clapboard, as is the wall of the western porch. The original wall of the front facade was wood cut to imitate ashlar masonry. This can still be seen on the wall behind the verandah. The roof is gabled, with a medium pitch. This is covered with asphalt shingles on the northern slope and metal on the southern slope.

The shed roofs of the additions are also metal. A single-stack brick chimney stands above each of the gables of the original house, with a third chimney above the original rear wing. The older structure stands on a rubble-walled crawl space, while walls have been finished with concrete on the exterior.

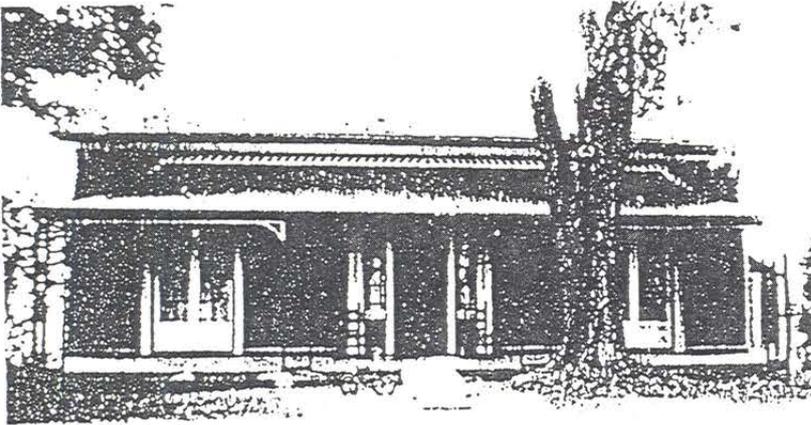
The main or north facade is three bays across and is fronted by a verandah extending the length of the wall. This was once a delicate extension in the full Regency manner. Its light bell cast metal roof is all that remains as the original metal supports and treillage have been replaced by a wall of clapboard and window completely enclosing the verandah. A central door, and one to the right serve as entries to this area. Behind, however, still remain the original imitation ashlar wall and pattern of fenestration. In the central bay is a single-leaf door, glazed in the upper section, and with four small recessed panels in the lower, set within an architrave of moulded trim whose corner joints are masked by square panels. Above the lintel, imitation radiating voussoirs are cut in the wooden walling. To either side of the door itself are deeply recessed side lights with distinctive glazing of full, half and quarter panes. Flanking the entrance are French doors; these are also set within moulded trim, with radiating voussoirs indicated above the lintel. Each has two sashes with 10 panes. A shed-roofed dormer with two single-paned windows separated by a mullion is set just off center in the roof. The eaves are of wood and consist of a boxed cornice with a narrow sloping frieze.

The right or west facade consists of the western gable of the original structure, and the western wall of the modern rear addition. The gable end is of two bays. On the upper floor are a pair of windows set within moulded trim and slipsills. These are single-sashed with six panes. Below in the southern bay is a modern enclosed shed-roofed porch entered from the north. The fenestration here runs along the western and southern walls in a fashion similar to the verandah. The northern bay of the ground floor contains a two-sashed casement window set within moulded trim and moulded sill. Each sash has six panes. The modern rear extension is two bays long, each with a window. The southernmost bay is clapboard as is the enclosed porch. The raking trim is wooden and consists of a boxed cornice with returns.

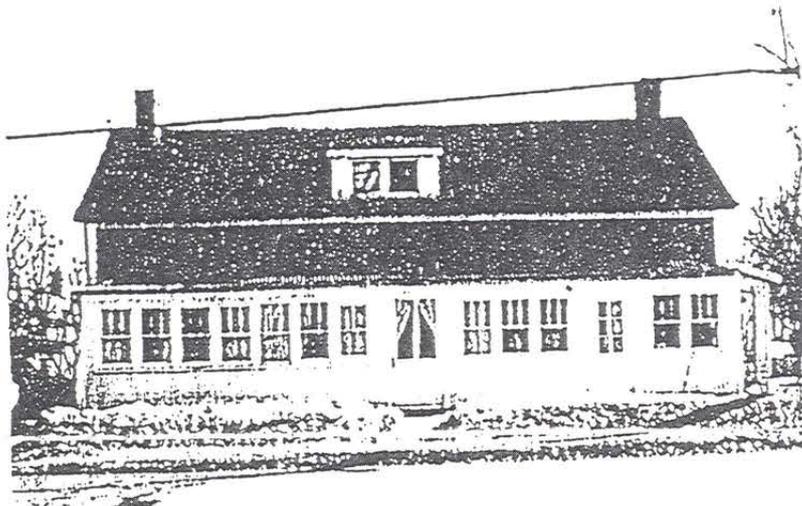
The eastern or left facade contains the two-bay gable end of the original structure and the single-bay original rear wing. The gable wall repeats the pattern of the western side, but replaces the porch with a window. The raking trim is also repeated.

The rear or southern facade is covered almost entirely by a modern addition. This contains five bays. The first or western bay contains a picture window, the second an entrance, the remaining three smaller windows. Below the central one of these is a gable-roofed basement entrance porch.

To the east of the modern addition, and set slightly back is the single-bay wall of the original rear wing. This possesses a very fine bay window. A square projection, it is surmounted by a pediment with a broad cornice, supported by brackets. The central window consists of two casements, separated by a mullion each with six panes. On either side of the bay are narrower six-paned windows. The trim of these repeats the moulding around the French doors and entrance.



Dr. Roderick Kennedy
House: early photograph



A 1976 photograph

The E. D. Priest Store
Main Street, Bath, Ontario

Legal Description: Concession 1, W 1/2 Lot 10, Town Lot 6 (North of Main, West of Lodge)

Construction Date: circa 1820

Original Owner: E. D. Priest

Original Use: Store and Residence

Present Owner: Maple Leaf Masonic Order

Present Use: Vacant

Building Status: Urban part of hostile group

Significance:

The lot on which the building is located was first severed in 1820 when E. D. Priest bought it from John Davy. The likelihood is that he built the structure in the 1820s. The possibility is that in the beginning he used the lower floor for commercial or store purposes and the upper floor as his residence.

The Walling Map of 1859 shows the existence of the structure and it is marked as "E.D. Priest Store". In the past the building has had a variety of uses including a hotel, school, the manufacturing of "Shoshonee Indian Remedy" and more recently a Masonic Lodge. The architecture of the building is typical of the once popular style of Main Street, Bath, with its double verandahs.

Description:

It is a single-detached two-storey building, basically of rectangular shape excluding extensions. The extensions consist of an addition to the rear and a wing on the east side. There is a two-storey verandah on the front or south facade. The building is in the commercial regency style typical of Bath. At one time almost all of the north side of Main Street was lined with such buildings. Most of these buildings were destroyed in two devastating fires prior to 1950 and the rest have disappeared because of successive alterations. At present this building is the sole example of once typical commercial buildings in Bath.

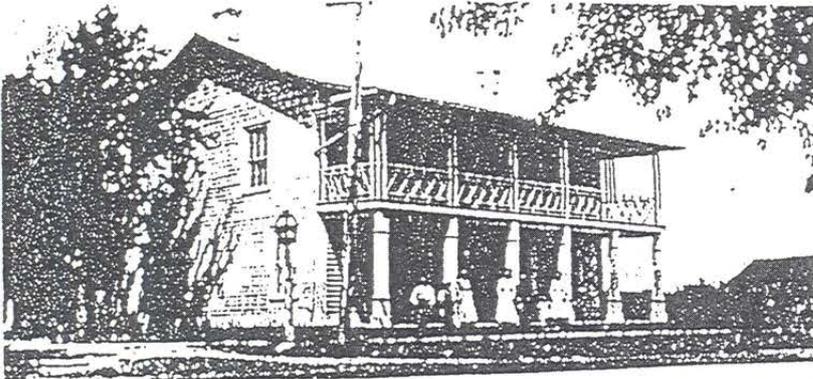
The wall construction of the building is undetermined wood-frame. Originally the walls were sheathed with clapboard. Now asphalt shingles have been put over the clapboard. The roof is a medium gable and is covered with metal. The metal roof has holes at either end suggesting the location of the original chimneys. At present there is a single-stack chimney on the rear addition. The roof trim

has a plain boxed cornice with projecting verges on the gable ends. The gable ends also have eave returns. The eaves material is wood. There is no basement beneath the structure.

The front facade faces south onto Main Street. It is three bays across on the first floor with a door in the center and a large window on each side. The second floor was similar to the first floor but the windows have been covered. The east extension on this side has a window.

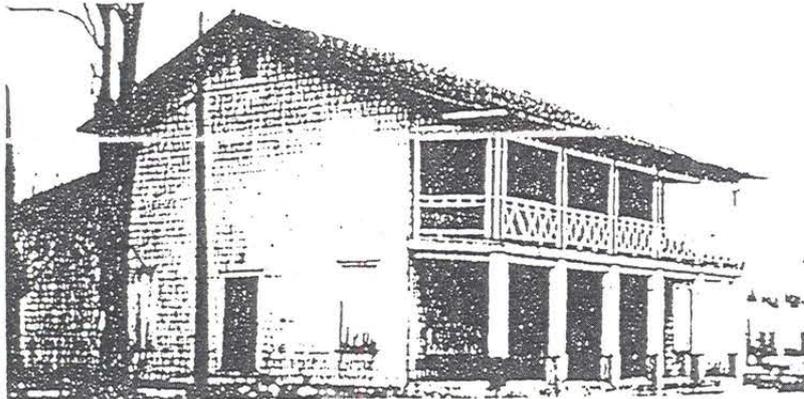
The right or east facade has a small window in the gable of the main building and three windows in the east extension. The west or left gable facade has a door in the center, on the first floor, and a window on each side. There is a door in the rear addition on this side. The rear facade has no window in the wall of the main structure but there is a window in the gable end of the rear addition. Also on this side there is a door to the east wing, and a window.

The main door is located in the center of the front facade. It has a flat structural opening and moulded trim surround. The surround material is wood. The main door architrave is simple and plain. It is a single-leaf flush door. The main windows have flat structural openings with moulded trim surround of wood. The windows have slipsills. The front facade windows are covered; thus it is not known what type they are. There are stairs to the full-length of the front facade. The first floor verandah is supported by piers and the second floor verandah has treillage. The building is generally in quite poor condition.



E.D. Priest
Store: early
photograph

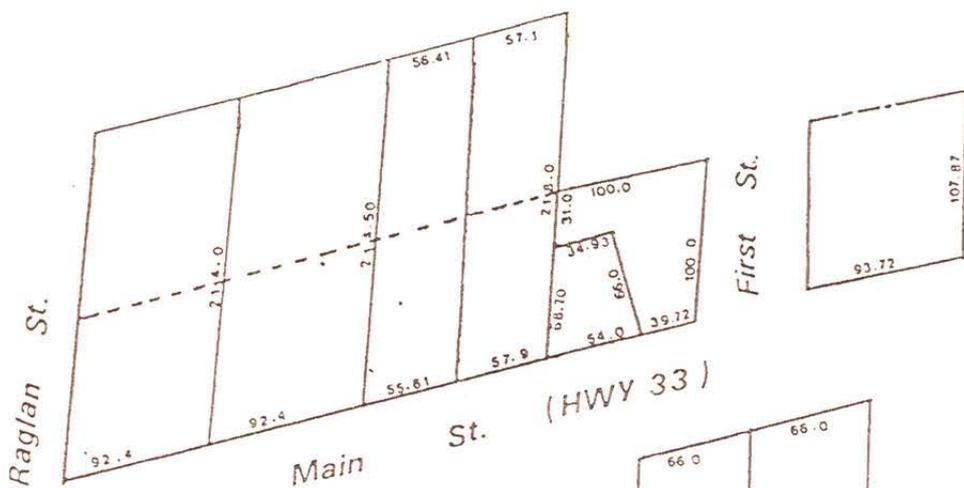
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graph



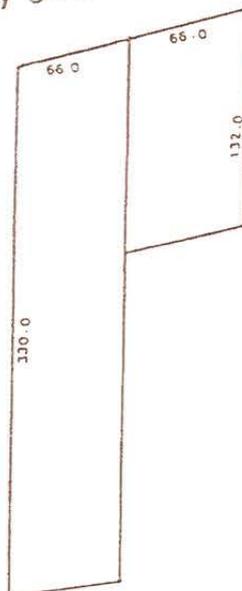
SCHEDULE "B"

AREA DESIGNATION: BATH

DISTRICT: 2



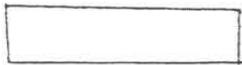
Scale: 1" = 100'



N O T E:



- dimension derived from deed



- dimension derived from deed and reference to Plan 809

All bearings and dimensions derived from deeds and/or Highway Plan #809.

SCHEDULE "C"

DISTRICT NO. 2

Parcel No. 1

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Bath, in the County of Lennox and Addington, Province of Ontario, being composed of the whole of Lots 2, 3 and 4 and Part of Lot 1 on the Village Plan made by L. B. Perry as No. 77, being bounded on the South by Main Street, on the West by Raglan Street, on the North by Queen Street and on the East by First Street and said Part of Lot 1, being more particularly described as follows:

PREMISING that the Westerly limit of said Lot 1 has a bearing of North twenty-three (23) degrees, three (3) minutes West and relating all bearings herein thereto;

COMMENCING at the Southeast corner of said Lot 1;

THENCE South fifty (50) degrees, fifty-five (55) minutes, thirty (30) seconds West in and along the South limit of Lot 1 to the Southwest corner thereof;

THENCE North twenty-three (23) degrees, three (3) minutes West in and along the said West limit to the Northwest corner of the South half of said Lot 1;

THENCE Easterly at right angles along the Northerly limit of the South half of Lot 1 to a point in the East limit of Lot 1;

THENCE Southerly in and along the said East limit of Lot 1 to the point of commencement.

DISTRICT NO. 2

Parcel No. 2

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Bath, in the County of Lennox and Addington, Province of Ontario, being composed of Part of Lot 6, on the North side of Main Street and Part of Lot 7 on the South side of Queen Street, both of said lots being West of Lodge Street and East of First Street and being more particularly described as follows:

PREMISING that the North limit of Highway No. 33 (Main Street) has a bearing of North fifty (50) degrees, zero one (01) minutes, thirty (30) seconds East according to Registered Plan No. 809 (D.H.O. No. P-2069-58) and relating all bearings herein thereto;

COMMENCING in the North limit of Main Street and the intersection therewith of the East limit of First Street;

THENCE North forty-seven (47) degrees, forty-nine (49) minutes, thirty (30) seconds East, in and along the said North limit a distance of sixty-two (62) feet

THENCE North twenty-five (25) degrees, fifty-eight (58) minutes West a distance of two hundred and twenty-five (225) feet to the South limit of Queen Street;

THENCE Westerly in and along the South limit of Queen Street a distance of sixty-two (62) feet to the intersection therewith of the East limit of First Street;

THENCE South twenty-five (25) degrees, fifty-eight (58) minutes East, in and along the said East limit a distance of two hundred and twenty-five (225) feet to the point of commencement.

