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THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON

BY-LAW NO. 102 OF 2000

Being a By-law to designate the property known municipally as 108 Falldown Lane as being of architectural and historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1990, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Township of West Carleton has caused to be served on the owners of the lands and premises known as The Swan Restaurant at 108 Falldown Lane 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 same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

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

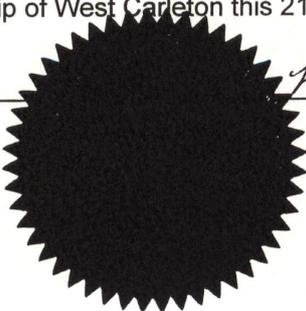
THEREFORE the Council of the Corporation of the Township of West Carleton enacts as follows:

- 1) There is designated as being of architectural and historical value or interest the real property known as The Swan Restaurant at 108 Falldown Lane, more particularly described in Schedule "A" hereto, and for the reasons set out 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 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 of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.
- 4) Notice is hereby served on every person who, from time to time, becomes the owner of 108 Falldown Lane that Notice of the change of ownership must be served upon the Municipality within 30 days of becoming an owner of this property, pursuant to Section 35 of the Ontario Heritage Act, R.S.O. 1990, as amended.

Passed and given under the hands of the Mayor and Clerk and the Corporate Seal of The Corporation of the Township of West Carleton this 21st day of November, 2000.



MAYOR





CLERK

SCHEDULE "A" to BY-LAW 102 of 2000

SCHEDULE "B" to BY-LAW 102 of 2000

Reasons for Designation

Architectural Design and Style:

A two and a half storey solid brick building typical of the decades between 1890 and the First World War. Originally constructed as a Presbyterian Manse with the purpose of projecting the solidity and stature of the church in a rural community, the structure projects a presence befitting a church building by means of its placement on the hillside.

Built in 1902 the building was first occupied by the Reverend Wilson. Indeed, the address of the property, until 1998 when the 911 system required a rationalization of street names, was 108 Wilson Street after Pastor Wilson.

The property sold to Herman Falls, the local grocer, at the time of Church Union between the Presbyterian and Methodist Churches in 1925. In the 1940s the building served as a rooming house and is remembered during this time as having a checkered and colourful career.

More recently, in the mid 1980s, the building served as an art gallery, testament to the stately size and shape of the main floor rooms and the generally good condition of the structure. It was briefly a Real Estate Office for Pat Smith Realty before being purchased by Stan Dugdale and his family 1987. The Dugdale's lovingly restored the building and converted it into a British Pub which is it's current disposition.

Architectural Integrity:

The Dugdale's constructed an addition, sensitively designed so as to preserve the architectural integrity of the Manse, which contains a restaurant kitchen, public washrooms and a fire exit. They also fully developed the previous attic space in the half story in the roof. Since 1989 the building has served as a pub (The Swan at Carp) with seating on the main floor and front deck and the family residence on the floors above. A fire destroyed an original drive shed which was located at the head of the driveway in 1998.