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The Corporation of Loyalist Township
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April 23, 2001



Ontario Heritage Foundation
Heritage Community Recognition Program
Suite 302 - 10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sir or Madam:

RE: Neilson's Store – Passing of By-law 2001-16

Please be aware of the passing of By-law 2001-16. This by-law has designated Neilson's Store on Amherst Island. Loyalist Township as an architectural and historical property pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

I have provided a copy of By-law 2001-16 for your files.

If you have questions on this matter, please do not hesitate in contacting me.

Yours truly,

A handwritten signature in black ink, appearing to read "Tim Fisher".

Tim Fisher, CPT
Planning Technician
planningtech@loyalist-township.on.ca

A handwritten signature in black ink, appearing to read "Neilson".

THE CORPORATION OF LOYALIST TOWNSHIP

BY-LAW NO. 2001-16

Being a By-law to designate the Neilson's Store located on Amherst Island, as an architectural and historical property pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

WHEREAS Section 29 of the Ontario Heritage Act R.S.O. 1990, C. 0.18 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 and historical value; and

WHEREAS the Loyalist Township Heritage Committee has recommended to the Council that the Neilson's Store, be designated an architectural and historical property; and

WHEREAS the Council of the Corporation of Loyalist Township has caused to be served on the owner of the Neilson's Store 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 newspapers having general circulation in the municipality; and

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

NOW THEREFORE the Council of Loyalist Township enacts as follows:

- 1) The real property known as the Neilson's Store, more particularly described in Schedules 'A' and 'B' hereto, is hereby designated as being of architectural and historical value. The reasons for this designation are detailed on Schedule 'B' attached 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 newspapers having general circulation in the municipality.

Approved this 9th day of April, 2001

CERTIFIED A TRUE COPY OF BY-LAW NUMBER 2001-16 PASSED BY THE COUNCIL OF THE CORPORATION OF LOYALIST TOWNSHIP

THE 9th DAY OF April 2001 [Signature] CLERK

[Signature] REEVE

[Signature] CLERK

SCHEDULE 'A' TO BY-LAW 2001-16

LEGAL DESCRIPTION

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in Loyalist Township (formerly Township of Amherst Island) in the County of Lennox and Addington and the Province of Ontario and being composed of part of Lot 3 in the North Shore Concession of the said Township, being more particularly described as follows:

PREMISING that all bearings herein referred to relate to the Easterly limit of Lot 3, taken as North 30 degrees 40 minutes West;

COMMENCING at a point in the northerly limit of the North Shore Travelled Road distant 587 feet westerly from the intersection of the East limit of Lot 3 with the North limit of said road;

THENCE North 29 degrees, 30 minutes West a distance of 50 feet more or less to the high water mark of Stella Bay;

THENCE Northerly and Westerly in and along the said high water mark of Stella Bay a distance of 275 feet;

THENCE South 13 degrees 29 minutes east 160 feet more or less to a point in the northerly limit of the said North Shore Travelled Road;

THENCE Easterly in and along the northerly limit of said North Shore Travelled Road 268 feet more or less to the point of commencement.

RESERVING THEREFROM a right-of-way in common with all others entitled thereto, 20 feet from the northerly limit of the said North Shore Travelled Road to the wharf at the northerly limit of the property herein conveyed being more particularly described as follows:

COMMENCING at a point in the northerly limit of the North Shore Travelled Road distant 20 feet easterly from the southwest corner of the parcel herein conveyed.

THENCE North 4 degrees 59 minutes West 141 feet to a point;

THENCE North 12 degrees 36 minutes East to the southerly limit of said wharf;

THENCE Easterly 20 feet in and along the southerly limit of said wharf to a point;

THENCE South 12 degrees 36 minutes West 38 feet to a point;

THENCE South 4 degrees 55 minutes East to a point in the northerly limit of the North Shore Travelled Road distance 20 feet easterly from the point of commencement;

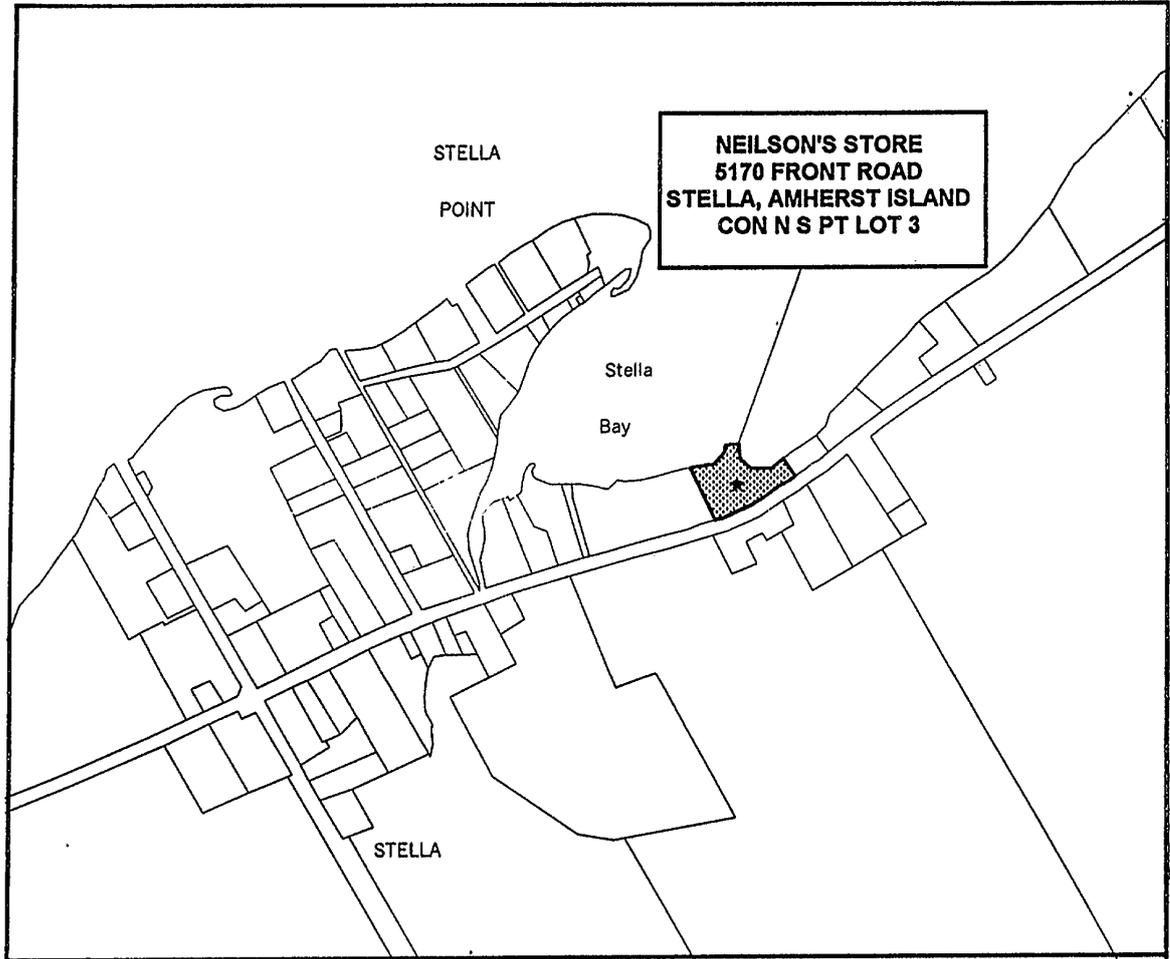
THENCE Westerly in and along the said northerly limit of the North Shore Travelled Road 20 feet more or less to the point of commencement.

SAID, right-of-way being shown coloured red on sketch attached to Registered Instrument No. 1295.

BEING THE SAME LAND AS DESCRIBED IN DEED # 156885.

SCHEDULE 'A' TO BY-LAW 2001-16

LOCATION MAP



SCHEDULE 'B' TO BY-LAW 2001-16

REASONS FOR DESIGNATION

The Neilson Store, built about 1883, is recommended for designation for historical reasons and its exterior features reflecting this original form are recommended for architectural reasons detailed below. This store built by James S. Neilson served its neighborhood on Amherst Island's north shore from 1883 until as late as 1976. The facade of this frame, clapboard-covered store retains its original display windows on either side of the recessed entrance and a bracket-supported porch roof at window-top height for the full width of the building. It is remembered for groceries, dry goods, post office, banking services, and socializing. The dock behind the store on the north shore originated for Neilson business but was the docking place for commercial vessels, including the first Amherst Island ferry between the Island and from Millhaven in 1929.

HISTORICAL:

1. In 1883, Neilson built this store as his second. The earlier, smaller store, where he had been conducting business since 1873, was moved to the waterside to serve as a coal shed.
2. Over the years, Neilson's store and dock became a focus of related activities of shipping, storing, and sales of coal and barley and of milling feed. Smaller steamers had regularly scheduled stops at the dock for passengers and freight.
3. When the Amherst Island ferry service began in 1929 between Millhaven and the island, the Neilson's dock served as the ferry dock. The ferry continues as an important symbol of Amherst Island's relationship to the mainland.

ARCHITECTURAL:

1. The well-defined features of the facade of Neilson's Store announce its commercial purpose within the rural economy surrounding it on the island. It also is a good companion building to link with the Timmerman Store in Odessa.

The facade of the store retains its large display windows on either side of a deep-set entrance doorway and porch roof bracket supports. The present door may not be the original, since a plain panel above suggests a measure to fill in the height of the doorway. There is evidence of hinges for double doors filling the full height (over 13 feet) of the entrance on the plane of the front windows.

2. The north gable end of the store, visible as the Island is approached by water, also retains its earlier character. The north wall retains earlier "cove-top" wood clapboards, above a skirting board with bevel top edge. The wood on this wall retains traces of color that should be a guide to any repainting of the building to suggest its earlier appearance. The siding is a hard-to-describe dark "buff" while the skirting board, head and sides of the window opening are a dark old red. The window sills appear to have been green.
3. The original openings on the west side appear to be a "chevron" faced door at the north end of the wall and a pair of side-by-side narrow, single pane, sash windows. On the east side wall are matching sash windows, which retain solid interior shutters.
4. Soffit on the north wall and wherever original on other walls is narrow, beaded tongue-and-groove boarding, running parallel with the roof eaves.
5. The facade porch roof shows a few wooden shingles under the covering metal. The ridge of the main roof retains two lightning rods with decorative glass finials.

FEATURES NOT TO BE COVERED BY THE DESIGNATION:

The major modification of this building was the introduction about 1975/76 of two gables in the west side of the roof and one in the east. These were to accommodate windows for an apartment being created by Rick Bedford on the second floor of the store building. Mr. Bedford provided this information in July 2000. The apartment was occupied until about 2 years ago.

On the west side, toward the south end of the wall, a doorway with small entrance platform and overhanging roof appears to be part of the "apartment"-era of the store building.

The second recent change to the building was the installation of pale blue vinyl siding to most of the facade, all of the west side, and the east side below the inserted gable. Finally, the roof has been covered by corrugated iron sheets.

The facade below the porch has been covered with vinyl siding only to the height of the top of the windows, so that painted wooden siding remains under the protection of the porch roof. This siding and the trim of the windows, brackets, doorway should be tested for sequences of earlier colors to see if the facade ever matched the colors found on the north wall or was painted differently for the street.