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THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

Sean Frazer  
Ontario Heritage Trust  
10 Adelaide St. E  
Toronto, ON  
M5C 1J3

February 11, 2010

**Subject:** Notice of Passing

Re:	Locust Grove Farm 1066 County Rd. 2 Lansdowne, ON	Stone Haven 652 County Rd. 2 Lansdowne, ON	W.P. Earl General Store 1084 Prince St. Lansdowne, ON
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In accordance with the requirements of the Ontario Heritage Act, I am enclosing a copy of the "Notice of Passing". I am also enclosing a copy of the "Designating By-law No. 10-008", which was passed by Council February 8, 2010 for the above noted properties.

The properties will be added to the Township of Leeds and Thousand Islands Designation Register. This completes the designation process.

If you require further information, please feel free to contact me by phone 613-659-5128 or e-mail [rec-dept@townshipleeds.on.ca](mailto:rec-dept@townshipleeds.on.ca).

Yours truly,

Ashley Purvis  
Recreation & Facilities Coordinator

Encl.

**THE CORPORATION OF THE TOWNSHIP OF LEEDS AND THOUSAND ISLANDS**

**BY-LAW 10-008**

A BY-LAW TO DESIGNATE PROPERTIES KNOWN AS STONE HAVEN LOCATED AT 652 COUNTY RD. 2, W. P. EARL GENERAL STORE LOCATED AT 1084 PRINCE ST., AND LOCUST GROVE FARM LOCATED AT 1066 COUNTY RD. 2 AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST UNDER PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, PARAGRAPH 29.

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WHEREAS Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, Paragraph 29 authorizes the Council of a municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS it has been requested by the owners of Stone Haven located at 652 County Rd. 2, W. P. Earl General Store located at 1084 Prince St., and Locust Grove Farm located at 1066 County Rd. 2 and the Municipal Heritage Committee that the said properties be designated for cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Township of Leeds and Thousand Islands has caused to be served on the owners of the lands and premises known as 652 County Rd. 2, 1084 Prince St., 1066 County Rd. 2 and upon the Ontario Heritage Trust, notice of intention to so designate the said properties and has caused such notice of intention to be published in a newspaper 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 The Corporation of the Township of Leeds and the Thousand Islands hereby enacts as follows:

1. There is, designated as being of cultural heritage value or interest, property known as Stone Haven located at 652 County Rd. 2, more particularly described in Schedule 'A' attached to By-law 10-008.
2. There is, designated as being of cultural heritage value or interest, property known as W. P. Earl General Store located at 1084 Prince St., more particularly described in Schedule 'A' attached to By-law 10-008.
3. There is, designated as being of cultural heritage value or interest, property known as Locust Grove Farm located at 1066 County Rd. 2, more particularly described in Schedule 'A' attached to By-law 10-008.
4. The Statement of Cultural Heritage Value or Interest and the Description of the Property's Heritage Attributes for designation for the property described in Clause 1 hereof are contained in Schedule 'B' attached to By-law 10-008.
5. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the properties described in Schedule 'A' attached hereto in the proper land registry office.
6. The Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the properties affected by this By-law and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the municipality.

7. This By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST AND SECOND TIME THIS 25<sup>th</sup> DAY OF JANUARY, 2010.

READ A THIRD TIME AND FINALLY PASSED THIS 8<sup>th</sup> DAY OF FEBRUARY, 2010.

  
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Frank Kinsella, Mayor

  
\_\_\_\_\_  
Vanessa Latimer, Clerk



## SCHEDULE 'A' TO BY-LAW 10-008

### NOTICE OF INTENT TO DESIGNATE

TAKE NOTICE THAT the Council of the Corporation of the Township of Leeds and Thousand Islands intends to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O 1990, Chapter O.18, Part IV.

1. **Locust Grove Farm**  
1066 County Rd. #2  
Lansdowne, Ontario.

#### Reasons for the Proposed Designation

Locust Grove Farm is an architectural landmark in the Township due to its unique architectural features, location and overall visual impression. It has been featured in several magazines and books. The building began as a typical vernacular style storey and a half stone house in the early nineteenth century and underwent extensive renovations in the 1870's resulting in a combination of Regency proportions with an Italianate renovation with exuberant Gothic Revival details, a new stone façade and roofline.

Locust Grove Farm's cultural heritage value also lies in its association with the Mitchell family, prominent local farmers and business people. The hamlet of Mitchellville with its school, post office (in the Mitchell home), cheese factory, blacksmith shop, and Temperance Hall and arose as a result of the efforts of the Mitchells. Mr. John G. Mitchell was a principal of the group that built the International Bridge in the 1930's as well as being Secretary to a Prime Minister.

The full particulars of the Reasons for Designation for 1066 County Rd. #2, including a list of features to be protected, is available for inspection in the Lansdowne Office between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

ANY PERSON MAY, ON OR BEFORE THE 11 DAY OF NOVEMBER, 2009, SEND BY REGISTERED MAIL OR DELIVER TO THE TOWNSHIP CLERK, Notice of Objection to the proposed designation, together with a statement for their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of Leeds and Thousand Islands will refer the matter to the Conservation Review Board for a Hearing and a report. Dated this 14 Day of September, 2009.

### NOTICE OF INTENT TO DESIGNATE

TAKE NOTICE THAT the Council of the Corporation of the Township of Leeds and Thousand Islands intends to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O 1990, Chapter O.18, Part IV.

2. **Stone Haven**  
652 County Rd. #2  
Lansdowne, Ontario.

#### Reasons for the Proposed Designation

Its cultural value lies in the architectural tradition brought from Scotland by its builder, David Bone, tempered by his financial limitations and the local vernacular building style. It follows British Georgian architecture in form, but with a modest three bays rather than the customary five bays, and reduced in height from two to one and one half storeys, to preserve the Georgian proportions of height to length, and avoid being taxed as two-storey. The large downstairs windows show a belated Regency influence.

Historically, both before and after David Bone's tenure, the farm was owned by descendants of the Landon family, who were among the first to settle in the area in the 1790s.

The full particulars of the Reasons for Designation for 652 County Rd. #2, including a list of features to be protected, is available for inspection in the Lansdowne Office between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

ANY PERSON MAY, ON OR BEFORE THE 11 DAY OF NOVEMBER, 2009, SEND BY REGISTERED MAIL OR DELIVER TO THE TOWNSHIP CLERK, Notice of Objection to the proposed designation, together with a statement for their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of Leeds and Thousand Islands will refer the matter to the Conservation Review Board for a Hearing and a report. Dated this 14 Day of September, 2009.

#### NOTICE OF INTENT TO DESIGNATE

TAKE NOTICE THAT the Council of the Corporation of the Township of Leeds and Thousand Islands intends to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O 1990, Chapter O.18, Part IV.

**3. W. P. Earl General Store  
1084 Prince St.,  
Lansdowne, Ontario.**

Reasons for the Proposed Designation

W. P. Earl General Store cultural heritage value lies primarily in its contextual value in that it is the last storefront building remaining on the west side of the road that still retains its commercial appearance, in what used to be a vibrant commercial area in the village.

Architecturally, the building serves as a model of the typical construction methods and design of the small commercial enterprise of the mid 1800's, sometimes called Country General Store, being a balloon frame construction, retaining the original clapboard exterior, original storefront windows on the façade, and a large retail area in the main floor with historically accurate reproductions of the original counters. The second floor was occupied by a succession of businesses.

The full particulars of the Reasons for Designation for 1084 Prince St., including a list of features to be protected, is available for inspection in the Lansdowne Office between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

ANY PERSON MAY, ON OR BEFORE THE 11 DAY OF NOVEMBER, 2009, SEND BY REGISTERED MAIL OR DELIVER TO THE TOWNSHIP CLERK, Notice of Objection to the proposed designation, together with a statement for their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of Leeds and Thousand Islands will refer the matter to the Conservation Review Board for a Hearing and a report. Dated this 14 Day of September, 2009.

## SCHEDULE 'B' TO BY-LAW 10-008

### LOCUST GROVE FARM

#### Statement of Cultural Heritage Value or Interest:

Locust Grove Farm is an architectural landmark in the Township due to its unique architectural features, location and overall visual impression. It has been featured in several magazines and books. The building began as a typical vernacular style storey and a half stone house in the early nineteenth century and underwent extensive renovations in the 1870's resulting in a combination of Regency proportions with an Italianate renovation with exuberant Gothic Revival details, a new stone façade and roofline.

Locust Grove Farm's cultural heritage value also lies in its association with the Mitchell family, prominent local farmers and business people. The hamlet of Mitchellville with its school, post office (in the Mitchell home), cheese factory, blacksmith shop, and Temperance Hall and arose as a result of the efforts of the Mitchells. Mr. John G. Mitchell was a principal of the group that built the International Bridge in the 1930's as well as being Secretary to a Prime Minister.

#### Description of Heritage Attributes:

**Key exterior attributes** that embody the heritage value of Locust Grove Farm as a showcase property for the area and which the Designation seeks to protect are:

- The Jerkin Head roofline
- The three gable motif
- The replication of the gable motif in the modern addition at the rear
- The cut sandstone façade
- The brick chimneys original to the 1870's renovations located within the Jerkin Head part of the gables
- The existing placement, size and glazing pattern of the windows and doors
- Loyalist style doorway with rectangular transom
- The front verandah porch including the glass transom and balcony at one time accessible from the interior through a central gable
- Windows with original glass
- The extensive scrollsawn vergeboards and ridgeboards of the roof and dormers and associated detail
- The original section of the barn (north wing) dating from the later part of the nineteenth century.

**Key interior attributes** that embody the heritage value of Locust Grove Farm are:

- The exposed original rough coursed stone in the kitchen
- The wooden baluster, railing and stairway at the top of the central stairway
- The floorboards
- The baseboards and horizontal wainscoting in the parlour
- The post office door
- Paneled window frames reveals
- The etched panel of glass in the parlour window

## STONE HAVEN

### Cultural Heritage Value or Interest:

It's cultural value lies in the architectural tradition brought from Scotland by its builder, David Bone, tempered by his financial limitations and the local vernacular building style. It follows British Georgian architecture in form, but with a modest three bays rather than the customary five bays, and reduced in height from two to one and one half storeys, to preserve the Georgian proportions of height to length, and avoid being taxed as two-storey. The large downstairs windows show a belated Regency influence.

Historically, both before and after David Bone's tenure, the farm was owned by descendants of the Landon family, who were among the first to settle in the area in the 1790s.

### Description of Heritage Attributes:

**Key exterior attributes** that embody the heritage value of Stone Haven, and which the designation seeks to protect, are as follows:

- The front (south) façade is symmetric around a central door with square, glazed transom and sidelights, flanked by large windows each side. The symmetry continues in the three short windows under the eaves on the second floor.
- The windows on the east and west ends are arranged symmetrically, with 2 large windows downstairs and smaller windows above. The symmetry of the east end is compromised by an entrance door set off-center, which seems to be a local characteristic.
- There is no attempt at symmetry in the north side, were the doors and windows were situated to provide access to, and visibility around, a frame summer kitchen/woodshed wing.
- The roof, in keeping with the Georgian style, is not interrupted by dormers. Its moderate slope and simple soffit, fascia, and frieze, are all in keeping.
- The locally quarried sandstone masonry shows three grades of workmanship, descending in direct relation to the importance of the four sides of the house. The best workmanship was used on the front, facing the road. This is the only side that shows any attempt at regular coursing of the stonework. Even there, the coursing is rough and frequently not continuous. Quoins on the front corners are the most carefully cut of all the stonework. On the east and west ends there has been minimal attempt at coursing, although the stones are more uniform and more square cut than the north side, where the stones are completely random in shape and situation.

**Key interior attributes** which the designation seeks to protect, are as follows:

- The interior joinery, to the extent that it is preserved, is important to the character of the house. This includes the doors; door and window trim and reveals, the baseboards, floor boards, and stairway, particularly the striped maple stair railing with fine square spindles, substantial banister, and turned newel posts of early character.



## **W.P. EARL GENERAL STORE**

### **Statement of Cultural Heritage Value or Interest:**

W. P. Earl General Store cultural heritage value lies primarily in its contextual value in that it is the last storefront building remaining on the west side of the road that still retains its commercial appearance, in what used to be a vibrant commercial area in the village.

Architecturally, the building serves as a model of the typical construction methods and design of the small commercial enterprise of the mid 1800's, sometimes called Country General Store, being a balloon frame construction, retaining the original clapboard exterior, original storefront windows on the façade, and a large retail area in the main floor with historically accurate reproductions of the original counters. The second floor was occupied by a succession of businesses.

### **Description of Heritage Attributes:**

**Key exterior attributes** that embody the heritage value which the Designation seeks to protect are:

- Original windows and doors
- Original clapboard or cove siding and corner boards
- Original tin roofing tiles, soffit and fascia
- The symmetry of the façade, featuring two large windows flanking a central recessed double door with two smaller windows on the second floor
- The entablature with false eaves supported by scroll-sawn Italianate brackets

**Key interior attributes** that embody the heritage value are:

- Interior wall coverings consisting of a vertical beaded tongue and groove wainscoting three feet high surmounted by horizontal beaded tongue and groove boards five feet high, in turn surmounted by diagonal beaded tongue and groove boards two feet high to the ceiling.
- Replicas of the original display cabinets constructed by Mr. Boulton in 1985.