

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2021- 34**

BEING A BY-LAW TO DESIGNATE THE STEWART HOUSE AT 3981 HARROWSMITH ROAD TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, C. 0.18)

WHEREAS pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, the Council of a Municipality may enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 3981 Harrowsmith Road ,Part Lots 1-4, Block A, Plan 57, District of Portland, Township of South Frontenac, on April 1, 2021;

AND WHEREAS a notice of intention to designate the property was published in the *Frontenac News*, which is a newspaper having general circulation in the Municipality on May 5, 2021;

AND WHEREAS no notice of objection to the proposed designation was served to the Clerk of the Corporation of the Township of South Frontenac;

NOW THEREFORE, the Council of the Corporation of the Township of South Frontenac, hereby enacts as follows:

1. That the real property located at Part Lots 1-4, Block A, Plan 57, municipally known as 3981 Harrowsmith Road, in the District of Portland, Township of South Frontenac, referred to as the Stewart House, is designated as being of Cultural and Heritage value under the Ontario Heritage Act;
2. That the Township Solicitor is hereby authorized to cause a copy of the designating by-law to be registered against the property affected in the property land registry office.
3. The Township Clerk is hereby authorized hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "1" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in *Frontenac News* and on the Township's official website;
4. That the the document titled Heritage Designation Statement of Cultural Heritage Value or Interest - 3981 Harrowsmith Road "The Stewart House" shall form part of this by-law as Schedule 2;
5. THIS BY-LAW shall come into force and take effect on the date of its passing.

Dated at the Township of South Frontenac this 15th day of June, 2021.

Read a first and second time this 15th day of June, 2021.

Read a third time and finally passed this 15th day of June, 2021.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



Ron Vandewal, Mayor



Angela Maddocks, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2021- 34

Description and Reasons for Designation

The Stewart House

Civic Address: 3981 Harrowsmith Road
Legal Description: Part Lots 1-4, Block A, Plan 57, Portland, County of Frontenac
Property Roll Number: 102908002006500

Description of Property

The Stewart House at 3981 Harrowsmith Road is located on the south side of Harrowsmith Road, close to the intersection with Road 38. The property contains a two and a half story stone dwelling (constructed circa 1846) with an attached one and a half story stone carriage house.

Statement of Cultural Heritage Value and Interest/Statement of Significance

Physical/Design Value

The Stewart House has design value as a well-preserved example of a 2 storey home from the late 19th century. It retains many original features including soffits, fascia, and fenestration that were once commonly found on homes of this era. The house, of rough-hewn regularly coursed square limestone walls has three bays with symmetrical arrangement of equal size second floor windows. The main entrance is composed of a door with transom. The window openings and door recess, for both the main house and carriage house, and are topped by voussoirs of a distinctly different colour of limestone.

All corners of the house have smooth pronounced raised ashlar quoins. The side elevations depict the ashlar courses are wide then narrow. The wide courses (masonry units) are a lighter coloured limestone, and the narrow courses are of darker coloured limestone. The treatment of the courses results in a horizon striped "pattern". There are other buildings in the surrounding area with this similar distinctive "striped pattern" of ashlar coursing. It was likely a trademark of a particular stone Mason/Builder.

On the east side of the house, a limestone one-and-one half storey "carriage house" abuts at a right angle to the main house at the back corner. The manner by which this structure connects to the house indicates that it was a later addition. A wide, plain soffit and fascia terminates the roofline with a stone chimney at the west gable end.

The attic of the main house has two trusses with large hand-hewn beams that divide the attic space into thirds at waist height. These trusses bear the weight of the rafters. The rafters of both buildings are small trees, some still bearing their bark, squared on one side.

Historical / Associative Value

3981 Harrowsmith Road, the Stewart House, has good historical and associative value as an upper-middle class house in Harrowsmith from the mid nineteenth century. Built in 1846, it was constructed as part of the building boom from this period. The Stewarts lived in the stone building and were a prominent family in the Portland Area. Samuel was a village merchant and had significant land holdings. He served a number of terms as Mayor of Portland in the latter half of the 1850's. He also operated a general store (the stone building on the corner of Harrowsmith Road), was the postmaster for the village and owned a number of farms. When Samuel died, his daughter Isabella Stewart continued to operate the

store until 1922. The Stewart House and the general store were then sold to the Gallagher family.

Contextual Value

This imposing limestone house sits prominently on the streetscape of Harrowsmith near the main intersection of the Village. Its built form displays the architectural trends and styles popular at the time and it is known to be the largest residence constructed of limestone in the Portland area. The carriage house contrasts to similar buildings in the City of Kingston. Together, the stone house and the carriage house are good examples of the influence of the Georgian style on vernacular residential buildings of the late 19th century.

The Stewart House has contextual value for its contribution to the heritage character of this established residential street. It is noteworthy because of its architectural style and status. It also has contextual value as part of an intact, historic neighborhood constructed around the nineteenth century. Surrounded by houses of similar age, construction method and style, it forms part of a historic landscape and maintains the character of the neighborhood.

Cultural Heritage Attributes

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified. The heritage attributes of the property at 3981 Harrowsmith Road are:

- Two-storey limestone Georgian influenced residence depicting incredible stonework for the main house and carriage house
- Fenestration including: windows and transoms
- Exterior Doors
- Entrances with Transoms
- View from Harrowsmith Road
- The soffit and fascia
- Attic Trusses and Framework

**Heritage Designation Statement of Cultural Heritage Value or Interest
3981 Harrowsmith Road “The Stewart House”**

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the *Ontario Heritage Act* R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets at least one of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 3981 Harrowsmith Road, also known as the Stewart House, has cultural heritage value or interest and merits designation under the *Ontario Heritage Act*.

Design or Physical Value

3981 Harrowsmith Road is a representative example of a two and a half story stone dwelling with an attached one and a half story stone carriage house. This imposing limestone house sits prominently on the streetscape of Harrowsmith near the main intersection of the Village Constructed circa 1846, it is representative of a housing type that was popular in area in the mid nineteenth century. This mid-19th century Georgian influenced stone dwelling, includes a symmetrical front façade with gable roof, rough-hewn, regularly coursed, squared limestone and three bay windows. The stonework is coursed rough ashlar on all four sides of both the main stone dwelling and the stone carriage house. The facades of both buildings is one colour of stone, while the remaining three sides have alternating courses of darker and lighter stone, a style that is unique to Harrowsmith and Portland Township. There are a number of similar executions in this style in the vicinity, however the Stewart House is the largest and best proportioned.



Photo of 3981 Harrowsmith Road 1

Description of the Exterior Elements of the Stone House

The two storey house has a gable roof with a stone chimney at each gable end. A gable is a triangular section of wall at the end of a pitched roof. A soffit and fascia terminates the roofline.



Front Facade of Stone House

The main facade of the building consists of rough-hewn, regularly coursed square limestone walls. It has three bays, with the main entrance in the central bay. The main entrance is attached to a crosspiece separating the door from the window above. The windows over the cross piece, also known as the transom light, have four vertically divided panes. The solid main door has two conforming vertical raised panels. An existing 19th century photograph (circa 1880s) of the house indicates that the original windows were casements.

The window openings are large, with a one over one glazing pattern, double sash. The windows are separated by a vertical moulding. The window openings, and the front door recess, are topped by voussoirs of a distinctly different colour of limestone than that of the main body of the house. Voussoirs the wedge-shaped stones used in constructing an arch. The side elevations have two bays with similar window placement and description to those on the front facade. The attic storey is signified by quarter round windows on either side of the interior chimney flue.



Central Bay of Stone House



Windows and Attic Storey of Stone House



Ashlar Quoins of Stone House

All corners of the house have smooth pronounced raised ashlar "quoins". Quoins are masonry blocks typically located at the corner of a wall. The side elevations have a distinctly different masonry units, or coursing, than that of the front elevation. The side elevations depict the ashlar courses are wide then narrow. The wide courses (masonry units) are a lighter coloured limestone, and the narrow courses are of darker coloured limestone. The treatment of the courses results in a horizon striped "pattern". There are other buildings in the surrounding area with this similar distinctive "striped pattern" of ashlar coursing. It was likely a trademark of a particular stone Mason/Builder. One can speculate that stone was brought from two different quarries.

Description of the Exterior Elements of the Carriage House

On the east side of the house, a limestone one-and-one half storey "carriage house" abuts at a right angle to the main house at the back corner. The manner by which this structure connects to the house indicates that it was a later addition. A wide, plain soffit and fascia terminates the roofline with a stone chimney at the west gable end.



Carriage House



Carriage House Front Facade



The north elevation (façade) of the carriage house is constructed of a similar style to the main house with rough-hewn, regularly coursed, squared limestone. The remaining side elevations are identical to the side elevations of the main house with alternating courses of light and dark, narrow and wide, limestone. The principal fenestration of the building are the large central doors for carriages on both the north and south elevations. Smaller doors, at the west end of the façade as well as the west side, are recessed in a similar manner to the doors of the main house. The windows of this building are sash, the large window on west side is a remaining original window to this building. The window openings and door recess are similar to the main house and topped by voussoirs of a distinctly different colour of limestone.

Description of the Interior Elements of the House

The interiors contains elements of period joinery that are unique to the Harrowsmith area such as doors with two panels (rather than the more common four or six panels). The window returns of the main house have panels that match the moulding profile of the doors. The millwork in the main house is of three distinct styles, increasing in size and detail to correspond with the use of the room. The main house contains a central staircase with railings of turned butternut and wainut balusters.



Millwork. Window Return (above) and Door (below)



Millwork (above) and Staircase (below)





Attic Details

The attic of the main house has two trusses with large hand-hewn beams that divide the attic space into thirds at waist height. These trusses bear the weight of the rafters. The carriage house is constructed in a similar manner. The rafters of both buildings are small trees, some still bearing their bark, squared on one side. Similarly, the cross beams in the cellar of the main house are large trees, squared on one side.

Historical / Associative Value

3981 Harrowsmith Road, the Stewart House, has good historical and associative value as an upper-middle class house in Harrowsmith from the mid nineteenth century. Built in 1846, it was constructed as part of the building boom from this period. The Stewarts lived in the stone building and were a prominent family in the Portland Area. Samuel was a village merchant and had significant land holdings. He served a number of terms as Mayor of Portland in the latter half of the 1850's. He also operated a general store (the stone building on the corner of Harrowsmith Road), was the postmaster for the village and owned a number of farms. When Samuel died, his daughter Isabella Stewart continued to operate the store until 1922. The Stewart House and the general store were then sold to the Gallagher family.

Contextual Value

This imposing limestone house sits prominently on the streetscape of Harrowsmith near the main intersection of the Village. It is the largest residence constructed of limestone in the area. The carriage house is larger than the main house although it is clearly a secondary building to the main house because of its position and elevation. This building contained the servant quarters and kitchen. Food was brought to the main house through a cellar tunnel or through the outside. It contrasts to similar buildings in the City of Kingston.

Cultural Heritage Attributes

- Stonework for the main house and carriage house
 - Windows
 - Exterior Doors
 - Fascia & Soffit
 - Attic Trusses and Framework
-