

THE LACAC OF BROCKVILLE

DESIGNATION REPORT

24 July 1987

Designation Recommendation
and Description for:

Bylaw #139-88

Passed June 14/88

Municipal Assessment Roll # 80202006500

McNamara House

25 Pine Street
Brockville, Ontario

Lot 6, Block 14



a. Reasons for Designation

The Victorian house located at 25 Pine Street is being recommended for designation for architectural reasons. This large brick house is asymmetrical and consists of two and a half storeys, the attic lying under a steep roof of varied style. The wood components of the facade are accented with intricate detailing on wide bargeboards, pediments and hood mouldings. The red brick is accented with contrasting coloured voussoirs connected to a soldier course marking the division of the first and second storey. Since the mid-1880's this house has contributed to the surrounding streetscape.

b. Architectural Description

This late Queen Anne styled house features a facade with a hooded bay window and an enclosed porch over which is a pediment, ornately decorated with detailed carvings and modillions.

The bay window is characterized by its Queen Anne style windows, cement lugsills and radiating voussoirs over straight-sided arches. A black shingled hood slopes over the second storey section of the window and is supported by two large elaborate brackets.

Above the hood a sharply peaked gable roof with a decorative wood in-fill serves as a hood for a small rectangular window. Wide intricately patterned bargeboards complete this elaborate bay.

Moving westward along the facade, the next bay features a set of modern double doors flanked by solid wood panels and sidelights.

Architectural - Continued

The doors allow entry to the porch, now enclosed with wood panels on the lower half and windows on the upper. The porch was originally open in the typical Victorian fashion. Above the door is a decoratively carved pediment. In addition, the pediment and the cornice of the porch are outlined with modillions. Above the pediment there is a Queen Anne window with jack arches beneath the centrally hipped roof. On the second storey, above the porch, two double hung windows match the window above the porch pediment.

The west side of the house is also in brick and features the first storey bay window with a hood like that of the bay window on the facade. Two windows are positioned on the second storey above the bay window. They have connected voussoirs which run into the soldier course along the brick.

The attic storey lies under a steep roof with a wood in-fill which acts as a hood for a small rectangular attic window.

The next section on the west side is recessed from Garden Street and as a result of the sloped property, 10 to 12 feet of the foundation is exposed. There are two basement windows with voussoirs. The two main floor windows unlike the others, contain a solid wood panel between the panes and the sill. There is also one shed style dormer window on the second storey roof.

In addition to the soldier course running at the second storey level, one also runs at the third storey level on the south elevation. This side also features two windows on the second storey which lack Queen Anne styling, suggesting the sash is not original.

Two chimneys rise from the centre of a steep back section of the roof.

Architectural - Continued

On the southeast side of the house, regular fenestration includes two basement, two first and two second storey windows, however, the stained glass is modern and differs in design from the other windows.

On the east side of the house is a solid brick wall accented with the soldier course at the second storey level. Two dormer windows project from the roof on this side.

c. Historical Background

The house at 25 Pine Street is located on the southeast corner of Pine and Garden Streets. The lot is part of the original 500 acre parcel of land granted by the crown to Mercy, Archibald, Mercy and Anne McLaren in 1805.¹

Between 1805 and 1884 the land passed through several hands including Charles Jones, Ormond Jones, and Billa and Samuel Flint.² In 1884 David Wylie, Trustee Est. of Hon. Charles Jones, made two grants. In April he sold the south 4 feet of the lot, to Edward H. Burrison for \$850. and in June he sold to Margaret I. MacNamara, the north 96 feet of the lot for \$900.³

The south portion underwent several subsequent dispositions, however, the north portion remained in the MacNamara possession until 1911 when she sold it to William B. McLean for \$4,000. McLean resold the lot in 1916 to Margaret J. Gardiner for \$1 plus assumption of the mortgage.⁴

Historical - Continued

In 1938, Margaret Gardiner granted the northern lot, which measured 96 feet northerly along Garden Street by 50 feet, westerly along Pine Street to William McLeod Gardiner, who re-sold the lot back to Margaret Gardiner in 1960.⁵

There were several owners of the lot after the 1960 transaction, until 1984 when the present owners, John B. and Gizella Simms purchased it from Homequity Canada Inc.⁶

d. Recommendation

The architectural features of the house at 25 Pine Street defines the corner of Pine and Garden Streets and contributes to the Victorian appearance of Pine Street. Featuring Queen Anne styling with decorative woodwork, this house should be designated under the Ontario Heritage Act.

Brockville LACAC wishes to examine and comment on any proposals affecting the exterior of this building including such changes as paint colours, masonry repairs and cleaning, etc.

References:

1. Abstract Index Plan 67, Patent dated 21 November, 1804, registered at Leeds County Registry Office.
2. Several instruments (B & S, Will), registered at Leeds County Registry Office.
3. Grants, dated 28 April 1884 and 18 June 1884, registered at Leeds County Registry Office.
4. Grants, dated 22 July 1911 and 26 June 1916, registered at Leeds County Registry Office.
5. Grants, dated 24 February 1938 and 16 June 1960, registered at Leeds County Registry Office.
6. Grant. dated 25 May 1984, registered at Leeds County Registry Office.

BIBLIOGRAPHY

Abstract Index, Plan 67, Leeds County Registry Office, Block 14, Lot 6.

Beacock Fryer, Mary, Brockville A Pictorial History
Ed. Adrian G. TenCate, 1986 Besancourt Pub.
Brockville, (1853 map, p.64, 1874 map p. 115)

Brockville Museum, 1931 (November) Insurance.

Directories (Vernon's 1911).