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Planning & Development
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ONTARIO HERITAGE TRUST
JUN 20 2014
RECEIVED

June 18, 2014

Jim Leonard
Ontario Heritage Act Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

RE: REGISTERED BY-LAWS FOR 4 DESIGNATED PROPERTIES

Dear Mr. Leonard:

Enclosed you will find the four registered by-laws for designated properties within the Municipality of Brighton re: Subsection 29 (6)(A) of the *Ontario Heritage Act* requires municipalities to send copies of its section 29 by-laws to the Ontario Heritage Trust.

By-Law 088-2010 – Butler-Tobey House

By-Law 007-2011 – Fife House

By-Law 089-2012 – Bettes Homestead

By-Law 090-2012 – Spring Valley Park

As an added bit of information we have plaques in front of the Bettes Homestead and garden site and will be placing one at Spring Valley Park that you can visit on your next time through Brighton.

If you require additional information, please let me know.

Sincerely,

Patricia Johnston
Planning Assistant
pjohnston@brighton.ca

Enclosures - 4

THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON

BY-LAW NO. 007-2011

BEING A BY-LAW TO DESIGNATE CERTAIN PARTS OF THE BUILDING KNOWN AS THE FIFE HOUSE AND KNOWN MUNICIPALLY AS 200 MAIN STREET, BRIGHTON AND LEGALLY DESCRIBED AS PART OF LOT 3, CONCESSION 2, MUNICIPALITY OF BRIGHTON, WHEREAS IN THE INITIAL SURVEY OF THE AREA IT WOULD HAVE BEEN SITUATED IN CRAMAHE TOWNSHIP, ROLL NO. 1408108010029000000, AS BEING A PROPERTY OF CULTURAL HERITAGE VALUE AND INTEREST IN THE MUNICIPALITY OF BRIGHTON, COUNTY OF NORTHUMBERLAND.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Ch. O.18, as amended, authorizes the Council of a municipality to enact a by-law to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Municipality of Brighton has caused to be served on the owners of the Fife House, known municipally as 200 Main Street, Brighton, legally described as Part of Lot 3, Concession 2, Municipality of Brighton, and on the Ontario Heritage Trust a Notice of Intention to Designate the aforesaid real property and has caused such a Notice of Intention to Designate 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;

AND WHEREAS this By-Law is to be registered in the proper Land Registry Office with respect to the aforesaid property;

AND WHEREAS the Statement of Cultural Value or Interest and the Description of Heritage Attributes are set out in Schedule "A" attached to this By-Law;


AND WHEREAS certain additional information was provided in the property owner's Application for Heritage Designation that is set out in Schedule "B" attached to this By-Law;


NOW THEREFORE the Council of the Corporation of the Municipality of Brighton hereby enacts as follows:

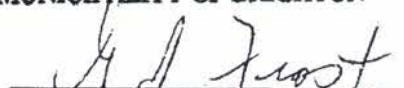
1. **THAT** the east, south and west sides of the exterior of the existing building known as the Fife House situated on the property legally described as Part of Lot 3, Concession 2, Municipality of Brighton, County of Northumberland, and known municipally as 200 Main Street, more particularly described in Schedule "A", is hereby designated as being of cultural value and interest pursuant to Section 29 of the *Ontario Heritage Act*.
2. **THAT** 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 Trust.
3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Municipality of Brighton.

Read a first and second time and read a third time and finally passed this 7th day of February, 2011.

**CERTIFIED TO BE A TRUE COPY AND CORRECT COPY
OF THE ORIGINAL DOCUMENT WHICH HAS NOT BEEN
ALTERED IN ANY WAY**


DEPUTY
CLERK
MUNICIPALITY OF BRIGHTON


Mark A. Walas, Mayor


Gayle J. Frost, CAO/Clerk

SCHEDULE "A" of By-Law No. 007-2011

Description of the Property

The 'Fife House' is a large, two-storey residential building located at 200 Main Street, Brighton, Ontario, K0K 1H0. Today its location is legally described as Part of Lot 3, Concession 2, Municipality of Brighton, whereas in the initial survey of the area, it would have been described as situated in the Township of Cramahe.

Statement of Cultural Heritage Value or Interest

The 'Fife House's' cultural heritage value lies in it being one of Brighton's finest examples of Italianate architecture. It is L-shaped and typical of the style, it features a hipped roof with a prominent overhang and wooden soffits and paired, decorative brackets. The house was built in 1874 by Dr. Amos E. Fife, who ran his medical practice from there until his death in 1885, when it passed to his wife, Sarah Fife.

The Fife House's associative heritage value also rests in the role that Dr. Fife played in Brighton. He was the first President of The Mechanic's Institute that, along with Library Association, was formed in 1869 to replace the earlier Brighton Library Club. Further, in later years the house was the residence of another Brighton general practitioner, Dr. Robert J. Wade; and in still later years it served as a nursing home.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the 'Fife House' as a fine example of Italianate style include:

- The hipped roof with a prominent overhang and wooden soffits with paired, decorative brackets.
- The structural design of 'common bond' brickwork, the outer layer being red.
- The front (south side) main floor features a three-bay, Romanesque window topped by three separate Romanesque windows on the second floor; a front door with sidelights and an arched transom, and French doors; the upper floor features 3 Romanesque windows immediately above the bay, a Romanesque window above the front door, and a Romanesque window above the French doors.
- The east side main floor includes a door with a nine-light window and three-light transom and two rectangular windows; the upper floor has 3 rectangular windows.
- The west side main floor features a three-bay Romanesque window and two rectangular windows; the upper floor has 4 rectangular windows.

OK

SCHEDULE "B" of By-Law No. 007- 2011

200 MAIN STREET

Legal Description: Part of Lot 3, Concession 3, Municipality of Brighton
Municipal Roll No. 14 08 108 010 029 000000

In addition to the information presented in the Statement of Cultural Heritage Value or Interest, Schedule "A", certain additional information was provided in the property owner's Application for Heritage Designation that is relevant to this By-Law.

House Size and Description

- as initially built, the house comprised about 7000 square feet; during the 1990s the rear 'tail' of the house on the north side was demolished, leaving about 3400 square feet
- the house is L-shaped and has 2 stories
- there are 9 rooms plus two and ½ bathrooms

Restoration Completed

- some areas of the exterior brick have been repointed and repaired
- 5 of the 26 windows
- the interior stair well
- an original interior door to the rear 'tail' has been replaced
- exposing and repair of original floors
- other work to bring the house to modern living standards

Restoration and Repairs Needed

- repointing of some areas of the exterior brickwork
- 21 windows and 3 exterior doors
- replacement of an original upper door to the rear 'tail' with a window
- repair and resealing of window sills as appropriate

Note

- this designation excludes the north side of the house and an exterior stainless steel chimney on the west side

OK-