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The Corporation of the
Town of Orangeville



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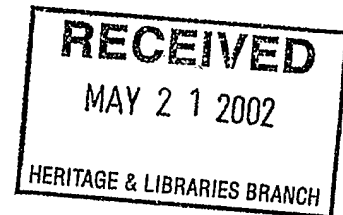
Dufferin

Fax: (519) 941-9033
E-mail: slankheit@town.orangeville.on.ca

May 10, 2002

Attention: Allan Gottlieb, Chair
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dup. letter?



Dear Mr. Gottlieb:

Re: Notice of Passing of Heritage By-law
Town of Orangeville
125 Broadway ✓
67 Zina Street

13 -05- 2002

Please be advised that Orangeville Council, at the meeting held on May 6th, 2002, passed By-law No. 36-2002 for the purpose of designating the property located at 125 Broadway, and By-law No. 35-2002 for the purpose of designating the property located at 67 Zina Street as being of architectural and historical value or interest.

The attached notice of the passing of the by-law will be published in the Orangeville Banner newspaper on Friday, May 10th, 2002. Attached is a certified copy of the by-law, which is being provided to you in accordance with Section 29(6) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

Yours truly,

C. Johns

Cheryl Johns, A.M.C.T.
Clerk

Encl.

c: Heritage Orangeville

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CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 36 - 2002

A BY-LAW TO DESIGNATE THE PROPERTY SITUATED AT 125 BROADWAY, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE. (Lot 21, Registered Plan 47)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O., 1990 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

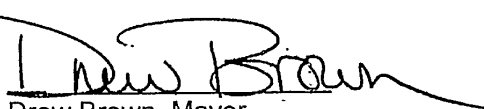
AND WHEREAS the Council of the Corporation of the Town of Orangeville has caused to be served upon the owner of the aforesaid real property and to The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

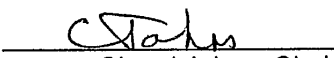
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:


1. There is designated as being of architectural and historical value or interest the land and building located on the real property described as Lot 21, Registered Plan 47, known municipally as 125 Broadway, Town of Orangeville.
2. The reasons for designation of the land and building on the real property located at 125 Broadway, Town of Orangeville, more particularly described in Schedule "A" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as Lot 21, Registered Plan 47, known municipally as 125 Broadway in the Land Titles Division of Dufferin (No. 7).
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid real property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

THIS 6th DAY OF MAY, 2002.


Drew Brown, Mayor


Cheryl Johns, Clerk

Certified a true copy of By-law/
Resolution Number 36-2002
passed by the Municipal Council of
the Town of Orangeville on the
6th day of MAY, 2002

Town Clerk

Town of Orangeville
Criteria for Designation

125 Broadway

W Part of Lot 11, Block 1, Plan 159
(Ketchum Survey, 1856)

or

Lot 21, Plan 47
(7 May 1901)

Summary

The original one-and-a-half storey building was constructed in 1873 by Robert Jas. McNichol, Merchant, of Toronto and most likely replaces an earlier frame structure from about 1867. The facade and height of the building were altered after the adjacent McKim Block was built in 1883 to harmonize the facades.

Historical and Biographical note:

This property is part of the original Ketchum Plan of Subdivision of 1856. It passed from Jesse Ketchum to William McCartney in 1864 and was subsequently sold to Emery McClean et ux in 1868. Benson and Robert J. McNichol acquired this portion of Lot 11 in June of 1871. And Benson transferred full ownership to Robert one year later subject to mortgaging.

Robert McNichol was only 23 or 24 years old when he developed this Broadway property between 1873 and 1874. He was assisted by Benson McNichol, who subsequently became the first Market Clerk for the newly created Orangeville Public Market opened in 1876 with a salary \$300.00 per annum. It is not known whether Benson and Robert were brothers or father and son.

Robert McNichol sold the property in 1885 and it went through several hands before John McKim acquired it in December of 1886. For many years the block of identical facades including this property was known as the McKim Block.

Architectural Evaluation

This building is of Italianate design. It and the adjacent buildings of this commercial block are unusual in the exclusive use of the less frequently seen buff brick for the field and detailing.

The upper floors have five course banding in buff brick on both stories from window to window on level with the bottom of the voussoirs. Within the banding are decorative panels created by setting the bricks vertically and rotated 45° to the facade. The voussoirs are soldiered in buff brick with a raised edge of buff brick ends. Included in the voussoirs are stone skewbacks and keystones. Regularly spaced triangular brown stone medallions are positioned at the top of the second and third storeys within the field of the facade. Pilasters flank the facade on the upper floors and are of buff brick. They end above the cornice in a buff brick finial. The pilasters incorporate metal medallions for structural purposes. There is also one metal medallion per floor in the field of the facade.

An arched buff brick pattern graces the roof cornice.

The windows are regularly spaced three per floor. The windows have stone sills with simple brick bracketing underneath and are distinguished by the acutely pointed arched window openings. The sashes are one over one. The original openings are all intact, and the original sashes have been replaced with thermal pane reproductions.

The upper facade of the building has been extensively restored.

The storefront has been significantly altered and features large aluminum framed display windows with an aluminum framed storefront door on the west side. The signband, cornice, pilasters and base panels have been covered with what appears to be plywood panels.

Inside the building, the two level front apartment has a unique and original curved staircase, balcony and banister in the apartment foyer. The staircase and balcony are not supported by posts or beams but require the support of the two side walls to keep the structure in compression. It has been meticulously restored and is a feature worthy of designation.

The plaster medallion in the parlour is original as is the majority of the woodwork trim. The woodwork that needed to be replaced has been reproduced to match the existing.

John Blumenson. Ontario Architecture: A Guide to Styles and Building Terms.
Fitzhenry and Whiteside, 1990

