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April 4, 2018

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON  
M5C 1J3

ONTARIO HERITAGE TRUST

APR 09 2018

RECEIVED

Attn: Erin Semande

Re: **Township of Cramahe**  
**Heritage Designation By-Law No. 2016-71**

Dear Ms. Semande,

Please find enclosed for your information a Notice of Passing of By-law 2016-71 to designate as a heritage property 26 Church Street West, Reid Plan Lot 121 Pt of Con 2, in the Township of Cramahe, along with a certified copy of the by-law.

As per the requirements of the Ontario Heritage Act, a copy of the by-law has been registered on title, Instrument No. ND151112 on June 15, 2017.

If you have any questions or concerns, please contact myself.

Sincerely,

As per

Julie Oram  
Director of Corporate Services/Clerk  
[julie@cramahetownship.ca](mailto:julie@cramahetownship.ca)  
905-355-2821 Ext 222

**The Corporation of the Township of Cramahe**

1 Toronto St., P.O. Box 357 Colborne, ON K0K 1S0 • Tel 905 355.2821 • [www.visitcramahe.ca](http://www.visitcramahe.ca)



**THE CORPORATION OF THE  
TOWNSHIP OF CRAMAHE**

**BY-LAW NO. 2016-71**

**Being a By-law to designate the property at 26 Church Street West, Colborne, ON K0K 1S0, Reid Plan, Lot 121, part of Concession 2, Lot 32 in the Township of Cramahe as having cultural heritage value and interest.**

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

**AND WHEREAS** the Council of the Corporation of the Township of Cramahe deems it desirable to designate the building at 26 Church Street West, Colborne and has caused to be served on the owners of the lands and premises, and upon the Ontario Heritage Trust, Notice of Intention to designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Township;

**AND WHEREAS** the Statement of Cultural Heritage Value and Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto and forming part of this by-law;

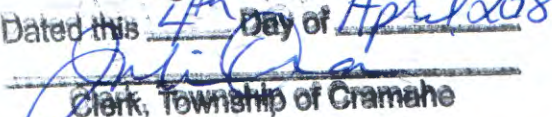
**AND WHEREAS** no notification of objections to the proposed designation has been served on the Clerk of the Township;

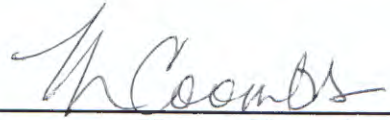
**NOW THEREFORE** the Council of the Corporation of the Township of Cramahe hereby enacts as follows:

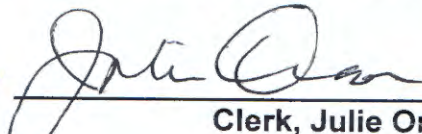
1. **THAT** the property described in Schedule "B", attached hereto and forming part of this by-law, known as 26 Church Street West, Colborne, ON K0K 1S0 is hereby designated as being of cultural heritage value and interest and is recognized as being an important build heritage asset in the Municipality of the Township of Cramahe.
2. **THAT** the Clerk of the Township of Cramahe 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, and to cause notice of passing of this By-law to be published in the same newspaper having general circulation in the Township, and to cause a copy of this By-law to be registered at the proper Land Registry Office in accordance with the Ontario Heritage Act, R.S.O. 1990, as amended.
3. **THAT** this by-law shall become effective on the date it is passed by the Council of the Corporation of the Township of Cramahe.

**READ** a first, second and third time and finally passed this 6<sup>th</sup> day of December, 2016

I, Clerk of the Corporation of the  
Township of Cramahe, hereby certify  
this to be a true copy of the  
original document.

Dated this 4<sup>th</sup> Day of April 2018  
  
Clerk, Township of Cramahe

  
\_\_\_\_\_  
Mayor, Marc Coombs

  
\_\_\_\_\_  
Clerk, Julie Oram

**Schedule A**  
**To By-law No. 2016-71**

**LEGAL DESCRIPTION:**

26 Church Street West, Colborne, ON K0K 1S0, Reid Plan, Lot 121, part  
of Concession 2, Lot 32 in the Township of Cramahe

**Schedule B**  
**To By-law No. 2016-71**

**Description of Property – 26 Church Street West, Colborne, ON K0K1S0**

26 Church Street West, Colborne is an early vernacular example of the Regency Cottage architecture. The property is located on Church Street West in the Village of Colborne in the Township of Cramahe in the county of Northumberland.

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

**Design or Physical Value:**

The building located at 26 Church Street West, Colborne, Ontario in Northumberland County, Township of Cramahe is an early vernacular example of the Regency Cottage. The cottage is a three bay square building with a steep pitched roof. It has a ceiling to floor paned garden windows on either side of the front door with large pediment style casings common to the style. Many Regency Cottages have a deep roof overhang which creates a roof for a wraparound porch, whereas this house does not. The other windows on all four facades are oversized as well, providing light and air circulation throughout. There is an original transom window over the front door.

**Historical or Associative Value:**

The Regency style reflects Gorge IV's exuberant and colorful nature, but, as well most of the original Regency buildings were built by retired military men from Britain's colonies. These men were used to a privileged way of life in the warmer climates. They created lovely cottages with huge front verandahs and large French doors – or ceiling to floor garden windows – on the building facades to encourage cross ventilation needed in the tropics and designed to bring the outdoors in. 26 Church Street West follows most of these strictures but does not have a wraparound porch or deep overhanging roof.

In 1804, the property which now contains the residence at 26 Church Street West in Colborne was granted to Nathaniel Gaffield, one of the first settlers in the area. Along with other lots that were incorporated in early days, it was sold for the construction of a school in 1849 (which erected on what is today, an adjacent property). This is the first recorded date available for the establishment of Church Street West though it may have existed earlier. Various members of the founder Joseph Keeler's clan subsequently owned the property and in 1898 it was sold to Robert Lawrence Walter Coxall (1877-1916) whose father, William Coxall, was a leading force in the building of some of the prominent century homes in Colborne and business along the North side of King Street. It was then held and occupied by Elizabeth Edwards and her daughter until 1948. The changes in value noted in the land use records lead to several hypothesis about the build date. Given the surge in developments of the Colborne area along with the architectural style and some of the features, the house was built in the early part of the mid to late 1800s.

**Description Of Heritage Attributes:**

Key attributes that embody the heritage value of 26 Church Street West, Colborne ON, include the following:

- Size, form and massing in accordance with Regency Cottage architectural style
- Pitched roof
- Ceiling to floor segmented garden window sashes (glass now replaced)
- Transom window over front door
- Large window and door casings
- Original cladding – Northumberland red brick (now stucco)
- Tin ceiling
- Interior moldings