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The Corporation of the Municipality of

Central Elgin

450 Sunset Drive, 1st Floor, St. Thomas, Ontario N5R 5V1 P: 519.631.4860 F: 519.631.4036

ONTARIO HERITAGE TRUST

January 6, 2021

John Hogan
Hennessey & Hogan LLP
450 Sunset Drive, 3rd Floor
St. Thomas, ON N5R 5V1

JAN 15 2021

RECEIVED

Dear Mr. Hogan:

Re: Designation of Property - Cultural Heritage Value or Interest
232 Colborne Street and 46083 Sparta Line

Please find enclosed one (1) fully executed copy of By-law 1572 and By-law 2222 respecting the above noted matter.

At this time, I would ask for your assistance to have this by-law registered on title at the Land Registry Office.

Please feel free to contact me at the municipal office should you have any questions regarding this information.

I thank you in advance for your assistance on this matter.

Kind Regards,

Dianne Wilson
Deputy Clerk/Records Management Coordinator

Encl.

c.c. Ontario Heritage Trust





The Corporation of the Municipality of

Central Elgin

BY-LAW 2222

Being a By-law to Designate a Property known Municipally as 46083 Sparta Line to be of Cultural Heritage Value or Interest

WHEREAS section 29 of the Ontario Heritage Act, R.S.O. 190, c.0.18, authorizes Council to pass a by-law designating a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS our Municipal Heritage Committee has recommended that the property known municipally as 46083 Sparta Line is of cultural heritage value or interest;

AND WHEREAS Council believes the property known municipally as 46083 Sparta Line meets one or more of the criteria prescribed by Ontario Regulation 9/06;

AND WHEREAS Council has given notice of its intention to designate the said property as a property of cultural heritage value or interest as required by section 29 of the said Act;

AND WHEREAS no notice of objection to the designation of the said property was served on the Clerk of the Municipality;

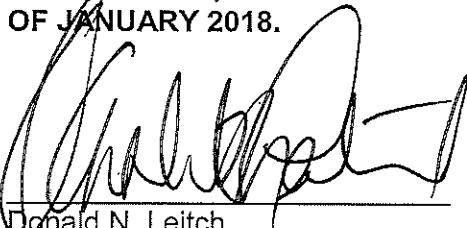
NOW THEREFORE BE IT RESOLVED THAT The Council of the Corporation of the Municipality of Central Elgin enacts as follows:

1. House known municipally as 46083 Sparta Line, and more particularly described in Schedule A attached hereto, is hereby designated as a property of historic and architectural value.
2. The statement explaining the cultural heritage value or interest and the description of the heritage attributes of the property are as set out in Schedule "B" attached hereto.
3. The Clerk is hereby authorized:
 - (a) to cause a copy of the by-law together with the statement explaining the cultural heritage value or interest and description of the heritage attributes of the property.
 - (b) to be registered against the property affected in the proper land registry office;
 - (c) to be served on the owner of the property and the Ontario Heritage Trust;
 - (d) and publish a notice of the by-law in a newspaper having general circulation in the municipality.

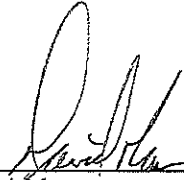
READ a FIRST and a SECOND TIME this 8th day of January 2018.

READ a THIRD TIME and FINALLY PASSED this 8th day of January 2018.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8th DAY OF JANUARY 2018.

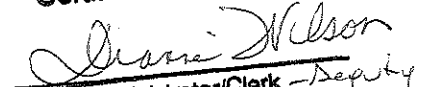


Donald N. Leitch
CAO/Clerk



David Marr
Mayor

Certified a True Copy



Administrator/Clerk - Deputy
Municipality of Central Elgin

SCHEDULE A to BY-LAW 2222

The lands subject to this By-law are legally described as Part of Lot 20, Concession 3, Geographic Township of Yarmouth, Municipality of Central Elgin.

The Sanderson House

Architectural Qualities

The date of construction of the earliest part of the Sanderson House is between 1818 and 1820. It was expanded in 1859. The original owner and builder was John Kipp, an early Quaker whose home was used for Quaker meetings before the first meeting house was built in 1820. The house was purchased by Dr. R.L. Sanderson in 1859 and expanded to include his doctor's office. Dr. Sanderson was a practicing physician in St. Thomas and while attending a medical convention in Tillsonburg his home and office were destroyed by fire. He chose to move to Sparta at that time. Sparta and St. Thomas were almost the same size at that time.

The house is a long, rectangular building with an modern extension built off the back and a portico measuring 3 m by 5.5m on the front. It is one-and-a-half storeys high with a full basement. It sits on a fieldstone foundation and measures 18.5m long by 11m deep. The building is a clapboard frame house with corner board detailing. The doorway features Doric pillasters and sidelights. It is topped with a heavy entablature and triangular pediment with fan decoration. The portico repeats the same pattern with squared Doric columns, a heavy entablature, pediment and fan decoration. The portico was added in 1924. the door itself is a single wooden panel but not original to the house.

The roof is a simple, medium gable with projecting eaves and moulded fascia and soffit. There are projecting verges on the house, which also have moulded fascia, soffit, and frieze. There are two dormer windows in the front roof.

The chimneys were originally at each end and in the centre of the roof. Only the one at the west end is still functional. The east end one has been removed and the centre one is disconnected and will be removed due to the stress it is putting on the roof. The functioning one is on the exterior of the west side and is made of red brick. It has a wide lower half to fit the interior fireplace and then tapers to a standard chimney. The one on the east side was replaced with the original two glass-paned doors from the south side (back) of the house before the addition was added.

The lower windows are rectangular with a pediment style decoration above with plain sides and a larger lower slip sill. The insides of the windows are made of wood. The windows themselves are very small with 21 pane upper sections and a single pane lower section. The lower section was probably changed in 1924 when the portico was added. The upper windows on the gable ends are 2 over 2 sashes.

The basement entrance is on the east side of the house and is the only entrance to the basement. It is a two doors entrance on the ground with a gentle slope.

The Sanderson house is an excellent specimen of its type, and the rear extension, though built in 1990 with modern windows, is sympathetic to the original structure. Very few alterations to the exterior have been made.

Registry Office Material and Historical Significance

The property on which the Sanderson House sits was originally deeded by the Crown to the Honourable James Baby. Baby willed the property to the to John Kipp, who later passed it on to his son Jesse Kipp. The Kipps sold the property to Dr. Robert Lyon Sanderson. It remained in the Sanderson family until 1990 when it was sold to Read and Judith Brown. The Brown's descendants sold it to Tanya Clark and Timothy Parkin in 2014. It originally was the farm house of a 100 acre farm but the house and 6 acres were severed from the farmland in 1990.

The Sandersons were prominent citizens in Sparta for generations. Miss Lila Sanderson, daughter of Dr. R.L Sanderson was one of the founders of the Sparta Community Society in 1923. The descendants of Dr. R.L. Sanderson continued to own the property until 1990.

Legal Description

46083 Sparta Line

Concession 3, Lot 20

Municipality of Central Elgin (Yarmouth Township)

Note: Proposed designation of entire exterior of building, excluding the extension at the rear.



