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Niagara

TOWNSHIP OF WEST LINCOLN

Box 400,
Smithville, Ontario
L0R 2A0

SALTER A. HAYDEN,
Clerk

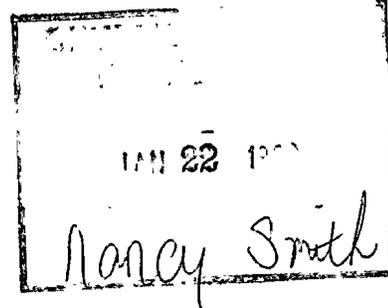


Area Code 416
Phone 957-3346

January 16, 1990

File: 1500-012-002

Ontario Heritage Foundation
77 Bloor Street West
TORONTO, Ontario
M7A 2R9



Dear Sir/Madam

Re: Passing of By-law under The Ontario Heritage Act

Enclosed please find a certified copy of By-law No. 90-2 being "A By-law to designate the property known municipally as Lot 1 in Plan M-87, 205 Canborough Street, Village of Smithville, Township of West Lincoln as being of architectural and/or historical value or interest."

Yours truly

Edith Packham (Mrs.)
Assistant Clerk

EP/

Encl.

cc: Mr. & Mrs. Wm. Wilhelm

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THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 90-2

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS LOT 1 IN PLAN M-87, 205 CANBOROUGH STREET, VILLAGE OF SMITHVILLE, TOWNSHIP OF WEST LINCOLN AS BEING OF ARCHITECTURAL AND/OR HISTORICAL VALUE OR INTEREST.

JAN 22 1990

WHEREAS Section 29 of The Ontario Heritage Act, 1974 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 Township of West Lincoln has caused to be served on the owners of the lands and premises at Lot 1, Plan M-87, 205 Canborough Street, Village of Smithville, Township of West Lincoln, and upon 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 the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property at Lot 1, Plan M-87, 205 Canborough Street, Village of Smithville, Township of West Lincoln, more particularly described in Schedule "A" attached hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the proper land registry office.
3. 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 Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME THIS 15th DAY OF JANUARY, 1990.

MAYOR

CLERK

READ A SECOND AND THIRD TIME AND PASSED THIS 15th DAY OF JANUARY, 1990.

MAYOR

CLERK

CERTIFIED TO BE A TRUE COPY

CLERK, Township of West Lincoln

THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 90-2

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS LOT 1 IN PLAN M-87, 205
CANBOROUGH STREET, VILLAGE OF SMITHVILLE,
TOWNSHIP OF WEST LINCOLN AS BEING OF
ARCHITECTURAL AND/OR HISTORICAL VALUE OR
INTEREST.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 15th DAY OF
JANUARY, 1990.

CLERK

SCHEDULE "A"

REASONS FOR DESIGNATION

Lot 1, Plan M-87, 205 Canborough Street
Village of Smithville, Township of West Lincoln

This property is historically important to the community as part of its early settlement and a site of early industrial development.

Although nothing visible remains of the carriage factory buildings, the natural creek bank at their former site provides a most suitable and enhancing side yard for the Regency cottage. Also, the site of the former industrial building may prove to be of archaeological interest.

It has not been possible at this time to establish the exact date of the building of the cottage. However, it is a timber framed Regency style cottage, centre hall plan with two rooms on each side, typical of many built in the 1840's. Local tradition is that it was built by Thomas Murgatroyd Sr. shortly after he purchased the land in 1846, and used by his family during the time while he operated the carriage making business there. Certainly it was the home of the Camp family, when it was pictured in Page's 1876 Historical Atlas. This building is approximately 35 feet across the front and 30 feet deep. It has a characteristic hip roof and has narrow bevelled wooden siding. There is a full basement.

The front entrance is attractively recessed and wooden panelled, with heavily pilastered door frame. Marks of the roofline of a small porch still can be seen above this door, and such a structure is pictured on this house in Page's Historical Atlas. Restoration of this porch should be considered. There are six windows, each lintel with narrow wooden overhang. The windows have double hung sash and the lights have been six-over-six. At some time the muntin bars have been cut away - the marks of this are clearly visible - and single large panes were installed. The appearance of the cottage would be much improved by having its windows restored to "six-over-six".

Inside the cottage, the four windows of the front rooms have original pilastered wide casings and original decorative wooden panels beneath them. The two windows in the back room are similar, but lack the decorative panelling. A high decorative wooden baseboard is used in the two front rooms and in the first ten feet of the centre hall.

The interior also retains original mouldings on the front doorway, on both side of an archway between rooms, and on five additional inside doorways. The five interior doors are original, but the actual door at the front is not.

In addition to the importance of this property as part of the community's history of settlement and early industrial development, the reasons for designating the described premises may be summarized as for the preservation of the following features:

- a) the natural setting provided by the side yard along the Twenty Mile Creek where the carriage works once were, i.e. from the bridge approximately to the eastern edge of the present residence,
- b) the cottage roofline,
- c) the timber frame,

- d) exterior wooden painted siding, corners, soffits and facias,
- e) the six windows of the cottage, including all of their
woodwork and surrounding woodwork both inside and outside,
and option for future restoration of the six-over-six feature,
- f) the recessed front entrance with all its panelling and
wooden structure both inside and outside,
- g) the high decorative baseboard of the two front rooms and
of the first ten feet of the centre hall, and
- h) the five interior doors and all interior woodwork of the
archway and surrounding all windows and doors including
the panels beneath the four windows of the front rooms.