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AUG 05 2016

RECEIVED

Clerk's Department

Ext. 2223

E-mail: slankheit@orangeville.ca

August 3, 2016

Attn: Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

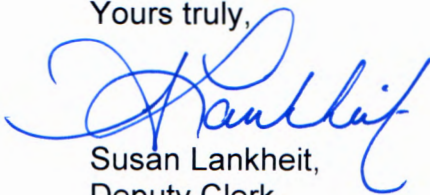
Dear Sir:

Re: Notice of Passing of Heritage Designation By-law No. 066-2016
– Town of Orangeville, 12 Victoria Street

Please be advised that Orangeville Council, at its meeting held on July 18, 2016 passed By-law No. 066-2016 for the purpose of designating the above noted property 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 Citizen newspaper on Thursday, August 4, 2016. Attached is a certified copy of the respective 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*, as amended.

Yours truly,



Susan Lankheit,
Deputy Clerk

Encl.,



THE CORPORATION OF THE TOWN OF ORANGEVILLE

NOTICE OF PASSING OF HERITAGE BY-LAW

In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

And in the matter of the lands and premises located on the property described as Lot 8 Block 9, Plan 233, municipally known as 12 Victoria Street, in the Town of Orangeville, in the County of Dufferin, in the Province of Ontario.

TAKE NOTICE that the Council of the Corporation of the Town of Orangeville has passed By-law Number 066-2016 to designate the property municipally known as 12 Victoria Street, as being of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Dated at the Town of Orangeville this 4th day of August, 2016.

Susan Lankheit, Deputy Clerk
87 Broadway,
Orangeville, Ontario
L9W 1K1



Certified a true copy of By-law/
Resolution Number 066-2016
passed by the Municipal Council of
the Town of Orangeville on the
18th day of July, 2016
[Signature]
Deputy Town Clerk

The Corporation of the Town of Orangeville

By-law Number 066 - 2016

**A by-law to designate the property located at 12 Victoria Street, as being of architectural and historical significance.
(Lot 8, Block 9, Plan 233)**

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;

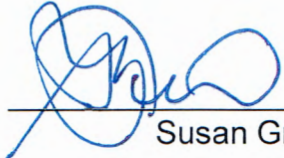
And whereas, on May 9, 2016, Council authorized staff to proceed with the designation process for the property located at 12 Victoria Street;

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That the land and building located on the property described as Lot 8, Block 9, Plan 233, municipally known as 12 Victoria Street be designated as being of architectural and historical value or interest under Part IV of the Ontario Heritage Act.
2. That the reasons for designation of the land and building on the property located at 12 Victoria Street, Town of Orangeville, are more particularly described in Schedule "A" attached hereto.
3. That the Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as Lot 8, Block 9, Plan 233, in the Land Registry Office for the Land Titles Division of Dufferin (No. 7).
4. 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 Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

Passed in open Council this 18th day of July, 2016.



Jeremy D Williams, Mayor

Susan Greatrix, Clerk

Schedule 'A'

Property: 12 Victoria Street
Legal Description: Plan 233, Block 9, Lot 8
Assessment Roll Number: 22-14-030-008-12700-0000

Reasons for Designation

This property is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical and contextual value.

Historical and Biographical Note

Andrew Watson, a farmer whose family was established on Purple Hill, purchased 60 acres in 1837 which included this lot. The land was surveyed and divided into lots by W.J. Middleton and H. Deans. In 1875 the lots were sold to James Clow, who was part of the building firm that constructed Town Hall. In 1888, Clow then sold vacant lots 7,8,17 and 19 to James Fead, a local banker and land speculator. The lots were then sold to William E. Kirby, a stone mason and tuck pointer who built the current structure in 1888. Kirby was also listed as a bricklayer on the deed.

This stone house would be a showcase for Kirby's skill in the use of stone, which was not the usual building material used in town. Stone was a more expensive material than the local brick but the construction demonstrates brick details with which Kirby would have been familiar. Kirby died on December 24, 1892 and left his property to John McMullen Bennett and Ada Kirby. Bennett placed the land on auction held at the Gordon house with a reserve bid, but it went unsold. Isabella Jane Gillespie and David Hind Gillespie, yeoman, purchased the lots and home in December 1893 for \$775. A mortgage for \$500 was taken from Walter Fremlin. The mortgage was defaulted on and Walter Fremlin took over the title in April 1901, selling in May 1902 to Mary Elizabeth Switzer, wife of John F., for \$600. Switzer sold her holdings in 1916 to Phillip McGarvey, an unmarried retired farmer, for \$700. James Henry Alexander and Agnes Loftus, a railway car inspector, bought the property in March 1921 for \$1500 and it then passed to Clark Hall in 1935 who immediately sold to Ernest J. Sage for \$1500. In 1953

the property which now included lots 6,7,8,17,18 and 19 was bought by Kathleen M. Gapp and George William Bath for \$5500. Kathleen, now Bath, divided the lots in 1978 selling through Passive Holdings when the land was finally developed for residential housing. The original home remained with lot 8.

Architectural Evaluation

This unusual 1½ storey semi-dressed stone building has a gable roof common to the earlier Georgian style with end chimney stacks which have now been capped. There are protruding string courses that run at the height of the casement tops and over the soldiered voussoirs in shallow arches. The stone detailing is similar to homes seen in town constructed from brick and would be consistent with the building date.

The window openings have sympathetic replacement sashes of two panes over two and rusticated stone sills. There is a single storey tail and a rubble stone rear addition. The enclosed porch on the east side is a well done newer addition. The shingle roof is newer.

This vernacular building exhibits simple Georgian features with influences of later styles as shown by the protruding string courses which have a Gothic element and the street-facing end gable with entrance that harks to the temple-plan of the Greek revival. It is an illustration of the local builder borrowing from many different design elements that could be found in the local area when not designed by a skilled architect.

Description of the Heritage Attributes

Unless otherwise indicated, the reason for designation applies generally to all exterior elevations, facades, roof and trim, architectural detailing and construction materials. These specifically include:

- a rare stone building in Orangeville
- a good example of a vernacular residence style
- all original stonework

Policy Framework

The Provincial Policy Statement PPA 2.6.1 states that: “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. This is integrated with the Ontario Heritage Act which grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation.



