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THE CORPORATION OF THE TOWN OF ORANGEVILLE

Dufferin

MUNICIPAL BUILDING
87 BROADWAY
ORANGEVILLE, ONTARIO
L9W 1K1

RECEIVED

JAN - 2 2001

CONSERVATION REVIEW
BOARD

519-941-0440
Toll Free 1-866-941-0440
(Fax) 519-941-9033

December 20, 2000

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Attention: Allan Gotlieb, Chair

Dear Mr. Gotlieb:

Re: Notice of Passing of Heritage By-law
Town of Orangeville
78 Broadway

Please be advised that Orangeville Council, at the meeting held on December 1st, 2000, passed by-law No.130-2000 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 Banner newspaper on Friday December 22nd, 2000. 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,

Linda J. Dean
for Linda J. Dean, A.M.C.T.
Town Clerk

Encl.

C: Lacac

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THE CORPORATION OF THE TOWN OF ORANGEVILLE

NOTICE OF PASSING OF HERITAGE BY-LAW

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1990 R.S.O. CHAPTER O.18

AND IN THE MATTER OF THE LANDS AND PREMISES known as the Commercial Hotel, located on the real property described as Lot 3, Block 5, Plan 138, more particularly described as Parts 2 and 7, Reference Plan 7R-2865, municipally known as 78 Broadway, in the Town of Orangeville, in the County of Dufferin, in the Province of Ontario.

TAKE NOTICE that the Council of the Town of Orangeville has passed By-law Number 130-2000 to designate the property known as the Commercial Hotel, situated at 78 Broadway, as being of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R. S. O., 1990, Chapter O.18.

PUBLISHED ON THE 22nd DAY OF DECEMBER, 2000.

Linda J. Dean
Town Clerk
87 Broadway
Orangeville, Ontario
941-0440



CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 130-2000

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE COMMERCIAL HOTEL SITUATED AT 78 BROADWAY, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE. (Lot 3, Block 5, Plan 138, more particularly described as Parts 2 and 7, Reference Plan 7R-2865)

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;

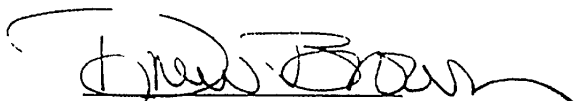
AND WHEREAS the Council of the Corporation of the Town of Orangeville has caused to be served upon the owner of the aforesaid real property and to The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in 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 3, Block 5, Plan 138 (Parts 2 and 7, Reference Plan 7R-2865) known municipally as 78 Broadway, Town of Orangeville.
2. The reasons for designation of the land and building on the real property located at 78 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 3, Block 5, Plan 138, more particularly described as Parts 2 and 7, Reference Plan 7R-2865, known municipally as 78 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.

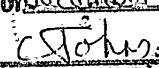
READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

THIS 11TH DAY OF DECEMBER, 2000.


Drew Brown, Mayor


Linda J. Dean, Clerk

C:\MyFiles\LACAC\REGISTER\designation bylaw 78 Broadway

Certified a true copy of By-law/
Resolution Number 130-2000
passed by the Municipal Council of
the Town of Orangeville on the
11th day of December, 2000

Dep. Town Clerk

SCHEDULE "A"

**Town of Orangeville
Criteria for Designation**

78 Broadway

Lot 3, Block 5, Plan 138

Criteria for Designation – *78 Broadway*

Summary

The building at 78 Broadway represents the evolution of commercial architecture in Orangeville, having served as a hotel and more latterly, a retail outlet with accommodation above the store. The property owner has taken advantage of both phases of the Downtown Façade Improvement Programme and the resulting work has stabilized and enhanced the façade of this c. 1864 structure.

Historical & Biographical note:

This lot was part of the original holdings of Orange Lawrence and formed part of the first registered subdivision of Orangeville. Lawrence sold a half acre to Edward Bennett in 1850, who sold to Hartford and Andrew Lennox in November 1853.¹ Between 1853 and 1861, Andrew Lennox arranged a number of mortgages on lot three and "other lands". September 1861 is the date of a large mortgage of \$1,300.00. This funding may have been used to construct a hotel/boarding house. On the 1865 Assessment Roll, John Witter is listed as "innkeeper" at this location, and he advertises in the 1872 Directory for Wellington as being the proprietor of the *Commercial Hotel, East Broadway*.

In 1888 Andrew Lennox sold to William J. Curry. Between 1888 and August 1891, the ownership is transferred five times finally ending with Thomas Essery, a miller. In 1893, Essery sold the east part of the lot (78 Broadway) to Annie McConnell and the west part to Mary J. Farding. William McConnell, the builder, was presumably Annie's husband or son.

If the tradition is correct that the existing building is an early hotel that was remodeled,² it is likely the hotel was built by Lennox around 1864 and remodeled by McConnell in 1893. The latter date is consistent with the existing architectural style. A photograph dated about 1896 shows the rear of the building and the triple configuration. There are a number of outbuildings at the rear which would be consistent with the needs of a hotel and commercial operation. In the 20th century the building has been used continuously for retail purposes.

Architectural Evaluation:

¹ Dufferin County Land Registry Office

² Conversation with Steve Brown, Archivist, Dufferin County Museum and Archives, July 2000.

Criteria for Designation – 78 Broadway

#78 Broadway is the end unit of a building now a tri-plex but constructed originally as a single use structure. The building that has served a combination of commercial and residential uses. The main façade is in keeping with the late Gothic Revival period.

78 Broadway is a two story building with retail space on the first floor and rental accommodation on the second. The bricks are laid in a common bond pattern and have been painted. A high gable roof is covered with asphalt shingles. Soffits are plain. The fascia, which faces Broadway, is decorated with wooden verge boards.

The main door is off centre with a segmental opening shape. A segmental light above the door is the original shape and features stained glass. The door is not original and features a decorative glass panel.

A large display window on the first floor consists of three fixed sashes, with plain wood trim and "bulls eyes" in the corners. The two second floor windows on the main façade are casements and are not original. A small decorative bracketed railing extends over the door.

The retail outlet's sign is hand-crafted and lighted with exterior mounted lights in accordance with the design guidelines for the Central Business District.

Criteria for Designation – *78 Broadway*

Appendices:

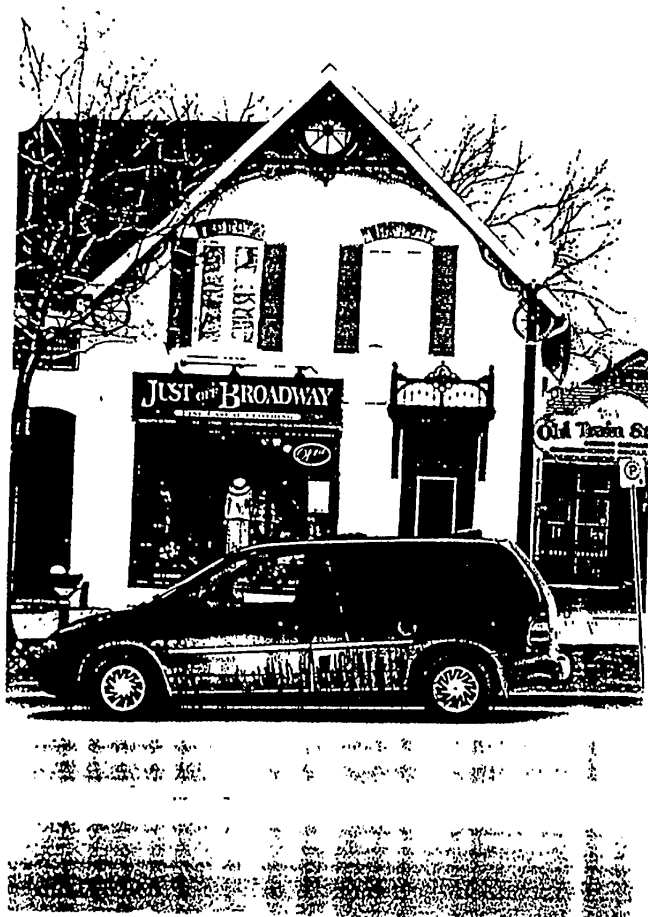
Photo #1: #74 - #78 Broadway (March 2000)

Photo #2: #78 Broadway (March 2000)

Photo #3: #78 Broadway, detail over door (March 2000)

Part of Map of Orangeville, 1877, showing lot three, block five (courtesy Region of Peel Archives)

Detail from the Fire Insurance Plan of Orangeville, 1907, showing structure as triplex (courtesy Dufferin County Museum and Archives)

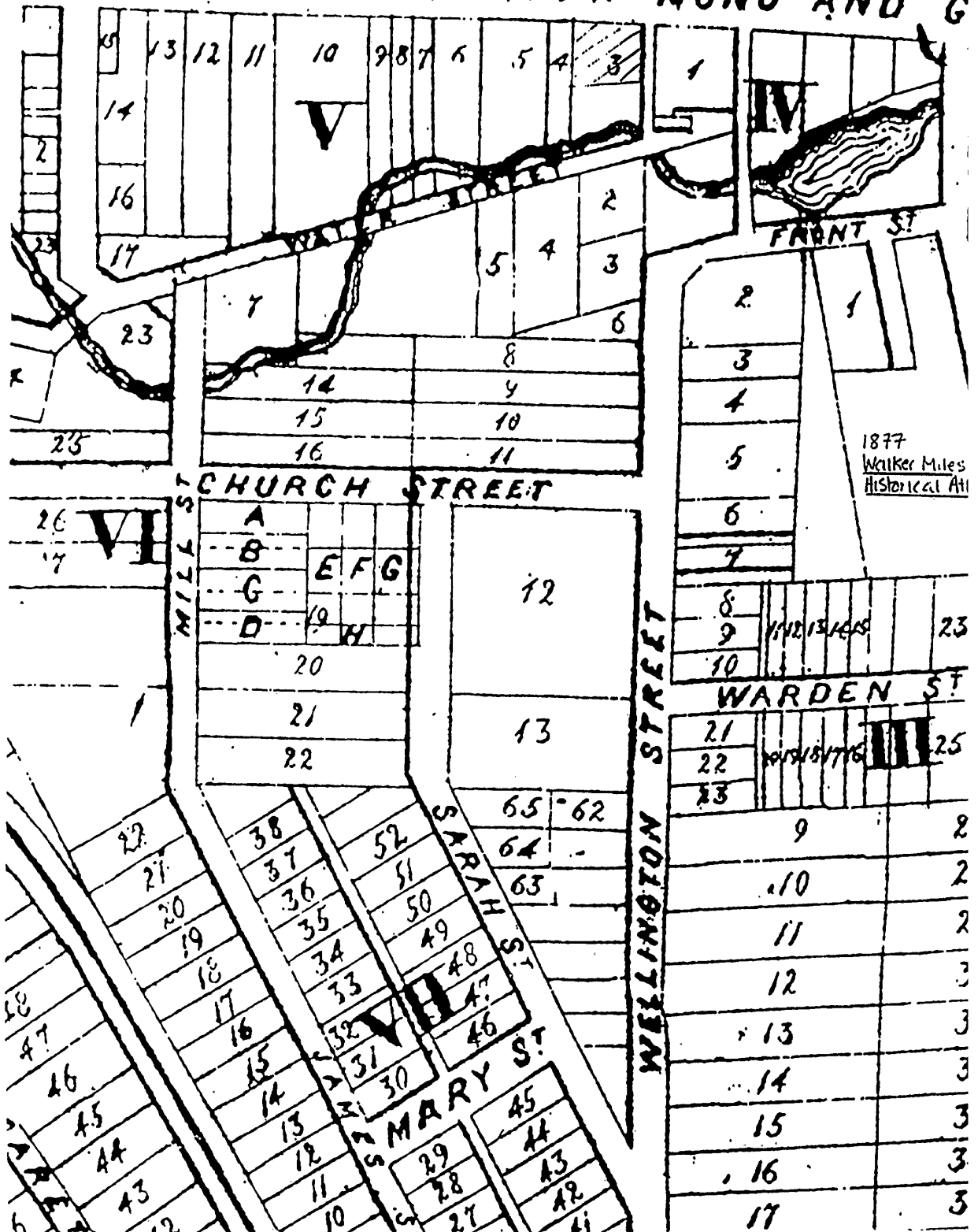


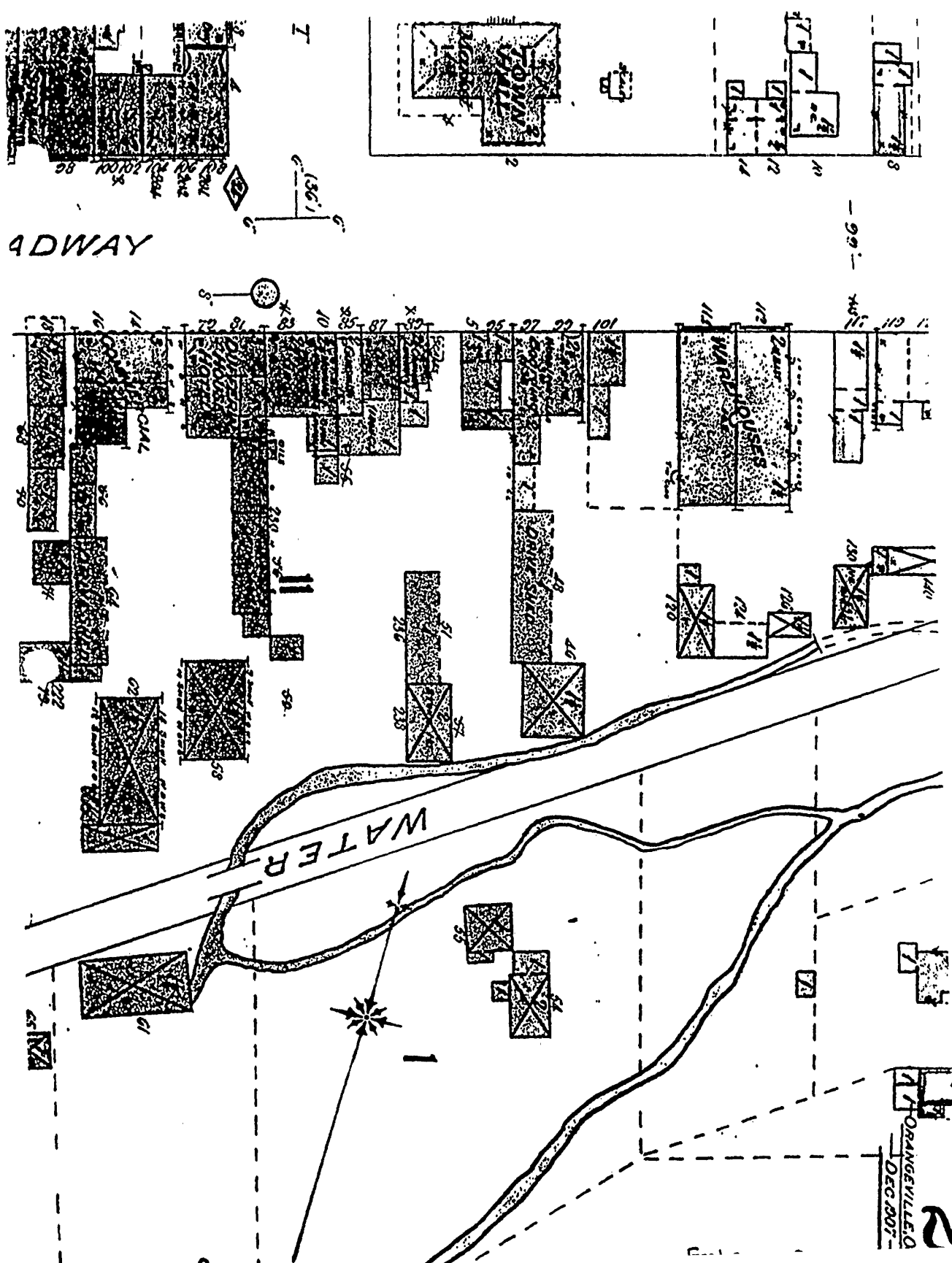
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DEC. 1905