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THE CORPORATION OF THE CITY OF SARNIA
Planning and Building Department
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519 332-0330 ext.3293
519 332-0776 (fax)
www.sarnia.ca max.williams@sarnia.ca

NOV 04 2013

October 30th, 2013

Ms. Nimet Manji
Executive Director's Office
Ontario Heritage Foundation
10 Adelaide Street East, 3rd Floor
Toronto ON M5C 1J3

Dear Ms. Manji:

**BY-LAW DESIGNATING THE PROPERTY KNOWN MUNICIPALLY AS 197
LONDON ROAD, SARNIA**

Please be advised that Council at its Meeting of October 28th, 2013, adopted a by-law (By-Law # 106 of 2013) that designates the structure located on the property municipally addressed as 197 London Road, Sarnia, Ontario, as being worthy of heritage preservation under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18 as amended. I am providing a copy of the subject by-law for your records.

If you have any questions or comments regarding this notice, please do not hesitate to call me at (519) 332-0330, ext. 3293.

Yours truly,

Max Williams – Planner II
Secretary, Sarnia Heritage Committee

mw/

attach

BY-LAW NUMBER 106 OF 2013
OF THE CITY OF SARNIA

"A By-law to designate the property located on the south side of London Road and known municipally as 197 London Road, Sarnia, Ontario, as being of Historical, Architectural and Cultural Value or Interest"

(Re: 197 London Road)

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 and structures thereon, to be of historic, architectural and cultural value or interest;

AND WHEREAS the Municipal Council of the Corporation of the City of Sarnia has caused to be served on the owners of the property located on the south side of London Road and known municipally as 197 London Road, Sarnia, Ontario, and upon the Ontario Heritage Foundation, and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality at least 30 days prior to Council's approval of this by-law;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto;

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

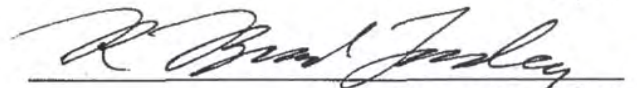
NOW THEREFORE the Municipal Council of the Corporation of the City of Sarnia enacts as follows;

1. There is designated as being of historic, architectural and cultural value or interest the exterior structure of the real property more particularly described in Schedule "A" attached hereto, and known as PT LT 114 W/S EMERIC ST PL 14 SARNIA CITY PT 1 25R7744; SARNIA (197 London Road).
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered in the proper Land Registry Office against the lands described in Schedule "A" attached hereto, which are lands affected by this By-law.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon 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 City of Sarnia.
4. This By-law comes into force and effect upon being finally passed.

FINALLY PASSED this 28TH day of October, 2013.


Mike Bradley
Mayor


For Brian W. Knott
City Solicitor/Clerk

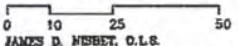
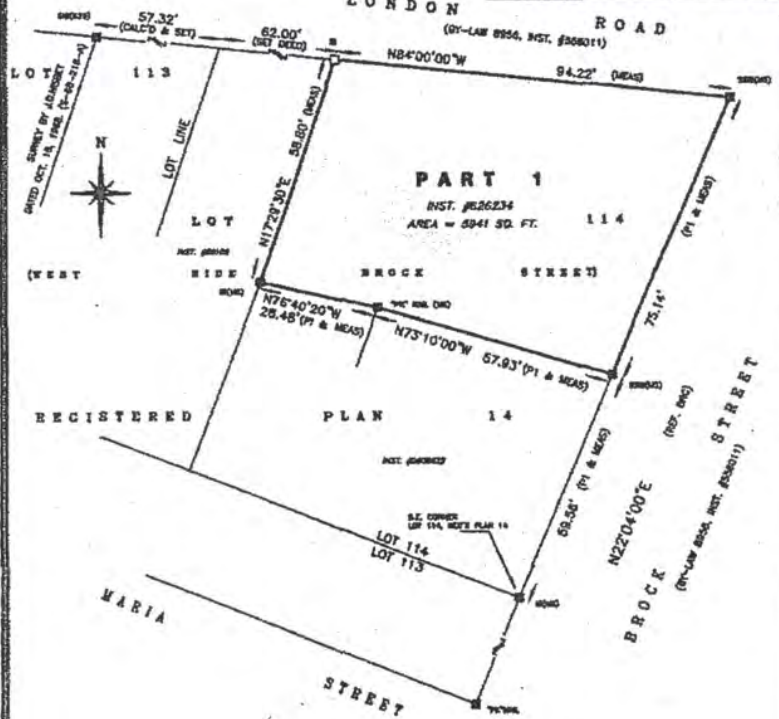

Schedule "A"

Legal Description & Survey

PIN 43260-0036 (LT)

PT LT 114 W/S EMERIC ST PL 14 SARNIA CITY PT 1 25R7744; SARNIA

Block St.

PLAN OF SURVEY PLAN OF PART OF LOT 114 (WEST SIDE OF BROCK STREET) REGISTERED PLAN 14(SA) CITY OF SARNIA COUNTY OF LAMINGTON scale 1" = 20'  JAMES D. NISBET, O.L.S.	I require this plan to be deposited under the registry act. <div style="display: flex; justify-content: space-between;"> <div> date 1999.03.31 James D. Nisbet Ontario Land Surveyor </div> <div> PLAN 25R-7744 received and deposited date APRIL 1, 1999 J.D. Nisbet Land Registrar for the Registry Division of Lambton (No. 25) </div> </div>															
Surveyors Certificate I certify that: (1.) This survey and plan are correct and in accordance with the surveyor's act, the surveys act, the registry act and the regulations made thereunder. (2.) This survey was completed on the 26th day of March, 1999. <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> date 1999.03.31 James D. Nisbet, O.L.S. </div> </div>	BEARING REFERENCE Bearings are astronomic, referred to the west limb of Brock Street as shown on plan 25R-6781 having a bearing of N 22°04'00"E															
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> IMPERIAL DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048. </div> <div style="width: 50%;"> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th colspan="5">SCHEDULE</th> </tr> <tr> <th>PART</th> <th>LOT</th> <th>R.P.</th> <th>INST. No.</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>pt 114</td> <td>14</td> <td>628234</td> <td>5941 sq. ft.</td> </tr> </tbody> </table> </div> </div> <div style="text-align: center; margin-top: 10px;"> LONDON ROAD <small>(BY-LAW 8956, INST. #2680(1))</small>  </div>		SCHEDULE					PART	LOT	R.P.	INST. No.	AREA	1	pt 114	14	628234	5941 sq. ft.
SCHEDULE																
PART	LOT	R.P.	INST. No.	AREA												
1	pt 114	14	628234	5941 sq. ft.												
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;">  Nisbet, Robertson <small>A division of J.D. & T.C. Nisbet Inc. SURVEYING, ENGINEERING & MAPPING 171 Broad Street, P.O. Box 200, Sarnia, ON N7Y 4G8 Telephone 1 (818) 338-2022 Fax 1 (818) 344-4788</small> </div> <div style="width: 30%;"> FIELD SURVEY BY J.W.D. C.J.D. DRAWN BY L.d.g. CHECKED BY J.d.n. </div> <div style="width: 25%; text-align: right;"> DRAWING NUMBER S-99-75-B-2 </div> </div>																

Schedule "B"

REASONS FOR DESIGNATION

The property known locally as the 'Mulberry House' and the 'Saddy House', is a 1 1/4 storey yellow brick detached home located on the south-west corner of London Road & Brock Street. The dwelling is believed to have been built in 1867 by Alexander Mackenzie (Canada's second Prime Minister) for a local tombstone maker, James Roger, with locally fired clay bricks. The home remained in the Rogers' family for close to a century until, in 1960, Mayor Marcel Saddy bought it for his home. On his death in 1988, Marcel left the house to the Sarnia Community Foundation who used it for offices until it was sold by the foundation to a private citizen, who again used the structure as a private residence for several years.

This home is a blend of Gothic revival and Georgian architecture. The gabled roof, with its wood molded fascia and friezes, has been maintained in excellent condition and is a representative example of the surrounding neighbourhood's character homes.

The solid foundation was constructed of local fieldstone. A broken-pediment overhangs the frontispiece front entrance with unique sidelights on either side of the door. Stone carvings in the walls on either side of the door were carved by local stonemasons. A back staircase leads to the second floor bedrooms. The second floor double hung windows have shaped transoms of louvered wood, except for the semi-circular glass top pane over the front door.

Little has changed in the home over the years, but it has been kept up to date as a practical/functional family home with indoor plumbing and a small rear addition constructed in 1910 to provide a better entrance and more kitchen space. The kitchen window sill is constructed of stone and has been used to sharpen knives for the past century and a half.

Architectural details identified for preservation (and not necessarily confided to), include the following:

- Pine panelled doors with white porcelain knobs and 4 inch lock casings;
- Nine (9) foot main floor ceilings;
- Seven (7) inch pine boards on the main floor;
- Exposed brick and beams in the kitchen;
- Three (3) fireplaces;
- Painted panelled foyer with dentil detail

- Painted panelled pine wainscot in the dining room;
- Spiral staircase to the second floor notched into a 14 foot pine lodge pole; and
- A stone workbench in the cellar

Under Section 29 of the Ontario Heritage Act, the Sarnia Heritage Committee intends to designate the home at 197 London Road for historical and architectural reasons. The property is worthy of designation because of its historical significance, ties to prominent Sarnia political representation, and its architectural design characteristics.