



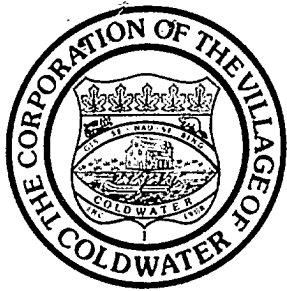
An agency of the Government of Ontario



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The Village of Coldwater

Office of the Clerk and Treasurer

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Ontario Heritage Foundation,
77 Bloor St. W., 2nd Floor,
Toronto, Ontario.
M7A 2R9

Re: Designation of the Coldwater Grist mill as a structure of
architectural and historic significance
Ontario Heritage Act R.S.O., 1980, Chapter 337

In the matter of the Ontario Heritage Act R.S.O. 1980, Chapter 337:

And in the matter of the lands and premises known locally as the
Coldwater Grist Mill, no. 1 Mill Street, Village of Coldwater:

NOTICE OF PASSING OF BY-LAW

Take notice that the Council of the Corporation of the Village of Coldwater has passed by-law number 661 to designate the following property as being of architectural and historic value and interest, under part IV of the Ontario Heritage Act R.S.O. 1980, chapter 337.

A) Coldwater Grist Mill, no. 1 Mill Street, Village of Coldwater.

B) STATEMENT OF REASONS FOR PROPOSED DESIGNATION

The building known as the Coldwater Grist Mill is recommended for designation as being of both architectural and historic value. Architecturally, the building, constructed in two phases 1833 and 1885, is a unique example of early Ontario wood frame mill construction. Major features include a three story wood frame/post and beam structure with a simple gable roofline enhanced by clerestory windows, western parapet, multipane Georgian style windows and board and batten siding.

Historically, the structure provides a unique cultural link to its first owners the Ojibway Indians and the early settlement of this portion of Ontario by British Colonists. Over the years, the mill has been owned and operated by prominent local citizens and thereby portrays and, in many ways, characterizes the development and continued existence of Coldwater.

Dated at Coldwater, Ontario this 8th day of July 1986.

Stephen B. Straughan
Clerk

THE CORPORATION OF THE VILLAGE OF COLDWATER

BY-LAW NUMBER 661

A by-law to designate the Coldwater Grist
Mill as being of Architectural and Historic
value and interest

WHEREAS: The Ontario Heritage Act, RSO 1980 authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and historic value or interest;

AND WHEREAS: The Council of the Corporation of the Village of Coldwater has caused to be served upon the owners of the lands and premises known as the Coldwater Grist Mill 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 objection to the proposed designation has been served on the clerk of the municipality;

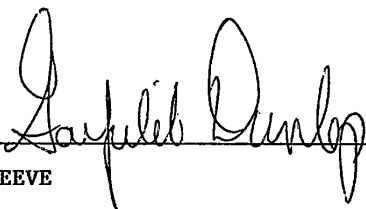
NOW THEREFORE: The Council of the Village of Coldwater hereby enacts as follows:

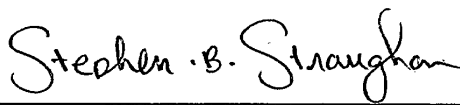
1. That the Coldwater Grist Mill, more particularly described in "Schedule A" attached hereto be and is hereby designated as being of architectural and historic value and interest.
2. The clerk-treasurer is hereby authorized to cause a copy of this by-law, along with a copy of the "reasons for designation", to be registered against the property described in "Schedule A" hereto in the Registry Office for the Division of Simcoe.
3. That the clerk-treasurer 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 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 and second time this 7th day of July, 1986

Read a third time and passed this 7th day of July, 1986




REEVE


CLERK

Duplicate Original

"SCHEDULE A"

THE CORPORATION OF THE VILLAGE OF COLDWATER

BY-LAW NUMBERED 661

All and singular that certain parcel or tract of land and premises situate, lying and being in the Village of Coldwater in the County of Simcoe and being composed of plan 216 -block mill site, R.P. 51R12090 part 3, as registered at the Registry Office for the Registry Division of the County of Simcoe.

REASONS FOR DESIGNATION

VILLAGE OF COLDWATER

COLDWATER GRIST MILL

HISTORICAL SIGNIFICANCE: The Coldwater Grist Mill was without doubt "the" most formative influence in the establishment of Coldwater as a community.

In 1830, the Lieutenant Governor of Upper Canada, Sir John Colborne, established an Indian Reserve of 9,800 acres which stretched from the Narrows at Orillia to Coldwater. The Indians gathered in the reserve were primarily Ojibways, which were divided into three bands under the leadership of Chief's Snake, Yellowhead and Aisance.

Chief Aisance's band settled at Coldwater principally because the river, at this point, offered unhindered navigation into Georgian Bay. Recognizing that the site offered navigation and water power opportunities the Superintendent of the Reserve, Thomas Gummarshall Anderson, soon adopted Coldwater as the site of his headquarters.

In 1832, the government erected a store, school and sawmill at the site and began construction of what is now known as the Coldwater Grist Mill.

The source of funding for construction of the mill has long been a topic of much discussion, however most of the original documentation seems to indicate that the mill was built with part of the funds allotted to the Indians when the reserve was established. The actual contracts for construction of the mill were let by the Government, and there appears to have been several successful bidders as the record shows that Jacob Gill, Stephen Chapman, Henry Hogeson and A.N. Foster all worked on the project before its final completion in the spring of 1834.

Original documentation and a later sketch (1844) by T.H. Ware indicate that the original mill was not as elaborate as the present day structure, but consisted of what is now the most western portion of the extant building. It is apparent that water power was, prior to the 1880's, provided by an overshot wooden wheel which was most probably exterior mounted.

In 1837, the Indians at Coldwater again became an "inconvenience" and through means of a treaty (#48) the Indians were once again removed from their reserve and resettled on Beausoliel and Christian Islands. At this time, the Ojibways, under Aisance, continued to retain ownership of the mill. However, in 1839 Miles Stennett, a Coldwater resident, succeeded in leasing the premises for a 21 year period. Unfortunately the lease was shortly terminated as Mr. Stennett was delinquent in his payments.

The mill and accompanying reserve was finally sold by the Indians in 1849 to Mr. George Copeland, a prominent miller from Penetanguishene.

A succession of owners soon followed, all of whom were prominent in the development of the Village of Coldwater.

John Gill, son of one of the original contractors, operated the mill during the 1850's to be replaced by George Caswell in the 1860's. During the 1870's the business was operated by Sam Eplett, who in approximately 1882, sold the mill to the partnership of W.J. Sheppard and H.L. Lovering. Apparently the mill was prospering at this time as the new owners extended the existing building to the east giving it the proportions and size it presently exhibits. Other improvements undertaken by the Sheppard-Lovering partnership included replacement of the overshot wooden wheel with water turbines, dam improvements and the sheathing of the entire mill with board and batten siding.

Cont'd

At approximately the turn of the century, the mill came under the control of Wm. Sheppard Jr. who sold out in 1925 to the partnership of C.H. Eplett and Aulden Robbins. The new partnership undertook further renovations and "improvements" and the two original millstones (imported from France) were removed and discarded as fill. During this same period there is evidence to suggest that the office portion of the building was moved from the west end of the building to the east end and several new windows and a door installed. In 1936, the existing partnership was dissolved with the death of Mr. Robbins. However, C.H. Eplett continued to operate the mill until 1955 when his son Argyle Eplett took over. In this same year, the rushing water that had powered the mill for so many years was replaced by the hum of electric motors. This came about principally because the mill dam had been severely damaged during 1954 when Hurricane Hazel struck and the remaining waterflow was not consistent enough to permit turbine operations.

In 1958, the Province recognized the importance of the mill and unveiled a historic plaque detailing its history.

In 1983, the mill was sold once again to Mr. Ray Lohnes who intends to continue operating the mill as it was originally intended.

Although the mill is by no means the oldest structure of its type in the province, it furnishes us with a visible link to the original occupants of the area; the Indians and the failed attempt by the British Colonists to convert the tribes from a hunter gatherer society to that of a land holding agrarian society.

ARCHITECTURAL SIGNIFICANCE: This structure is an eclectic mix of architectural styles as a result of continual modification throughout the course of its history.

The building itself is a three story wood frame/post and beam structure sheathed in board and batten siding and oriented east/west parallel to Mill Street at right angles to the Coldwater River which runs along its eastern exposure. Clerestory windows give light to the third floor, break the otherwise simple gable roofline and provide the mill with its characteristic silhouette.

The eastern elevation is characterized by the mill signage, 12 pane over 8 pane double hung windows on the second and third floors and a shop window and entry on the ground floor. A suspended walkway over the river bank provides access to the shop.

The western elevation is characterized by a stepped parapet which is covered in fairly recent sheet metal which replaces earlier cedar shakes. A door and grain chute provide the only openings in this elevation.

The northern elevation faces Mill Street and is characterized by a total of nine clerestory windows, (six, 8-pane sash at the east end and three 4-pane sash at the west end.) Three - 12 over 8 pane double hung windows are located in the east end over the second floor. A later shed roof cuts across two of these windows.

Several loading doors and a loading platform permit the loading and unloading of goods to/from vehicles parked on the shoulder of Mill St.

The southern exposure is characterized by a window arrangement which is similar to the north side. Additional storage for the mill is provided by several sheds attached to this face.

Cont'd

The mill race and turbines, although now not in use, are still retained on the property.

The roof of the eastern most portion is covered in sheet metal which is most probably the original material. The western most portion of the roof is the oldest part of the building and evidence suggests that this was once covered by cedar shingles.

The building in general is characterized by a smaller western portion built circa 1833 and the larger eastern portion built circa 1885. Evidence suggests that the entire building was sheathed in board and batten siding at the time of the latter addition, which has traditionally been painted barn red.

The mill in general is exceptional in that it is one of the few remaining wooden gristmills in the province and that it continues to be used for its original purpose.