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Municipality of
Dutton Dunwich

By-Law No. 2019-48

**BEING A BY-LAW TO DESIGNATE 29480 FINGAL LINE TO BE OF
CULTURAL HERITAGE VALUE OR INTEREST**

WHEREAS pursuant to Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Municipality of Dutton Dunwich at its meeting of October 25, 2017 designated the property known as 29480 Fingal Line to be of cultural heritage value or interest;

AND WHEREAS notice of that intention to so designate the property was duly published and served on November 2, 2017;

AND WHEREAS a number of objections to such designation were filed. Those objections have been resolved on the basis of the provisions of this By-law;


NOW THEREFORE, the Council of the Corporation of the Municipality of Dutton Dunwich enacts as follows:

1. THAT the real property at 29480 Fingal Line, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. THAT the Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. THAT the Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in the **West Elgin Chronicle**, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the Ontario Heritage Act.

THIS By-law comes into force and effect on the day it is passed.

READ a first and second time this 22nd day of May 2019.

READ a third time and finally passed this 22nd day of May 2019.


Robert (Bob) Purcell, Mayor


Heather Bouw, Clerk

ONTARIO HERITAGE TRUST

JUL 15 2019

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SCHEDULE "A" To By-law

Legal Description

The property is legally described as South Part of Lot 14 and Part of Lot 15, Concession 9 (being Part 1 and Part of Part 2 on RP 11R1620), locally known as 29480 Fingal Line in the geographic Township of Dunwich.

SCHEDULE "B"

Description of Property

The property municipally known as 29480 Fingal Line is located on the north side of Fingal Line, between Lakeview Line and Walnut Line. The property is located in former Township of Dunwich.

Statement of Cultural Heritage Value or Interest

The property municipally known as 29480 Fingal Line is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual values.

Historical/Associative Values

In May of 1820 the Crown transferred the large Talbot Tract along the north shore of Lake Erie to Thomas Talbot, after whom Talbot Line is named, with the understanding that he would promote and oversee settlement in the area. In January 1826, Mr. Talbot sold the property to Joshua Bobier, one of the first settlers to the former Township, as a 100 acre parcel. Except for parcel sold in 1877 to Robert Backus, from the family associated with the Backus-Page House Museum, the property not only stayed in the Bobier family for decades, but came to form one of a large number of neighbouring properties to be owned by the Bobiers. The subject house is reputed to have been built for Joshua Bobier between 1883 and 1884 and to have led him into bankruptcy, though some documentary and some architectural evidence suggests that at least part of the structure may have been built earlier. That the building's final architectural form reflected high ambitions is indicated by the name he gave it, Agricola Lodge, after the Roman military leader and later governor of Britain.

In 1892, the house was sold to John Lucas (1846-1934). Multiple generations of the Lucas family owned the farm for 85 years and therefore the property became known as the Lucas Farm.

In 1978, the building was severed from the farm parcel as an approximately 0.49 ha (1.21 ac.) lot.

Physical/Design Values

In both its shape and its building material, the house located at 29480 Fingal Line exemplifies an architectural construction that was not common to Dutton Dunwich in the 19th century. The two-storey house has a rectangular façade and footprint, with a hipped roof broken by a narrow central wall dormer, with curved sides, surrounding a Gothic window. Relatively broad overhanging eaves are supported by paired brackets in an Italianate mode. While the predominant building materials used in the Municipality at this time was wood or clay brick, this house features thick stone walls: the east, south and west sides of the house are built of cut granite and limestone boulders, believed to have been brought as ballast in sailing ships from Cleveland to a pier at Tyrconnell. The north side of the house is constructed of glacial fieldstone collected from the property.

The façade of the building is three bays wide, with window openings forming columns in the two outer bays, while doors now occupy the middle bays at both levels, though the double upper door may have replaced an earlier window. Both sides of the stone house are two bays wide, with the same symmetrical arrangement of window openings. A rusticated concrete block addition now hides the rear stone wall.

While the dormer and eaves vaunt Gothic and Italianate characteristics typical of the 1870s and 1880s, the straight lines of the sidelights and transom found in the front entranceway and the simple lines of the front door itself suggest early Georgian influence. There are also subtle differences in the stonework of the first and second stories: the former is generally more carefully coursed and the limestone voussoirs and quoins are somewhat more uniformly cut.

A later porch, featuring sides and raised corners of field stones (some impressively large), with a lightweight superstructure providing a landing for the second-storey doorway, now sits in the centre of the façade. Plans are underway to replace the posts and roof.

Contextual Values

The property is located within farmland typical of the Municipality. The house is well-known and recognizable by local Dutton Dunwich residents as the “stone house.” It is therefore considered to be a local landmark.

Heritage Attributes

- Granite and limestone construction material on the façade, two sides of the main block of the building;
- Fieldstone rear wall;
- Rough lime mortar;
- Dressed limestone quoins at the corners of the house and around window and door openings;
- Dressed limestone voussoirs over windows and entranceways
- Panelled jambs of front entranceway;
- Broad wood eaves supported by paired brackets;
- Hipped roof;
- Narrow, curved wall dormer surrounding pointed window;
- Double doors to balcony
- Inside moulding/trim on the four (4) windows at the front of the house and on each of the east and west sides of the house.