



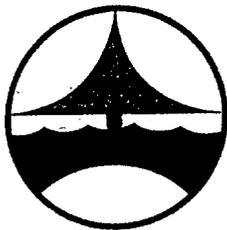
An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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**TOWN OF
GEORGINA**
Office of the Clerk
Civic Centre
Keswick, Ontario
Canada L4P 3E9

Nancy S
DIRECTOR'S OFFICE

OCT 23 1992

HERITAGE POLICY BRANCH

York

File No. 92-382

October 14, 1992

REGISTERED MAIL

The Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Dear Sir/Madam:

I advise that the Council of the Town of Georgina at a meeting held on October 8th, 1992, passed By-Law No. 92-147 (HO-1), being a by-law to designate the "Peers Udora Mill" located in the Hamlet of Udora, described as Part of Lot 21 and 22, Concession 1 (G), in the Town of Georgina, in the Regional Municipality of York.

A certified copy of the by-law has been enclosed for your reference in this matter.

Also, notice of the passing of the by-law will be advertised in accordance with the Act.

Yours truly,

FOR THE TOWN OF GEORGINA

Larry Simpson
Clerk

Encl.

LS/dlm

THE CORPORATION OF THE TOWN OF GEORGINA

IN THE

REGIONAL MUNICIPALITY OF YORK

BY-LAW NO. 92-147 (HO-1)

BEING A BY-LAW TO DESIGNATE A BUILDING
OF HISTORIC AND ARCHITECTURAL
SIGNIFICANCE IN THE TOWN OF GEORGINA

WHEREAS COUNCIL HAS the authority under subsection 6 of Section 29 of the Ontario Heritage Act to enact by-laws to designate real property, including exteriors of buildings, as described in Schedule "A" attached hereto to be of historic or architectural value or interest.

AND WHEREAS COUNCIL has caused to be served upon the owners of lands and premises known municipally as Part Lot 21 and 22, Concession 1 (G), Town of Georgina, and upon the Ontario Heritage Foundation notice of intention to designate the described property and has caused such notice of intention to designate to be published in a newspaper having a general circulation in this Municipality, once for each of three consecutive weeks;

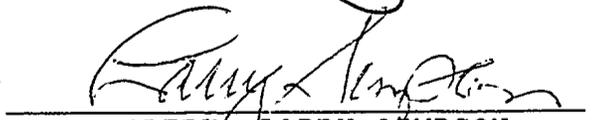
AND WHEREAS COUNCIL'S reasons for the proposed designation are set forth in Schedule "B" attached hereto.

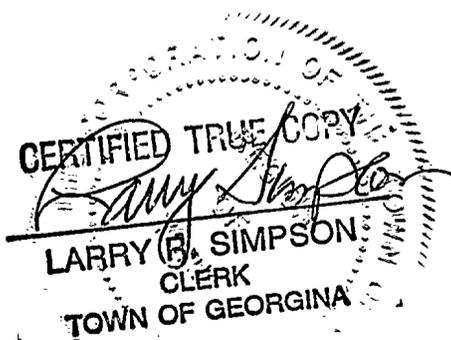
AND COUNCIL, OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK HEREBY ENACTS AS FOLLOWS:

1. There is hereby designated as being of architectural value and/or historical value or interest, the real property known municipally as Part Lot 21 and 22, Concession 1 (G), Town of Georgina, and identified as roll number 021-521 in the Town of Georgina, and more particularly described in Schedule "A" attached hereto.
2. The Clerk is hereby authorized and directed to cause a copy of this by-law to be registered against the property described in Schedule "A" attached in the Land Registry Office.
3. The Clerk is hereby authorized and directed to cause a copy of this by-law to be served upon the owner of the property and upon the Ontario Heritage Foundation and to cause a notice of this by-law to be published in a newspaper having general circulation in the Town of Georgina.

READ a first, second and third time this 8th day of October, 1992.


MAYOR, ROBERT JOHNSTON


CLERK, LARRY SIMPSON



D E S C R I P T I O N

ALL AND SINGULAR THAT certain parcel or tract of
land and premises situate, lying and
being in the Town of Georgina in the Regional
Municipality of York, and being composed of
Part Lot 21 and 22, Concession 1 (G), identified
as roll number 021-521 according to the Assessment Roll.

REASONS FOR DESIGNATION

The Udora Mill complex is recommended for designation for historical and architectural reasons.

The Udora Mill was one of the last functioning mills in Ontario, in continuous commercial operation from the 1860's to the 1970's and one of the very few to continue to operate with water power after most had converted to steam. For nearly a century, it was operated by successive generations of a single family, the Peers.

The mill infrastructure comprises a mill, millrace, three dams, island lands lying between the millrace and the Black River, the miller's house, and a driveshed. Together they form an entity of considerable heritage significance to the Town of Georgina.

The Mill:

The water-powered grist mill was built circa 1865 adjacent to a sawmill which had been operating on the property since the 1850s. The original owners were Thomas and Lancelot Bolster, for whom it is believed Port Bolster is named. The mill appears to have been operated by tenants for many years prior to its sale to George Peers in 1885. It remained in the Peers family for five generations, until it was sold in 1976.

The two-and-a-half storey gable-roofed mill, of timber frame construction, is supported by a fieldstone foundation which houses an operable horizontal turbine and the primary driveshafts. The original exterior walls are board-and-batten, the original windows six-over-six double hung, and there is evidence of previous cedar shingle roofing. A suspended canopy currently cuts across the second floor windows, having been raised to allow for taller trucks. A white-on-blue sign, with traditional red and white checkerboard insignia either end, advertises the "UDORA FEED MILL LIMITED", across the north gable end.

Many of the interior posts are chamfered, with pinned mortise-and-tenon joints. The earlier grain shafts are ornamented with a fine bead along the plank edges. Some of the grain-lifting belts are still to be found in the mill. The floors are of heavy planks. Open stairs lead from one level to the next.

The horizontal turbine, about six feet in diameter, is located below basement floor level in the south end of the building. The turbine was installed in 1925-1929, the original blueprints being available. No information is available of what the turbine replaced, although it was machinery of similar but smaller design. The turbine operates under the pressure of approximately 8 feet head of water. Only the vertical drive shaft is visible from the basement level. Power from the shaft is fed through a crown gear and pinion (bevel) gear, which transfers power from the vertical turbine shaft to the primary horizontal drive shaft.

While the turbine shaft bearings are anchored in the heavy concrete turbine housing, the transmission to the horizontal is mounted on very heavy wood frame. The crown gear features replaceable wooden teeth to serve as a deliberate shear point in the event of seizure in driven gear. Power was distributed in various horizontal shafts and pulleys at basement level, utilizing belt drives through the floor to milling machinery above.

A one storey and basement addition, of lighter timber constructions, was added to the west side of the mill in 1915, its gable roof running at right angles to the mill. The foundation, cladding and windows match the original building. To the north of this wing, is another addition of similar construction, on a poured concrete foundation. Its shed roof gives a modified saltbox line to the north end of the mill building.

The Miller's House:

A small, low storey-and-a-half frame building housed successive millers, including three generations of the Peers family. A shed-roofed wing at the rear of the 3-bay gable-roofed cottage creates a modified saltbox style. A low verandah shelters the west side entry to the rear wing. The house was built prior to 1885 but its construction has not been investigated. The house is located approximately thirty metres southeast of the mill.

The Driveshed:

A long shed-roofed open driveshed faces the mill and miller's house, on the north side of the mill property. The three easterly bays are of timber frame construction, using hewn timbers, on a low concrete foundation. Shallow feed troughs, front edges well chewed by generations of horses, line the rear wall. A fourth bay of more recent construction has been added to the west end. The shed is clad in board-and-batten, and was originally roofed with cedar shingles.

The Millrace:

A millrace channels the water from the mill pond to the flume leading to the underfloor turbine. The race meanders through a natural setting, then straightens out south of the equipment barn for a straight run to the entrance of the flume, recently extended southward from its original starting point. The race was enlarged and partially rerouted in 1929.

The Island:

The long L-shaped island serves to separate the millrace from the Black River (also known as Uxbridge Brook). This separation is necessary so that the race can build the 8 foot head of water required to power the mill. On the high north side of the island a footpath leads to the dams, nearly 500 metres south and east from the mill. The tangled growth and natural vegetation, including several species of wetland wild flowers, are part of the historical context of the mill complex.

The Dams:

There are currently three dams, which create two small islands at the far end of the millrace. Originally there was only one dam, the smallest one at the most southerly side of the mill pond. When this dam was rebuilt in 1964, timber foundations of the early sawmill were removed. The channel leading from the most northerly dam may relate to the operation of this sawmill. Under the present configuration, all these dams, with their individual superstructures, are essential to the maintenance of an adequate flow of water through the millrace to the mill and to the continued existence of the mill pond.

The Udora Mill complex remains as a symbol of the importance of agriculture in rural Ontario's economy and society.

A: UDORA . BL