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Town of Mono

347209 Mono Centre Road
Mono, Ontario L9W 6S3

ONTARIO HERITAGE TRUST

JUL 06 2016

RECEIVED

June 30, 2016

Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
TORONTO ON M5C 1J3

Dear Sirs

RE: Notice of Designation
"St. Peter's House"
Part of East Half of Lots 8 and 9, Conc 7 EHS
953376 7th Line, Town of Mono

Pursuant to Section 29(6)(a) of the Ontario Heritage Act, enclosed please find the following documents with regard to the above property:

1. Notice of Designation; and,
2. Certified copy of Bylaw 2016-24, being a Bylaw to Designate "St. Peter's House" under the Ontario Heritage Act.

As required under the Ontario Heritage Act, the Notice of Designation will be published in the Orangeville Citizen on July 7, 2016, the Bylaw has been forwarded to the Town Solicitor to be registered on title to the subject lands, and the Notice and Bylaw have been forwarded to the owner of the property.

Yours very truly

TOWN OF MONO

Mark Early, MCIP, RPP, CMO
CAO/Clerk

ME/jk
Encs.


.....
Mark Early, CAO & Clerk
Town of Mono

THE CORPORATION OF THE TOWN OF MONO

BYLAW NUMBER 2016 - 24

BEING A BYLAW TO DESIGNATE "ST. PETER'S HOUSE" LOCATED AT PART OF EAST AND WEST HALVES OF LOTS 8 AND 9, CONCESSION 7 EAST OF HURONTARIO STREET, PARTS 4 & 5, 7R-1848 AND PART 1 7R-1847 AND PARTS 1 & 2, 7R-521, IN THE TOWN OF MONO, COUNTY OF DUFFERIN, BEING PIN 34087-0009, AND MUNICIPALLY KNOWN AS 953376 7TH LINE, AS BEING OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST UNDER THE *ONTARIO HERITAGE ACT*, SECTION 29

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings, structures and parts thereof, in the municipality to be of historic or architectural value or interest;

AND WHEREAS Council of the Town of Mono has caused notice of its intention to designate the property described herein to be served on the owner thereof and on the Ontario Heritage Foundation and to be published in a newspaper having general circulation in the Town of Mono;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Corporation of the Town of Mono;

NOW THEREFORE THE CORPORATION OF THE TOWN OF MONO BY ITS MUNICIPAL COUNCIL ENACTS AS FOLLOWS:

- (1) The property described as Part of East and West Halves of Lots 8 and 9, Concession 7 East of Hurontario Street, Parts 4 & 5, 7R-1848 and Part 1 7R-1847 and Parts 1 & 2, 7R-521, in the Town of Mono, County of Dufferin, being Pin 34087-0009, and municipally known as 953376 7th Line, entered in the municipal assessment roll as 22-12-000-004-00800-0000, owned by Coptic Orthodox Patriarchate of Alexandria, The Church of The Virgin Mary and St. Athanasius, is hereby designated as being of architectural value or interest pursuant to the *Ontario Heritage Act*, Section 29.
- (2) The original photographs and record of property transactions contained in the Property Designation Report, a copy of which is attached hereto as Schedule "A", may be viewed at The Corporation of the Town of Mono, 347209 Mono Centre Road, MONO ON L9W 6S3, Telephone 519-941-3599, Fax 519-941-9490, Email mono@townofmono.com.
- (3) The reasons for the proposed designation are set out in Schedule "B" attached hereto.
- (4) The Town's solicitor is hereby authorized to cause a copy of this Bylaw to be registered upon the title to the property described above in the Land Registry Office.
- (5) The Clerk is hereby authorized to cause a copy of this bylaw to be served on the owner of the property described in paragraph 1 above and on the Ontario Heritage Foundation and to cause notice of this bylaw to be published in a newspaper having general circulation in the Town of Mono.

READ A FIRST AND SECOND TIME THIS 28TH DAY OF JUNE, 2016.

READ A THIRD TIME AND PASSED THIS 28TH DAY OF JUNE, 2016.


MAYOR


CAO/CLERK

PROPERTY DESIGNATION REPORT

COPTIC CHURCH - ST PETER'S HOUSE

TOWN OF MONO HERITAGE ADVISORY COMMITTEE

LEGAL DESCRIPTION: E 1/2 Lot 9, Con 7 EHS
953376 7th Line EHS

ASSESSMENT ROLL NO: 221200000117900000

PARCEL REGISTER:

CURRENT TITLE HOLDER OF PROPERTY: Coptic Orthodox Patriarchate the Church of the Virgin Mary and St. Athanasius (Coptic Church)

DATE OF SUBMISSION: May 10, 2016

GENERAL DESCRIPTION:

The subject of this report is an original red brick farm house built circa 1880's or 90s, currently owned by the Coptic Church as part of a complex of buildings on this site. It has been modified over the years, but still exhibits most of the original red brick exterior, showing unique and highly decorative brickwork of buff coloured courses, arches, quoins and lintels.

OVERVIEW:

1. HISTORIC SIGNIFICANCE

I. AGE OF BUILDING

Circa 1880's or 1890's based on brickwork and materials, and on the fact that a \$300 mortgage was taken out in 1893, and the 1904 Mono Tax Assessment shows \$50 for land value and \$250 for building value. Exact date unknown as tax assessments for that time were lost to fire.

II. CHAIN OF TITLE

- James Armstrong received his Patent from the Crown on July 9, 1840 for the E 1/2 Lot 9, Con 7 EHS Mono
- James Armstrong sold to James Lewis (d. 1891) of Ireland in 1850, who lived there with his wife and nine children in a log home.
- James' youngest son, Thomas Tate Lewis (b. 1851, d. 1924), and his wife Mary (nee Henry d. 1918) lived there and took over from James. They had no children. It is possible that Thomas was responsible for building the current red brick house during this time.
- Thomas sold to his neighbour Mark Varey (b. 1857, d. 1939) in 1911
- after Mark's death in 1939, Mark's wife Ellen sold to their son William Joseph Varey (b. 1895, d. 1967) in 1942
- sold to [REDACTED] in 1958
- sold to [REDACTED] in 1973
- sold to Cistercian Monastery of Notre Dame in 1981
- sold to Ukrainian Catholic Episcopal Corp. of Easter Canada in 1999
- sold to Coptic Orthodox Patriarchate of Alexandria in 2014 until present

III. IMPORTANT PERSONS / EVENTS / COMMUNITY FUNCTION

The house was the original Cistercian Monastery which housed the monks from Oka Quebec who came to introduce Cistercian life in Ontario. This building was

rear block. Decorative buff brick quoins (flush, 3 course) mark the corners typical for this era.

D. ORIGINAL FEATURES

On the exterior only the brick work appears to be original - the roof, windows, doors are not original. There are numerous patchings of newer bricks.

E. ALTERATIONS / ADDITIONS / ANOMALIES

There is evidence of numerous alterations to the exterior.

General: New windows throughout. The rubble foundation has been shored up with concrete. Originally, the house likely had bargeboard at the eaves, but this feature no longer remains.

East facade front block: The front door on the east facade has been patched in and replaced with a window. The dormer window above the front door appears to have replaced a door. Possibly there was at one time a wrap around porch that spanned the east and south facades, although the proportions and spacing between the ground floor door and the second storey door do not lend themselves to this design, and no ghosting of this porch is evident now. Possibly there was just a small flat roofed wood portico at the front door.

South facade front block: no patching apparent.

South facade rear block: A doorway has been patched. The brickwork above the eastern most window of the rear block has been patched.

North facade front block: There is ghosting of an old roof line above the front ground floor window, matching the slope of the main roof line - this may explain why strangely the decorative brick course does not wrap around onto this side of the house. This side has a very definitive change in brick colour between the ground floor and the second floor. Possibly there used to be a wing here that was removed resulting in a patch job to the entire ground floor on this facade. The quoins on the north west corner of this addition do not match the rest of the house, and the rear facade of this addition has not had the attention to detail that the rest of the house exhibits - another clue that it might not be dated to the original house.

North facade rear block: A large patch of modern brickwork appears where an old chimney or wood stove was likely located. The quoin work is less substantial than the rest of the house, only showing alternating courses rather than 3 courses. A wood or vinyl clad shed dormer has been installed on the roof, poor in scale and proportion to the original house. One new window and a double sliding door have been installed on this side with no attempt to match the existing detail. A deck has been built, likely about 15 years old.

West facade front and rear blocks: Four new windows, three in the rear block and one in the front block, and a single door have been installed with no care for detail or any effort to match the original house. A later exterior chimney exists, and the bricks do not match the house, and they are spalling off just above the level of the top of the second storey windows. A vinyl or wood clad shed exists off the back wall, or it may be the outdoor entrance to the basement.

F. OUTSTANDING ARCHITECTURAL FEATURES

The decorative course of alternating red and buff bricks that bisect the windows is unique and likely the only example of this in Mono.

G. OUT BUILDINGS

Not applicable.

H. STATE OF REPAIR

Generally the exterior is an average state of repair. Although it appears sound there are numerous areas of unattractive brick patchings that do not match the original brick, or the original design patterns.

used by them until the main church was built on the hill. It was later used by the Ukrainian Catholics as a house for the head or manager of the monastery.

The Cistercians converted this house to a Monastery which housed many monks who lived, died and were buried on these properties. They took their relics with them when the place was sold due to financial problems.

The house has significant history as well as cultural and religious values. It was not just a place to sleep as it appears now, but rather it was a Monastery, which is spiritually indispensable for the Catholics and Eastern Churches, and is of vital importance for the faithful. As a place of peace and prayer, the monastery is the very heart of the Church. In his Apostolic Letter *Oriente Lumen* (The Light of the East), His Holiness Pope John Paul II states: "Monasticism has always been the very soul of the Eastern Churches ... The monastery is the prophetic place where creation becomes praise of God, and the precept of concretely lived charity becomes the ideal of human coexistence, becoming a reference point for all people ..." It is a powerhouse of prayer, enabling God's grace to flow like a spring of living water to all Christians.

The house was visited by Cardinals and Bishops from the Roman Catholics, Ukrainian Catholics and Coptic Orthodox churches.

IV. SIGNIFICANCE OF SITE / ENVIRONS

Not applicable.

II. ARCHITECTURAL SIGNIFICANCE

I. DESCRIPTION OF SITE / ENVIRONS

The farmhouse is set back off the road, located at the end of a long treed driveway. Likely the land around the house was originally cleared, but it is now forested. A pond and water pump are located behind the house, surrounded by cedars and willow trees.

II. EXTERIOR

A. GENERAL DESCRIPTION

Substantial for its time, this home is an "L" shaped, or cross gabled, one and half storey red brick Gothic revival farm house. The main east facade facing the road has the ghost of a centre door (now in-filled with a window), and is still flanked by two windows, and a centre dormer window above. The front block likely pre-dates the rear block. The south facade shows the co-joining of the two blocks, with the rear block likely having been a summer kitchen and having one dormer. The north facade has four arched windows and the ghost lines of an old addition. The west facade has been altered significantly with numerous patchings and new windows and door openings.

B. ARCHITECTS / BUILDERS / CONTRACTORS

Unknown. Likely the house was built in the 1890's during ownership of Thomas Tate Lewis.

C. CONSTRUCTION MATERIALS AND SOURCE

The red and buff brick facade is notable for its unique and decorative course work - an alternating red and buff header course, sandwiched between buff stretcher courses, that bisects the windows at two thirds height - a detail not common to Mono at this time. Strangely this feature is not carried around the north and west facades - possibly due to the existence of another wing that at once likely occupied the north facade as evidenced by the ghost lines. There are buff brick arches above the windows on the east and south facades of the front block, and buff brick lintels above the windows on the south facade of the

I. HERITAGE CONSCIOUS MAINTENANCE / RESTORATION EFFORT

None.

III. INTERIOR

A. GENERAL DESCRIPTION

The interior has been greatly renovated and altered. The only remaining visible original features appear in the basement foundation, the dining room, the stairwell, and some trim work.

B. FINISHING MATERIALS AND SOURCE

Wood trim, rubble stone foundation.

C. ORIGINAL FEATURES

The wood trim in the dining room around the windows, the wood banister, the balustrade, newel post and decorative stair stringer appear to be original. The baseboard in the dining room appears to be original. An original iron floor grate exists at the foot of the stairs.

D. ALTERATIONS / ADDITIONS / ANOMALIES

Numerous alterations have occurred throughout the house. There are no visible original features left anywhere inside the house except in the dining room (the dining room being located in the southeast quadrant of the front block. New windows, doors, ceilings, flooring throughout.

E. OUTSTANDING ARCHITECTURAL FEATURES

None, with exception of the components of the main stairs, being the decorative woodwork on the stair stringer, the balustrade and railing.

F. STATE OF REPAIR

Average. Almost the entire interior has been renovated / altered. The new installations are in fair condition, but dated, and do not enhance the house in any way in relation to its original state.

G. HERITAGE CONSCIOUS MAINTENANCE / RESTORATION EFFORT

None.

III. REFERENCES & RESOURCES

TITLE RECORDS:

Laura Camilleri - Archivist, DCMA

PERSONS OF INTEREST:

Dr. Nashed Youssef - Coptic Orthodox Church, Director

Karen Rosenbrock - advisor to Coptic Church

PHOTOS:

Peter Dusek, Kirsten Ball - Mono Heritage Advisory Committee

IV. RECOMMENDATIONS

Based on the research cited in this report, it is recommended by the Town of Mono Heritage Advisory Committee that the entire exterior of this house, and all original elements of the main staircase and the original baseboard and trim in the dining room, be designated for historic and architectural reasons under Part IV of the Ontario Heritage Act.

SCHEDULE "A" to Bylaw 2016-24
Page 5

DESIGNATION CRITERIA COLLECTED BY:

Laura Camilleri - Archivist, DCMA

Kirsten Ball, Shirley Bennett, Liz Bernardi - Mono Heritage Advisory Committee

REPORT PREPARED BY:

Kirsten Ball, Shirley Bennett, Liz Bernardi - Mono Heritage Advisory Committee

REPORT SUBMITTED TO TOWN OF MONO COUNCIL BY:

Mono Heritage Advisory Committee

SCHEDULE "B" to Bylaw 2016 – 24

REASONS FOR THE PROPOSED DESIGNATION

St. Peter's House has cultural heritage value in that it is a good example of an Ontario gothic revival farmhouse typical to the area, dating from the 1890's. It is representative of farmhouses of this area and era in its design, scale, material, and construction method. It is of sturdy and substantial scale for its time and location, the exterior bricks still being in good condition, and the triple course quoins being common to the area. The decorative and distinctive dichromatic brickwork of alternating red and buff bricks is a unique design feature and is a pattern not common to Mono. The house is typical of this style in that it has a storey and a half front block, with a centre door, dormer, and stairwell plan, and a rear cross gabled kitchen block. Upon close inspection some names and designs dated 1917 can be found inscribed into the exterior brickwork. The homestead served to anchor the working farm, and is both physically and visually linked to its surroundings, being settled in the landscape with a pond and cedar and willow trees behind, and a dug well with a hand water pump mounted on top.

St. Peter's House's cultural heritage value also lies in its more recent use as a monastery in direct association with the following religious organizations:

Cistercian Monastery of Notre Dame from 1981 - 1999

Ukrainian Catholic Episcopal Corp. of Eastern Canada from 1999 - 2014

Coptic Orthodox Patriarchate of Alexandria, The Church of The Virgin Mary and St. Athanasius from 2014 to present

JUL 06 2016



THE CORPORATION OF THE TOWN OF MONO

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1990 R.S.O. CHAPTER 0.18

ST. PETER'S HOUSE

Owned by Coptic Orthodox Patriarchate of
Alexandria, The Church of the Virgin Mary
Part of the East Half of Lots 8 and 9, Concession 7 EHS,
in the Town of Mono, County of Dufferin,
municipally known as 953376 7th Line EHS, Town of Mono

NOTICE OF DESIGNATION

TAKE NOTICE that the Council of the Town of Mono passed Bylaw No. 2016 - 24 on the 28th day of June, 2016 designating St. Peter's House located on part of the East Half of Lots 8 and 9, Concession 7, East of Hurontario Street, municipally known as 953376 7th Line, in the Town of Mono, in the County of Dufferin, in the Province of Ontario.

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Coptic Orthodox Patriarchate of Alexandria 2014 to present

KEY MAP



Mark C. Early, MCIP, RPP, CMO
CAO/Clerk
Town of Mono
347209 Mono Centre Road
MONO ON L9W 6S3
519-941-3599 Ext 226