



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Ext. 2223

E-mail: slankheit@orangeville.ca

November 23, 2016



Attn: Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

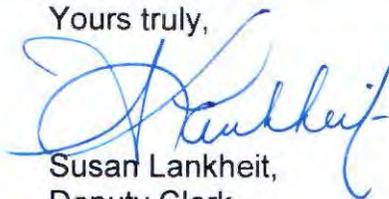
Dear Sir:

Re: Notice of Passing of Heritage Designation By-law No. 116-2016
– Town of Orangeville, 330 Blind Line

Please be advised that Orangeville Council, at its meeting held on November 14, 2016 passed By-law No. 116-2016 for the purpose of designating the above noted property as being of architectural and historical value or interest.

The attached notice of the passing of the by-law will be published in the Orangeville Citizen newspaper on Thursday, December 1, 2016. Attached is a certified copy of the respective by-law, which is being provided to you in accordance with Section 29(6) of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18*, as amended.

Yours truly,



Susan Lankheit,
Deputy Clerk

Encl.



THE CORPORATION OF THE TOWN OF ORANGEVILLE

NOTICE OF PASSING OF HERITAGE BY-LAW

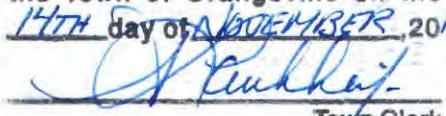
In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

And in the matter of the lands and premises located on the property described as Part Lot 3, Concession 3 WHS, municipally known as 330 Blind Line, in the Town of Orangeville, in the County of Dufferin, in the Province of Ontario.

TAKE NOTICE that the Council of the Corporation of the Town of Orangeville has passed By-law Number 116-2016 to designate the property municipally known as 330 Blind Line, as being of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Dated at the Town of Orangeville this 1st day of December, 2016.

Susan Lankheit, Deputy Clerk
87 Broadway,
Orangeville, Ontario
L9W 1K1

Certified a true copy of By-law/
Resolution Number 116-2016
passed by the Municipal Council of
the Town of Orangeville on the
14TH day of NOVEMBER, 2016

Town Clerk



The Corporation of the Town of Orangeville

By-law Number 116 - 2016

**A by-law to designate the property located at 330 Blind Line,
as being of architectural and historical significance.
(Part Lot 3, Con 3 WHS)**

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O., 1990 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

And whereas, on September 12, 2016, Council authorized staff to proceed with the designation process for the property located at 330 Blind Line;

And whereas a "Notice of Intention to Designate" the property located at 330 Blind Line was published on the Town Page in the Citizen newspaper on September 22 and October 6 and posted on the Town website;

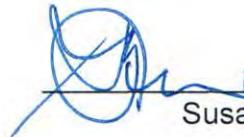
Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That the land and building located on the property described as Part Lot 3, Con 3 WHS, municipally known as 330 Blind Line be designated as being of architectural and historical value or interest under Part IV of the Ontario Heritage Act.
2. That the reasons for designation of the land and building on the property located at 330 Blind Line, Town of Orangeville, are more particularly described in Schedule "A" attached hereto.
3. That the Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as Part Lot 3, Con 3 WHS, in the Land Registry Office for the Land Titles Division of Dufferin (No. 7).
4. That the Clerk is hereby authorized to cause a copy of this by-law to be served on 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 municipality.

Passed in open Council this 14th day of November, 2016.



Jeremy D Williams, Mayor



Susan Greatrix, Clerk

Schedule 'A'

Property: 330 Blind Line
Legal Description: Con 3 W, E Pt Lot 3
Assessment Roll Number: 22-14-020-031-01905-0000
Owner: [REDACTED]

Reasons for Designation

This property is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical and contextual value.

Historical and Biographical Note

Lot 3 was part of crown land purchased by Adam Ravan in 1828. These 100 acres were sold to Samuel Montgomery in 1835. Montgomery was born in Tyrone, Ireland in 1797 and immigrated to Canada West in 1824 with a brother and two sisters. In 1827 he married Elizabeth Day of Philadelphia, the daughter of the ship's captain. They had 14 children. The stone house was built by 1842, as the obituary in the Banner for his son Samuel (b. 1842-1914) states that he "was born in the stone house on Blind Line". Samuel also bought Lot 4 in 1847 and his first son James (b. 1828) and family were deeded the east half in 1851. The west half went to Samuel Jr. and his wife Elizabeth Irvine. Samuel Sr. and Elizabeth were still in the stone house in the 1861 census. As a large landowner he made his political thoughts known that Orangeville was entitled to be the Hurontario county town. Samuel died in 1884 and this property with its 100 acres passed to his son Benjamin (b. 1856). Benjamin, his wife Catherine, their four children and his mother Elizabeth moved to Orangeville by 1891 where he worked as a team driver and rented out Lot 3. They had moved to Toronto by 1901. In 1910 Benjamin Montgomery sold the property to Eliza Agnes Irwin, a widow who also owned the east half of Lot 4 from James Montgomery. Eliza died in 1924 and her executors sold in 1926 to Robert E. Moule, a builder.

Moule sold the following year to Colonel Allen Elsworth Taylor, a farmer from Forest Hill Toronto. The land was still rented out to farmers and their families through this time. Norman Robinson and family were listed as tenants in 1925. In 1930 this was purchased by Isaac J. Murphy, a farmer, and then in 1955 the

100 acres were sold to land development companies. In 1965 Xalapa Corporation sold to Veterinarian Murray Dudgeon and in 1968 divided a 0.607 acre part of Lot 3 and sold it to the Director of the Veterans Land Act. In 1974 it was sold to Eleanor Christine Misener and passed through many owners until bought by [REDACTED], and now remaining as a family home.

Architectural Evaluation

This is a very early rare stone c. 1840 Georgian style house constructed from local rubblestone. A two-storey it has a gable roof pierced on the central south side by a brick chimney. The soffit and fascia are wood and the gables have wood shingle siding with a small square window in the north gable. The rubblestone has been given a mortar parge with incised lines to give the impression of dressed stone while the larger quoin stone blocks are semi-dressed. It sits on a rubblestone foundation. The two-bay front facade has the entrance on the east. The flat lintels of a dressed stone appear to be later replacements as are the sills which were probably originally wood. All windows are replaced 6/6 sashes except possibly the small four pane gable sash. Decorative shutters have been added to the front openings. The front door is a later replacement in the Eastlake style behind a wood decorative screen door. A small single-storey board and batten addition is on the south with large horizontal rectangular windows. The north end has an added breezeway and three car garage in the same board and batten.

Description of the Heritage Attributes

Unless otherwise indicated, the reason for designation applies generally to all exterior elevations, facades, roof and trim, architectural detailing and construction materials. These specifically include:

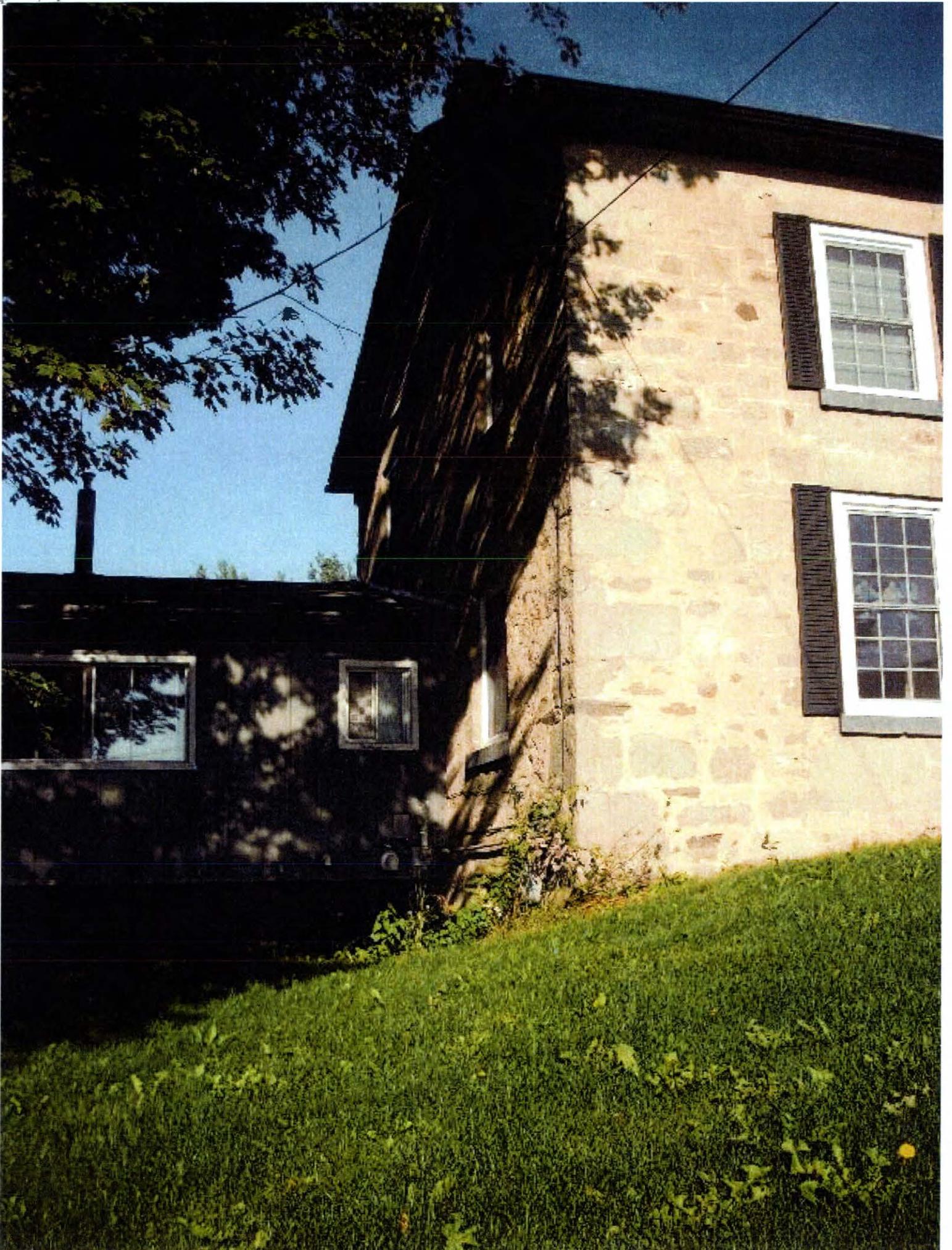
- a rare stone building in Orangeville
- all original stonework
- original gable window
- a good example of early vernacular Georgian residence style
- a testament to the pioneering first families
- use of local materials

Policy Framework

The Provincial Policy Statement PPA 2.6.1 states that: “significant built heritage resources and significant cultural heritage landscapes shall be conserved”. This is integrated with the Ontario Heritage Act which grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation.







Schedule 'B'



Town of Orangeville
HERITAGE ORANGEVILLE
87 Broadway, Orangeville, Ontario L9W 1K1
Tel. 519-941-0440 Fax 519-941-9033 Toll Free 1-866-941-0441
e-mail: ihurtubise@orangeville.ca

**OWNER AUTHORIZATION
FOR DESIGNATION OF PROPERTY**

I/We, [REDACTED], owner(s) of the property located at **330 Blind Line**, Town of Orangeville, described as **Con 3 W, E Pt Lot 3**, support the Council of the Town of Orangeville proceeding with designation of the property.

Dated at Orangeville, Ontario this 12th day of July, 2016.

[REDACTED]
Signature of Owner

[REDACTED]
Signature of Owner