



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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

Ce document est tiré du registre électronique. tenu 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**.

BEING A BY-LAW TO DESIGNATE A LAND AND PREMISES
UNDER THE ONTARIO HERITAGE ACT
FOR THE [REDACTED]
LOT 15, CONCESSION 5, HAMILTON TOWNSHIP

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes Council of a municipality to enact By-laws to designate real property, including all buildings and/or structures thereon, to be of architectural or historic value or interest, and;

WHEREAS the Council of the Corporation of the Township of Hamilton has caused to be served on the owners of lands and premises below, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and/or buildings and has caused such notice of intention to be published in the Cobourg Star having general circulation in the municipality once for each of three consecutive weeks, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality.

NOW THEREFORE BE IT RESOLVED, that Council of the Corporation of the Township of Hamilton, ENACTS as follows:

1. There is designated as being of architectural and historical value or interest the real property as follows;

a) [REDACTED] - [REDACTED]
Lot 15, Concession 5
R.R. #6
Cobourg, Ontario
K9A 4J9

- Good example of a late 19th century classical revival Farm House.

2. The Clerk is hereby authorized to cause a copy of the By-Law to be registered against the properties described above in the proper Land Registry Office.
3. 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 the Cobourg Star having general circulation in the municipality once for each of three consecutive weeks.

This By-Law given a FIRST, SECOND and THIRD READING and FINALLY PASSED this 7th day of January, 1992.

Charlotte Day Ireland
REEVE

Peggy Cramp
CLERK

CERTIFIED TRUE COPY

Peggy Cramp
CLERK / TREASURER

ROSEVEAR/BROOKS, [REDACTED]

Address: Cold Springs, Lot 16, con.5
Hamilton Township,
R.R.6, Cobourg, Ont.

Owner/builder: Rear frame section-probably Edward Nixon c.1865,
brick front- John C. Rosevear c.1900

Present owners: [REDACTED]

Historical analysis, October 1991:

In 1801 lot 16, concession 5, was granted to William Sheppard, an absentee landowner and fur trader. In 1827 the whole 200 acres were sold to David Sidey, a Scotsman who had had a tavern on Rice Lake. Sidey moved to Upper Cold Springs c. 1830 and built a house on the highest elevation overlooking the Rice Lake Plains. In 1839 he sold the southwest 40 acres of his lot to Joseph Nixon. (see map) The 1851 Canada census shows Joseph Nixon had a log house on the property. Ten years later 29-year-old George Nixon is occupying the one storey log house and his property is valued at 200 pounds. The Sidey property across the road was rented by Henry and Elizabeth Ward who also had a log house in 1861. Nixon later owned this farm as well and sold 110 acres in 1873 to Richard Harper and the [REDACTED]

By 1867 Edward Nixon, a 27-year-old carpenter, was renting 3 of George Nixon's 40 acres "west of the gravelled road" and purchased the land in 1873 for \$150. In 1867 the 3 acres were assessed at \$240 but by 1876 the value had gradually risen to \$500 therefore it would appear that Edward Nixon must have built a frame house sometime during those years. By 1877 Edward had disappeared from township records. In 1881 George B. Nixon, who was farming in the Baltimore area, purchased the 3 acres for \$800 from Edward Nixon, who was at this period pioneering in Dakota. Records show no grist mill on the property.

The next year George B. Nixon sold the 3 acres to George and Cecelia Thompson for \$1050. In 1895 Matthew Rosevear, a prosperous farmer, purchased the property for \$1100. The assessment had by this time risen to \$700 and remained at this level until 1900, the last year figures are available. This assessment is comparable to the 1900 assessments for the Mock/Ainslie brick cottage (2 acres \$650) and the McCune/Beedham one and a half storey frame house (1/2 acre \$500) to the north.

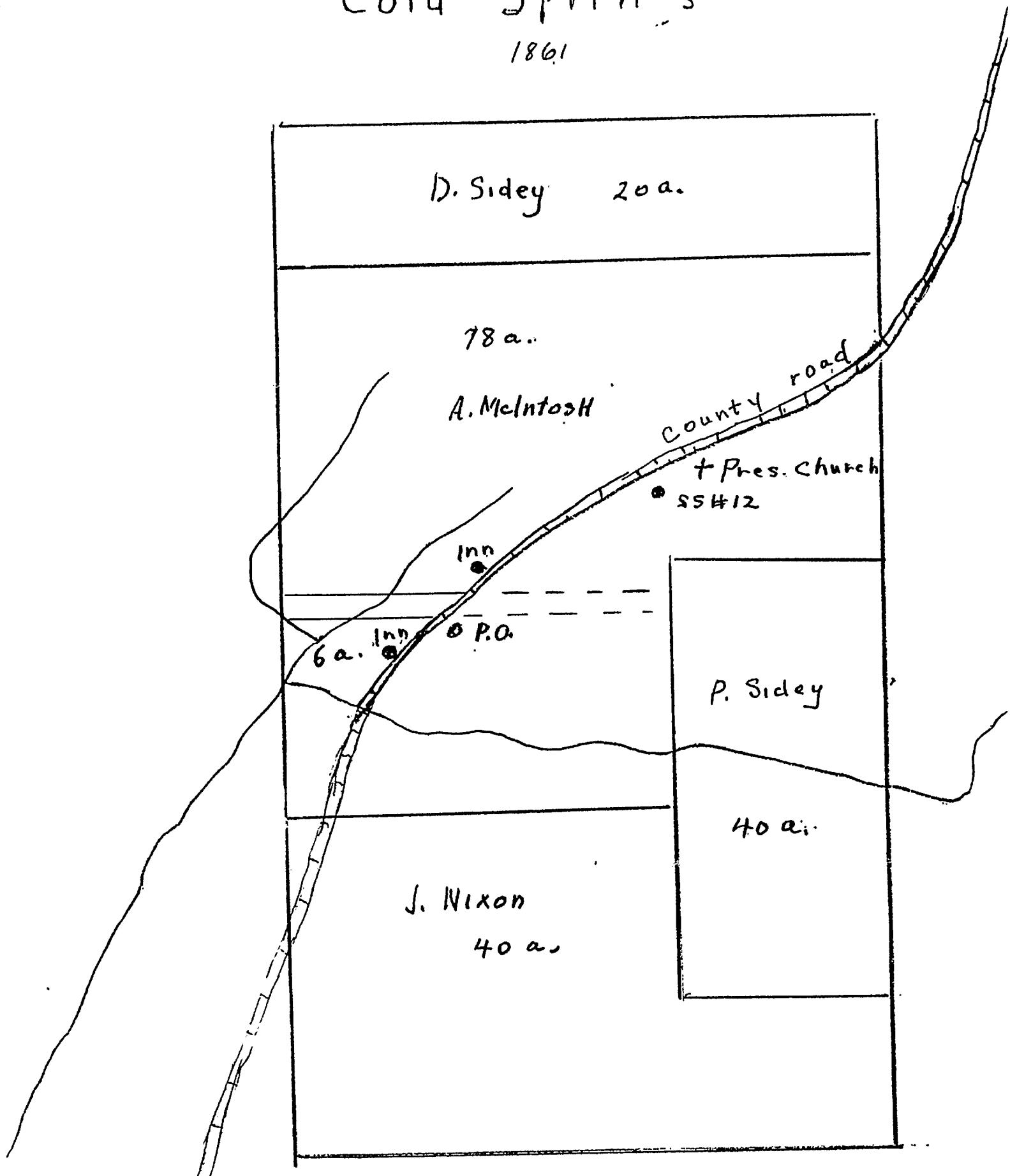
In 1896 on the death of Matthew Rosevear, the house and 3 acres were purchased from the estate for \$900 by his son, John C. Rosevear (1846-1922). John C. was a prominent Tory farmer who had run successfully for provincial parliament in 1879 and served as reeve and deputy reeve for Hamilton Township in 1896-7.

It is thought by Cold Springs historian, Muriel Brooks Maughan, that the two storey brick front was added to the frame house by John C. Rosevear sometime between 1900 and 1905 after which the house was sold to Hugh Donaldson. The frame rear part of the house had several rooms according to the Brooks family.

On Donaldson's death in 1916 the house was purchased by [REDACTED] (1848-1932) and [REDACTED] who lived there until their deaths. A few years later the house was taken over by a son, [REDACTED] (1889-1969), and he and his wife, Verna, a practical nurse, ran a nursing home there for bed-ridden people until the mid 1960s. [REDACTED] divided the house into two apartments and lived in the upper storey after her husband's death. In 1972 she retired to Cobourg and now at the age of 94 is a resident of the Gold Plough. The house has since had several owners until the [REDACTED] purchased the property a few years ago.

Cold Springs

1861



Lot 16, con. 5