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TOWN OF INNISFIL

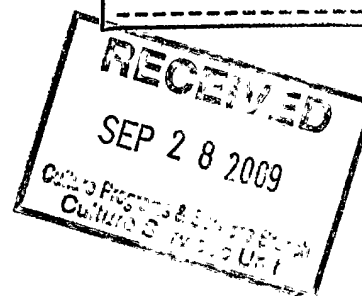
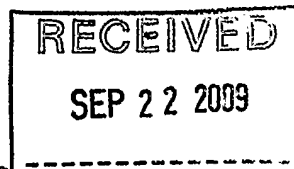
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September 21, 2009

Ontario Heritage Trust
10 Adelaide Street, East
Toronto, Ontario
M5C 1J3

Attention: Ms. Catherine Axford, Executive Coordinator &
Executive Assistant to the Chairman

Subject: Town of Innisfil – Designation By-law 090-09 – 1629 – 3rd Line, Churchill



Please be advised that Council for the Town of Innisfil adopted By-law 090-09 on September 2, 2009 to designate 1629 – 3rd Line, being Part of North Part Lot 20, Concession 2, Reference Plan 51R-10763, Parts 1 to 4 under Council Resolution No. CR-371.09.

Attached please find 1 duplicate copy of By-law 090-09 for your records.

The Innisfil Heritage Committee in cooperation with Council will be hosting the “Plaque Ceremony” on October 4, 2009 from 2-4 p.m. at the home of [REDACTED] [REDACTED] – 1629 – 3rd Line in Churchill. A formal invitation will be mailed this week.

Trusting this is satisfactory.

Yours truly,

Kim Creamer,
Committee Coordinator
Clerk Services

Cc Mayor & Council
J. Leach, Town Clerk

DUPLICATE ORIGINAL

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. 090-09

A By-law of The Corporation of the Town of Innisfil to designate a certain property as being of historic and/or architectural value or interest, being Part of North Part Lot 20, Concession 2, Reference Plan 51R-10763, Parts 1 to 4, known municipally as 1629 – 3rd Line, Town of Innisfil, County of Simcoe.

WHEREAS pursuant to Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact by-laws to designate real property including the buildings and structures thereon to be of historic, architectural, cultural heritage and value or interest; and

WHEREAS the Council of The Corporation of the Town of Innisfil has been requested to designate the land and building at 1629 – 3rd Line, Town of Innisfil, County of Simcoe as historic; and

WHEREAS notice of intention to designate 1629 – 3rd Line has been served on the Ontario Heritage Foundation and such notice of intention has been publicized once in a newspaper having a general circulation in the municipality; and

WHEREAS the reasons for designation are set out in Schedule “B” attached hereto and forming part of this by-law.

NOW THEREFORE the Council of The Corporation of the Town of Innisfil enacts as follows:

1. That the following real property more particularly described in Schedule “A”, attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

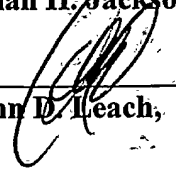
Part of North Part Lot 20, Concession 2
Reference Plan 51R-10763, Parts 1 to 4
1629 – 3rd Line
Town of Innisfil, County of Simcoe

2. That the Town is hereby authorized to cause a copy of this by-law to be registered against the property designated in Schedule “A”, attached hereto in the Property Land Registry Office.

READ A FIRST AND TAKEN AS READ A SECOND AND THIRD TIME AND FINALLY PASSED THIS 2ND, DAY OF SEPTEMBER, 2009.



Brian H. Jackson, Mayor



John D. Leach, Clerk

SCHEDULE "A"
TO BY-LAW 090-09

In the Town of Innisfil, in the County of Simcoe, property described as follows:

Part of North Part Lot 20, Concession 2
Reference Plan 51R-10763, Parts 1 to 4,
1629 – 3rd Line
Town of Innisfil, County of Simcoe

SCHEDULE "B"
TO BY-LAW 090-09

Description of Property:

Part of North Part Lot 20, Concession 2, Reference Plan 51R-10763, Parts 1 to 4, being 1629 - 3rd Line, Town of Innisfil, County of Simcoe

The farmhouse is located on the south side of the 3rd line of Innisfil, (Attachment 1) and is a stately two-storey, solid red brick building, with three "bays" and a chimney at each gable end. The 4.13 acre (1.67 hectares) property comprises the main farmhouse, built in three sections, a tree lined driveway, a board and batten chicken barn and a hand dug well.

Statement of Cultural Heritage Value or Interest

This architectural and cultural value of this property is a fine example of an 1860's upscale Georgian style farmhouse. The main house is built in a "T" formation; a rectangular-shaped building with two sections inline behind it. The main section has a chimney at either end of the roof, and there is one at the end of the second section. It is of solid brick construction, and two storeys in height. The front façade of the building, facing north, depicts a fanciful "Flemish Bond" pattern, while the other sides of the home have amore normal "Common Bond" pattern. The brick walls are between three and five courses deep and crafted from clay found on the adjacent field. The house was originally built with buff-coloured brick corners (quoins) which have now been painted white to protect the softer bricks. A raised band of bricks runs across the front and sides of the house beneath the second storey windows. The house features a restored verandah with "bell" roof, and an enclosed sun porch addition on the west side. (Photo 1) The home sits on field-stone lined foundation.

The second section is the kitchen with a room above it; the third section (the present garage), was used as a summer kitchen or housed buggies. The joists supporting the floors of the kitchen and "garage" are full cedar tree trunks complete with bark. The flooring in the garage is the original wide hand-sawn boards.

The chicken barn has the original board and batten siding, while the main frame is built of 10 inches x 9 inches (25.4 centimetres by 22.9 centimetres) axe hewn beams, either 15 feet (4.57 metres) or 25 feet (7.62 metres) long. Square nails were used in the construction, and the original hardware has survived.

The dug well is still functioning and is stone lined to about 12 feet depth (3.66 metres). It was later drilled to a depth of 110 feet (33.53 metres) and provides water for the home today. (Photo 17)

Landscaping is contemporary with the house and features many original trees, mainly maples, lining both sides of the driveway.

Description of Heritage Attributes

Key exterior attributes that exhibit the heritage value of the farmhouse as a good example of an upscale dwelling include:

Architectural Components

- Regency style doorway comprised of a transom window above and sidelights on either side of the door all containing original glass panes; (Photo 2)
- Italianate style door with rounded door panels; (Photo 3)
- Shutters adorning each window featuring the original self locking hardware and working louvers on the bottom panels; (Photo 4)
- Two chimneys on end gables with Gothic vents; (Photo 4 & Photo 5)
- Return eaves and with decorative brackets under eaves; (Photo 6)
- Fancy brick lintels comprised of a soldier brick course above all windows and doors;
- Windows with six over six 11 inches x 15 inches (27.94 centimetres by 38.1 centimetres) original glass panes in double hung sashes; (Photo 7)
- Field stone cellar with windows.

The interior of the house has been maintained and is a typical centre hall plan with a central staircase and two rooms on either side. Some of the key interior features include:

- Deep window sills with decorative panels under the windows with original sash locks with porcelain knobs; (Photo 15)
- Plaster cornices; (Photo 10)
- Plaster ceiling medallions in front hall and dining room; (Photo 11)
- High wooden baseboards and period trim around window and door frames; (Photo 12)
- Original staircase with turned spindles and balustrade, and an exceptional “birdcage” at the foot; (Photo 14)
- Original front door lock and key hardware with cast iron hinges; (Photo 13)
- Original old-growth red pine floorboards throughout.

Historical Reasons

Francis Rogerson, born August 9th, 1824, was one of 10 children born to James Rogerson and Mary Bell who emigrated from Dumfriesshire, Scotland and settled in Innisfil in 1833. The farmhouse was built in approximately 1864 by Francis. Later Francis was appointed a Justice of the Peace for Ontario and lived in the home until his death in 1912.

Contextual value

This farmhouse is a fine example of the period architecture of the time. The original brick structure has been maintained over the years with an historical replacement of the front veranda plus a closed-in sun porch addition to the west side of the house. The house has been sited on a hill with the back yard sloping down towards the fields which offers a fine vista to the south of the surrounding property.

The outbuilding or chicken barn has the original axe hewn logs with board and batten construction. (Photo 16, 18 & 19)

The tree lined driveway of hardwoods (primarily maples as well as few chestnuts, oaks and walnut trees), is a notable feature and adds to the appearance and the value of property and as many of these trees are the same vintage of the home should only be removed by force of nature or for matters of public safety.

**SCHEDULE "C"
TO BY-LAW 090-09**

EXTERIOR FEATURES



Photo 1 - Georgian style farmhouse with 3 bays or openings, end chimneys and a restored front veranda.



Photo 2 - Regency style door with transom, sidelights & door panels. Brickwork done in Flemish Bond pattern.

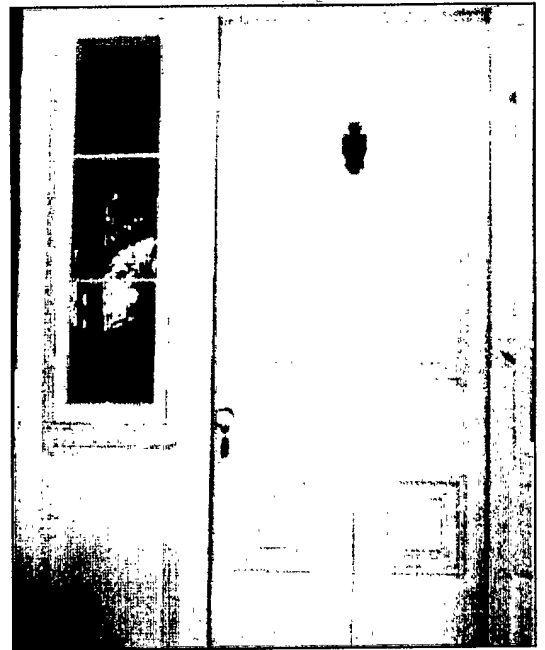


Photo 3 - Italianate style door with rounded upper door panels.

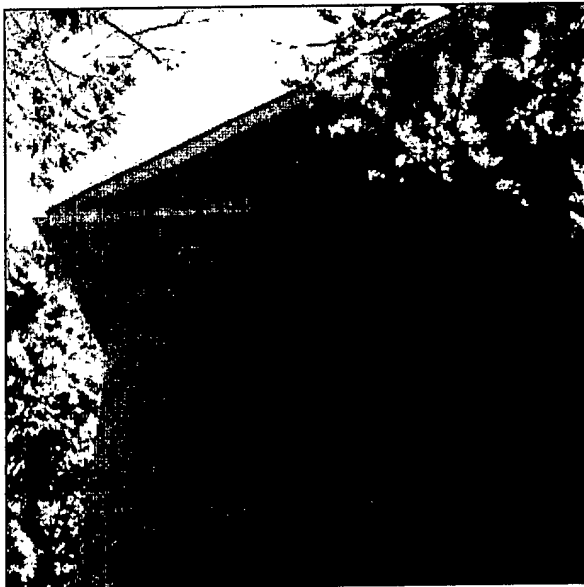


Photo 4 - Return eaves with decorative brackets underneath.



Photo 5 - Gothic vent in Gable End and Common Bond brick pattern.



Photo 6 - Chimney on gable end quoin corners.



Photo 7 - Original six over six pan windows and glass, with shutters and hardware.

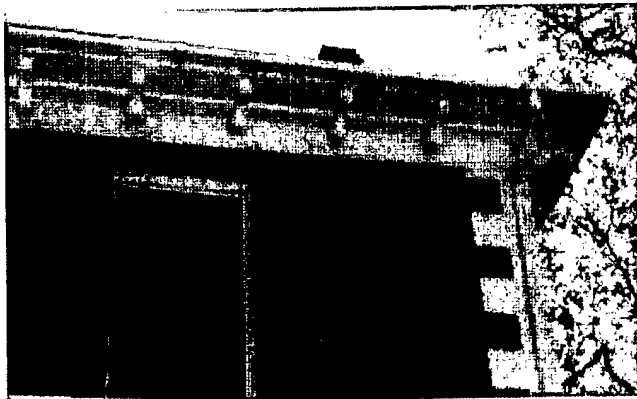


Photo 8 - Decorative eave brackets and quoin corners .



Photo 9 - Front and west façade with restored bell-roofed veranda, and sun porch.

INTERIOR FEATURES



Photo 10 - Plaster cornice mouldings in front hall

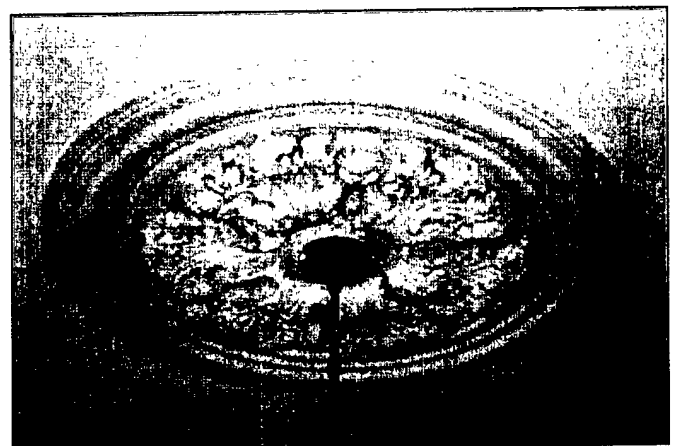


Photo 11 - Plaster ceiling medallion

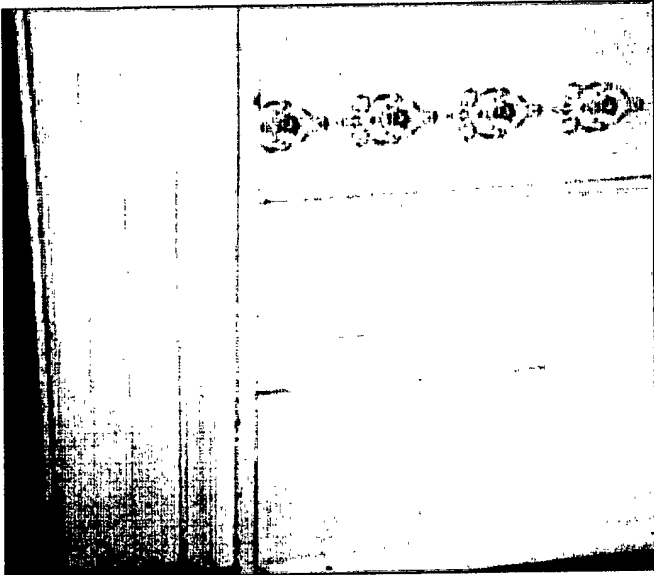


Photo 12 - High wooden baseboards, and trim around doorways

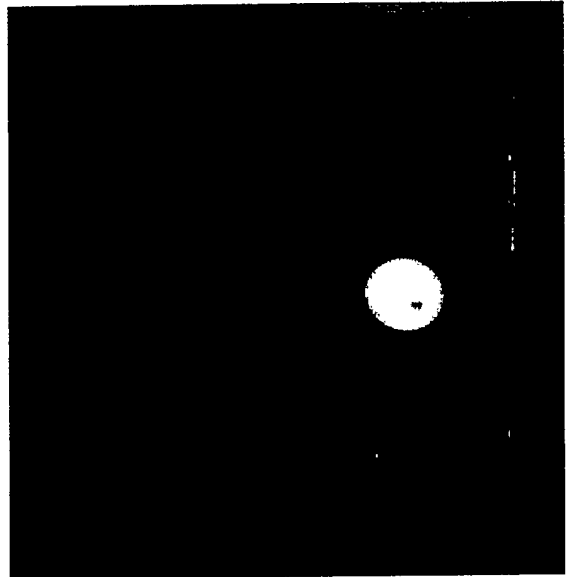


Photo 13 - Original front door lock and key

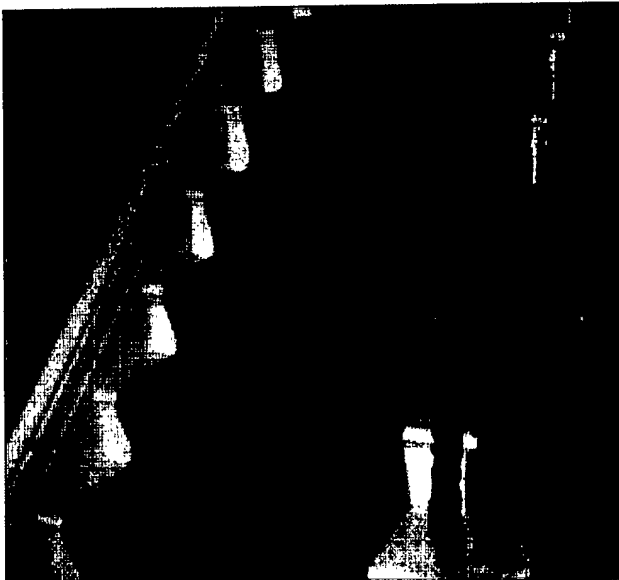


Photo 14 - Staircase with turned spindles and "birdcage" at the bottom,

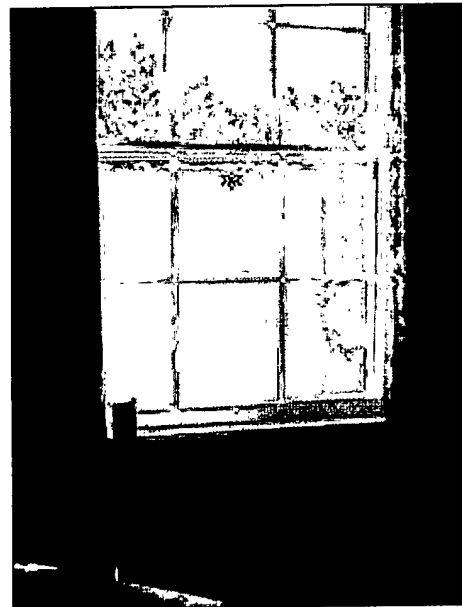


Photo 15 - Six pane window with porcelain knob closure, and wood panel beneath.

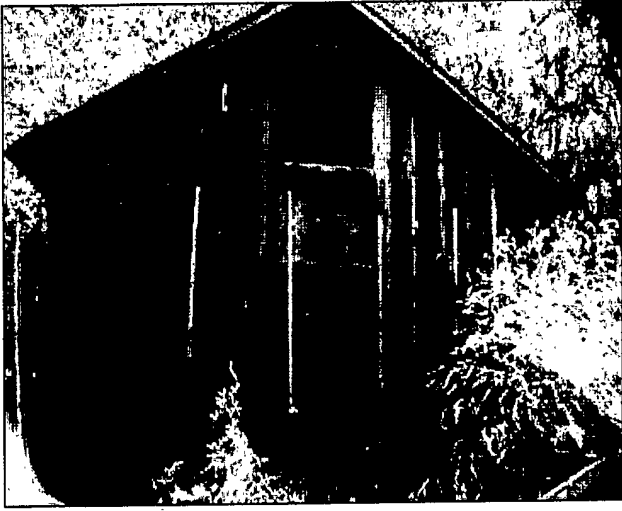


Photo 16 - Chicken barn with board and batten siding.



Photo 17 - Hand dug well.



Photo 18 - Axe hewn timbers of chicken barn.



Photo 19 - Original hardware on barn.



Photo 20 - Vista looking south from house to fields.

**Part of North Part Lot 20, Concession 2
Reference Plan 51R- 10763 , Parts 1 to 4
1629 - 3rd Line
Town of Innisfil, County of Simcoe**

