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March 1, 2011

Mr. Richard Moorhouse
Executive Director
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Mr. Moorhouse:

SUBJECT: Notice of Intent to Designate the Binnie House, 126 Sydney Street, Cornwall, Under Part IV of the Ontario Heritage Act

As per Council's motion to support Planning staff recommendations at their regular meeting of Monday, February 28, 2011, the attached **Notice of Intent to Designate** is being sent to the Ontario Heritage Trust to fulfill legislative requirements.

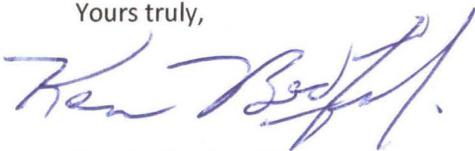
The proposal to designate 126 Sydney Street, under Part IV of the Ontario Heritage Act, results from a written request by the landowners in October 2009 and a subsequent review and request to designate by Heritage Cornwall.

This Notice will appear in a shortly upcoming Saturday edition of the Standard-Freeholder and a similar letter is being sent to the landowners.

In the event No Appeals to the Proposed Designation are lodged, a (Designating) By-law will subsequently be scheduled for Council to consider likely in early April. The By-law would then be registered on the title of the property by the City.

I trust the above information is satisfactory to you and should there be any questions/comments on this matter, please do not hesitate to contact this office accordingly.

Yours truly,



Ken Bedford, MCIP, RPP
Supervisor - Planning Division

KDB/tag

Attach: Notice of Intent to Designate

copies: Denise Labelle-Gélinas, Clerk
Stephen Alexander, General Manager, Department of Planning, Parks and Recreation
Christopher Granger, Chair, Heritage Cornwall

NOTICE OF INTENT TO DESIGNATE

Notice of Intention, to pass a Designating By-law for the Binnie House, located at 126 Sydney Street, under Part IV of the Ontario Heritage Act, as amended.

Take Notice, that the Council of The Corporation of the City of Cornwall intends to pass a Designating By-law under chapter 337, Section 29, Part IV of the Ontario Heritage Act, as amended.

And Take Notice, that any person or agency may appeal to the Conservation Review Board (CRB) in respect of the proposed Designating By-law by filing with the Clerk of the City of Cornwall, no later than thirty (30) days of the date of the publication of this Notice of Intention, a Notice of Appeal setting out the objection to the proposed By-law and the reasons in support of the objection.

The Property subject to the proposed By-law is legally described as South Side of Second Street, Part of Lot 13, City of Cornwall and specifically situated on the west side of Sydney Street and being the third property south of Second Street. The property has a frontage that measures approximately 43 feet and a depth of 176.45 feet, totaling an area of 0.17 acres.

REASONS FOR THE PROPOSED BY-LAW AND SPECIFIC ELEMENTS FOR THE COVERAGE UNDER SAID BY-LAW

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST (FORMERLY REFERRED TO AS “HISTORICAL/NARRATIVE”)

The property presently at 126 Sydney Street was owned by merchant Erwin Kewin as of 1871. The tall, narrow brick building on the site was built by Kewin in 1880 as his home, presenting what he felt was a beautiful, simple, elegant taste in the classic art of architecture, which was Victorian pre-Queen Anne style. He remained owner of the property until 1883.

The home was purchased by Mary Binnie, wife Reverend Robert Binnie of the Presbyterian faith, a pastor at Knox Church, which was directly across the street from the property. After a number of St. John's Presbyterian Church members broke away from the congregation to start their own, Reverend Binnie led them in building a larger building and was likely the reason behind the family purchasing 126 Sydney Street as to be close to the new edifice. Unfortunately the Reverend passed away two months after purchasing the home but the Binnie family remained in the home for 71 years. When the property was sold by the Binnies in 1954, the building was converted for commercial use. It remained in use by various doctors and lawyers until 2009 when the property was purchased and restored back to its original purpose as a residential home.

DESCRIPTION OF HERITAGE ATTRIBUTES
(FORMERLY KNOWN AS “HERITAGE CHARACTER STATEMENT”)

The Binnie House has gone through several renovations in its lifetime inside, but the original structure itself remains basically unchanged from the day it was built. The building has served the purpose of being a family home and an office for doctors and lawyers through its existence. The building has elements of the High Victorian Gothic Revival and Queen Anne styles that were popular in Cornwall at the time of its construction. The former style lasted for 20 years while the latter managed to hold out for 30 years in the city. The specific features of heritage importance to preserve are:

- the four sided triple red brick with contrasting yellow brick eyebrows over each window and door frame
- the wide verandah trimmed with white railings and fat columns as well as the vergeboard (original gingerbread on the front fascia and side gable)
- the two-storey gable decorated with vergeboard
- the stone foundation supporting the main building
- the front double doors with transom including inside matching double doors and hardware
- the original sash windows including interior and exterior trim
- the interior doors and hardware
- the original chimneys
- the historic maple tree that is situated on the south side of the property, behind the home and being 360 millimetres in circumference at the time of measurement in December 2010

Ms. Denise Labelle-Gélinas, Clerk
Corporation of the City of Cornwall
360 Pitt Street, Cornwall, ON
K6J 3P9

RECEIVED

MAR 14 2011

Correction to Notice of Intention to Designate

*For 126 Sydney Street
Commonly referred to as the Binne House*

A subject notice appeared in the Saturday, March 5, 2011 edition of the Standard-Freeholder, which identifies the Intention by the Municipality to Designate the Binnie House at 126 Sydney Street, Cornwall, under Section 29, Part IV of the Ontario Heritage Act, as amended.

Several elements of Cultural Heritage Value or Interest with specified Attributes were identified in the March 5th notice. It has been brought to the attention of the Planning Division that one error existed in said notice.

The last Heritage Attribute in the list is for an historic maple tree situated in the southside of the property behind the home. The notice should read "360 centimetres", not "360 millimetres" in circumference as was shown.

The Planning Division apologizes for any inconvenience this may have caused and should any questions/comments arise with regards to this correction, please do not hesitate to contact the undersigned.

Mr. Ken Bedford, MCIP, RPP
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