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THE CORPORATION OF THE TOWN OF ORANGEVILLE

MUNICIPAL BUILDING
87 BROADWAY
ORANGEVILLE, ONTARIO
L9W 1K1

519-941-0439
905-846-0510
(Fax) 519-941-9033

October 4, 2000

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

Attention: Allan Gotlieb, Chair

Dear Mr. Gotlieb:

Re: Notice of Passing of Heritage By-law No. 101-2000
Town of Orangeville
2-10 Zina Street

Please be advised that Orangeville Council, at the meeting held on September 18th, 2000, passed by-law No. 101-2000 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 Banner newspaper on Wednesday, October 4, 2000. Attached is a certified copy of the 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.

Yours truly,

Linda J. Dean
Linda J. Dean, A.M.C.T.
Town Clerk

Encl.

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CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 101-2000

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE ZINA STREET ROW HOUSES SITUATED AT 2-10 ZINA STREET, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE. (North half of Lot 3, Lot 4, Lot 5, Block 1, Plan 212)

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;

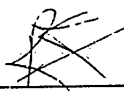
AND WHEREAS the Council of the Corporation of the Town of Orangeville has caused to be served upon the owner of the aforesaid real property and to The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;


BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

- 1 There is designated as being of architectural and historical value or interest, the land and building located on the real property described as the north half of Lot 3, Lot 4, Lot 5, Block 1, Plan 212, known municipally as 2-10 Zina Street, Town of Orangeville.
- 2 The reasons for designation of the land and building located on the real property located at 2-10 Zina Street, Town of Orangeville, are more particularly described in Schedule "A" attached hereto.
- 3 The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as the north half of Lot 3, Lot 4, Lot 5, Block 1, Plan 212, known municipally as 2-10 Zina Street in the Land Titles Division of Dufferin (No. 7).
- 4 The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid real 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.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

THIS ¹⁸~~25~~ DAY OF SEPTEMBER, 2000.


Robert S. Adams, Mayor


Linda J. Dean, Clerk

Schedule "A"

Town of Orangeville
Criteria for Designation

Zina Street Row Houses

N half lot 3, lot 4, lot 5, Block 1, Plan 212

2 - 10 Zina Street

Criteria for Designation – *Zina Street Row Houses*

Summary

The brick row houses at 2 – 10 Zina Street are excellent examples of working class housing built during the late Victorian period. Built in 1886 by Thomas Wright, a successful butcher and businessman of Orangeville, the block has survived with relatively few changes. In 2000, owners were approved for matching grants from the Town of Orangeville's Façade Improvement Programme to stabilize the masonry, and replace missing architectural details.

The Town of Orangeville has designated two neighbouring properties; the Green/Liddy House and the Green Cottage to the east. Together with the former Primitive Methodist Church immediately to the north of the row houses this area forms a distinctive node of pre-1890 architecture which has already faced development pressure and is deserving of protection under the Ontario Heritage Act.

Historical & Biographical note:

The 1887 assessment roll indicates that five row houses were built after June of 1886 with an assessed value of \$500.00 each for a combined value of \$2500.00. Thomas Wright is listed as owner and five tenants in noted in residence.

The row houses were built on the site of the Methodist Episcopal Church, which had been built in 1882 and was destroyed by fire in 1885. The trustees acquired land on the north side of Zina to build a new church, and sold the former church property to Thomas Wright in May of 1886. Thomas Wright added to his holding by purchasing the south half of Lot 4 from Orange and Mary Jull in June of 1886. The north half of lot 3 was not acquired by Thomas Wright until April of 1894.

Thomas Wright was born in Devonshire, England in 1846. The family came to Canada in 1850 settling originally in Brampton. Thomas arrived in Orangeville in 1870 or 1871 and worked for G. B. Island the carriage-maker. Later Wright established a butcher business with his brother John. Thomas Wright married to Sarah Jordan Burnhamthorpe and they had three children: Norman, Fred, and Caroline. Caroline became the second wife of W. R. Liddy, and was well-known around Orangeville as "Babe" Liddy (the Liddy's resided at # 2 First Avenue, designated as the Green/Liddy House). Thomas retired from the business in 1915 when his son, Fred, took over.

Architectural Evaluation

Based on evidence in the Town's assessment rolls, the building was constructed in 1886. It is located on the original site. Originally the building contained five residential units, there is now a mixture of residential and commercial use. All units are occupied.

The building consists of five row houses. Overall the rectangular long façade faces Zina Street; however, in each unit it is the short façade which faces the street. There are two and a half storeys in each unit. There appears to be a partial or full below-ground level basement/foundation, of stone construction. The units are mirrored right and left, with one single unit on the west end.

The masonry is red brick, laid in a stretcher-bond pattern. Under each window is a decorative brick pattern with the bricks laid on end. Buff-coloured brick form the plain lintels over the windows.

Each unit has a gable style dormer with projecting eaves. The roof and gables are shingled with asphalt shingles (these are not included in the designation). Soffits are plain; verges are moulded wood. Large pieces of fretwork resemble brackets in the gables.

The windows on the main floor form three unit bay windows which extend upwards to the second story and terminate in the gable dormer. The shape of the windows is flat, with plain flat wooden trim. The sills are also wood and are plain lug sills that extend slightly beyond the window opening. The original window design on the main floor was two sash, single hung with a fixed transom above in ruby glass. The units at #2, 4 and 8 have had this transom removed. Second storey windows appear to have been single sash, double hung. Only #6 appears to retain the original second floor windows. The small window in the gables was probably a single sash double hung.

In each unit the main entrance is off-centre. Door openings are flat, with plain flat wooden trim. Each unit door has a flat transom. Several have the original ruby glass remaining. Each door opens onto a small porch and straight stairs lead to the ground level. The porches are open but covered with pedimented roofs and supported by large posts. Entrances at #2, 4 and #6, 8 share a porch covering, #10 is alone.

The designation does not cover the rear elevation of the block, but does include the side elevations.

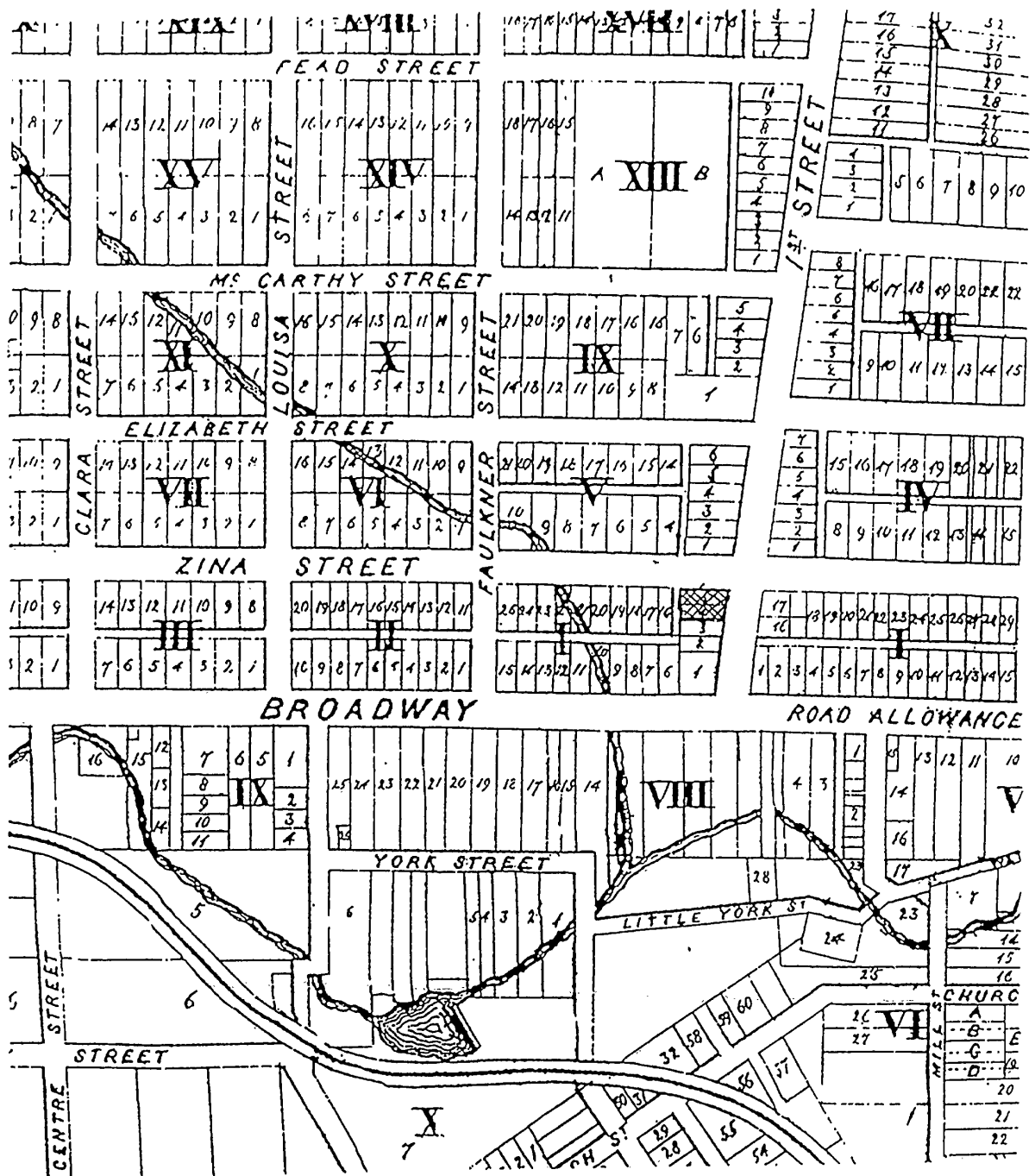
Criteria for Designation – *Zina Street Row Houses*

Appendix A – photograph



Criteria for Designation – Zina Street Row Houses

Appendix B – Plan of Orangeville, 1877



Criteria for Designation – *Zina Street Row Houses*

Appendix C --entries in Abstract Index to Deeds

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|-------------------|--|
| 2348 14 Aug 1877 | George Wilcox, Butcher, Martha Wilcox, wife sold to Abiathar Wilcox, yeoman; Joshua Wilcox, yeoman; Alexander McDonald the younger, builder; Myles Bacon, yeoman and James Johnston all trustees of the Methodist Episcopal Church all of lot 5 and the north part of lot 4 for \$700.00 for the purpose of a church site. |
| 3392 11 Feb 1882 | Trustees of the Methodist Episcopal Church in Canada took out a mortgage from the Dominion Savings and Investment Society for all of lot 5 and the n ½ of lot 4, for \$1,500.00 |
| 4442 8 May 1886 | Dominion Savings and Investment Society and the Church Trustees sold all of lot 5 and the n ½ lot 4 to Thomas Wright, gentleman, for \$775.00 |
| 4414 14 June 1886 | Orange Jull and Mary Jull sold the south ½ of lot 4 to Thomas Wright, butcher, for \$275.00 |