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CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 006-2011

**A BY-LAW TO DESIGNATE THE PROPERTY
SITUATED AT 20 YORK STREET, AS BEING
OF ARCHITECTURAL AND HISTORICAL
SIGNIFICANCE. (Part of Lot 22, Block 8, Plan 138)**

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 August 9, 2010, Council authorized staff to proceed with the designation process for the property located at 20 York Street;

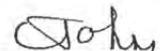
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

1. That the land and building located on the property described as Part of Lot 22, Block 8, Plan 138, municipally known as 20 York Street 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 20 York Street, Town of Orangeville, are more particularly described in Schedule "A" attached hereto.
3. That the Clerk be hereby authorized to cause a copy of this By-law to be registered against the property described as Part of Lot 22, Block 8, Plan 138, in 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 10th DAY OF JANUARY, 2011.



Rob Adams, Mayor



Cheryl Johns, Clerk

Properties

PIN 34010 - 0020 LT
Description PT LT 22, BLK 8, PL 138 AS IN MF87146 ; ORANGEVILLE
Address 20 YORK ST
 ORANGEVILLE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF ORANGEVILLE
Address for Service 87 Broadway
 Orangeville, Ontario
 L9W 1K1

I, Jason A. Self, solicitor for The Corporation of the Town of Orangeville, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 006-2011 dated 2011/01/10.

Schedule: See Schedules

Signed By

Jason Andrew Self	269 Broadway Ave. Orangeville L9W 1K8	acting for Applicant(s)	Signed	2011 01 17
Tel 5199417500				
Fax 5199418381				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

STUTZ & ASSOCIATES PROFESSIONAL CORPORATION	269 Broadway Ave. Orangeville L9W 1K8	2011 01 17
Tel 5199417500		
Fax 5199418381		

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Total Paid</i>	\$60.00

Rec'd
May 20/2011
JL.

Property: 20 York Street
Legal Description: Part of Lot 22, Block 8, Plan 138
Assessment Roll Number: 22-14-030-007-047-000000
Owner: [REDACTED]
By-law: No. 6-2011, passed January 10, 2011

Reasons for Designation:

Summary

This property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Historical & Biographical note:

Part of the Orange Lawrence lands, the property was sold to W, Henry Robinson who sold this portion to his son in 1861. All the property was purchased by Henry Hulse, hotel keeper, in 1886 who sold off the south ½ acre lot in 1893 to John Rowens, a builder, for \$265. Andrew Hill, merchant and tailor, purchased it the following year for \$1,600 suggesting that this is the year of construction. In 1911 the house passed to Donald McLean and then the Joseph Simpson family in 1924. Throughout the years many respectable merchant families resided at this property.

The property holds contextual value as it is situated on a residential street that is greatly intact representing the homes built by the middle classes of the newly prosperous Town of Orangeville.

Architectural Evaluation

This house was built by John Rowen, a local builder. It reflects a vernacular amalgamation of style elements showing Italianate and Queen Anne influences due to its larger construction. The Italianate style was influential between 1850-1900 while the Queen Anne style was popular between 1880 and 1910. The two storey red brick house has an Italianate protruding frontispiece with gable as shown in the 1865 The Canada Farmer. The arch topped windows with brick keystones, end-on voussoirs, rusticated stone sills and transoms are strong elements. The transoms are decorated with a dentil design dividing it from the sashes. The remaining windows are arch top openings with rectangular 1/1 sashes. One of its more notable features is the irregularity of plan. The asymmetrical façade has the entrance on the west side and a slight L plan design to the west with the second entrance and a gable. The front door which seems to be the original in the Eastlake style with turn bell and window also has a small arched transom. There is a three window two storey bay on the east side ending in a gable. The irregular roof line and decorative bargeboards show a Queen Anne influence. The roof cornice is simple without

the brackets common on Italianate buildings. The house sits on a cut stone foundation with a chimney breaking the east roofline. The rear addition appears to be of a later date but is in keeping with the house. It is constructed of old brick with angled end-on brick detailed below the arch top windows.

The front and side verandahs are not original to the house and are not covered under this designation as well as the replacement windows and exterior front door.

Certain attributes that contribute to the cultural heritage value of this property have been identified and include the following:

Physical Value

- Home built in a vernacular style
- Irregular plan
- Cut stone foundation
- Complex roofline
- Protruding central bay
- Some original windows and trim
- Original decorative vergeboard

Historical Value

- Build by John Rowen, local builder

Contextural Value

- Contributes to the residential streetscape
- Mature trees characterized the low

Property: 20 York Street
Legal Description: Plan 138, block 8, part lot 22
Assessment Roll Number: 221403000704700000

Owner: [REDACTED]

Reasons for Designation:

The structure located at 20 York Street 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 value and contextual value.

Architectural Evaluation:

Built by a local builder in 1894, this house reflects a vernacular amalgamation of style elements showing Italianate and Queen Anne influences due to its later construction. The Italianate style was influential between 1850-1900 while Queen Anne was popular between 1880 and 1910. This two storey red brick has an Italianate protruding frontispiece with gable as shown in the 1865 *The Canada Farmer*. The arch topped windows with brick keystones, end-on voussoirs, rusticated stone sills and transoms are strong elements. The transoms are decorated with a dentil design dividing it from the sashes. The remaining windows are arch top openings with rectangular 1/1 sashes. One of its more notable features is the irregularity of plan. The asymmetrical façade has the entrance on the west side and a slight L plan design to the west with the second entrance and a gable. The front door which seems to be the original in the Eastlake style with turn bell and window, also has a small arched transom. There is a three window two storey bay on the east side ending in a gable. The irregular roof line and decorative bargeboards show a Queen Anne influence. The roof cornice is simple without the brackets common on Italianate buildings. The house sits on a cut stone foundation with a chimney breaking the east roofline. The rear addition appears to be of a later date but is in keeping with the house. It is constructed of old brick with angled end-on brick detail below the arch top windows.¹

The front and side verandahs are not original to the house and are not covered under this designation as well as the replacement windows and exterior front door.

¹ John Blumenson. Ontario Architecture: a Guide to Styles and Building Terms
Fitzhenry and Whiteside, 1990

Historical and Biographical note:

Part of the Orange Lawrence lands, it was sold to W. Henry Robinson who sold this portion to his son in 1861. All the property was purchased by Henry Hulse, hotel keeper, in 1886¹ who sold off the south ½ acre lot in 1893 to John Rowens, a builder, for \$265.² Andrew Hill, merchant and tailor, purchased it the following year for \$1600 suggesting that this is the year of construction.³ Hill was still running a dry goods store in 1918. In 1911 the house passed to Donald Mclean and then the Joseph Simpson family in 1924. It was the home to many respectable merchant families through the years.

The property holds contextual value as it is situated on a residential street that is greatly intact representing the homes built by the middle classes of the newly prosperous town of Orangeville.

Summary

Unless otherwise indicated, the designation applies to all exterior elevations, facades, foundation, roof and trim, doors, windows and trim and all architectural detailing. To ensure that the cultural heritage value is conserved, certain attributes that contribute to its value have been identified and include:

Physical Value:

- Home built in a vernacular style
- irregular plan
- cut stone foundation
- complex roofline
- protruding central bay
- some original windows and trim
- original decorative vergeboard

Historical Value;

- built by John Rowen, local builder

Contextual Value:

- contributes to the residential streetscape
- mature trees characterize the lot

¹Abstract Index to Deeds, inst. 4377

²Abstract Index to Deeds, inst. 6106

³Abstract Index to Deeds, inst. 6378

PICTURE JAN 1998



20 YORK STREET

PICTURE JAN 1998



20 YORK STREET