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The Corporation of the Township of Tecumseth

29 MAIN STREET WEST
P. O. BOX 220, BEETON, ONTARIO L0G 1A0

Municipal Office: (416) 729-2275
Public Works Dept: (416) 729-3406

Ref. Our File No. _____

September 29th, 1986

Ontario Heritage Foundation
Ministry of Culture & Recreation,
2nd Floor,
77 Bloor Street West,
Toronto, Ontario
M7A 2R9

Dear Sir:

RE: Designating By-Laws -
"High House" & "Cerswell-Scott House"
Township of Tecumseth

Pursuant to the Ontario Heritage Act, attached are certified copies of Township By-Laws No. 86-46 and 86-47, which provide for the designating of the above-noted properties.

Trusting you will find this in order, I remain,

Yours truly,
THE CORP. OF THE TOWNSHIP OF TECUMSETH
Per:

A handwritten signature in black ink, appearing to read 'L. Duczak', is written over a horizontal line.

Linda J. M. Duczak, AMCT, CMC
Clerk-Administrator.

/pmm

Note:

The "Cerswell-Scott" is located in the part of Tecumseth Twp which was amalgamated into part of the Town of Bradford-West Gwillimbury on January 1, 1991

THE CORPORATION OF THE TOWNSHIP OF TECUMSETH

"HIGH HOUSE DESIGNATION BY-LAW"

BY-LAW NO. 86-46

(A by-law to designate the property known municipally as the "High House" [at South Part Lot 1, Concession 7] as being of architectural and/or historical value or interest)

WHEREAS The Ontario Heritage Act, 1980 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historical value or interest; and,

WHEREAS the Council of the Corporation of the Township of Tecumseth has caused to be served on the owners of the lands and premises known as the "High House" at South Part Lot 1, Concession 7 and upon 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 the same newspaper 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 the Council of the Corporation of the Township of Tecumseth enacts as follows:

1. THAT there is designated as being of architectural and/or historical value or interest the real property known as the "High House" at South Part Lot 1, Concession 7, more particularly described in Schedule "A" attached hereto.
2. THAT said property shall be designated for the reasons indicated on Schedule "B" to this by-law.
3. THAT the Clerk-Administrator is hereby authorized and directed 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 same newspaper having general circulation in the municipality once for each of three consecutive weeks.
4. THAT the Clerk-Administrator is hereby authorized to cause a copy of this by-law to be registered in the proper Registry Office against the property described in Schedule "A" hereto.
5. THAT this by-law shall be cited as the "High House Designating By-Law".
6. THAT this by-law shall come into force and take effect from and after the passing thereof.

FIRST & SECOND READINGS August 20th, 1986

THIRD & FINAL READING August 20th, 1986

.....
REEVE: Allan Glassford

.....
CLERK-ADMINISTRATOR: Linda J. M. Duczak

CERTIFIED A TRUE COPY
CORP. OF THE TOWNSHIP OF TECUMSETH

.....
MUNICIPAL CLERK

"High House"
South Part of Lot 1, Concession 7
Township of Tecumseth

All and singular that certain parcel or tract of land and premises situate lying and being in the Township of Tecumseth in the County of Simcoe, Province of Ontario, and being composed of part of the south half of Lot 1, Concession 7;

Said parcel of land being more particularly described as follows:

PREMISING that the bearing of the westerly limit of the south half of the said Lot 1 is north 10 degrees west and referring all bearings mentioned herein thereto:

COMMENCING at the south west angle of the south half of said Lot 1;

THENCE NORTHERLY along the westerly limit of the south half of the said Lot 1 a distance of 226.89 feet;

THENCE NORTH 74 degrees 04 minutes east a distance of 306.06 feet more or less, to the westerly limit of the westerly wall of a barn located on the herein described parcel of land;

THENCE north 11 degrees 27 minutes 40 seconds west along the last mentioned limit a distance of 10.60 feet, more or less, to the northerly limit of the northerly wall of the said barn;

THENCE north 78 degrees 32 minutes 20 seconds east along the northerly limit of the northerly wall of the said barn a distance of 51.10 feet, more or less, to the easterly limit of the easterly wall of the said barn;

THENCE south 11 degrees 27 minutes 40 seconds east a distance of 4.33 feet;

THENCE north 74 degrees 04 minutes east a distance of 222.58 feet;

THENCE southerly and parallel to the westerly limit of the south half of the said Lot 1 a distance of 225.87 feet, more or less, to the southerly limit of the south half of the said Lot 1;

THENCE westerly along the last mentioned limit a distance of 580.00 feet, more or less, to the point of commencement.

"High House"

South Part of Lot 1, Concession 7
Township of Tecumseth

Reasons for Designation

1. The brick vernacular house was built about 1865 by Owen Keogh, an Irish settler who owned the land before 1837. High House is a 'second' home of a pioneer family. It is a rarity in this country where all three intact homes of a Canadian farmer are still existent, showing clearly the evolution in farming life.
2. The following specific items are designated:
 - Exterior:
 - a) all brickwork in its naturally weathered state
 - b) the Italianate window on the second floor at the west gable
 - c) brackets and semi-curved band
 - d) fascia and soffits of plain barge board
 - e) porches and barge board
 - Interior:
 - a) the miniature circular pine stair-case, including newel post, balusters, and hand rail
 - b) all original door and window mouldings as described in the architectural report
 - c) all original barge boards, all sash work in windows, excluding those mentioned in report as 'replaced'
 - d) dining-room wainscotting and winter kitchen wainscotting
 - e) fire back with inscription "L Butterfield Bradford"
