



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



TOWN OF MIDLAND

575 DOMINION AVE., MIDLAND, ONTARIO L4R 1R2

PHONE
AREA CODE 705
526-4275 526-4276
FAX: 526-9971

June 11, 1992

RECEIVED
IN THE OFFICE

JUN 19 1992

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario
M7A 2R4

Dear Sirs:

Re: Heritage Designation - By-law NO. 92-32
Part of Lot 103, Concession 2
687 King Street, Midland

Further to your telephone conversation with our office, the Land Registry Office in Barrie, Ontario, has requested the legal description of the above-mentioned property be incorporated into the body of the by-law rather than attached as a schedule.

A copy of the amended By-law together with the reasons for designation has been forwarded to the Town Solicitor to be registered accordingly.

I trust this meets with your satisfaction.

If you have any questions, please do not hesitate to call.

Yours truly,

CORPORATION OF THE TOWN OF MIDLAND

S. De Zotti
S. De Zotti,
Planning Technician

:hc

Enclosure

c.c. F.G. Flood, Chief Administrative Officer
M. Wilson, Chairman, L.A.C.A.C.



TOWN OF MIDLAND

575 DOMINION AVE., MIDLAND, ONTARIO L4R 1R2

PHONE

AREA CODE 705

526-4275 526-4276

HAND DELIVERED 526-9971

June 11, 1992

Re: Heritage Designation - By-law NO. 92-32
Part of Lot 103, Concession 2
687 King Street, Midland

As requested by the Land Registry Office, By-law No. 92-32 has been amended with the legal description now incorporated into the body of the by-law rather than attached as a schedule. It would be appreciated if you would discard the previous by-law forwarded to you on May 29, 1992.

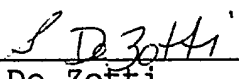
The amended by-law will be registered in the Land Registry Office in Barrie, Ontario and a copy will also be forwarded to the Ontario Heritage Foundation.

I trust this meets with your satisfaction.

If you have any questions, please do not hesitate to call.

Yours truly,

CORPORATION OF THE TOWN OF MIDLAND


S. De Zotti,
Planning Technician

:hc

Enclosure

c.c. F.G. Flood, Chief Administrative Officer
M. Wilson, Chairman, L.A.C.A.C.
Ontario Heritage Foundation ✓



TOWN OF MIDLAND

575 DOMINION AVE., MIDLAND, ONTARIO L4R 1R2

PHONE
AREA CODE 705
526-4275 526-4276
FAX: 526-9971

June 11, 1992

Heacock Di Tomaso
P.O. Box 640
Midland, Ontario
L4R 4L1

Attention: Mr. G. Di Tomaso:

Dear Sirs:

Re: Heritage Designation - By-law NO. 92-32
Part of Lot 103, Concession 2
687 King Street, Midland

As requested by the Land Registry Office, please find enclosed amended By-law No. 92-32 designating "Frazer House", 687 King Street, Midland, Ontario as a historic site.

Please arrange to register the by-law along with the reasons for designation in the Land Registry Office.

I trust this meets with your satisfaction.

If you have any questions, please do not hesitate to call.

Yours truly,

CORPORATION OF THE TOWN OF MIDLAND

S. De Zotti
S. De Zotti,
Planning Technician

:hc

Enclosure

c.c. F.G. Flood, Chief Administrative Officer
M. Wilson, Chairman, L.A.C.A.O.
Ontario Heritage Foundation ✓

REASONS FOR DESIGNATION

The "Frazer House" is a two storey log residence, believed to have been built in the 1850's for Samuel DeBurgh Frazer, who was the first Reeve of Tay Township and the first Reeve of Midland.

The house is proposed to be designated for its historical significance, as the residence of Samuel Frazer and others of his family and for its association with Michael McDonnell, former fur trader and secretary to Lord Selkirk. The house is also proposed to be designated for its architectural significance, as an important example of large scale log construction and an unusual instance of the application of log building techniques to construction of a full scale gentleman's residence.

Although the outside appearance of the house has sadly been altered, its handsome proportions and general design are evident. It resembles the Burr House in Black Creek Pioneer Village in Toronto.

Most if the exterior door and window trim appears to be intact, but there are both additions and deletions. The front door frame, sidelights and transom light are good, but would be better if the scraps that have been added were removed.

The bell cast roof appears to be original, and it is a notable feature. One suspects the reason for this design has to do with roof construction, to allow the rafters to rest directly upon the plate log, rather in the usual bird's mouth mortice. Possibly it hints at some French-Canadian influence.

The present mud sills, of cedar logs flattened only on the top may well be originals.

The window sash seem to be original, and is 12 over 12 light and 12 over 8 light. It is a very thin sash of a type quite usual in North Simcoe in the era 1849-1860.

The important characteristics and features worthy of designation and protection are:

1. the log walls, their fill and chinking or grout;
2. the proportions of the building, its perimeters and roof design and slope (including the bell cast eaves);
3. the size, positioning and design of the doors and windows, with their frames, sash, doors, casing and trim;
4. the floor, where original to the building;
5. the stairs, baluster and handrail;
6. the ceiling joists;
7. the fireplace mantle;
8. the dado panelling and chair rail;
9. the baseboards;
10. the carpenters furnishings, where original;
11. the chimneys; and
12. the room layout where original.

TOWN OF MIDLAND

BY-LAW NO. 92-32

A By-law to designate the property known Municipally as 687 King Street, Midland, as being of architectural and historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 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 historic value or interest; and

WHEREAS the Municipality's Local Architectural Conservation Advisory Committee has researched the history of the premises known as "Frazer House", 687 King Street, Midland, and recommended to Council that it be designated as being of architectural and historical value or interest within the meaning of the aforementioned Ontario Heritage Act; and

WHEREAS the Council of the Corporation of the Town of Midland has caused to be served on the owners of the lands and premises known as the "Frazer House" at 687 King Street, Midland, more particularly described as Part of Lot 103, Concession 2, Town of Midland, (formerly Township of Tay), County of Simcoe, 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;

AND NOW THEREFORE the Council of the Corporation of the Town of Midland, enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property known as the "Frazer House" at 687 King Street, Midland, more particularly described as Part of Lot 103, Concession 2, Town of Midland, (formerly Township of Tay), County of Simcoe.

PREMISING that the Westerly boundary of Lot 103, Concession 2, has an astronomic bearing of North 31 degrees, 26 minutes West and relating all bearings herein thereto;

PARCEL (1)

COMMENCING at a point on the Westerly boundary of said Lot 103, which is distant on a course of South 31 degrees, 26 minutes East, 700 feet from the North-west corner or angle of the said lot;

THENCE on a course of North 58 degrees, 23 minutes East a distance of 195 feet;

THENCE on a course of South 31 degrees, 26 minutes East a distance of 175 feet;

THENCE on a course of South 58 degrees, 23 minutes West a distance of 195 feet on the Westerly boundary of said Lot 103;

THENCE on a course of North 31 degrees, 26 minutes West a distance of 175 feet to the point of commencement.

PARCEL (2)

COMMENCING at a point on the Westerly limit of said Lot 103, which is distant on a course of South 31 degrees, 26 minutes East 875 feet from the North-west corner or angle of said Lot 103;

THENCE on a course of North 58 degrees, 23 minutes East a distance of 195 feet;

THENCE on a course of South 31 degrees, 26 minutes East a distance of 16.6 feet to a post there planted;

THENCE on a course of South 54 degrees, 24 minutes West a distance of 195.5 feet to a point on the westerly limit of said Lot 103;

THENCE on a course of North 31 degrees, 26 minutes West along said Westerly boundary of said Lot 30.2 feet to the point of commencement.

TOGETHER with a right-of-way in common with others that may from time to time be entitled thereto, over a strip of land 24 feet in perpendicular width, and lying immediately to the south of the lands hereinbefore described and continuous thereto. The said right-of-way to be appurtenant to the above-described lands, and not to be assignable except with the hereinbefore described lands.

AND SUBJECT TO an easement over the above described lands in favour of those entitled thereto, for a water-main there installed, with the right at all reasonable times to enter on the said lands for the purpose of excavating and repairing the said main or attaching thereto, provided such work is done in a proper and workmanlike manner, (as in Instrument Number 21453).

SAVING AND EXCEPTING thereout and therefrom the lands heretobefore expropriated by the Department of Highways as Instrument Number 63642.

Being the lands described in Instrument Number 01098793.

TOGETHER with a right-of-way described as follows:

COMMENCING at a point on the Westerly boundary of Lot 103 distant southerly on a course South 31 degrees, 26 minutes East, 905.2 feet from the North-west angle of said lot;

THENCE North 54 degrees, 24 minutes East, 195 feet;

THENCE South 31 degrees, 26 minutes East, 24 feet;

THENCE South 54 degrees, 24 minutes West, 195 feet;

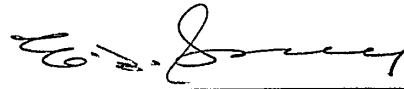
THENCE North 31 degrees, 26 minutes West, 24 feet;

To the point of Commencement.

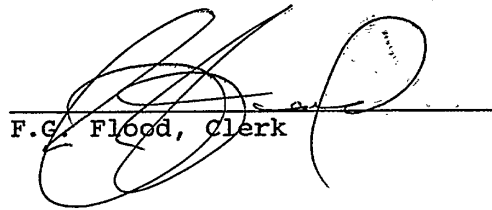
Which lands are described in Instrument Number 01108735.

2. The Town Solicitor is hereby authorized to cause a copy of the this by-law to be registered against the property described above in the proper Land Registry Office.
3. 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 the same area newspaper having general circulation in the Municipality once for each of three consecutive weeks.

By-law read a **FIRST, SECOND** and **THIRD** time and finally passed in Open Council on the Twenty-fifth day of May, 1992.



Mayor E.F. Symons



F.G. Flood, clerk