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**NOTICE**

*under Subsection 29(6) of The Ontario Heritage Act*

**TAKE NOTICE** that Springwater Township Council passed By-law No. 2002-083 under Part IV of The Ontario Heritage Act at its meeting of July 8, 2002

By-law No. 2002-083 designates the "Cooper House" (built 1874) located at Part of Lot 5 and Lot 6, Plan 299, and Lot 7, Plan 335 in the former Village of Elmvale, now in the Township of Springwater, and known municipally as 23 Yonge Street South, Elmvale as an architecturally and historically significant building in the Township of Springwater. The reasons for designation include the architectural elements in front, north and south exterior facades; interior wood trim throughout the front portion of the house; stained glass and etched glass windows; and fireplaces in the parlours and master bedroom.

**COPIES OF THE DESIGNATION BY-LAW** together with the Reasons for Designation are posted at the Township Offices (Midhurst), Knox Building (Elmvale) and the Elmvale Branch of the Springwater Township Library.

**DATED** at the Township of Springwater this 19th day of JULY, 2002

Eleanor J. Rath, Clerk, Township of Springwater  
Lower East Wing, Simcoe County Administration Centre  
1110 Highway 26, Midhurst, Ontario L0L 1X0  
(705) 728-4784 FAX (705) 728-6957 [info@twp.springwater.on.ca](mailto:info@twp.springwater.on.ca)

JUL 29 2002  
HERITAGE & LIBRARIES BRANCH

J/RC

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2002-083

Being a Bylaw to designate the property located in Part of Lot 5 and Lot 6, Plan 299, in the former Village of Elmvale, now in the Township of Springwater, and known municipally as 23 Yonge Street South, Elmvale, and being Property Roll No. 43 41 040 001 007 00 0000

(Heritage Designation - Cooper House - 23 Yonge Street South)

**WHEREAS** Part IV of the *Ontario Heritage Act*, R.S.O., as amended, provides that by-laws may be passed by council designating properties of historic or architectural value;

**AND WHEREAS** the building known as the Cooper House located in Part of Lot 5 and Lot 6, Plan 299 in the former Village of Elmvale, now in the Township of Springwater, and known municipally as 23 Yonge Street South, Elmvale, and being Property Roll No. 43 41 040 001 007 00 0000 has been identified by the Township of Springwater Heritage Committee (LACAC) as being eligible for designation under Part IV of the *Ontario Heritage Act*;

**AND WHEREAS** Notice of Intention to pass a Designation Bylaw was given in accordance with Section 29 of the *Ontario Heritage Act* in the manner as set out in Schedule "C" of this Bylaw on the 11<sup>th</sup> day of April, 2002;

**AND WHEREAS** the Board of Trustees for the Congregation of St. John's United Church of Canada filed a Notice of Objection dated May 8, 2002;

**AND WHEREAS** a Notice to Withdraw an Objection dated June 25, 2002 was filed prior to referral to the Heritage Conservation Board;

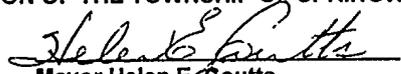
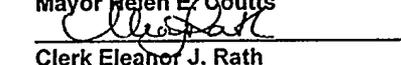
**AND WHEREAS** the Council of The Corporation of the Township of Springwater deems it desirable to designate the lands with the building known as the Cooper House as a property of historical and architectural value and interest under Part IV of the *Ontario Heritage Act*;

**NOW THEREFORE** the Council of The Corporation of the Township of Springwater enacts as follows:

1. THAT the property with a building known as the Cooper House located in Part of Lot 5 and Lot 6, Plan 299 in the former Village of Elmvale, now in the Township of Springwater in the County of Simcoe, and having the legal description set out in Schedule "A" attached hereto and forming part of this By-law save and except Lot 7, West Side of Patterson Street, Plan 335, Village of Elmvale Township of Springwater, County of Simcoe, is designated as a property of historic and architectural value and interest.
2. THAT the Reasons for Designation set out in Schedule "B," attached hereto and forming part of this By-law, are hereby adopted.
3. THAT the Clerk shall cause a copy of this By-law, together with its Schedules to be registered against the property in the Land Registrar's Office for Simcoe County and shall serve, by Registered Mail, a copy of the By-law together with its Schedules upon the property owner and the Ontario Heritage Foundation.
4. THAT the Bylaw shall take force and effect upon final passage hereof.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8TH DAY OF JULY, 2002**

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

  
Mayor Helen E. Goutts  
  
Clerk Eleanor J. Rath

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2002-083

SCHEDULE "A"

LEGAL DESCRIPTION

Firstly: Lot 7, West Side of Patterson Street, Plan 335,  
Village of Elmvale Township of Springwater, County of  
Simcoe

Secondly: Lot 6, East Side of Yonge Street, Plan 299, Village of Elmvale,  
Township of Springwater, County of Simcoe

Thirdly: Part of Lot 5, East Side of Yonge Street, Plan 299, Village of  
Elmvale, Township of Springwater, County of Simcoe

Instrument No. #817645

P.I.N. 58376 - 0009 (LT)

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER  
BY-LAW NO. 2002-083  
SCHEDULE "B"  
REASONS FOR DESIGNATION

**Historical Background**

The Cooper House is located at 23 Yonge Street South (*formerly 47*), a prominent location on one of the main streets of Elmvale. The house was built in 1893 for Alexander Taylor Cooper, postmaster and prominent local merchant, running a dry goods called the "Old Reliable" at 9 Queen Street West (*currently G & S Computers*). A. T. Cooper's wife was Mary Ann Craig of Craighurst.

On the death of A.T. Cooper, the house passed to his nephew, Reg Cooper, who also took over the dry goods business. Reg's wife, Bertha lived in the house until her death in 1978. The house was then sold to the United Church of Canada, serving as the manse for St. John's United until 1995. The house was rented for several years, then converted for use as an Adult Day Care Centre in 2000.

This two-story red veneer brick and frame house is in the Queen Anne style. It is an excellent example of this particular style. It was built by Martin Cook, carpenter/builder, in the good manner of others of the same period. It is believed the rear section of the house may have been part of another building, either original or added at a later date as the "tail" of the house was bricked at a later date than the front portion and was not a new structure when bricked. It is possible that the rear portion of the building was an earlier house of Lafayette MacCrimmon who operated a wagon shop on this property from about 1881 until he sold to Cooper. This 1896 shop stood on the northwest corner of the property right at the sidewalk. This shop stood until after the construction of the Cooper House. Possibly, Cooper salvaged this MacCrimmon House or part of it, for a woodshed and later had it brick clad. Whatever its true history, the rear portion of the house is not included in the features for designation which are located in the front section only, more specifically the front, north and south elevations. Of particular interest on the facade are the cedar shake shingles. The bottom rank of shingles consists of two designs: square and half square. The second or middle layer of shingles is the half cove design; and the third or upper layer is round. Each style is separated by moulding. Also of note on the exterior is the unpainted, uncovered fieldstone foundation.

A delightful feature of the home is the arrangement of the windows on the front elevation. The ground floor parlour window is a bay window executed in brick. The master bedroom, directly above, projects out above the bay window with brick supports on either side. There is a small third storey oriel window in the attic projecting above the master bedroom. The placement of these windows shows a deliberate intent to be eye pleasing.

The interior of the ground floor and upper floors in the front portion of the house have been preserved in near original condition, including the woodwork, stained and etched glass. Originally, there were two parlours: the front parlour and the back parlour. (At present, this is one room.) Each parlour had its own fireplace and there were sliding doors separating these two rooms. The back parlour was used as an every-day room. The bay window in the back parlour offered a cosy nook for the lady of the house to sit to read, sew or just watch the comings and goings of the street.

**Designated Features:**

The architectural features worthy of designation in the front portion of the house are:

**Exterior Features:**

1. Unobstructed view of the front, north side and south side elevations
2. Unpainted red brick veneer and detail in the exterior brick work, including a brick sill.
3. Frame construction with decorative shingles on the upper storey and attic
4. Exterior window trim with neo-classic detailing in a Doric style.
6. Oriel window on the north elevation built of frame construction with shingled exterior
7. Wrap around porch built with double columns in the Doric style
8. Original front vestibule including etched glass in the doors.
9. Stained glass windows in front door, parlour bay windows and window in dining room.
11. Picture window in the nook at the top of the staircase, including the pediment molding on the exterior.
12. The frame construction of the upper floors are three layers of decorative shingles.
13. The frieze board at top of wall with dentil detailing.
14. The rafter tails, cut in a decorative fashion, only partly covered by the fascia which leave the bottom of the rafters and the soffits exposed.

**Interior details**

15. Central hall: woodwork including front door, floors, staircase (stairs, newel posts, spindles and banister) trim and baseboard.
16. Parlour: wood mouldings, double pocket door, bay windows with stained glass.
17. Dining room: floor, wood mouldings, doors and stained glass.
18. Nook at top of staircase with picture window
19. Master bedroom, doors, woodwork and fireplace.
20. Two side bedrooms, wood mouldings, trim and transom windows.

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

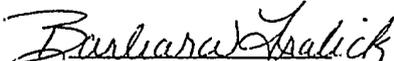
BY-LAW NO. 2002-083  
SCHEDULE "C"

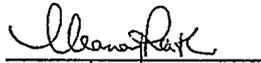
AFFIDAVIT

I, Eleanor J. Rath, Clerk of The Corporation of the Township of Springwater hereby swear or affirm that Notice of Intention to pass a by-law under Part IV of The Ontario Heritage Act was given in accordance with Subsection 29(3) of the Act, as follows:

1. Notice of Intention to pass a designation by-law for the "Cooper House" located at Part of Lot 5 and Lot 6, Plan 299, and Lot 7, Plan 335 in the former Village of Elmvale, now in the Township of Springwater, and known municipally as 23 Yonge Street South, Elmvale was published in the April 11, 2002 edition of The Springwater Source in the Springwater News; and
2. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were sent by Registered Mail on the 8th day of April, 2002 to:
  - (i) The Trustees of St. John's United Church, Elmvale (property owner)
  - (ii) the Ontario Heritage Foundation
  - (iii) Ministry of Tourism Culture & Recreation
  - (iv) East Georgian Bay Historical Foundation c/o Gary French
4. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules were copied on the 5<sup>th</sup> day of April, 2002 to the following
  - (i) Su Murdoch of the East Georgian Bay Foundation by e-mail
  - (ii) Michael Reed, Township Solicitor by fax
5. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were posted on or before the 8th day of April, 2002 at the following locations:
  - (i) Township Offices, Midhurst, and
  - (ii) Springwater Township Library, Elmvale Branch
  - (iii) Township Website
6. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were provided in the Agenda package for the March 27, 2002 of the Springwater Heritage Committee. (LACAC)
7. A Notice of Objection by the Trustees was filed with the Clerk's Office on the 8<sup>th</sup> day of May, 2002 and upon a request for reconsideration by the Springwater Heritage Committee, a Notice to Withdraw Objection was filed with the Clerk on June 25, 2002.

SWORN OR AFFIRM before me  
at Midhurst, Ontario in the Township of Springwater,  
in the County of Simcoe  
this 8th day of July, 2002

  
COMMISSIONER OF OATHS

  
Eleanor J. Rath, Clerk

Barbara Fralick, a Commissioner  
while Treasurer, The Corporation  
of the Township of Springwater.