

The Corporation of the City of Kawartha Lakes

By-Law 2022-XXX

A By-law to Amend By-Law 2018-177, being a By-law Repeal and Replace By-Law 1995-26 Being a By-Law to Designate 1201 Salem Road, Little Britain in the City of Kawartha Lakes as being of Cultural Heritage Value and Interest

Recitals

1. Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, provides that a Council of a municipality may amend a by-law designating a property within the bounds of a municipality to correct a legal description of a property, clarify the statement of a property's cultural heritage value, or to make it consistent with the requirements of the Act.
2. A notice of the proposed amendment has been served on the owner of the property in accordance with subsection 30.1(4) of the Act.
3. No objection to the proposed amendment has been served on the Clerk of the Municipality.
4. An amendment is required to clarify the statement of cultural heritage value for the property located at 1201 Salem Road in the Geographic Township of Mariposa and make the by-law consistent with the requirements of the Act.
5. These changes require an amendment to the original by-law.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2022-XXX.

Section 1.00: Definitions and Interpretation

1.01 Definitions: All defined terms in the amending By-law take their meaning from By-law 2018-177 of the City of Kawartha Lakes.

1.02 Interpretation Rules:

- (a) The Schedules attached to this by-law form part of the by-law, and are enforceable as such.
- (b) The words "include" and "including" are not to be read as limiting the meaning of a word or term to the phrases or descriptions that follow.

- 1.03 **Statutes:** References to laws in this by-law are meant to refer to the statutes, as amended from time to time, that are applicable within the Province of Ontario.
- 1.04 **Severability:** If a court or tribunal of competent jurisdiction declares any portion of this by-law to be illegal or unenforceable, that portion of this by-law shall be considered to be severed from the balance of the by-law, which shall continue to operate in full force and effect.

Section 2.00: Amendments

- 2.01 **Amendments to Schedule A:** Schedule A of By-law 2018-177 shall be deleted and substituted for Schedule A attached to this By-law.

Section 3.00: Administration and Effective Date

- 3.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.
- 3.02 **Effective Date:** This By-law shall come into force thirty (30) days after the publication of the notice of designation in a newspaper with general circulation in the municipality.

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2022.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law 2022-XXX

Being a By-law to Amend By-law 2018-177 Being a By-law to Designate 1201 Salem Road

Section 1: Description of Property

1201 Salem Road, Geographic Township of Mariposa

Section 2: Location of Property

Located on the north side of Salem Road to the west of the intersection of Salem Road and Bush Road.

Section 3: Legal Description and PIN

CON 6 S PT LOT 20

PIN: 63191-0120

Section 4: Location of Heritage Features

The primary heritage feature of the property, the farmhouse, is located on the southern portion of the parcel facing Salem Road.

Section 5: Statement of Reasons for Designation

Design and Physical Value

1201 Salem Road has design and physical value as a representative example of late nineteenth century Queen Anne style farmhouse in Mariposa Township. Built in 1890, the house is of two-and-a-half storey construction with its primary decorative elements located on the front façade. These include two-and-a-half storey bays with elaborate woodwork which is typical of the Queen Anne style that developed in the later decades of the nineteenth century and was characterized by ornate and eclectic decorative elements. The house demonstrates a high degree of craftsmanship in its front façade. While the house as a whole is built on a fairly basic and standard plan for this period, the front of the house was highly elaborate to express the Queen Anne style. The craftsmanship in the bay and gable features, including the bargeboard, brackets, fish scale shingles, and gable windows with surrounds is exemplary for a rural Ontario farmhouse from this period.

Historical and Associative Value

1201 Salem Road has historical and associative value in its associations with the Davidson family and the settlement of Mariposa Township in the mid-nineteenth century. The property was owned by the Davidson family, an early settler family who arrived in the township in 1846 when Samuel Davidson purchased 1000 acres of land in the township from the Canada Company. The house was built by his grandson James Davidson in 1890 and the property remained in the Davidson family until the 1960s. The property yields information on a longstanding local farm family and provides information on the growth in

prosperity in Mariposa's agricultural community throughout the second half of the nineteenth century as reflected in the large new home constructed during this period in a fashionable style.

Contextual Value

1201 Salem Road has contextual value as part of the rural agricultural landscape of Mariposa Township. The house is located in a primarily rural area of the township that is characterized by agricultural properties, many of which date to the second half of the nineteenth century and share similar characteristics including red brick construction, decorative details from the Victorian period, and siting on large agricultural lots with significant setbacks. Through its architecture, age, location, use, and physical context, it supports and maintains the historic rural character of Mariposa Township. The property is well known in the area for its unique architecture and picturesque setting, and considered to be a local landmark.

Section 6: Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Features

The architectural features of this property all exemplify this property as a representative example of Queen Anne residential architecture as executed on rural Ontario farmsteads in the late nineteenth century. The front façade and its associated elements demonstrate a high degree of craftsmanship in their execution.

- Two-and-a-half storey red triple brick construction
- Gable roof
- Symmetrical front façade
- Two-and-a-half storey bays including:
 - Gables
 - Fish scale shingles
 - Stained glass windows
 - Window surrounds with sunburst hoods
 - Brackets
 - Decorative bargeboard
- Central entrance including:
 - Original front doors
 - Buff brick hood
- Fenestration including:
 - Buff brick window hoods

- Symmetrically placed brick chimneys
- Interior ornamental plasterwork including:
 - Four ceiling medallions in the front hall, dining room, living room and primary bedroom

Historical and Associative Features

The historical features of this property yield information on the settlement and nineteenth century agricultural development of Mariposa Township, as well as the Davidson family who owned the property.

- Relationship of the house to the Davidson family
- Relationship of the house to the wider agricultural landscape

Contextual Features

The contextual features of this property maintain and support the rural agricultural character of the surrounding landscape and link the property to its surroundings, visually, functionally and historically.

- Views from the house to Salem Road and surrounding agricultural properties
- Views of the house from Salem Road and surrounding properties
- Location of the property in rural Mariposa Township
- Orientation of the house towards Salem Road