

The Corporation of the City of Kawartha Lakes

By-Law 2023-XXX

A By-Law to Designate 109 Nappadale Street, Village of Woodville in the City of Kawartha Lakes

A By-law to designate 109 Nappadale Street in the Village of Woodville in the City of Kawartha Lakes as being of Cultural Heritage Value or Interest under Part IV of the Ontario Heritage Act.

Recitals

1. Section 29 of the Ontario Heritage Act, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest.
2. A Notice of Intention to Designate 109 Nappadale Street, Village of Woodville described further in Schedule A, has been given in accordance with Section 29 of the Ontario Heritage Act.
3. No objection to the proposed designation has been served on the Clerk of the City.
4. Council has consulted with its Municipal Heritage Committee.
5. Reasons for Designation are set forth in Schedule A.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2023-XXX.

Section 1.00: Definitions and Interpretation

1.01 **Definitions:** In this by-law,

“**alter**” means to change in any manner and includes to restore, renovate, repair, erect, demolish, and disturb; and “alteration” and “altering” have corresponding meanings;

“**City**”, “**City of Kawartha Lakes**” or “**Kawartha Lakes**” means The Corporation of the City of Kawartha Lakes and includes its entire geographic area;

“**City Clerk**” means the person appointed by Council to carry out the duties of the clerk described in section 228 of the Municipal Act, 2001;

“**Council**” or “**City Council**” means the municipal council for the City;

“**Director of Development Services**” means the person who holds that position and his or her delegate(s) or, in the event of organizational changes, another person designated by Council;

“Municipal Heritage Committee” means the Kawartha Lakes Municipal Heritage Committee which makes recommendations to Council and is established under Section 28 of the Ontario Heritage Act;

“Ontario Heritage Act” or **“the Act”** means the Ontario Heritage Act, R.S.O. 1990, c. o.18, as amended or any successor thereof;

“Property” means property as set out in Section 2.01.

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: Designation of Property

2.01 109 Nappadale Street, Village of Woodville is designated as being of cultural heritage value, as described further in Schedule A. This designation shall not preclude alterations that may be deemed necessary for the efficient use of the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the City.

2.02 The City is hereby authorized to cause a copy of this by-law to be registered against the property described above in the Land Registry Office.

2.03 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 Trust, and to cause notice of the passing of this by-law to be published in a newspaper with general circulation within the municipality.

Section 3.00: Enforcement, Offence and Penalties

3.01 **Enforcement:** This by-law may be enforced by every municipal law enforcement officer and police officer.

3.02 **Offence and Penalty:** It is an offence for a person to contravene any provision of this by-law, and every person who contravenes this by-law is guilty of an offence and, on conviction, is liable to a fine in accordance with the provisions of the Provincial Offences Act, the Ontario Heritage Act and to any other applicable penalty.

Section 4.00: Administration and Effective Date

4.01 **Administration of the By-law:** The Director of Development Services is responsible for the administration of this by-law.

4.02 **Effective Date:** This By-law shall come into force on the date it is finally passed.

By-law read a first, second and third time, and finally passed, this XXX day of XXX, 2023.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk

Schedule A to By-Law 2023-XXX

Being a By-law to designate 109 Nappadale Street, Village of Woodville in the City of Kawartha Lakes as being of cultural heritage value or interest.

Section 1: Description of Property

109 Nappadale Street, Village of Woodville

Section 2: Location of Property

Located on the northeast side of the intersection of Nappadale and Argyle Street, facing onto Nappadale Street

Section 3: Legal Description

PT BLK G PL 119 AS IN VW1044 EXCEPT PT 2, 57R4367 & VT55438; PT CHURCH LT N/S ARGYLE ST PL 119 PT 1, 57R4367; KAWARTHA LAKES AND PCL BLK G-2 SEC PL 119-WOOD; PT BLK G PL 119 PT 1 57R7358; KAWARTHA LAKES

Section 4: Location of Heritage Features

The primary heritage feature of the property is the school which is located on the west side of the property facing Nappadale Street.

Section 5: Statement of Reasons for Designation

Design and Physical Value

109 Nappadale Street, also known as Woodville Elementary School or has cultural heritage value as a representative example of Beaux-Arts educational architecture in Kawartha Lakes and the only one in Woodville. The building, which was constructed 1923 as a replacement for an older Victorian public school, demonstrates the key characteristics of Beaux-Arts educational design as executed in urban and village areas, including symmetrical massing with a central hall, and Classical design elements. The school is also demonstrative of trends in educational architecture which developed and matured in the late nineteenth and early twentieth century emphasizing new ideas regarding hygiene, ventilation, and safety incorporated into school design. It is Woodville's only school.

Historical and Associative Value

109 Nappadale Street has historical and associative value in its role as a local public school. Opening in 1923, the school was constructed to replace an older Victorian school house and to accommodate both growing population of Woodville and the surrounding area and continuation classes for secondary students. It yields information regarding the development of education in Woodville and rural Eldon and Mariposa Townships in the early decades of the twentieth century and the role of Woodville as a settlement around for the surrounding rural region. The property also has significance as the work of Lindsay-area architect John Thomson Hornsby who operated in the area in the 1920s and 1930s and executed a range of Classically-inspired public and private commissions throughout Kawartha Lakes and the wider region.

Contextual Value

109 Nappadale Street has contextual value as a local landmark and an important part of the village character of Woodville. The property is surrounded by other residential, institutional and commercial structures of a similar age in a variety of architectural styles which, taken together, form a cohesive historic landscape. The property maintains and supports this village character and is historically linked to its surroundings as part of this development.

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 Attributes

The design and physical attributes support the value of the property as an representative example of an early twentieth century Beaux-Arts school in Woodville.

- Two-storey red brick construction
- Rectangular symmetrical massing
- Hipped roof
- Wide eaves
- Chimneys
- Projecting frontispiece including:
 - Pediment with return eaves
 - Central entrance with half-round transom
 - Barrel-vault awning
 - Pilasters
 - Brackets
 - Stairs
 - Stepped knee wall
- Fenestration including:
 - Paired and single windows
 - Lintels
 - Lug sills
 - Central window with half round transom
- Rusticated concrete foundation

Historical and Associative Attributes

The historical and associative attributes support the historical value of the property as a local public school which has remained in operation since the early twentieth century.

- Association with the history of education in Woodville and Eldon and Mariposa Townships

Contextual Attributes

The contextual attributes of the property support the value of the property as a local landmark and as a contributing feature to the historic village landscape of Woodville.

- Location at the intersection of Nappadale Street and Argyle Street
- Orientation towards Nappadale Street
- Views of the property from Nappadale Street, Argyle Street, and the Woodville baseball diamond
- Views of surrounding historic properties from the school and its grounds