

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW 2010-

A By-law to designate the property known municipally as 632 Penetanguishene Road under Part IV of the *Ontario Heritage Act* as being of Cultural Heritage Value or Interest. (Richards House)

WHEREAS Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact a by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Richards House located in Concession 1, Part Lot 12, RP 51R23163 Parts 2 and 5, in the former Township of Vespra, now in the Township of Springwater, and known municipally as 632 Penetanguishene Road, RR 1 Barrie, and being Property Roll No. 4341 010 001 08520 0000 has been identified by the Township of Springwater Heritage Committee as being eligible for designation under Part IV of the *Ontario Heritage Act*; and

WHEREAS the Council of the Corporation of the Township of Springwater has caused to be served on the owners of the lands and premises known municipally as 632 Penetanguishene Road and upon the Ontario Heritage Trust, Notice of Intention to designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the municipality; and

WHEREAS the property owner supports the heritage designation process; and

WHEREAS the Council of The Corporation of the Township of Springwater deems it desirable to designate the Richards House as a property of cultural heritage value or 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 known as the Richards House located in Concession 1, Part Lot 12, RP 51R23163 Parts 2 and 5, in the former Township of Vespra, now in the Township of Springwater, and known municipally as 632 Penetanguishene Road, RR 1 Barrie more particularly described in Schedule "A", attached hereto, be hereby designated as being of cultural heritage value and interest.

2. THAT the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes set out in Schedule "B," attached hereto and forming part of this By-law, are hereby adopted.
3. THAT the Clerk is hereby authorized to cause a copy of the By-law to be registered on title for the aforesaid property with the proper Land Registry Office;
4. THAT the Clerk is hereby authorized to cause a copy of the 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 the same newspaper having general circulation in the municipality.
5. THAT this By-law shall take force and effect upon final passage hereof.

BY-LAW READ A FIRST AND SECOND AND THIRD TIME AND FINALLY PASSED this
Xxx day of Xxxx, 2010.

Tony Guergis, Mayor

John Daly, Clerk

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2010-

SCHEDULE "A"

LEGAL DESCRIPTION

CON 1, PT LOT 12 ,RP 51R23163 Parts 2 and 5, in the former Township of Vespra, now in the Township of Springwater, and known municipally as 632 Penetanguishene Road, RR 1 Barrie, and being Property Roll No. 4341 010 001 08520 0000.

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

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SCHEDULE "B"

Description of the Property:

The Richards House is located at 632 Penetanguishene Road, RR 1 Barrie (southeast of the Village of Midhurst), Concession 1, Part Lot 12, RP 51R23163 Parts 2 and 5, former Township of Vespra, now in the Township of Springwater.

Statement of Cultural Heritage Value or Interest:

The Richards House is of cultural heritage value as it is located on the west side of Penetanguishene Road, a historically significant route in the province's early history and a route that served as a vital link to the area's settlement.

The Richards House is located on land that was an original crown patent of 1824 to Thomas Mair. It is also of cultural heritage value as Mr. Mair was one of the first settlers on the Penetanguishene Road. Mr. Mair was known for raising prize winning cattle.

Thomas Mair was also instrumental in establishing and operating a saw mill and grist mill at Midhurst with George Oliver. Oliver's Mill was the first grist mill north of Holland Landing. Mr. Mair was once a Vespra Councillor and he also contributed funds to keep the local school, established on the Vespra Township side in Crown Hill, in operation.

The property was the site of the Ontario Plowing Match in 1980.

Description of Heritage Attributes

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

Exterior

1. Original brickwork, including one brick imprinted with a paw print
2. Original gingerbread trim
3. Original windows

Interior

1. main portion of the house is original floor plan with no structural changes
2. original woodwork
3. plaster ceiling medallions
2. crown molding
3. box hall entrance
4. White wash finish on basement walls
5. Record of growth measurement on door frame of Parkhouse children dated 1904
6. Original hardware including hinges, handles and locks
7. Stove pipe openings