

THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES

BY-LAW NO. 3080-19

Being a By-law to amend By-law 2076-04 for the purposes of correcting and clarifying statement explaining the cultural heritage value or interest and the description of the heritage attributes for the property located at 1720 Spragues Road in the Township of North Dumfries.

WHEREAS By-law 2076-04 was enacted by the Council of the Corporation of the Township of North Dumfries on August 16th, 2004;

AND WHEREAS pursuant to Section 30.1 (1) of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended, the council of a municipality may, by by-law, amend a by-law designating a property made under section 29 and section 29 applies with necessary modifications to an amending by-law as though it were a by-law to designate property under that section;

AND WHEREAS the amendment is to include a statement of cultural heritage value or interest and a description of the heritage attributes as set out in Schedule 'A' to this by-law;

AND WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended has been fulfilled;

AND WHEREAS the Clerk of the Township of North Dumfries has caused notice to be served of intention to amend the aforesaid real property in accordance with the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended;

AND WHEREAS no notice of objection to the proposed amendment has been served on The Corporation of the Township of North Dumfries;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:

1. That By-law 2076-04 be amended, by replacing the wording in Section 1 in its entirety with, "The property located at 1720 Spragues Road in the Township of North Dumfries and legally described as Part Lots 19-20, Concession 8, North Dumfries as in 1193280 lying North of Part 1, 58T-12868; North Dumfries (PIN 03855-0097) is hereby designated to be of cultural heritage value or interest, more particularly described in Schedule 'A' attached hereto."
2. That By-law 2076-04 be amended, by deleting Section 2 in its entirety which currently states "Section 33 of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended, shall apply only to the one storey free-standing, octagonal, rubble stone farm outbuilding capped by a self-supporting, eight-sided wood roof as well as the windows, eaves and the original cobblestone floor on the Designated Property." It is to be replaced by Section 1 including Schedule 'A' of this By-law.
3. The municipal solicitor is hereby authorized to cause a copy of this amending by-law to be registered against the property with a civic address of 1720 Spragues Road, North Dumfries in accordance with the provisions of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended.
4. The Clerk is hereby authorized to provide notice of the passing of this by-law in accordance with the provisions of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended.

READ A FIRST AND SECOND TIME THIS 12th DAY OF AUGUST, 2019.



Mayor

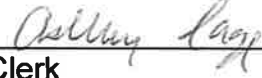


Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 12th DAY OF AUGUST, 2019.



Mayor



Clerk

SCHEDULE 'A' TO BY-LAW 3080-19

STATEMENT OF CULTUREAL HERITAGE VALUE OR INTEREST

1720 Spragues Road, Township of North Dumfries
Part Lot 19-20, Concession 8, North Dumfries as in 1193280 lying North of Part 1, 58R-1268; North Dumfries (PIN 03855-0097)

Description

The property located at 1720 Spragues Road in the Township of North Dumfries is a rural agricultural property. The lands are occupied by a 1 storey octagonal, rubble stone farm outbuilding built in the 19th century and a 1.5 storey original stone farmhouse built circa 1850.

Statement of Cultural Heritage Value or Interest

The property with a civic address of 1720 Spragues Road has cultural value for its physical/design value and historical/associative value.

The property has historical/associative value because of its direct historical association to the Sudden and Taylor families. The land was first occupied by the John Sudden family between 1846 and 1861 and then the Thomas Sudden family beginning in 1862. The Sudden family owned a lot of land in this area and were considered one of the original settlers. They are recognized in the namesake of the Sudden Bog and the Sudden Tract Trail. The name of John Taylor, who subsequently occupied the land, is struck in the mortar as a forge within the outbuilding along with the date 1906.

The 1 storey, free-standing, octagonal, rubble stone farm outbuilding is one of the few remaining stone farm structures in the Township from the mid 19th century. The forge in the building together with the masonry suggest that the building was built after 1862 and before 1906. The building served as a rural black shop in the latter part of the 19th century and the early 20th century. It is considered a good example of an agricultural industrial building which was part of a complex of farm buildings on the farmstead, as well as a valuable part of the wider agricultural community. The outbuilding is considered to have design and physical value.

The original stone farmhouse built circa 1850 consisting of a 1.5 storey stone structure was built by the Sudden Family. The original 1.5 storey stone structure and the original one 1 storey stone addition have physical and design value. The original house is constructed of coursed rubble stone with a natural finish. The front of the house has been built with larger, nicer stone blocks, while the back and sides use smaller stones. The dwelling was altered by a stone/brick addition of a full second storey post 1903, and further altered with one storey aluminum siding addition.

Heritage Attributes

Outbuilding - Exterior Heritage Attributes:

- One-storey free-standing octagonal rubble stone farm outbuilding.
- Capped by a self-supporting, eight-sided wood roof and eaves.

Stone Farmhouse – Exterior Heritage Attributes:

- Original 1.5 storey farmhouse and 1 storey addition constructed of coursed rubble stone.
- Front façade built with larger stone and formal approach with quoins located on all four corners.
- Main floor windows (two over two), with the wood storms (three over four), retaining much of the original glass.
- Original front plank door located centrally on the front façade of the main 1.5 storey structure. The front door is constructed of vertical boards, with a rectangular window over the door.