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A Growing Tradition

Town of Bradford West Gwillimbury
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February 7, 2022

VIA REGULAR MAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Attention: Ontario Heritage Trust

**RE: Notice of Passing of Designation By-law:
Wood House
Part of Lot 14, Concession 7; West Gwillimbury, municipally known as
2659 Line 8
Town of Bradford West Gwillimbury**

On February 1, 2022, the Council of Bradford West Gwillimbury executed by-law **2022-08** to designate **2659 Line 8**, under Section 29 of the Ontario Heritage Act, R.S.O. 1990 c. O.18, as it is of cultural heritage value and interest.

Please see the attached 'Executed Designation By-law' which includes the required description of property, statement of cultural heritage value and description of heritage attributes.

We trust the above is satisfactory. Should you have any questions or require further assistance, please do not hesitate to contact us.

Yours truly,

Brandon Slopach
Senior Planner

Attachment 1: Executed Designation By-law

The Corporation of the Town of Bradford West Gwillimbury

By-law 2022-08

Heritage Designation By-law

Being a By-law to designate a property as being of Historic and/or Architectural Value or Interest – 2659 Line 8.

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact by-laws to designate a real property, including all or some of the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury has caused to be served on the owners of the lands and premises at:

Part of Lot 14, Concession 7, West Gwillimbury
2659 Line 8, Town of Bradford West Gwillimbury

and upon the Ontario Heritage Trust, notice of intention to designate the property municipally known as 2659 Line 8, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto and forming part of this by-law;

NOW THEREFORE the Council for the Corporation of the Town Bradford West Gwillimbury hereby enacts as follows:

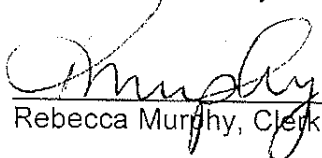
1. The following real properties, more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

2659 Line 8, Town of Bradford West Gwillimbury, County of Simcoe

2. The town solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule 'A' attached hereto in the property Land Registry Office.

3. This by-law shall come into force and effect the day it is enacted.

Enacted this 1st day of February, 2022.


Rebecca Murphy, Clerk


Rob Keffer, Mayor

SCHEDULE 'A' TO BY-LAW 2022-08

In the Town of Bradford West Gwillimbury, County of Simcoe, property description as follows:

Part of Lot 14, Concession 7, West Gwillimbury
Roll #: 431201000220800
2659 Line 8
Town of Bradford West Gwillimbury

SCHEDULE 'B' TO BY-LAW 2022-08

REASONS FOR DESIGNATION – STATEMENT OF CULTURAL HERITAGE VALUE

Wood House
2659 Line 8
Circa 1865-1870

The property municipally known as 2659 Line 8 is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of the property

The property at 2659 Line 8 is located on approximately 2.8 acres of land on the south side of Line 8. It is legally described as Lot 14, Concession 7, Geographic Township of West Gwillimbury. The property is set amongst a residential subdivision. The property includes a two-storey farmhouse, a large barn and accessory buildings.

Statement of cultural heritage value

2659 Line 8 has design or physical value as a representative example of a two-storey Ontario Cottage built in the Victorian Period. The farmhouse is believed to have been constructed circa 1865-1870. The two-storey, three-bay farmhouse features common bond and Flemish bond red brick. The farmhouse has a gable end roof with return eaves, brick constructed end chimneys, and a central gable peak. The central gable peak features decorative woodwork and a pendant finial and half-moon window with brick voussoirs is located within peak. The gable roof with return eaves, large frieze with wooden brackets which run along the façade and under the return eaves showcase the personal detailing which can be applied to an Ontario Cottage design. Symmetrically placed rectangular window openings with brick voussoirs rhythmically adorn the façade and side elevations. The façade features a centrally placed doorway with brick voussoir. The façade windows appear to include the original six-over-six sash wooden windows. The open verandah, which spans the façade, highlights the Victorian architectural influence. The decorative and elaborate verandah features bi-colour painted decorative wood brackets and cut out spandrels post face brackets. It is supported by wooden post with a hipped roof. The porch is believed to have been added circa 1890.

Description of heritage attributes

The home has significant architectural value, and is an excellent example of an Ontario Cottage farmhouse built in the Victorian Period. The exterior maintains almost all of its original details:

- Two storey brick Ontario Cottage built in the Victorian Period.
 - L-shaped plan;
 - Symmetrical three-bay façade with centrally placed entry;

- Two-bay side elevations with side gable roof and return eaves;
- Single stacked interior brick chimneys at the gable ends;
- Central gable peak with decorative woodwork and pendent finial;
- Wide frieze with wooden brackets along façade and under return eaves of side elevations;
- Rectangular window openings with brick voussoirs;
- Original six-over-six sashed wooden windows;
- The open verandah with hipped roof and wooden post supports; and
- The decorative verandah features including the bi-colour painted decorative wood brackets and cut out spandrels post face brackets.

This building is being recommended for historic designation because of historical significance and architectural merit as described in the statement of cultural heritage value. This statement is prepared by the Bradford West Gwillimbury Office of Community Planning based upon information provided in the "Evaluation of 2659 Line 8", written by Archaeological Research Associates Ltd., dated March 31, 2021.