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Town of Orangeville

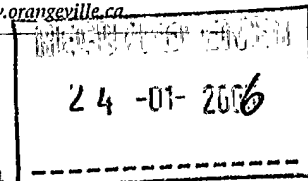
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Clerk's Department

Ext. 223

E-mail: slankheit@orangeville.ca



January 18, 2006

The Honourable Lincoln M. Alexander
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sir:

Re: Notice of Passing of Heritage By-law
489 Broadway, Town of Orangeville

Please be advised that Orangeville Council, at its meeting held on November 7, 2005 passed By-law No. 097-2005 for the purpose of designating the above noted property as being of architectural and historical value or interest.

The attached notice of the passing of the by-law will be published in the Orangeville Banner newspaper on Thursday, January 27, 2006. Attached is a certified copy of the by-law, which is being provided to you in accordance with Section 29(6) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Yours truly,

Susan Lankheit,
Deputy Clerk

Encl.

Mar 2/06
✓ RC



THE CORPORATION OF THE TOWN OF ORANGEVILLE

NOTICE OF PASSING OF HERITAGE BY-LAW

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, as amended.

AND IN THE MATTER OF THE LANDS AND PREMISES located on the real property described as Part of Lot 1, Concession 3, W.H.S., Part 1 on Reference Plan 7R-1171, municipally known as 489 Broadway, in the Town of Orangeville, in the County of Dufferin, in the Province of Ontario.

TAKE NOTICE that the Council of the Corporation of the Town of Orangeville has passed By-law Number 097-2005 to designate the property situated at 489 Broadway, as being of architectural and historical value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Dated at the Town of Orangeville this 27th day of January, 2006.

Susan Lankheit, Deputy Clerk
87 Broadway,
Orangeville, Ontario
L9W 1K1

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 10

Properties

PIN 34036 - 0031 LT
Description PT LT 1, CON 3 WHS, PT 1, 7R1171 ; ORANGEVILLE
Address 00489 BROADWAY
ORANGEVILLE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF ORANGEVILLE
Address for Service 87 Broadway
Orangeville, Ontario
L9W 1K1

I, William W. Stutz, Solicitor for The Corporation of The Town of Orangeville, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 097-2005 dated 2005/11/07.

Schedule: See Schedules

Signed By

Wolfram William Stutz	269 Broadway Ave. Orangeville L9W 1K8	acting for Applicant(s)	Signed	2006 01 06
Tel	5199417500			
Fax	5199418381			

Submitted By

WILLIAM W. STUTZ	269 Broadway Ave. Orangeville L9W 1K8	2006 01 06
Tel	5199417500	
Fax	5199418381	

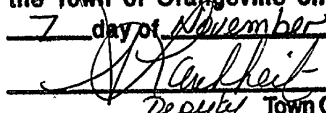
Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : O-1373-02



Certified a true copy of By-law/
Resolution Number 097-2005
passed by the Municipal Council of
the Town of Orangeville on the
7 day of November, 2005

Deputy Town Clerk

CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 097-2005

A BY-LAW TO DESIGNATE THE PROPERTY SITUATED AT 489 BROADWAY, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE. (Part of Lot 1, Concession 3, W.H.S., Part 1 on Reference Plan 7R-1171)

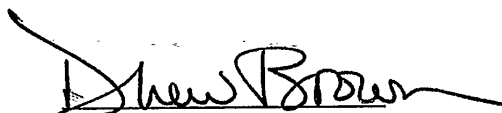
WHEREAS Section 29 of the Ontario Heritage Act, R.S.O., 1990 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

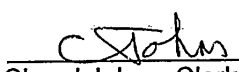
AND WHEREAS the Council of the Corporation of the Town of Orangeville has caused to be served upon the owner of the aforesaid real property and to The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

1. There is designated as being of architectural and historical value or interest the land and building located on the real property described as Part of Lot 1, Concession 3, W.H.S., being Part 1 on Reference Plan 7R-1171, known municipally as 489 Broadway, Town of Orangeville.
2. The reasons for designation of the land and building on the real property located at 489 Broadway, Town of Orangeville, more particularly described in Schedule "A" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as Part of Lot 1, Concession 3, W.H.S., being Part 1 on Reference Plan 7R-1171, known municipally as 489 Broadway in the Land Titles Division of Dufferin (No. 7).
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid real property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS
7TH DAY OF NOVEMBER, 2005.


Drew Brown, Mayor


Cheryl Johns, Clerk

Town of Orangeville
Criteria for Designation

The Perfect House

Part Lot 1, Concession 3, W.H.S.,
Part 1 on Reference Plan 7R-1171.

489 Broadway, Orangeville

Summary

The Perfect House is the oldest structure in the vicinity and its presence reflects historical land use in the area. It is a tangible connection to the past community of Springbrook.

Historical and Biographical Notes

The area to the west of Orangeville at the junction of C Line and what is now Highway #9 was a hamlet known as Springbrook. The community took its name from the nearby creek and although it was never incorporated as a village, it had a separate identity from the nearby town, and contained a hotel, brickyard and several houses. The last visible remnant of the hamlet, a building formerly known as the Perfect House, is situated on the north side of the highway at the intersection with C Line.

In the days of horse-drawn conveyances frequent rest stops were necessary. Inns and taverns sprang up throughout Dufferin County, including one in Springbrook. Known as the Perfect House, after its proprietors Robert and Elizabeth Perfect, it was a true family business, with Robert as the host, Elizabeth the renowned cook and her brother Fred the hosteller.

Robert Perfect was originally from Norfolk, England and married Elizabeth Harshaw, from Monaghan Co., Ireland in St. James Cathedral in Toronto in 1856. The newly weds remained in Toronto for several years, where sons James and Robert were born. By 1861 they had left the city for Mono Township where their third son, Alfred, was born in March of 1861. The census of that year indicates that the Perfect family was living on lot 12, Concession 2, WHS, on the Freeland farm. (The Reverend Freeland was related to Elizabeth Harshaw.) In 1866 land transfer records record Robert Perfect's purchase of 100 acres at Springbrook where he began farming. Subsequent newspaper reports tell of his success raising sheep and growing barley.

In 1872 Robert paid Patrick Ryan \$375 for three acres of land on the north side of what is today known as Highway 9. In December of that year he obtained a mortgage from the Canadian Permanent Building Society and presumably used that money to build the hotel in the spring of 1873. Shortly thereafter accounts of the hotel began to appear in the Orangeville Sun. "A first class hotel – one could rely on horses being well treated."

The Perfect House continued as a hotel until 1891 when Elizabeth Perfect died. In her will she stipulated "that the house ... in which I live shall not hereafter while in the name or possession or benefit of either my son, Alfred, or my husband, Robert, be used as a bar, hotel, inn, public house or house of public entertainment for the purpose of selling vending, or in any other way disposing of spirituous, fermented or other intoxicating liquors with or without license, nor shall

the same be so used while in the family unless such use as is absolutely necessary for medicinal purposes." At the time of her death she was described as "probably the most widely known and highly respected woman in this part of the country."

The building remained in the family for many years after Elizabeth's death, as a private residence. In 1905 the property passed to Isaac Hughson who maintained Greenwood Cemetery. Isaac Hughson sold the property in 1926 to George Davis. It was while the Davis family owned the building that the front section was removed to make room for the widening and straightening of what is now Highway 9. Since that time the building served as a private residence and later years for various commercial ventures.

Architectural Evaluation

Although not pure in style, the Perfect House represents the local expression of an architectural style known as *Classic Revival*. Architects favouring this style took their inspiration from the buildings of ancient Greece and Rome, designing simple, symmetrical facades with classical embellishments such as large rectangular window openings, deep eaves, simple cornices and return eaves. The style was popular in Ontario as early as the 1830s and continued to be developed into the 1860s. Local builders used pattern books containing architectural drawings and modified these designs to accommodate local materials and tastes.

The Perfect House is currently on its original site. It is a single detached dwelling, originally built in a T plan configuration but now a rectangular structure, with the short façade facing the highway. It is two storeys in height, sitting on a foundation of unknown materials that have been pared.

The load bearing walls are terra cotta-coloured brick, laid in a pattern known as common bond. This pattern uses a row of headers (bricks with the narrow end facing out) for every five or six rows of stretchers (bricks with the long side facing out). The size of brick known as Ontario and features many variations in colour, from light orange to blackish orange. This brick was likely produced in the neighbouring Springbrook brick yard. Pale yellow coloured brick (commonly called biscuit or buff) has been used to create decorative corner elements known as quoins.

The roof is medium gable in pitch; existing asphalt shingles are not original. The roof eaves are trimmed with plain wood frieze and soffits. The eaves project at the gable ends (verges), continuing the frieze and soffit elements. Visible on the north elevation of the building are remnants of the original return eaves, indicators of the era of construction.

The original windows on the east and west sides of the building are of interest. They are flat topped, with plain wood trim, and plain wood lugsills. Each window is highlighted with buff brick voussoirs (bricks laid on their narrow ends). The windows appear to be two sash, double hung in construction, with flat transoms of textured glass in amber and dark red. A blind (bricked in) window or door opening on the west side may indicate where a door to the basement was originally located before the grade was changed.

The west façade of the building features three bays (openings) in a symmetrical pattern. The decorative quoins and voussoirs are most evident on this façade. The east side presents two bays, not symmetrical but similar in size to those on the west. What serves as the main door at present on the east side would appear to have been a side door. The steel door is not original.

Two twentieth century additions, not covered by the designation, speak to the adaptive use of the building over time. A rear board and batten addition is on a concrete block foundation. The main façade of the building features a one storey porch addition, probably constructed in 1929 as an open porch. It has since been glazed in with three sets of triple windows. The door to the porch features coloured glass similar to that in the transoms and should be retained for use in the building.

To accommodate the road widening in 1928/9, the front section of the Perfect House was removed. A small three-pane window was installed in the gable end of the remaining structure, surrounded by cedar shakes. Remnants of a finial and decorative bargeboard in this area of the roof may have been salvaged from the part of the building torn down. By 1929 these elements had generally fallen out of style.

A barn to the rear and east of the house sits on a high, poured concrete foundation. This foundation may have been laid in 1929 and the original barn was raised. If it is not possible to retain the barn, detailed photographs, and measured drawings should be completed before demolition.

Preserving the Perfect House by relocating it on this site is compatible with section D4.3.1 of the Official Plan of the Town of Orangeville, which states that "Council will seek to ensure that heritage resources are maintained and enhanced within a compatible context." As the oldest structure in the vicinity, its presence reflects historical land use in the area and it is a tangible connection to the past.

Considerations for new façade, the Perfect House

It is important to note that the Perfect House was not constructed at the height of Victorian embellishment, and so an excess of decorative millwork would not be appropriate.

Two second-storey windows should be replicated, using windows on the west side as examples. These windows should be wood and feature antique/reclaimed glass, including matching the transoms with ruby or amber glass. Reclaimed Ontario-sized brick in terra cotta and biscuit must be used to re-clad this façade. A wooden porch with a bellcast roof would be appropriate with modest millwork in terms of brackets and posts. The new doorway should be centred and recessed, flanked with large display windows. These windows could be embellished with lettering or etching in period style. Attached are several photocopies of commercial buildings from the same period that can serve as a guide.

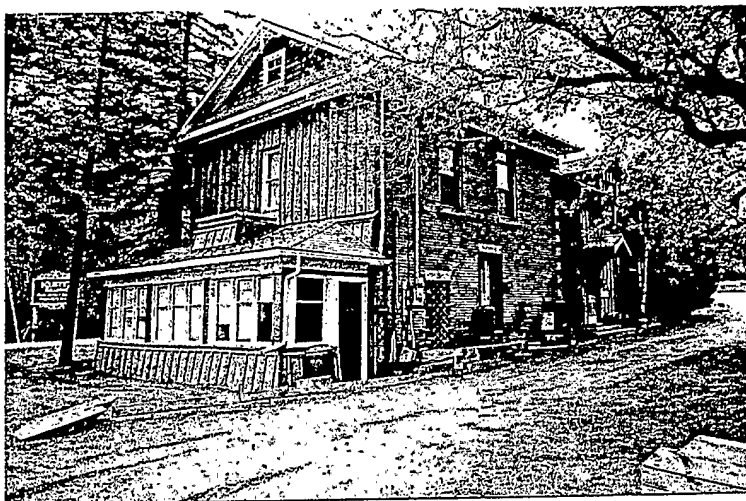
References:

Blumenson, John J.G., 1942- *Ontario Architecture: a guide to styles and building terms (1784-1984)*. Fitzhenry & Whiteside, 1990

Brown, Steve. *If These Walls Could Talk*.

Leitch, Adelaide. *Into the High County*. Corporation of the County of Dufferin, 1975

Additional resources at the Dufferin County Museum and Archives



The Perfect House

View showing east side and front façade facing the highway.

The original front of the building was removed in 1928/29 to facilitate a road widening for the highway.



Perfect House, west side

The least altered side of the building, should serve as the guide for restoration of missing elements. Note the buff or biscui-coloured brick used as decorative elements in the corner quoining and the window voussoirs. The upper pane in each window contains coloured textured glass.



Perfect House, east side

Less symmetrical than the west side but with original window and door openings intact.



The Perfect House

Fragment of bargeboard ('gingerbread') and bottom portion of finial, possibly from original front section of house



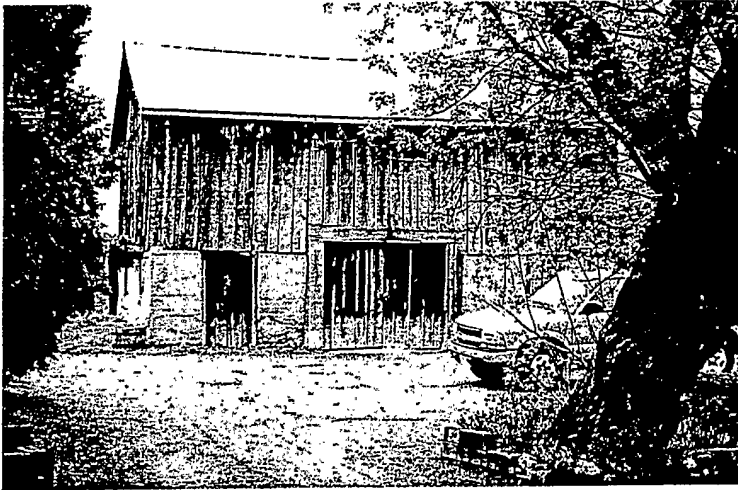
Perfect House, north side

Although a triangular shaped piece of wood has been in-filled, one can see evidence of return eaves and wide cornice trim, hallmarks of the Classic Revival style of architecture.



Perfect House, west side

Detail of the 'blind' opening, possibly a former door opening leading to the cellar.



The Perfect House barn

