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THE CORPORATION OF THE TOWN OF NEWCASTLE

BY-LAW #92-233

being a by-law to designate the property known for municipal purposes as ~~2662 Concession Road 8, R.R. #5, Bowmanville,~~ now in the Town of Newcastle as a property of historic or architectural value or interest under the Ontario Heritage Act.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, C.O.18 authorizes the council of the municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

WHEREAS the Council of The Corporation of the Town of Newcastle has caused to be served upon the owner of the property known for municipal purposes as 2662 Concession Road 8, R.R. #5, Bowmanville, and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published in the Canadian Statesman and the Newcastle Independent, newspapers having general circulation in the area of the designation, once each week for three consecutive weeks, namely May 13, May 20 and May 27, 1992; and

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "A" attached to and forming part of this by-law; and

WHEREAS the Local Architectural Conservation Advisory Committee of the Town of Newcastle has recommended that the property known for municipal purposes as 2662 Concession Road 8, R.R. #5, Bowmanville, be designated as a property of historic or architectural value or interest under the Ontario Heritage Act; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk with the period prescribed by the Ontario Heritage Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NEWCASTLE HEREBY ENACTS AS FOLLOWS:

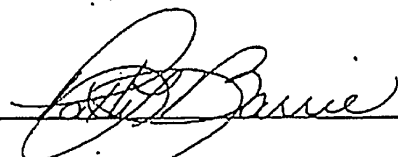
1. The property known for municipal purposes as 2662 Concession Road 8, R.R. #5, Bowmanville, which is more particularly described in Schedule "B" which is attached to and forms part of this by-law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, C.O.18.
2. The Solicitor for the Town of Newcastle is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.

3. The Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" hereto and on the Ontario Heritage Foundation. The Town Clerk also is authorized to cause notice of the passing of this by-law to be published in the Canadian Statesman and the Newcastle Independent, newspapers having general circulation in the area of the designation, once each week for three consecutive weeks.

By-law read a first and second time this 14th day of December 1992:

By-law read a third time and finally passed this 14th day of December 1992.


MAYOR


CLERK

SCHEDULE "A"

TO BY-LAW #92-233

James Woodley purchased the property in 1861 and, since moving the mill further south on the lot in 1874, the Woodley Sawmill has been continuously run by the family with very few changes to the original operation. The main residence, the hired man's house, the sawmill itself, the driving shed and the main barn, are all recommended for designation as a unit based on their historical significance and the following architectural features:

1. The Main Residence

This house is a fine example of the Gothic 1-1/2 storey frame farmhouse. The segmentally arched window in the gable is surmounted by the original bargeboard. The original front door is topped by a two-part rectilinear transom, a simple lintel and it is flanked by pilasters. The original 2 over 2 glazing and louvred shutters remain, and the main floor windows are also topped with lintels. The "tail" of the house consists of the summer kitchen, which is constructed of very wide pine planks in the walls and floors and which retains the 6 over 6 sash, and of a board and batten shed. The verandah remains on the west side of the rear wing. The exact date of construction of this house cannot be determined, but a date of between 1875-1880 would seem reasonable.

2. The Hired Man's House

The 1-1/2 storey frame house sits directly north of the main residence and would appear to have been constructed at an earlier date. This house also retains a small verandah on the rear wing, although it is quite possible that it was originally surrounded by a verandah on three sides.

3. Driving Shed

The driving shed, located to the north of the hired man's house, has a gambrel roof and retains its original poplar siding and small paned windows.

4. The Main Barn

The barn had undergone very little alteration with the exception of the roof. The present gambrel roof was added in the late 1920s - early 1930s. The stone foundation and frame cladding remain in excellent condition.

5. The Sawmill

The mill building has seen very few changes since it was moved to this site in the 1870s. It is entirely water-powered and the water is carried from the three acre reservoir via a large penstock or flume.