

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2014-60

A By-law to designate Part of Block A, Registered Plan 464, municipally known as 422 King Street (Letherby Home) as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.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 Council of the Corporation of the Town of Midland (the "Town") has caused to be served on the owners of the lands and premises at:

Part of Block A, Registered Plan 464, municipally known as 422 King Street, Town of Midland, County of Simcoe, Ontario

and known as Letherby Home and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Town;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

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

AND WHEREAS this By-law is to be registered in the proper Land Registry Office with respect to the property described in Schedule "A" attached hereto;

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

1. That the property described as Part of Block A, Registered Plan 464, municipally known as 422 King Street (Letherby Home), more particularly described in Schedule "A" and as further described in Schedule "B" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest.
2. That the Clerk is hereby authorized to cause a copy of this 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 a newspaper having general circulation in the Town.

3. That the Clerk is hereby instructed to register a copy of this By-law on the title of the subject lands in the proper Land Registry Office, and include same in the Town's Heritage Registry and Inventory.
4. That this By-law shall come into full force and effect on the final passage thereof.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF AUGUST, 2014.

THE CORPORATION OF THE TOWN OF MIDLAND

MAYOR

CLERK

Schedule "A" to By-Law 2014-60

LEGAL DESCRIPTION

Part of Block A, Registered Plan 464, Town of Midland, County of Simcoe and being all of PIN 58463-0222.

Schedule “B” to By-law 2014-60

STATEMENT OF SIGNIFICANCE

Description of Property – Letherby Home, 422 King Street

Letherby Home is a two and a half storey residential brick building located on the west side of King Street, between Ellen Street and Hannah Street.

Statement of Cultural Heritage Value or Interest

Design or Physical Value

According to Fire Insurance Mapping the Letherby Home was built prior to 1904, primarily in the Classical Edwardian architectural style. This architectural style is reflected by the smooth, red stretcher-brick walls, medium hip roof with multiple gables, large-paned sash windows with simple rectangular transoms and the shallow oriel portion of the facade. Additional significant features include the stone accents of the decorated lug sills, which show a transition from the earlier Queen Anne style, and the exceptionally large paired cornice brackets on the façade. The property is an excellent example of surviving properties of the same style and is close to its original form in terms of major elements.

In addition, there are several distinctive interior elements including decorative hardwood floors, original doors, windows and pocket doors with matching hardware, five (5) fireplaces, five (5) stained glass windows, twelve (12) foot high main floor ceilings, decorative moldings and spherical baluster tops on the servants’ staircase.

Historical or Associative Value

Letherby Home is strongly linked to Midland’s lumbermill era as being one of four adjacent homes belonging to some of Midland’s foremost lumber barons. The property was purchased by Edwin Letherby in 1903 and was sold upon his death in 1953. Mr. Letherby was a prominent lumberman including being president of both the Letherby-Terry-Nicholson Lumber Company and the Letherby and Sons Lumber Mill. Mr. Letherby was also Mayor of Midland from 1908-1909 and 1916-1917, served several terms as a Town Councillor and was a lifelong supporter of the YMCA and St. Andrew’s Hospital.

Contextual Value

Letherby Home also has cultural heritage value for its contextual value. The property is located on the main street of the Town adjacent to three other heritage properties, together being known as the “Grand Homes of King Street”. The four properties all contain large heritage homes and are of equal size, being significantly larger than other downtown residential properties. The properties also act as an entrance into Downtown Midland and are highly important to the character of this area. The site is substantially unchanged from its original and the residence has not been moved.

Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of Letherby Home and included in the designation:

- The 2¹/₂-storey form of the residence including scale, form and massing;
- 2-storey bay window structures on the south and east façades;
- Original structure materials including the red stretcher-brick façade and wooden trim for the north, south and east façades (west façade not included);
- Gables and pitch of the roof;
- Configuration of large pain sash windows and wood window frames (west façade not included); and
- Decorated lug sills and large paired cornice brackets (west façade not included).

Key interior attributes that embody the cultural heritage value of Letherby Home and included in the designation:

- Matching hardware present on first floor windows, doors and pocket doors
- Decorative hardwood floors on the first floor;
- The pocket doors on the first floor;
- The spherical baluster tops on the servants' staircase;
- The five stained glass windows;
- The five fireplaces; and
- The decorative molding around the doors and windows of the third floor.