

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW NUMBER 2010-18

A By-law to amend By-law # 92-32, to clarify the statement of cultural heritage value and the description of heritage attributes of Heritage Animal Hospital (687 King Street) under the *Ontario Heritage Act*, 1990

WHEREAS The *Ontario Heritage Act*, 1990 authorizes the Council of the Municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest;

AND WHEREAS Section 30.1(2) to (10) permits amendments to the by-law to clarify or correct the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes and revise the language of the by-law to make it consistent with the current requirements of the Act or its regulations;

AND WHEREAS the reasons to amend the designation are set forth as Schedule "A", attached;

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

1. That By-law #92-32 be amended to include Schedule "A" and "B" as attached hereto.
2. That clause 1 of By-law # 92-32 be deleted and a new clause 1 be added to By-law # 92-32 as follows:
 - "1. That the lands known as the Heritage Animal Hospital at 687 King Street and as set out in Schedule "A" attached hereto are hereby designated as a property of cultural heritage value for the reasons set out in Schedule "B" attached hereto and forming part of this By-law."
3. That the By-law shall come into force and effect on the final passage thereof.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22ND DAY OF MARCH, 2010.

THE CORPORATION OF THE TOWN OF MIDLAND

MAYOR

CLERK

**Schedule "A" to
By-law 2010-18**

Schedule "A" to By-law # 92-32 (as amended)

LEGAL DESCRIPTION

West part of Lot 103, Concession 2
Formerly in the Township of Tay, now in the Town of Midland.
PIN: 584710140

**Schedule “B” to
By-law 2010-18**

Schedule “B” to By-law # 92-32 (as amended)

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Heritage Animal Hospital, located at 687 King Street, is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and interest. The property meets the criteria for designation prescribed by the Province of Ontario under the categories of design or physical value and historical or associative value.

Historical or Associative Value

The historical and associative value of 687 King Street is attributed to the property’s associations with the Frazer family, specifically Samuel de Burgh Frazer. Frazer, one of seven sons that arrived from Northern Ireland in 1837, took a keen interest in local politics, becoming the first Reeve of the combined municipalities of Tiny and Tay in 1851. Frazer continued his political career, serving as the first Reeve of Tay following its separation from Tiny in 1869, first Reeve of the Village of Midland in 1878 and the first Justice of the Peace and Magistrate in 1885, a position Frazer accepted only after retiring from a second term as Reeve of Tay.

Frazer is said to have built the house in 1858 as a wedding gift to his bride-to-be, Amelia Jeffery. The house, originally located on Lot 101, Concession 2, Tay Township, constructed from cut white pine timbers, which local legend claims Frazer cut himself from trees growing on the property. Despite the completion of the home, Frazer never married Jeffery, leaving the house largely vacant eventually earning it the title “The Haunted Honeymoon House.”

The Frazer House is an early example of historic preservation by Leslie and Isobel Brandon who purchased the deteriorating building in the 1940s. The Brandon’s were passionate for the history of the area and the architecture of the Frazer house. They embarked on a project to have the house deconstructed and accurately reconstructed at its present location, north of the site of its original construction.

Design or Physical Value

The design or physical heritage value of 687 King Street is credited to the method in which Samuel de Burgh Frazer constructed the home. The original portion of the building is believed to have been constructed by Samuel de Burgh Frazer in 1858.

Exterior (Original Frazer Home)

The original home has a long, rectangular plan and is two storey's tall. The original clapboard that would have covered the exterior has been removed to reveal the log work, likely during the restoration and relocation of the building in the 1940s. The original exterior is now partially protected by a board and batten addition on all four sides. The second storey log exterior remains visible. The log construction consists of hand-hewn eighteen (18) inch square timbers, each approximately forty-two (42) feet in length.

The original entrance is located in the centre of the west façade. Above the door is a flat transom with eight lights and above that is a plain pediment. The sides are decorated with 4 side lights and paneled wood trim.

The west façade includes the main entrance and two windows on the main storey having two sashes and are described as 12/6 panes. The second storey had three windows, again having two sashes and 12/6 panes. The north and south façade's have two windows on the main floor and two windows on the second storey, once again with two sashes and 12/6 panes. The roofline is upturned at the eaves in a style described as "bell-cast" and which is rare for this area.

There is a skirt roof on three sides of the building, with a medium gabled roof and a medium hipped roof. The windows on the first floor have a flat opening with plain flat trim all round the opening, both inside and out. The windows are single hinged and have a 12/12 pane arrangement. The main entrance is off centre on the façade and has a flat opening with plain flat trim all around it. There are side lights on both sides of the door.

Interior

The interior plan of the home included a central hall with a straight staircase to the second storey and four rooms on the first floor. In the front two rooms, to the left and right of the central hall, the rooms feature a cut block granite fireplace with decorated top and side panels. On the side of the staircase under each tread are decorative panels and trim. The interior doors feature six panel colonial style doors and trim. The interior features original exposed wood beams supporting the upper levels and pine plank floors featuring 18" wide and 2 inch thick pine boards.

Contextual Value

The Heritage Animal Hospital has contextual value as a cultural heritage resource that forms a part of the historic community of Midland. The Frazer family was one of the first pioneer settlers in Midland, and was the original owners of much of the land which is now the Town of Midland. The Frazer home is one of the finest two story examples of Georgian log home architecture anywhere in Ontario.

DESCRIPTION OF HERITAGE ATTRIBUTES

The Description of Heritage Attributes includes the following key attributes and apply to all original elevations and façades, entrances, windows, chimneys and fireplaces, and trim together with construction materials of wood their related building techniques and cultural heritage landscape features. A photographic record of the building and the historical aspects of the Heritage Animal Hospital is kept in the Planning and Development Department of the Town of Midland.

Key attributes that express the value of the “Heritage Animal Hospital” located at 687 King Street include:

Exterior Elements

- The hand-hewn, unpainted, eighteen (18) inch square timbers, each approximately forty-two (42) feet in length with dovetail corners.
- The front wood doorway with overhead transom, side panels, and plain pediment.
- The original window openings, lintels and sills.

Interior Elements

- The cut block granite fireplaces with decorate top and side panels.
- The decorative wood panels and trim adjacent to the tread of the staircase.
- Exposed wood beams supporting the upper levels.
- Pine floors constructed of 18” wide by 2” thick pine boards.