



Leamington Municipal Heritage Advisory Committee (LMHAC)

AGENDA

Wednesday, May 24, 2017 3:00 PM
Ante Room, 111 Erie Street North

- A. Call to Order: Chair
- B. Minutes:
 - 1. March 22, 2017
Pages 2 to 3
- C. Business Arising from Minutes:
 - 1. Update on request to remove 21-27 Erie Street North from Heritage Register
 - 2. Canada 150 and Sip & Savour events
- D. Reference Materials:
 - 1. CHO Newsletter - Spring 2017
 - 2. Windsor Community Museum Newsletter - N/A
 - 3. Ministry Correspondence - N/A
- E. New Business:
 - 1. 13 Russell Street
- F. Other:
- G. Adjourn:

Next Regular Meeting: June 28, 2017



**Leamington Municipal Heritage Advisory Committee (LMHAC)
MINUTES**

Wednesday, March 22, 2017
Ante Room, 111 Erie Street North, Leamington

Members Present: Maria Kouhang
Mark Stevenson - Chair
Tony Duncan
Scott Holland
Lee-Anne Settrington

Regrets Only: Bill Dunn, Chris Chopchik

Staff Present: Manager of Planning Services- Danielle Truax

Call to Order:

Minutes:

Moved by: Tony Duncan

Seconded by: Maria Kouhang

That the minutes of the February 22, 2017 meeting of the Leamington Municipal Heritage Advisory Committee be adopted.

CARRIED

Business Arising from Minutes:

1. Leamington Mersea Historical Society Banquet
2. Committee Member Advertisement
3. PLA-04-17 - 13 Russell Street

Reference Materials were received.

New Business:

1. Request to remove 21-27 Erie Street North from Heritage Register was received. The committee requested that a reason for the request be obtained and provided in report to Council. S. Holland to provide preliminary research on the important cultural heritage of this location. Planner to draft report to council and circulate to committee for review.
2. Kyra Knapp, Tourist and Cultural Development Officer - Kyra introduced the "Canada 150" Celebrations intended for Canada Day in Leamington. The theme of the



celebrations will be "Leamington as a Settlement Community". Activities will center around Seacliff Park, Art at in the Marina and Mill Street Block Party. Their committee is looking for ideas and contact information to put together pieces of Leamington's history. It was noted that this could be an opportunity for the Committee to host a booth featuring a settlement timeline. Canada150 is to be listed as an item for discussion at next meeting.

3. Sip N Savour - The Committee introduced the idea to provide a display and/or booth featuring food producers, restaurants suppliers of the Leamington area. Kyra noted this could be a welcome addition to the "County Fair" theme and tent to be featured. The event is scheduled for August 18-20, 2017. Sip N Savour is to be listed as an item of discussion at next meeting.
4. Gregory Building - L. Settrington requested a paper and electronic copy of the Gregory Building be provided to the Bradt's to assist with their development.
5. BIA Uptown Vision - L. Settrington suggested that we ensure Council is aware of the significant buildings in the uptown during the development of the Uptown Vision. Staff to generate a list to be provided to CAO & Council.

Adjournment:

That the meeting adjourned at 4:30 PM

Carried

The next LMHAC Committee meeting date is Wednesday, **May 24, 2017** at 3:00 PM.

Mark Stevenson, *Chair*

****To be signed by the Chair acting on the day the above LMHAC meeting was held.**

:dt



ERIE STREET NORTH #21-27

2017

A summary of the property located at 21-27 Erie Street North in Leamington, Ontario.

ERIE STREET NORTH #21-27

History of the IOOF

ORDER OF ODD FELLOWS

Evolving from the Order of Odd Fellows first founded in England during the 1700's, the **Independent Order of Odd Fellows (IOOF)** or Odd Fellows is a non-political and non-sectarian international fraternal order founded in 1819 by Thomas Wilkey in Baltimore, Maryland, United States.

PURPOSE

As an organization, the Independent Order of Odd Fellows aims to provide a framework that promotes personal and social development. Lodge degrees and activities aim to improve and elevate every person to a higher, nobler plane; to extend sympathy and aid to those in need, making their burdens lighter, relieving the darkness of despair; to war against vice in every form, and to be a great moral power and influence for the good of humanity.

Specifically, IOOF are dedicated to the following purposes:

- To improve and elevate the character of mankind by promoting the principles of friendship, love, truth, faith, hope, charity and universal justice.
- To help make the world a better place to live by aiding each other in times of need and by organizing charitable projects and activities that would benefit the less fortunate, the youth, the elderly, the environment and the community in every way possible.
- To promote good will and harmony amongst peoples and nations through the principle of universal fraternity, holding the belief that all men and women regardless of race, nationality, religion, social status, gender, rank and station are brothers and sisters
- To promote a wholesome fraternal experience without violence, vices and discrimination of every form.

SYMBOLS

The Independent Order of Odd Fellows in the US has three levels of "Lodge": the Lodge, the Encampment, and the Patriarchs Militant. The Lodge is assigned to new initiates. The initials of the subordinate lodge are "FLT" which stands for Friendship, Love and Truth as the basic guides to live by as an Odd Fellow. Once a member has made their way through all the degrees and has had the 3rd degree (truth) bestowed upon them, they are entitled to hold an officer position in their lodge, and are also eligible to go on further in Odd Fellowship through the higher degree branches such as the Encampment and the Patriarchs Militant (aka the Canton). The initials of the Encampment are "FHC" which stands for Faith, Hope and Charity. The Encampment's seal is a purple tent with golden trim, the triple links above the tent door and crossed shepherds crooks. These symbols can be seen on the purple fez that American members of this branch wear. One must retain their membership and remain in good standing within their own subordinate lodge while in the Encampment.

The order is also known as the *Triple Link Fraternity*, referring to the order's "Triple Links" symbol, alluding to its motto "Friendship, Love and Truth".

ARCHITECTURAL IMPACT

Although in Britain the Odd Fellows tended to meet in pubs, in Australia and in the Americas the lodges often built their own facilities. Many of these are architecturally significant and are listed on historic registers such as the National Register of Historic Places in the US.

History of the Structure

TIMELINE OF OWNERS

Prior to 1925, a building stood on the spot which was used as a roller rink (1900s to perhaps 1920s).

1. **IOOF:** 1925-1940
2. **E. J. Stobbs Co:** 1940-1948
3. **Cecil Stobbs:** 1948- Jan. 1949

ERIE STREET NORTH #21-27

- 4. **Dr. J. A. Shotton:** 1949 – (possibly his death in Jan. 1983)
Shotton Hall- The H.J. Heinz Co. had offices in its upper part and from Jan. 1955- 1978/80 Leamington's first radio station CJSP (later known as CHYR) had their studios and office in the upper portions of the Shotton premises. Also hosted the Leamington Badminton Club (for about 3 years).
- 5. **Dixie Auto & Cycle:** 1980-2000s

Architecture

DATE OF CONSTRUCTION

- 1925

ARCHITECTURAL STYLE

- Neoclassical

ARCHITECTURAL FEATURES

The building includes Palladian windows on the second storey, a temple-front relief marking one of the three entrances, and windows with masonry lintels, arches and sills. It also includes decorative masonry façade elements, inset in brick, and a cornice above the signage.

CHARACTER-DEFINING EXTERIOR ELEMENTS

- The pediment located above the ground level entrance inscribed with the date "1925" and the most widely encountered symbol of the IOOF – on signs, buildings and grave markers – is the three-link chain ("the Chain With Three Links", the "Triple Links") with three initials, 'F', 'L' and 'T', one each inside each link, signifying Friendship, Love and Truth.
- The shape of the windows which draw inspiration from classic style Palladian windows.
- The decorative lintels constructed of masonry above the street facing windows.
- Brick pilasters with square and diamond shaped decorative elements.

NON CHARACTER-DEFINING EXTERIOR ELEMENTS

- The ground-level window displays and entrances.
- The exterior lighting above the signage.
- The red metal capping below the signage.

Concerns

Current property owner wants the property, 21-27 Erie Street North, taken off *Leamington's Register of Heritage Properties*.

TENTATIVE IMPROVEMENTS

- Second level window replacement
- Re-point brick

PROPOSED USE

- Dance studio

REASONING

- Expressed concern that being listed on the *Register of Heritage Properties* might prohibit certain changes to the property down the road, if the status on the Register changes. (This is not the intent of the Register. Properties "listed" on the Register are strictly concerned with demolitions; the owner must provide Council notice if they intend to demolish or remove a building or structure on the property.)
- Affects the appraisal of the property. (To adequately assess your property, a qualified professional with heritage property expertise must do the appraisal.)

Queen Anne

1880-1910

Background

Proponents of the Queen Anne style found their inspiration from the medieval art and architecture that preceded its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures and a desire to bring about a close relationship of architecture and ornament.

It spread rapidly throughout the country during the 1880s and 1890s following the construction of rail lines, which facilitated the transportation of ornamental millwork and other building elements associated with the style.

The style exerted great influence on vernacular buildings. Although it declined in popularity after 1900, examples can be found as late as 1910.

The Queen Anne style, arguably the most picturesque of late nineteenth American domestic styles, exhibited a variety of forms, textures, colors, and materials.

Irregular massing of building and roof forms were hallmarks of the design, as were extensive use of verandas and wood trim. Roof types included gable, hip, pyramid, and cone (for towers). Roofs featured details such as dormers, tall brick chimneys and cresting. Ornamental metal constituted a typical roof surface. Asymmetrical placement of windows was common. The double-hung sash windows often contained multiple light configurations, particularly in the upper sashes. Art glass was a common window and door material.



Characteristics

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- ❖ Plan: Irregular, asymmetrical massing
- ❖ Features: towers, turrets, dormers, gables - anything that protrudes from the wall and the roof
- ❖ Detailing: finials, woodwork, brackets, scrollwork, trusses, verge boards, multiple textures, fish scale shingles, spindle columns, sunburst panels, very colourful
- ❖ Windows: bay windows, leaded or stained glass, large panes of glass surrounded by small panes
- ❖ Roof: steep pitch with multiple rooflines and gables
- ❖ Exterior: horizontal wood siding, patterned shingles, decorative trim, veranda extends around the house



Leamington Municipal Heritage Advisory Committee

13 Russell Street

U29-13

Legal Description PLAN 173 LOT 28 PT LOT 27 PT LOT 29
Tax Roll 3706 200 000 06200 0000
Status DESIGNATED 3411 (JUNE 4, 1985 #R938643)

Historical & Cultural Features

The heritage value associated with this property is physical and historical. On May 23rd, 1897, the property was sold to Samuel Roach and A.D. Brown. One presumes that the Brown family home was built shortly after the land was purchased. The home and the property stayed in the Brown family until February 11th, 1974, then shortly after the ownership transferred to 13 Russell Street Limited.



1974



Portico



Tower



South Elevation

Queen Anne Revival / Chateau

Architectural Style

Architectural Features

Built in approx. 1897. The house features a hip roof with a finial at the top and a large South-facing gable-roof dormer and several smaller dormers on the sides and back of the house. The three-storey tower located at the South-East corner, is squarely shaped with a curved mansard roof that leads to a point with a finial on top. The entire roof is clad in dichromatic fish scale shingling with smaller fish scale shingles at the gable ends. The covered wrap-around veranda is large and neatly trimmed with spindle-style columns and railings, gingerbread trim and bracing below the roofline, and dentils below the roof of the large hexagonal turret, also with a finial on top. The front entrance is marked by a portico with a decorative panel in the pediment. The two large windows on the South façade are elliptical in shape and feature glass transoms with stained glass inside, signature of the Chateau style, as well as brick voussoirs in the form of a segmental arch and a larger brick keystone above the windows. The third storey windows are stained glass with decorative painted wood trim surrounds and wood brackets on each side. The house is clad primarily in brick, wood siding covering the upper third storey, and a cobblestone base.



Leamington Municipal Heritage Advisory Committee

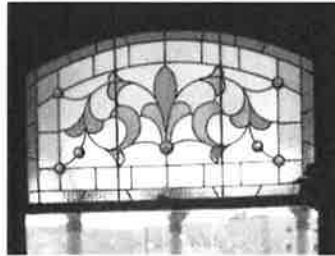
13 Russell Street

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Fireplace #1



Stained-Glass



Wood Door Frame



Fireplace #2



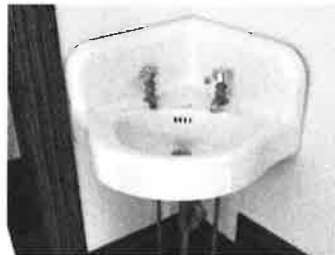
Stained-Glass



Decorative Wood Details



Wood Floor



Pedestal Sink



Decorative Grate

Queen Anne Revival / Chateau

Architectural Style

Architectural Features (Interior)

Built in approx. 1897. The interior of the house features two fireplaces with wood mantels, decorative brass detailed work, and tile surrounds. Several windows feature colourful stained glass and wood trim surrounds. The floor is mostly thin board hardwood that meets diagonally at the ends. The interior doors are dark wood with glass panels and decorative wood trim around them. Some of the entry ways feature intricate wood work vertically and horizontally along the opening. The house also boosts metal grates used for ventilation along the baseboards. The house is known to have early forms of indoor plumbing and still contains a pedestal sink.

TOWN OF LEAMINGTON

BY-LAW NO. 3411

A by-law to designate property located at 13 Russell Street, in the Town of Leamington, as property having historical and architectural value and interest pursuant to The Ontario Heritage Act.

WHEREAS pursuant to Section 29 (6) (a) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, as amended, the Council of the Municipality shall pass a by-law designating property to be of historical and architectural value and interest where no notice of objection to the designation has been served on the Town Clerk within thirty (30) days after the date of first publication of notice of intention to designate in a newspaper having general circulation in the municipality;

AND WHEREAS notice of intention to designate the property located at 13 Russell Street was published in a local newspaper for three (3) consecutive weeks and served on the owners of the property and on The Ontario Heritage Foundation by registered mail;

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

AND WHEREAS no notice of objection was served on the Clerk of the Town of Leamington;

NOW THEREFORE THE CORPORATION OF THE TOWN OF LEAMINGTON BY ITS COUNCIL ENACTS AS FOLLOWS:

1. That the property located at 13 Russell Street, more particularly described in Schedule "B" attached hereto and forming part of this by-law, be designated as being of architectural and historical value and interest.
2. That the Town Clerk be directed to cause a notice of this by-law to be published in a local newspaper having general circulation in the municipality.
3. That the Town Clerk be directed to cause a certified true copy of this by-law to be served upon the owners of 13 Russell Street and upon the Ontario Heritage Foundation.
4. That this by-law shall take effect on the date of its registration in the Land Registry Office for the Registry Division of the County of Essex (No. 12) against the said property.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
29th DAY OF APRIL, 1985.


MAYOR


CLERK

TOWN OF LEAMINGTON

BY-LAW NO. 3411

SCHEDULE "A"

REASONS FOR DESIGNATION

On January 9th, 1884, William H. Robinson sold to William C. Coulron the land on which presently sits 13 Russell Street. On May 23rd, 1897, John Piggot and Sons sold this property (Plan 173, Lot 28 and Pt. Lot 27) to Samuel Roach and A. D. Brown. One presumes that the Brown family home, which now forms the greater part of the restaurant, was built shortly after the land was purchased. The home and the property stayed in the Brown family until February 11th, 1974 when Paul Clare Brown sold out to Konrad Babkirk, who then transferred ownership to 13 Russell Street Limited.

Although Queen Anne Revival is the dominating architectural style of 13 Russell Street, eclectic might best describe the overall effect. The exterior material is mainly brick, with wood siding covering the upper part. A tower, veranda and hip roof together are the major features borrowed from the style of Queen Anne Revival. The tower, squarely shaped with a pointed roof, is generally offset to the right angular to the street. The veranda is large and neatly trimmed with wood columns and railings. The steep hip roof completes the uniformity of the house. However, two large chamfered corners were taken from the Queen Anne style of Western Canada, and the two arched windows on the front facade were adopted from the Chateau style of the late 1800's.



6

Amending a Designation Bylaw

Over time, municipal councils may need to update different parts of an existing designation bylaw. Generally, a bylaw may need to be amended because:

- Changes affecting the *Statement of Cultural Heritage Value or Interest* or the *Description of Heritage Attributes* have been made to the property or new information has emerged about the property's significance;
- the *Legal Description* has changed or must be corrected; or
- the information provided in the original bylaw does not provide sufficient information to guide and manage alterations to the property.

If the amendments to an existing bylaw are substantial, the procedure provided in Section 29 of the Ontario Heritage Act for passing the bylaw in the first instance would be the procedure to employ in amending it. A flowchart outlining this process is provided in the appendix.

For minor amendments to a designation bylaw, however, municipalities can follow an abbreviated process. As of April 2005, section 30.1(2) to (10) of the Ontario Heritage Act provides a process for amending designation bylaws that does not require the public notice required for designation.

A municipality should seek the advice of its solicitor when considering the options for amending a bylaw.

Bylaws can be amended under section 30.1(2) to (10) to:

- clarify or correct the *Statement of Cultural Heritage Value or Interest* or the *Description of Heritage Attributes*;
- correct the *Legal Description* of the property; or
- revise the language of the bylaw to make it consistent with the current requirements of the Act or its regulations.

Notice of the proposed amendment is sent to the owner of the property, who is given the opportunity to object. If the owner does not object within 30 days then council may pass the amending bylaw. If the owner chooses to object, the proposed amendment is referred to the Conservation Review Board (CRB) in a process similar to the objection process for designation. As with designations, council must consider the CRB report before deciding to go ahead with the amendment, or to withdraw its intention to amend the designation. Council is not bound, however, to follow the recommendation of the CRB.

A flowchart outlining this process is provided in the appendix to this guide.

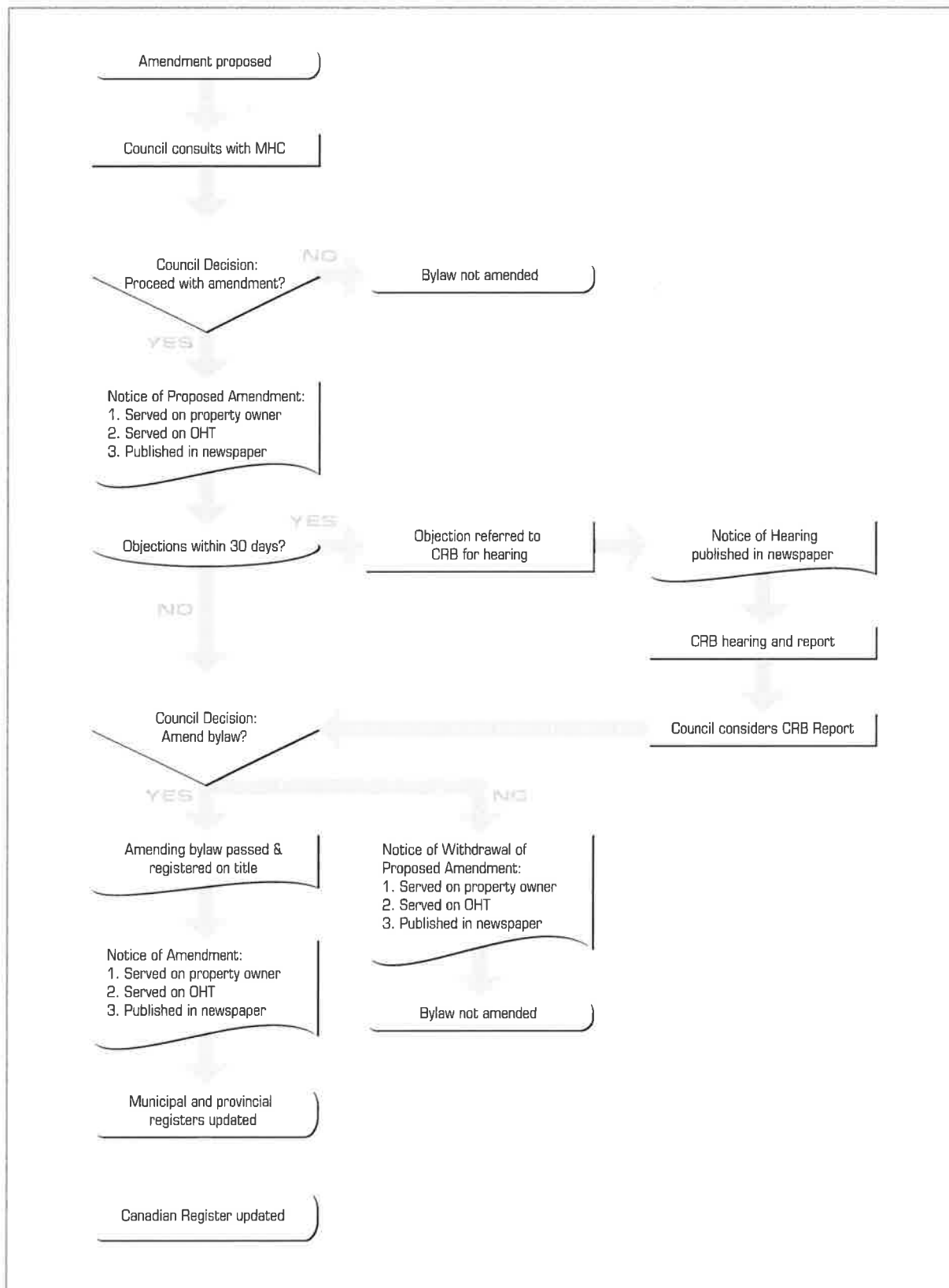
Repeal of Designation Bylaws

There are rare instances where a designation bylaw may need to be repealed. If a building on a designated property has been relocated or demolished, council must repeal the designation bylaw in question to 'clean up' the legal title of the affected property. This also ensures that municipal and provincial registers of heritage properties are accurate and up to date. For a relocated designated building or structure, council may consider passing a new designation on the property that the building or structure has been relocated to.

As with the amending process, flowcharts outlining the repeal process are provided in the appendix to this guide.

In a case where an owner requests a repeal of the bylaw designating the owner's property, it is important to determine the nature of the owner's concerns. It is advisable for the municipality, through the Municipal Heritage Committee or municipal staff, to discuss the matter with the owner. Because properties are designated to protect and conserve them for future generations, the repeal of a designation bylaw is a serious matter that should be given careful consideration.

2. Amendment of Designating Bylaw (Section 30.1 (1) of the Ontario Heritage Act)



5. Repeal of Designating Bylaw, Owner's Initiative (Section 32 of the Ontario Heritage Act)

