

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NUMBER 2022-072

A By-law to designate the property known as the “Dr. Manning Residence” as being of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS authority was granted by Council to designate the property located municipally at 24 Sandwich Street South and known as the “Dr. Manning Residence”, as being of cultural heritage value or interest;

AND WHEREAS the Dr. Manning Residence is legally described as:

PLAN 7 PT LOT 11 PT LOT 12

AND WHEREAS the Council of the Town of Amherstburg has caused to be served upon the owners of the land and premises known as the Dr. Manning Residence and upon the Ontario Heritage Trust, Notice of Intent to designate the property and has caused the Notice of Intent to be published in a newspaper having general circulation in the municipality as required by the Ontario Heritage Act;

AND WHEREAS the property’s cultural heritage value or interest, its important physical heritage attributes, and therefore its reasons for designation are summarized and set out in Schedule “A” to this bylaw;

AND WHEREAS any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “B”;

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

1. The property at 24 Sandwich Street South, known as the Dr. Manning Residence and more particularly described in Schedule “A” is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedules “A”.
2. Any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “B”.
3. The Town Solicitor is authorized to cause a copy of this by-law to be registered in the proper Land Registry Office against the property located at 24 Sandwich Street South and legally described as:

PLAN 7 PT LOT 11 PT LOT 12

4. The Town clerk is authorized to cause a copy of this bylaw to be served upon the owner of the property located at 24 Sandwich Street South, and upon the Ontario Heritage Trust and to cause notice of this bylaw to be published in a newspaper having general circulation in the Town of Amherstburg as required by the *Ontario Heritage Act*.

Read a first, second, and third time and finally passed the 27th day of June, 2022.



MAYOR – Aldo DiCarlo



DEPUTY CLERK – Kevin Fox

SCHEDULE "A" - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND HERITAGE ATTRIBUTES

Statement of Cultural Heritage Value of Interest

Design / Physical Value:

Built in 1944, the house is an excellent, representative example of Cape Cod-style design which was popular in the 1930s and 1940s. Reflecting the simplification of design in the 1930s and 1940's eras, the house is characterized by minimal ornamentation and is instead distinguished by its contrasting stone and brick cladding. The compound plan under an extended-slope roof adds to the visual interest of the design. The plain character of traditional Cape Cod architecture lent itself well to the Depression and Wartime eras when material shortages and restraint were common, which is exemplified in this property. Notably, the stone cladding is flint or chert quarried in the area. A compatible sunroom was added to the rear in 1948.

Historical / Associative Value:

The house is valued for its association with Dr. Frederick William Manning (1881-1966), one of Amherstburg's foremost doctors, practicing medicine in the Town for 36 years (1930-66). During that period Manning attended to the needs to generations of Amherstburg patients, twenty years of which were from a front office in the house. Manning was also life member of the local Legion, having served as a field doctor in Europe in the First World War, and a Board member of Amherstburg's Christ Church.

Heritage Attributes

Each of the following heritage attributes of the Dr. Manning Residence contributes to the design value (Cape Cod style) and the physical value of the property:

- Existing compound form; one-and one-half-storey height; rear, rectangular, one-storey, gable-roof sunroom addition (1948);
- Gable roof with extended front slope; gable roof dormers; wood cornices; interior brick chimney;
- Fenestration; panelled, wood front door; French rear and sunroom doors
- Red-brick and stone cladding; cast concrete window sills; concrete block foundation;
- Sunroom door hood with triangular support brackets
- Coal chute door in foundation; delivery cabinet with door;
- Interior fireplace with stone surround and tiled hearth;
- Complimentary garage of one-storey height with gable roof; red-brick cladding; fenestration with (one) wood-sash multi-pane windows; wood, glazed and panelled side door; and
- soft landscaping of the front and rear yards.

SCHEDULE “B” – “THE STANDARDS”

(Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010)

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Properties

PIN 70552 - 0072 LT
Description PT LT 11 W/S SANDWICH ST, 12 W/S SANDWICH ST PL 7 AMHERSTBURG AS IN R974223; AMHERSTBURG
Address 24 SANDWICH ST S AMHERSTBURG

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF AMHERSTBURG
Address for Service 271 Sandwich Street South
Amherstburg, ON N9V 2A5

This document is being authorized by a municipal corporation Aldo DiCarlo - Mayor & Valerie Critchley - Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Ilias Kiritsis 200-525 Windsor Avenue acting for Signed 2022 08 16
Windsor Applicant(s)
N9A 1J4

Tel 519-258-1236

Fax 519-977-1173

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MOUSSEAU DELUCA MCPHERSON PRINCE 200-525 Windsor Avenue 2022 08 16
Windsor
N9A 1J4

Tel 519-258-1236

Fax 519-977-1173

Fees/Taxes/Payment

Statutory Registration Fee \$66.30
Total Paid \$66.30

File Number

Applicant Client File Number : IK-22058