**THE CORPORATION OF THE TOWN OF FLAMBOROUGH**

**BY-LAW NO.** 2000-17-H

**Being a By-Law to designate the Page-McCarthy Houses located on Part of Lot 5, Concession 12, formerly in the Township of East Flamborough, now in the Town of Flamborough, under the Ontario Heritage Act.**

WHEREAS, Section 28 of The Ontario Heritage Act, RSO 1990, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest, and;

WHEREAS the Council of the Corporation of the Town of Flamborough has caused to be served on the owners of the lands and premises known as the Page-McCarthy Houses, Part of Lot 5, Concession 12, formerly in the Township of East Flamborough, now in the Town of Flamborough and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid building and property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality, one for each of three consecutive weeks, and;

WHEREAS the reasons for designation are set out in Schedule "A" attached hereto, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. The Page-McCarthy Houses more particularly described in Schedule "A" attached hereto, are designated as being of architectural and historical significance.

2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the proper land registry office.

3. 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 Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

**READ AND PASSED IN COUNCIL THIS 31st DAY OF January, 2000.**

**CLERK** **MAYOR**

**Schedule A**
**By-Law No. 2000-17-H**

## REASONS FOR DESIGNATION

### The Page-McCarthy Houses 374 and 376 Mountsberg Road

The Page-McCarthy houses are recommended for Heritage Designation for their historical and architectural importance.

HISTORICAL IMPORTANCE

The two farm houses were built by a member of one of the original families who had settled in the northern part of the former Township of East Flamborough in the 1830's.

The builder of both houses, Joseph Page, arrived in East Flamborough in 1835, with a group of English families. He originally built a one and a half storey log house on the north-east side of this 100 acre property, but this has not survived.

Following his marriage in 1841, and the arrival of further members of his family, Joseph Page built a new one and a half storey house, c. 1850, which is now 376 Mountsberg Road. This house, which was occupied by his sister and her family, was later enlarged and sided with red brick.

At about the same time, Joseph built a large new house for his own family, on the other side of the lane. This house is now 374 Mountsberg Road. Constructed of buff coloured brick hauled from Streetsville, the house was reputedly three storeys high and the largest in the Mountsberg area.

Following Joseph's death in 1892, the farm properties remained in the Page family until a disastrous fire largely destroyed the house at 374 Mountsberg Road in 1905. The Page family then sold the property to Jeremiah Hunt, who subsequently rebuilt the house, on a more modest scale. The Hunt family owned the farm property until 1914, when it was sold back to a member of the Page family.

In 1916, Charles McCarthy a second generation Mounstberg resident, purchased the property and lived at 374 Mountsberg Road with his family until his death in 1959. The McCarthys, originally from Ireland, raised twelve children in the large house, some of whom lived in the smaller house for periods of time. Following Charles McCarthy's death, the property was sold to one of his sons, who continued to live there until 1968.

With the exception of a small severance which occurred in the 1960's the subject property is virtually the Crown Grant that Joseph Page settled on in 1835. Together, the two houses represent a rare example of two important houses constructed by the same family. They illustrate two distinctly different styles of architecture, which are indicative of the economic and style changes in Ontario in the nineteenth century.

ARCHITECTURAL SIGNIFICANCE

376 Mountsberg Road is a one and a half storey house constructed c.1850 in the simple, restrained "wilderness" Georgian style. The house, which is of timber frame construction clad in red brick, has a symmetrical three bay façade and a typical Georgian style entrance. The two front windows and the entrance are surmounted with flat aches of brick. While the shutters appear modern, the windows appear original and are divided into 6/6 lights. The wall is capped by a moulded frieze board and box cornice, continued on the gable end. There is a single storey brick ell at the rear of the building.

Original interior features include baseboards and door cases on the ground floor and wide pine plank flooring throughout the building. The stair case banisters and handrail and the second floor plank doors bear a remarkable resemblance to those on the second floor of the Riddle House in the former Township of Beverly.

374 Mountsberg Road has a symmetrical 5 bay façade and sits on a stone foundation. The house is two storeys in height and clad in buff brick, hauled from Streetsville. The use of this brick is uncommon in East Flamborough. While the original house was destroyed by fire, subsequently rebuilt and then altered over the years, the building has both Regency and Gothic Revival overtones.

While the entrance and windows are modern replacements, they are surrounded by flat brick arches, above which are a series of brick label or drip mouldings. These mouldings are the most unusual features of the house. Althrough the basement reveals the original timber frame construction, there are no original interior features remaining in the house.

DESIGNATED FEATURES

The exterior features to be designated at 376 Mountsberg Road are the exterior walls, the Georgian style entrance, with its 6 panel door and 4 light transom above and the windows on either side. In addition, the flat brick arches above the entrance, and windows, the moulded frieze board and box cornice on the gable end are included.

The exterior features to be designated at 374 Mountsberg Road are the exterior walls, clad in buff brick, and the decorative brick detailing, including the flat brick arches above the windows and the series of brick label or drip mouldings above the arches.

EXCLUSION

Excluded from the designation is the land surrounding each house.

Schedule B

**By-Law 2000-17-H**

In the Town of Flamborough, in the Regional Municipality of Hamilton-Wentworth (formerly in the Township of East Flamborough, in the County of Wentworth), being composed of the southeast half of Lot Number Five in the Twelfth Concession, more particularly described as follows;

COMMENCING at the most northerly angle of the southeast half of Lot Number Five, Concession Twelve;

THENCE in a southeasterly direction along the dividing line between Lots Four and Five, Concession Twelve, a distance of four hundred feet (400') more or less to an iron pipe planted, which is the point of commencement of the herein described parcel of land;

THENCE continuing in a southeasterly direction along the dividing line between the southeast halves of Lots Numbers Four and Five to the southeast angle of the said Lot Number Five;

THENCE in a southwesterly direction along the southeasterly boundary of said Lot Number Five, to the most southerly angle of the said Lot Number Five;

THENCE in a northwesterly direction along the dividing line between Lots Numbers Five and Six, to a point which said point is distant three hundred and thirty-six feet and ten inches (336'10") measured southeasterly along the said dividing line between Lots Number Five and Six, from the intersection of the southeasterly limit of the road running northeasterly and southwesterly through said Concession 12 with the said dividing line between Lots Numbers Five and Six,

THENCE northeasterly parallel to the southeasterly limit of the said road running through Concession twelve, a distance of one hundred and twenty-four feet (124') to a point;

THENCE northwesterly parallel to the said dividing line between Lots Numbers Five and Six, a distance of three hundred and thirty-six feet and ten inches (336' 10") to the southeasterly limit of said road running northeasterly and southwesterly through Concession 12;

THENCE northeasterly along the said southeasterly limit of the said road, to a point which is distant two hundred and thirty-five (235') measured southwesterly along the said southeasterly limit of the said road, from the most northerly angle of the southeast half of said Lot Number Five;

THENCE southeasterly more or less parallel to the division line between Lots Numbers Five and Four, a distance of four hundred feet (400') to a point;

THENCE northeasterly parallel with the said southeasterly limit of the said road running through Concession Twelve, a distance of two hundred and thirty-five feet (235') to an iron pipe planted in the northeasterly limit of Lot Number Five, which said point is the point of commencement of the lands herein.

PREVIOUSLY described in Instrument No. 103606 A.B.

P.I.N. 17525 - 0088 L.T.

DYE & DURHAM CO. LIMITED
Form No. 985

Province of Ontario

# Document General

Form 4 — Land Registration Reform Act, 1984

**D**

FOR OFFICE USE ONLY

LT590610

CERTIFICATE OF RECEIPT
REGISTRAR
WENTWORTH (LT) HAMILTON
'00 FEB 17 10 46
LAND REGISTRAR/REGISTRATEUR

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property
17525-0088 (LT)
Additional: See Schedule ☐

(4) Nature of Document
By-law No. 2000-17-H

(5) Consideration
Dollars $

(6) Description
Part of Lot 5, Concession 12, formerly East Flamborough, now in the Town of Flamborough, in the Regional Municipality of Hamilton-Wentworth as in VM232937

New Property Identifiers
Additional: See Schedule ☐

Executions
Additional: See Schedule ☐

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

See Schedule attached for By-law No. 2000-17-H.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

| Name(s) | Signature(s) | Date of Signature Y | M | D |
|---|---|---|---|---|
| THE CORPORATION OF THE TOWN OF FLAMBOROUGH | | | | |
| By its Solicitor, Nancy L. Smith | [signature] | 2000 | 02 | 11 |

(11) Address for Service 163 Dundas Street East, P.O. Box 50, Waterdown, Ontario L0R 2H0

(12) Party(ies) (Set out Status or Interest)

| Name(s) | Signature(s) | Date of Signature Y | M | D |
|---|---|---|---|---|
| | | | | |

(13) Address for Service

(14) Municipal Address of Property

(15) Document Prepared by:
Nancy L. Smith
LEE A. PINELLI
Barristers & Solicitors
1403-1 King Street West
HAMILTON, Ontario
L8P 1A4

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| Fees and Tax | |
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| Registration Fee | |
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| Total | |