THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2002-134

Being a Bylaw to designate the property located in Part of the East Half of Lot 10, Concession 7, former Township of Vespra, now in the Township of Springwater, and known municipally as 1680 Highway 26, and being Property Roll No. 43 41 010 003 331 00 0000

(Heritage Designation - Wattie (Channen) House - 1680 Highway 26)

WHEREAS Part IV of the *Ontario Heritage Act*, R.S.O., as amended, provides that by-laws may be passed by council designating properties of historic or architectural value;

AND WHEREAS the building known as the Wattie House (also known locally as the Channen House) located in Part of the East Half of Lot 10, Concession 7, former Township of Vespra, now in the Township of Springwater, and known municipally as 1680 Highway 26, and being Property Roll No. 43 41 010 003 331 00 0000 has been identified by the Township of Springwater Heritage Committee (LACAC) as being eligible for designation under Part IV of the *Ontario Heritage Act*;

AND WHEREAS Notice of Intention to pass a Designation Bylaw was given in accordance with Section 29 of the *Ontario Heritage Act* in the manner as set out in Schedule "C" of this Bylaw on the 10th day of October, 2002;

AND WHEREAS no person has filed any objection to the Designation Bylaw;

AND WHEREAS the Council of The Corporation of the Township of Springwater deems it desirable to designate the lands with the building known as the Wattie House as a property of historical and architectural value and interest under Part IV of the *Ontario Heritage Act*;

NOW THEREFORE the Council of The Corporation of the Township of Springwater enacts as follows:

1. THAT the property with a building known as the Wattie House located in Part of the East Half of Lot 10, Concession 7, former Township of Vespra, now in the Township of Springwater, and known municipally as 1680 Highway 26, and being Property Roll No. 43 41 010 003 331 00 0000 now in the Township of Springwater in the County of Simcoe, and having the legal description set out in Schedule "A," attached hereto and forming part of this By-law, is designated as a property of historic and architectural value and interest.

2. THAT the Reasons for Designation set out in Schedule "B," attached hereto and forming part of this By-law, are hereby adopted.

3. THAT the Clerk shall cause a copy of this By-law, together with its Schedules to be registered against the property in the Land Registrar's Office for Simcoe County and shall serve, by Registered Mail, a copy of the By-law together with its Schedules upon the property owner and the Ontario Heritage Foundation.

4. THAT the Bylaw shall take force and effect upon final passage hereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 2ND DAY OF DECEMBER, 2002

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

[redacted]

Mayor Helen E. Coutts

[redacted]

Clerk Eleanor J. Rath

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2002-134

SCHEDULE "A"

LEGAL DESCRIPTION

Part of the East Half of Lot 10, Concession 7 (formerly Township of Vespra), Township of Springwater, County of Simcoe as in RO959676
Instrument No. 01412898
P.I.N. 58351 - 0150 (LT)

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER
BY-LAW NO. 2002-134
SCHEDULE "B"

REASONS FOR DESIGNATION

Historical Background

The Wattie House (also known locally as the Channen House) was constructed in 1872 at Lot 10, Concession 7, in former Vespra Township.

Charles Forbes Wattie (the 1st) and his wife Euphemia McHardy emigrated from Strathdon, Aberdeen, Scotland to Canada, settling on Lot 19, Concession 2, former Vespra. One of their sons, Charles Forbes Wattie (the 2nd) married Isabella Orok. In 1862. they bought land from William Ardagh, who had obtained it from the Crown. This 100 heavily forested acres was located on Concession 7, former Vespra. The Minesing Road (now Highway 26) cut through the northeast corner of the property, leaving a pie-shaped parcel of land. On this corner, the Watties built their original crude shelter around a large stone using the back for the fireplace. This stone is still in the same spot today. The Watties lived in this shelter while they constructed a log cabin on what was to become the south side of the Minesing Road. During this time, Indians continued to camp on the southern section of the farm, near the springs. Clay pottery and other artifacts have been found on this site.

While living in the log cabin, Charles and Isabella started to build a stone house in 1872. The plans were drawn by Charles' brother-in-law, James Bruce Spence. Spence worked for the Department of Railways and was a member of the Canadian Society of Civil Engineers. He also worked on the Parliament Buildings in Ottawa.

The house took three years to complete and cost $5000 (or possibly five years and $3000). It is thought that the home was originally called 'Stratheden'. Through a misunderstanding, the house has become known as 'Strathhaven'.

The house had unusual features for its time: the carved key stone over main entry door in the face of Charles F. Wattie; two story window in the staircase, bedrooms with built-in closets; and duct work for central heating. Split field stone, hand cut with a flat edge were used to build walls 18 inches thick. The split stone goes right to the roof line. (Uncut stones formed the cellar walls.) The unusual formation of the chimneys could be seen in the photographs taken after the fire in 2001.

The house was built as one unit. The southern portion of the house has 10 foot ceilings and includes the front entry and main hall with the front parlour and the guest bedroom on the eastern side and the dining room on the west side. The main hall is almost a room in itself with an archway at the north end where the open staircase begins and the hall turns to the left leading to the pantry and kitchen.

The kitchen is the northern part of the house. It is separated from the western section by a wall approximately 30" deep which can seen clearly in the doorway door leading from the front hall. The kitchen is a large room with 9.5 foot ceilings and windows looking both east and west. There are two doors on the west side, one which originally led to a summer pantry and the other to a side porch. A door on the north side led to a summer kitchen and woodshed (now replaced by a family room). There is a flight of stairs from the kitchen upwards to the second storey and another down to the cellar. The tongue and groove kitchen ceiling was destroyed in the 2001 fire and has been replaced.

The main staircase to the upper level is located at the rear of the main hall with several steps to a landing, and then a left turn up the flight of stairs. An unusual feature is a narrow window, the bottom sill level with the main staircase landing and reaching to the ceiling of the second floor. This was not in the original plans, but it is believed it was used for the stonemasons' access to upstairs and then converted to a window. The window is a stunning feature of the home and was untouched by the 2001 fire.

The open staircase leads to the southern portion of second storey. The bannister runs along the length of the hall with a bedroom on the east side, three bedrooms on the south side and a trunk room (now a bathroom) at the head on the stairs on the western wall. The ceilings in the front portion are 9.5 feet.

A doorway at the top of the stairs leads to the northern portion over the kitchen. The ceilings are 8 feet in the centre sloping on each side to a height of 5'8". This area is divided into two rooms. The first room for storage and the second for hired man's quarters

The cellar is divided into three sections. Under the hall, dining room and pantry is an area large enough to hold a complete winter's supply of wood. There is only a crawl space under the living room and bedroom. The area under the kitchen is a fruit cellar which had a stucco ceiling until after the 2001 fire.

Of significance is the woodwork throughout the house. The exterior features included: gingerbread under the eaves on the southern and western gables with kingpins at the peak; wooden canopies over the front parlour and master bedroom windows. Originally attached to the front of the house was a wooden covered veranda the width of the dining room and hall taken down in 1947. There were also a wooden covered porch and pantry on the west side of the house along the northern section (now an entrance porch and sunroom).

Original interior woodwork featured: double entrance doors, wainscotting in the dining room and kitchen, wood paneling under the staircase, newel posts, bannisters, four panel doors and spindles in the stairase, baseboards and wood trim throughout. All windows have 15 inch interior wooden sills. In the dining room, hall and living room, there were also plaster mouldings and medallions.

Charles Forbes Wattie (the 3rd), son of Charles and Isabella, worked the farm. He married Ella Leadly. They had no children. Charles became interested in politics and served on Vespra Council for many years, being the Township Reeve from 1913 to 1922.

In 1945, Ted and Ann Channen approached Mr. Wattie to purchase the property. He agreed. However, the night before the papers were to be signed, Charles Wattie died. On his death, the property came to his sister, Isabella (Belle) who had married Robert Caldwell of Oro. She agreed that the Channens could proceed with the purchase.

Since 1946, the Channen family have maintained the house in near original condition. The property is currently owner by Ruth, Paul and Michael Channen .

On October 30th 2001, the roof caught fire. The roof was destroyed and the second storey was extensively damaged by fire and water. Fire and smoke did not get down to the first floor but there was extensive water damage. Fortunately, the thick stonewalls had saved the structure and the quick action of the local fire department saved much of the first floor. The Channens were committed to the restoration of the house. R & F Construction of Orillia were engaged to oversee this project.

A new wooden roof was constructed including roofing planks rather than plywood. The gingerbread was replaced with the exception of the crown moulding was replaced by a reproduction based on the original design. With the exception of the two western windows and the two narrow windows in the master bedroom, the upper windows were replaced. With the exception of the door and door frame to the closet in the master bedroom, all wood trim and doors has been replaced in the second storey. All interior walls upstairs and the kitchen walls were replaced with drywall. The wainscotting and tongue & groove ceiling in the kitchen were also replaced. Five spindles for the main staircase were reproduced based on the original design.

Designated Features:

The architectural features worthy of designation in the Wattie House are:

Exterior Features:

1. Fieldstone walls and chimneys (hand split 18 inch thick)
2. Key stones over main floor windows and carved key stone over main entry door
3. Original double entry wood doors with stained glass panels, and fixed transom
4. Canopies with gingerbread over front parlour window and master bedroom window
5. Original windows on main floor, including two storey window in main stairwell.

Interior Features

6. Original wood trim, including 27 inch high wainscoting in dining room, approx. 12 inch baseboard throughout southern portion of the main floor, extra wide door trim, solid wood doors, wood paneling in hallway and around windows and stairs, main staircase including newel posts
7. Fireplace in dining room with wood paneling and trim
8. Original wood floors, including oak floor in kitchen and original pine floors in front parlour and dining room (now covered)
9. Original built-in closets

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

BY-LAW NO. 2002-134
SCHEDULE "C"

AFFIDAVIT

I, Eleanor J. Rath, Clerk of The Corporation of the Township of Springwater hereby swear or affirm that Notice of Intention to pass a by-law under Part IV of The Ontario Heritage Act was given in accordance with Subsection 29(3) of the Act, as follows:

1. Notice of Intention to pass a designation by-law for the "Wattie House" was published in the October 24, 2002 edition of The Springwater Source in the Springwater News; and

2. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were sent by Registered Mail on or before the 25th day of October, 2002 to:
   (i) the Channen's (property owner)
   (ii) the Ontario Heritage Foundation
   (iii) Ministry of Culture
   (iv) Midhurst Historical Society

4. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules were copied on or before the 25th day of October, 2002 to the following
   (i) Su Murdoch of the East Georgian Bay Foundation by e-mail
   (ii) Gary French of the East Georgian Bay Foundation by regular mail
   (iii) Firm of Russell Christie, Township Solicitor by fax

5. Notice of Intention, together with a copy of the proposed Designation By-law and Schedules, were posted on or before the 25th day of October, 2002 at the following locations:
   (i) Township Offices, Midhurst, and
   (ii) Springwater Township Library, Midhurst & Minesing Branches
   (iii) Township Website

6. Notice of Intention, together with a copy of the draft Designation By-law and Schedules, were provided in the October 30th, 2002 Springwater Heritage Committee (LACAC) Agenda Package.

7. No notices of objection were received by the Clerk's Office on or before November 25, 2002.

8. Notice of Passing, together with a copy of Designation By-law No. 2002-134 and Schedules, were sent by registered mail on or before the 13th day of December, 2002 to:
   i) the Channen's (property owner)
   (ii) the Ontario Heritage Foundation
   (iii) Ministry of Tourism, Culture & Recreation

9. Notice of Passing together with a copy of Designation By-law No. 2002-134 and Schedules were copied on or before the 13th day of December, 2002 to the following:
   (i) Su Murdoch of the East Georgian Bay Foundation by e-mail
   (ii) Gary French of the East Georgian Bay Foundation by regular mail
   (iii) Firm of Russell Christie, Township Solicitor by fax

10. Notice of Passing, together with a copy of Designation By-law No. 2002-134 and Schedules, were posted on or before the 13th day of December, 2002 at the following locations:
   (i) Township Offices, Midhurst, and
   (ii) Springwater Township Library, Midhurst & Minesing Branches
   (iii) Township Website

SWORN OR AFFIRM before me
at Midhurst, Ontario in the Township of Springwater,
in the County of Simcoe
this 6th day of January, 2003

[redacted]
COMMISSIONER OF OATHS
Barbara Fralick, a Commissioner
while Treasurer, The Corporation
of the Township of Springwater.

[redacted]
Eleanor J. Rath, Clerk

NOTICE

under Subsection 29(3) of The Ontario Heritage Act

TAKE NOTICE that the Council of The Corporation of the Township of Springwater intends to pass a by-law under Part IV of The Ontario Heritage Act.

THE PURPOSE of the By-law is to designate the "Wattie House" (built) located at Part of the East Half of Lot 10, Concession 7, former Township of Vespra, now in the Township of Springwater, and known municipally as 1680 Highway 26, and being Property Roll No. 43 41 010 003 331 00 0000 as an architecturally and historically significant building in the Township of Springwater. The reasons for designation include the fieldstone construction, woodwork and original windows.

A COPY OF THE DESIGNATION BY-LAW together with the complete Reasons for Designation are posted at the Township Offices (Midhurst), the Midhurst and Minesing Branches of the Springwater Township Library as well as on the Township Website at www.springwater.ca.

ANY PERSON who objects to the passage of this designation by-law shall file a written objection with the Township Clerk by not later than 4:30 p.m. on the 25th day of November, 2002. If no objection is received, this by-law will come forward for passage at the Regular Council Meeting to be held on December 2, 2002

DATED at the Township of Springwater this 24th day of OCTOBER, 2002

Eleanor J. Rath, Clerk, Township of Springwater
Lower East Wing, Simcoe County Administration Centre
1110 Highway 26, Midhurst, Ontario L0L 1X0
(705) 728-4784 FAX (705) 728-6957 info@springwater.ca