



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2024-043

A By-law to Designate the Building Known as The Edward Pottage House at 4319 Lloydtown Aurora Road in the Township of King in the Regional Municipality of York, to be of Cultural Heritage Value or Interest Pursuant to the Provisions of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, as amended

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 (as amended) 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 the municipal heritage committee (Heritage Advisory Committee of King) supports the designation of the property described herein;

AND WHEREAS authority was granted by Council to designate the Edward Pottage House at 4319 Lloydtown Aurora Road as being of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Township of King has caused to be served upon the owners of the building and premises of 4319 Lloydtown Aurora Road and upon the Ontario Heritage Trust, Notice of Intention to Designate the property in accordance with notice requirements under the Ontario Heritage Act;

AND WHEREAS a Notice of Intention to Designate has been published in the King Sentential on March 28, 2024.

AND WHEREAS the reasons for designation are set out in Schedule 1 to this By-law;

AND WHEREAS Schedule 1 and Schedule 2 form part of this By-law;

NOW THEREFORE the Council of the Corporation of the Township of King HEREBY ENACTS AS FOLLOWS:

- 1. THAT the property subject to this By-law consist of West Half Concession 6, Lot 27, PIN 03401-0111 PT LT 13 PL 159 KING PT 3 65R3321; KING and as more particularly shown on Schedule "2" of this By-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act.
2. THAT the Township Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "1" and Schedule "2" to this by-law in the proper Land Registry Office.
3. THAT the Township Clerk shall cause a copy of this by-law to be served upon the owners of the property at 4319 Lloydtown Aurora Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the Township of King as required by the Ontario Heritage Act.
4. THAT this by-law shall take effect on the date of its passing.

READ a FIRST and SECOND time this 27th day of May 2024.

READ a THIRD time and FINALLY PASSED this 27th day of May 2024.

Handwritten signatures of Steve Pellegrini and Denny Timm over a circular official seal of the Township of King. Steve Pellegrini is Mayor and Denny Timm is Township Clerk.

Schedule "1" to By-law 2024-043

Statement of Cultural Heritage Interest or Value

Address: 4319 Lloydtown Aurora Road

Property Identifier Number (PIN): 03401-0111, PT LT 13 PL 159 KING PT 3 65R3321; KING

Legal Description: West Part Lot 27, Concession 6

The property at 4319 Lloydtown Aurora Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value as described in the following Statement of Cultural Heritage Interest or Value

Description of Property

Located on the south side of Lloydtown Aurora Road, east of the 7th Concession, the building is known municipally as the Edward Pottage House, 4319 Lloydtown Aurora Road, in the Hamlet of Pottageville, Township of King and is approximately 0.21 hectares in size.

Historical/Associative Value

The property's historical/associative value has a direct association with the Pottage Family. The Hamlet of Pottageville is named after Edward Pottage, who was born in 1806 in England and emigrated to Canada with his wife Elizabeth Beal Pottage. Pottage purchased a 100-acre parcel of land on the West Half Lot 27, Concession 6 in the Township of King on November 1844. Edward Pottage served as a Bailiff (Sherrif) to the community and was a farmer according to the tax assessment and census records. He was one of the first settlers in the Township and helped the community by serving in this position. Both Edward Pottage and his wife are buried in the Aurora Cemetery.

Like most early hamlets, Pottageville was once an active and busy community that consisted of a post office, mills, hotels, blacksmiths, tanneries, stores, and a church. As the years progressed, these industries slowly diminished. The 100-acre farm property also contained the first post office in Pottageville which first opened in 1876 and operated and closed many times throughout its years of existence. It permanently closed in 1918 when rural mail delivery began to take shape and the post office was no longer needed. The farm dwelling remains as one of the last remaining buildings constructed from the 19th century and reflects the once rural and agricultural life that existed in the Hamlet. The property also contained a rear summer kitchen wing which may have been used as a post office and for voting. The property would remain in possession of the Pottage Family until 1908 when it was sold to another family.

Physical / Design Value

The Edward Pottage House at 4319 Lloydtown Aurora Road is a representative example of the Gothic Revival architectural style and a good representative example of an early rural farmhouse as popularized by the Canada Farmer in the 1860s.

The dwelling is a one-and-a-half (1-½) storey brick farmhouse built circa 1876 and features a stone foundation and dual chimney. The corners of the dwelling features yellow brick quoins.

The design features a front centre pitched gable roof with decorative bargeboard and a finial. A gable roof also rests on the east and west elevations. Below this centre gable roof lies a central pointed arched gothic door surrounded by red and yellow brick jack arch and decorative red and yellow brick banding patterns around the entire building. The upper floor balcony on the front façade is surrounded by wood balusters and balustrades on top of the verandah.

The bell-cast verandah roof stretches across the entire front façade and features decorative wood columns and wood bargeboard trim. The symmetrical placement of the wooden window openings and wood sills are original features with red and yellow brick jack arches above.

Recent additions and modifications include the demolition of the existing addition to the house to construct a new addition in 1982 and a detached two (2) car garage structure, which was built in 2000. The addition in 1982 mirrors the size, dimensions and massing of the previous summer kitchen rear wing which was previously attached to the main dwelling.

Contextual Value

The structure has contextual value as the dwelling contributes to the 19th century historic character of the Hamlet of Pottageville. From when it was constructed until present day, it has remained in its original construction location. The two (2) front landscape garden beds are in the same location as the original garden beds of the original house.

Description of Cultural Heritage Attributes

The Edward Pottage House at 4319 Lloydtown Aurora Road is a representative example of the Gothic Revival architectural style and a rural farmhouse as popularized in the Canada Farmer publication in the 1860s. The property contains the following heritage attributes that reflects these values:

- Gable roofs
- 1 ½ storey red brick
- Rectangular shaped Plan
- Dual symmetrical chimneys
- Front centre pitched gable roof
- Central pointed arched gothic door with window on front façade with red and yellow brick jack arch above
- Symmetrical windows front and sides with red and yellow brick jack arch above
- stone foundation
- wooden windows and sills
- finial
- summer kitchen rear wing

The Edward Pottage House at 4319 Lloydtown Aurora Road displays a high degree of craftsmanship or artistic merit by way of the following heritage attributes:

- Decorative banding and patterning of dichromatic red and yellow brick construction across the entire building
- Red and yellow brick jack arch above windows
- Covered ornamental bell cast curved veranda with wood bargeboard trim supported by wooden columns on the front façade.
- Bargeboard trim on the front central gable roof
- Wood balusters and balustrades on the central balcony
- Cornice and soffits
- Yellow brick quoins

The Edward Pottage House at 4319 Lloydtown Aurora Road displays contextual value and is historically linked to its surroundings by way of the following heritage attributes:

- The siting of dwelling is in its original location since it was built circa 1876 and the front landscape area;
- The two (2) circular garden beds in the front yard

Attributes that are not considered to be of significant cultural heritage value:

- Detached garage constructed in 2000.
- Portico attached to the summer wing addition;

Schedule "2" to By-law 2024-043

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT

I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER THE
REGISTRY ACT.

PLAN 65R-3321
RECEIVED AND DEPOSITED

DATE 19 APRIL 1980

DATE MAY 2, 1980

Robert N. Clarke
ROBERT N. CLARKE

Ernest E. Young
DEPUTY LAND REGISTRAR FOR
THE REGISTRY DIVISION OF
YORK NORTH (N-65)

LLOYDTOWN (AS WIDENED BY BROWNE & CAVELL O.L.S. IN 1925) ROAD

PLAN OF SURVEY OF PARTS OF
LOTS 12 and 13
REGISTERED PLAN 159
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK
ROBERT N. CLARKE O.L.S.
1980, SCALE: 1:75

THIS PLAN SUPERCEDES PLAN 65R-3171

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 15th. DAY OF APRIL, 1980.

15th. APRIL, 1980

Robert N. Clarke
ROBERT N. CLARKE
Ontario Land Surveyor

NOTES AND LEGEND

BEARINGS SHOWN HEREON ARE REFERRED TO THE EASTERLY LIMIT OF LOT 7,
WHICH HAS AN ASTRONOMIC BEARING OF N10°53'20"W IN ACCORDANCE WITH
PLAN M-1498
□ S.I.B. DENOTES STANDARD IRON BAR (1" x 1/4")
□ S.I.B. DENOTES STANDARD IRON BAR (1" DIAMETER ± 40")
■ I.B. DENOTES IRON BAR (5/8" x 5/8" x 24")
FD. DENOTES FOUND

SCHEDULE

PART	LOT	PLAN	INST.	AREA
1	12	159	240356	0.2088ha.
2	12 & 13	"	"	"
3	13	"	"	"
4	12 & 13	"	"	0.0208ha.

DISTANCES SHOWN ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

ROBERT N. CLARKE INC.
ONTARIO LAND SURVEYOR
130 KINGSLAKE RD. WILLOWDALE ONT. TEL. 491-7101
SCALE: 1:75 REF. N° C79-120

