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Ontario Heritage Trust

Amended under the authority  
of By-law 2022-002  
on July 14, 2025

**The Corporation of The Township of King**

**By-Law Number 2025-053**

**A By-law to Amend By-law 82-144, being a By-law to designate 6012 King Road, in the Township of King, in the Regional Municipality of York, Province of Ontario, as a Property of Cultural Heritage Value or Interest under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18.**

**Whereas** on November 1, 1982, Council of the Corporation of the Township of King designated 6012 King Road as a property of cultural heritage value or interest, pursuant section 29(1) of Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, (the "*Ontario Heritage Act*"); and

**Whereas** section 30.1 of the Ontario Heritage Act authorizes the Council of a municipality to enact a By-law to amend a By-law designating property under section 29(1) of Part IV of the Ontario Heritage Act; and

~~**Whereas** on June 17, 2025, after consulting with its municipal heritage committee, Council of the Corporation of the Township of King directed that a notice of intention to amend By-law 82-144 be issued to the owner of 6012 King Road in accordance with Section 30.1(2) of the Ontario Heritage Act;~~

**Now Therefore** the Council of The Corporation of the Township of King enacts as follows:

1. **That** By-law 82-144 is hereby amended by:
  - a) deleting Schedule "A" of By-Law 82-144 and replacing it with Schedule "1" attached to this Amending By-law titled "Statement of Cultural Heritage Value".
  - b) adding Schedule "2" attached to this Amending By-law titled "Location Map to By-law 2025-063". 053
2. **That** pursuant to section 30.1(9) of the *Ontario Heritage Act*, the Township Clerk shall cause a copy of this by-law to be served upon the owners of the property at 6012 King Road, and on the Ontario Heritage Trust, and to cause the Register established under section 27 of the *Ontario Heritage Act* to be updated.
3. **That** the Township Clerk is hereby authorized to cause a copy of this amending By-law and its Schedules to be registered against the title to the Property in the proper land registry office.

**Read a First and Second time** this 17th day of June 2025.

**Read a Third time and finally passed** this 17th day of June 2025.

\_\_\_\_\_  
Steve Pellegrini  
Mayor

\_\_\_\_\_  
Denny Timm  
Township Clerk

By signing this by-law on June 17, 2025, Mayor Pellegrini will not exercise the power to veto this by-law.

## STATEMENT OF CULTURAL HERITAGE VALUE

### DESCRIPTION

Municipal Address: 6012 King Road

Legal Description: Plan 19 Part Lot 1, 65R1965 Part of Part 1

Brief Description: 2-storey brick-clad Victorian structure with Gothic Influences

### OVERVIEW

The cultural heritage value of the property known as 6012 King Road meets the criteria set out by the Ontario Heritage Act under Province of Ontario Regulation 569/22 for the categories of design/physical, historical/associative and contextual value.



Name: Hambly House

Date Built: c. 1885

Location: Northwest corner of Highway 27 and King Road, Village of Nobleton

Condition: Good

## **HISTORICAL / ASSOCIATIVE VALUE**

The property at 6012 King Road originated as part of 200-acre Lot 6, Concession 9 of King Township. All 200 acres was first patented from the Crown by Charles Gisso in 1802. The vast property was subdivided and sold for speculation over many years. In 1884, Charles Hambly purchased 1 acre in the southeast corner from Mary Ann Adams for \$400.

The Hambly Family were early settlers in the Village of Nobleton who were United Empire Loyalists who left the United States for Nova Scotia. In 1828, the family moved to York (Toronto) and four brothers (Charles, George, William and John Oscar) moved to King Township and purchased other lands on Concession 9 to become farmers. It is believed that, William Hambly's son, Charles (not to be confused with his uncle Charles) had the subject structure constructed after he purchased the single acre property, in 1884.

Charles Hambly kept a general store in Nobleton and was also the postmaster for many years. He was a Primitive Methodist, and he participated in the land purchase and construction of the local church, known as the *Rough Cast Church*, located where the cemetery now sits on the west side of Highway 27 a few hundred metres north of King Road. Charles served as a Trustee of the church, and superintendent of the Sunday school. The house remained in the possession of Hambly relatives well into the 20<sup>th</sup> century.

## **DESIGN AND PHYSICAL VALUE**

The physical shape and plan of the Hambly House is in the form of a symmetrical "T." The architectural style of the structure is Victorian with distinct Gothic Revival influences. The structure was built between 1884 and 1889. There is a front and rear veranda and a three-storey square tower addition at the east façade of the house. The building sits on top of a stone foundation. The front and east elevations each have a two-storey angled bay, with a wider window in the centre flanked by narrower windows on the angles. At the eastern junction of the front and rear wings there is a three-storey tower with narrow windows on the south and east elevations, paired on the wider east facade. The roof in the bellcast mansard style. The main entrance, from the eastern verandah, is in the south face at the base of the tower. The top storey of the tower is not readily accessible from the interior of the house, and it serves a primarily decorative function.

The Hambly House features a distinct polychromatic brick design: the red-brick house with contrasting yellow or buff brick detailing – which incorporates three horizontal band elements, lints and diamond shaped quoining. This style reads as a lightning bolt when viewed from an angle and is fairly common in eastern Ontario.

There is wood gingerbread trim on the front, rear and east gable roofs, and wood finials and pierced gable top panels. The east verandah and three dormers are also fitted with gingerbread trimming and the two dormers on the west elevation also feature finials.

The tower has iron cresting around the edge of its roof with iron finials at the corners and there is a tall decorative weathervane at the centre of the roof. The peak of the eastern dormer has an iron plant inspired decoration. All roofs are cedar shingles with the tower roof shingles being diamond-cut.

Above the windows are yellow bricks forming arches and some yellow rectangle bricks are placed on the corners of the building.

## **CONTEXTUAL VALUE**

The subject property has contextual value as the structure contributes to the 19<sup>th</sup> and early 20<sup>th</sup> century historic character of Nobleton's historic village core. The Hambly House at 6012 King Road complements and enhances the overall aesthetic of Nobleton's "four corners." The subject structure is physically, functionally, visually, and historically linked to its surroundings and acts as a gateway feature to the Village of Nobleton. The Hambly House also has contextual value as it is a distinct landmark in King Township.

### **Description of the Heritage Attributes**

- Polychromatic red brick construction
- Yellow brick quoins
- Yellow brick lintels on windows and doors
- Vertical red brick lintels on windows
- Arched lintels and narrow arched windows
- Arched single and double hung one-over-one and two-over-two windows with wooden frames and sills
- Front and rear veranda
- T-shaped Plan
- Cedar roof shingles
- Diamond cut cedar roof shingles on tower
- Wood gingerbread on the front, rear and east gable roof;
- Wood finials and pierced gable top panels;
- Three storey tower on the east façade
- Bellcast mansard roof of the tower
- Verandah on the east and west façade
- Dormers on the east façade with gingerbread trim
- Dormers on the west façade with finials
- Urns, weather vanes, and iron works on roof
- Corbelled cornice on tower

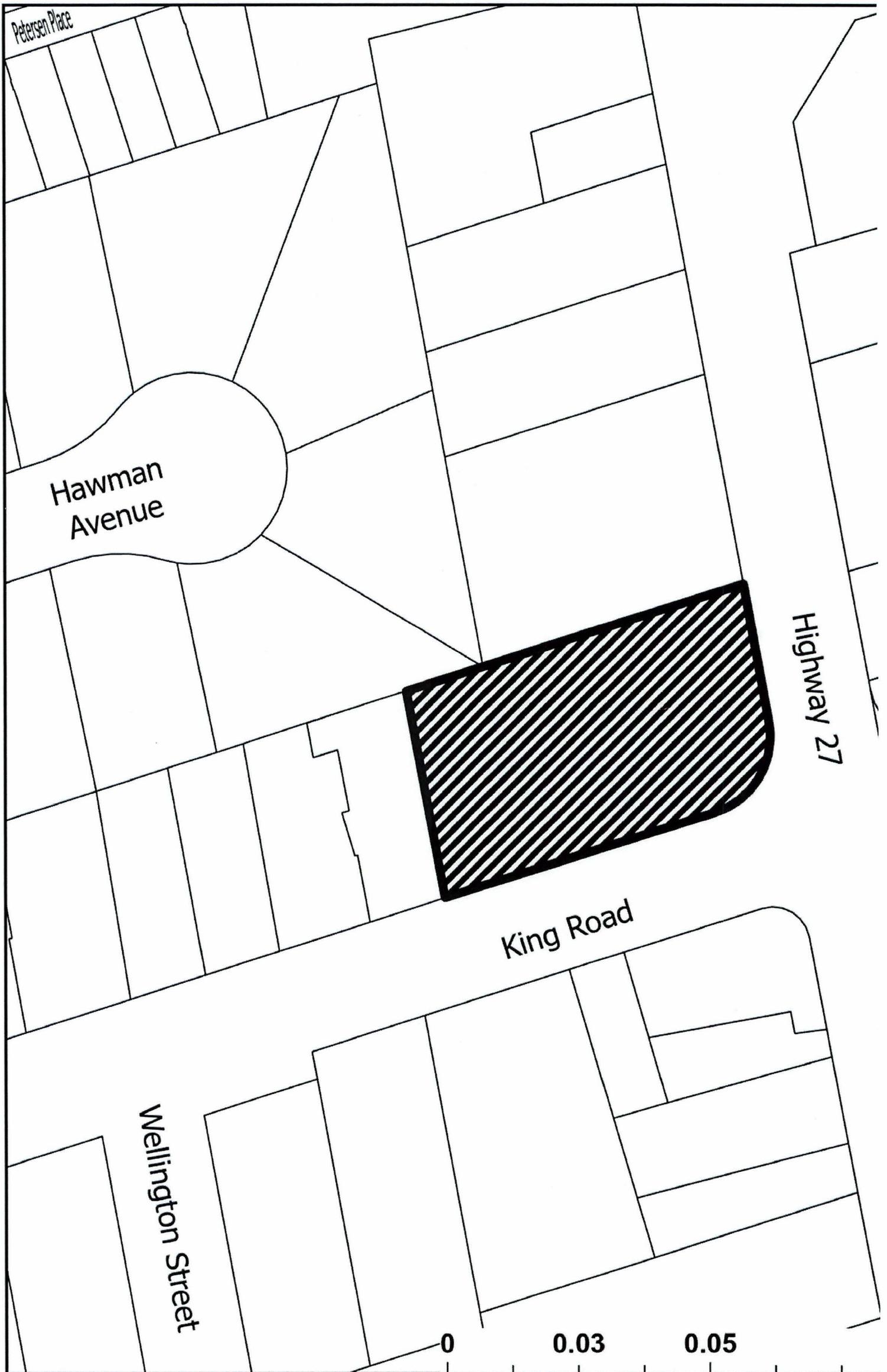
## **SOURCES**

Tweedsmuir Papers, Nobleton, Part One, "The Early History of Nobleton." King Heritage and Cultural Centre. <https://www.kingheritageandculture.ca/research/local-history>

Tweedsmuir Papers, Nobleton, Part Two, "The Hambly Family." King Heritage and Cultural Centre. <https://www.kingheritageandculture.ca/research/local-history>

Ontario Land Registry Abstract/Parcel Register Book. York Region, Concession 9, Lot 6, King Township

Ontario Land Registry Abstract/Parcel Register Book. York Region, Plan 19, Lot 1, King Township



Location Map