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ONTARIO HERITAGE TRUST

MAY 08 2014

RECEIVED

May 5, 2014

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Subject: 2865 Sideline 16 – the Walter Percy Property
City of Pickering
Designation By-law No. 7346/14
Heritage Designation, Part IV
The Ontario Heritage Act
File: A-3300-001-14

At a meeting held April 22, 2014, the Council of the Corporation of the City of Pickering passed By-law No. 7346/14, a copy of which is enclosed, to designate property municipally known as 2865 Sideline 16, Pickering, as a Heritage Structure under Part IV of the Ontario Heritage Act.

A Notice of Passing will be advertised in the May 14th, 2014 issue of the newspaper. A copy of the advertisement has been attached for your information.

Further information regarding the designation can be obtained by contacting Debbie Shields, City Clerk at 905.420.4660 ext. 2019.

Yours truly

Debbie Shields
City Clerk
DW/lr
Encl.

Copy: Chief Administrative Officer
Director, City Development

The Corporation of The City of Pickering
In The Matter of The *Ontario Heritage Act*, R.S.O. 1990, c. 0.18
And in the Matter of
Lands and Premises at the Following Municipal Address
2865 Sideline 16, City of Pickering
Province of Ontario

Notice of Passing

TAKE NOTICE that the Council of The Corporation of the City of Pickering on April 22nd, 2014 passed By-law #7346/14 to designate the following property as being of cultural heritage value and interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18

Walter Percy Property
2865 Sideline 16
South Part of Lot 16, Concession 4
Pickering, Ontario

DATED at the City of Pickering this 14th day of May , 2014

Debbie Shields
City Clerk
City of Pickering
One The Esplanade
Pickering, ON L1V 6K7
Phone: 905.420.4660, ext. 2019

The Corporation of the City of Pickering

By-law No. 7346/14

Being a by-law to designate the lands legally described as South Part of Lot 16, Concession 4 (the "Walter Percy Property") and municipally known as 2865 Sideline 16, City of Pickering, as being of cultural heritage value or interest.

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

Whereas on January 27, 2014, Council endorsed the recommendations of its Heritage Advisory Committee to designate the Walter Percy Property as being of cultural heritage value or interest; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

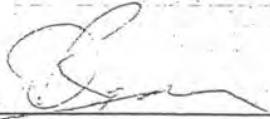
Whereas the Council of The Corporation of the City of Pickering has caused to be served on the owners of the Walter Percy House and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*; and

Whereas no notice objecting to the proposed designation was received;

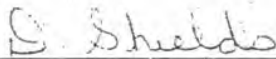
Now therefore the Council of The Corporation of the City of Pickering enacts as follows:

1. The Walter Percy Property is designated as being of cultural heritage value or interest for the reasons set out in Schedule "A" attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered on title to the Walter Percy Property.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the Walter Percy Property and the Ontario Heritage Trust and to publish notice of this by-law in a newspaper having general circulation in the City of Pickering as required by the *Ontario Heritage Act*.

By-law passed this 22nd day of April, 2014.



David Ryan, Mayor



Debbie Shields, City Clerk

Schedule "A" to By-law No. 7346/14

Reasons for Designation

Description of Property

The Walter Percy House is a one-and-a-half storey, three-bay stone farmhouse built between 1875 and 1885 in the Gothic revival style. It is located on the south end of Sideline 16, in the City of Pickering's Seaton Brock-Taunton Neighbourhood.

Statement of Cultural Value or Interest

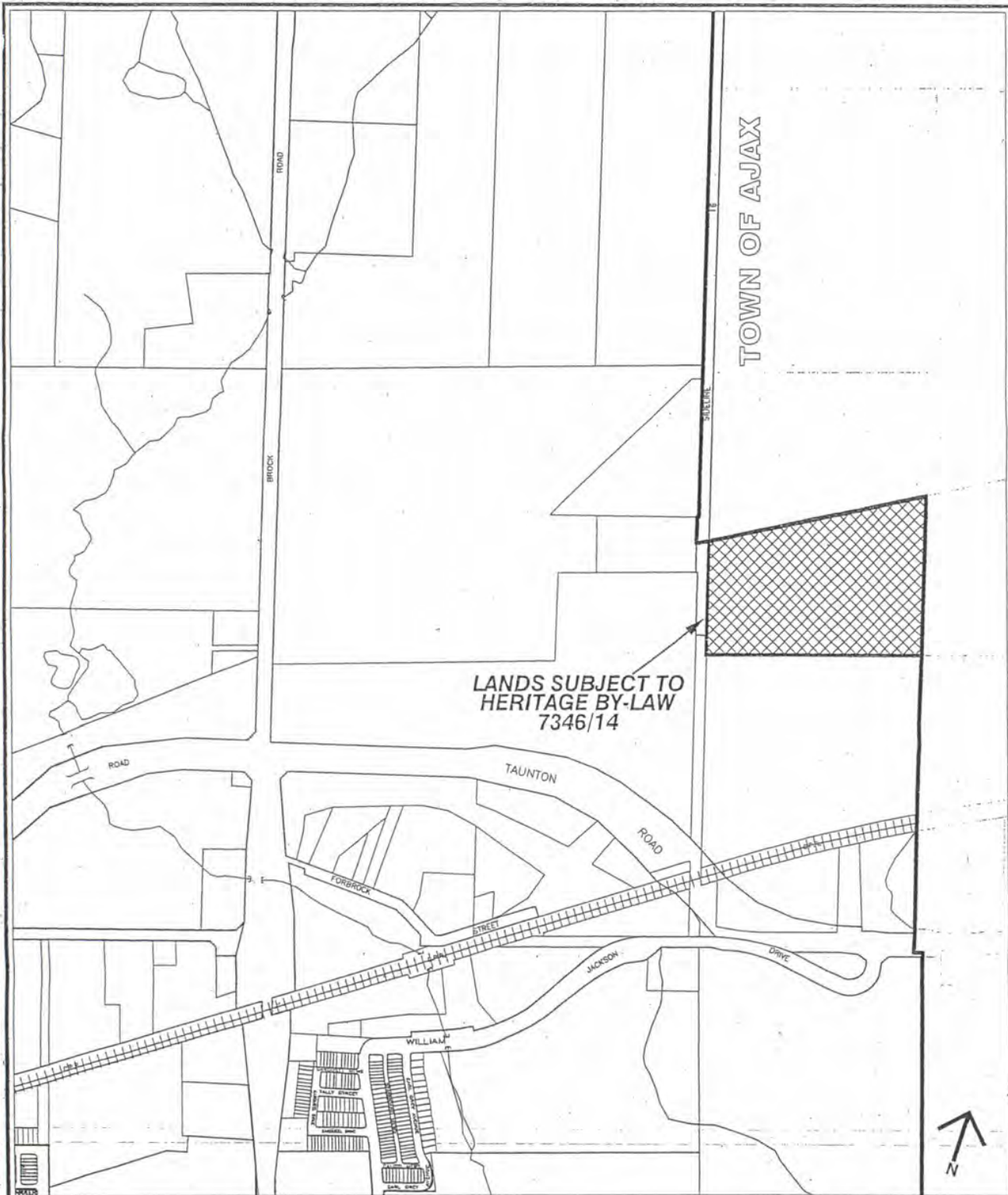
The property is located south east of the Hamlet of Brougham. It was first owned by D. McBrady in 1877, and later by the Percy family, including Walter Percy. The farmhouse on the property was built between 1875 and 1885 and the patterning of its masonry is unique in its execution. This masonry work appears to be consistent with the current gates of the Brougham Christian Pioneer Cemetery and Walter Percy is said to be the mason who constructed a cairn at the cemetery in 1932 with a similar stonework style.

This one-and-a-half storey stone house offers exterior details reflective of the Gothic revival style. The house features a gothic window located in the central gable above the main door. The unusual and unique pattern of stonework includes roughly squared stones, elaborate voussoirs, indented tuck-pointed white mortar and fieldstone materials including Gneiss and Granite. The patterning of the masonry is unique in its execution and appears to be consistent with other landmarks.

The house sits on a rise and would have originally had a long vista to Taunton Road and Lake Ontario in the distance. It is located in a pastoral setting with surrounding natural space. The house forms part of the context of the area and represents an evolution of the individual local farmsteads into more prosperous holdings.

Description of Heritage Attributes

- the overall Gothic revival style house with symmetrical three-bay main façade
- gothic window located in the central gable above the main door
- pattern of stone cladding
- roughly squared stones tuck-pointed with a white mortar inlay
- use of a variety of fieldstone types including Gneiss and Granite
- commemorative cast plaque bearing the name Walter Percy
- location in a pastoral setting



Location Map

FILE No: Heritage By-law

PROPERTY DESCRIPTION: 2865 Sideline 16 (South Part of Lot 16, Con 4)

Date Sources:

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DATE: Mar. 19, 2014

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