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## Development Services

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**To:** Ontario Heritage Trust  
Deborah Cermak

**From:** James Bar, Intermediate Planner

**Copy:** Paul Walsh, Manager of Planning

**Date:** December 21, 2017

**RE:** Notice of Designation – 1071 Royal Road, South Marysburgh

ONTARIO HERITAGE TRUST

DEC 22 2017

RECEIVED

This letter is to inform you of the passing of **By-law 4133-2017** to designate the property at 1071 Royal Road, known as the Cermak Farm Complex. Please see the attached designation by-law, which includes a description of the property, statement explaining the cultural heritage value of the property and a description of the heritage attributes of the property. The by-law will be registered on the title of the lands.

If you have any question, please do not hesitate to contact me.



James Bar, M.Pl, RPP MCIP  
Intermediate Planner

CORPORATION OF THE COUNTY OF PRINCE EDWARD

By-Law No. 4133-2017

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**A By-law to Designate the Cermak Farm Complex  
To be of Cultural Heritage Value and Interest  
Pursuant to Part IV of the Ontario Heritage Act**

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**WHEREAS** pursuant to the Ontario Heritage Act, R.S.O. 1990 c.0.18 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value and interest;

**AND WHEREAS** the Committee of the Whole, at their September 14, 2017 meeting recommended to County Council to designate the Vance-Connors House as a property of cultural heritage value and interest;


**AND WHEREAS** Notice of Intention to designate the property known as the Cermak Farm Complex has been published and served in accordance with the provisions of the Ontario Heritage Act, R.S.O. 1990 and no notice of objection to the proposed designation has been received;

**NOW THEREFORE**, the Council of the Corporation of the County of Prince Edward enacts as follows:

1. **THAT** the property known as the Cermak Farm Complex and more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value and interest for the reasons set out in Schedule 'B' attached hereto and forming part of this by-law.
2. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the property, Deborah Cermak and on the Ontario Heritage Trust.
3. **THAT** the property be added to the Municipal Register referred to in Section 27(1) of the Ontario Heritage Act, R.S.O. 1990.
4. **THAT** notice of this By-law be published in a newspaper having general circulation in the municipality.
5. **THAT** the County Solicitor is hereby authorized to register a copy of this By-law against the real property as described in the foregoing in the Land Registry Office.

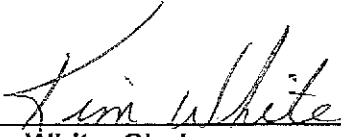
Certified A True Copy

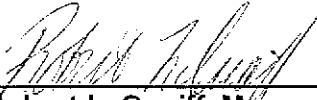
this 20 day of December 2017

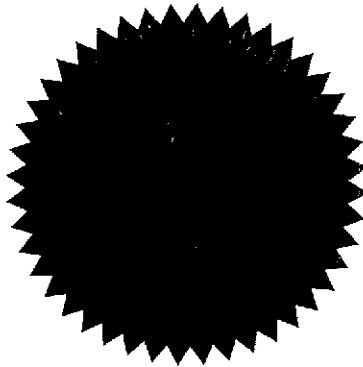
  
Laura McMahon  
Deputy Clerk  
County of Prince Edward

6. **THAT** the provisions of this by-law shall come into force and take effect pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended.

Read a first, second and third time and finally passed this 19<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Kim White, Clerk

  
\_\_\_\_\_  
Robert L. Quaiff, Mayor



**SCHEDULE 'A' to By-Law No. 4133-2017**

**Property Description:**

The subject lands are described as Part of Lots 29 and 30, Concession 1 South of Black River, civic address 1071 Royal Road, Ward 9 (South Marysburgh), in the Municipality of the County of Prince Edward.

## SCHEDULE 'B' to By-Law No. 4133-2017

### **Reasons for Designation:**

#### **Design or Physical Value**

##### The house

The house has design or physical value because its design quality, its siting and its relationship to the street display a high degree of aesthetic sensibility.

The house was likely built by the same unknown builder and at about the same time as the c. 1860 Rose/Frost House at 940 Royal Road (SM-20, *The Settler's Dream*), which is located two lots to the west on the other side of Royal Road. Like its "sister house," the Cermak house has the Gothic Revival Style characteristics of tall proportions and steep roof slopes, and a centre hall plan.

Many of the house's architectural elements are typical of the South Marysburgh vernacular pattern and include: the projecting entrance bay (one storey in contrast to the two-storey Rose/Frost entrance bay); the pointed arch window within the front gable; tall, paired and mullioned vertical sliding wood sash windows to simulate casement windows, characteristic of Prince Edward County architecture (seen in archival photographs in the HASPE file, subsequently replaced with new windows of similar shape installed in the original window openings); wide overhanging eaves and gables with paneled soffits and well developed profiles; and likely two gable chimney stacks in brick with slender proportions and projecting plinths (one such stack, now gone, is visible in an archival photograph in the HASPE file).

The builder shows a refined architectural knowledge in the use of well-designed but restrained exterior wood details; the simple rectangular glass side lights and (now lost) overhead lights for the front door; the closely jointed brickwork in Flemish bond on the street façade and common bond elsewhere; the limestone foundation walls of the main part of the house, which form a subtle plinth in squared and coursed limestone on all elevations; and the limestone arches of the two cellar windows at each side of the entrance bay. The original limestone threshold stone survives at the front door.

The brick masonry one-and-a-half-storey "tail" was built at the same time as the main part of the house (the "tail's" brick walls are keyed into the north wall of the main part of the house; and the cellar door is deliberately located on the west side of the main part of the house, unlike the tail-less Rose/Frost house where the cellar door is at the rear). The "tail" has a rubble stone foundation in limestone. On the east side of the "tail" are two doors: the left door is for the kitchen area of the house; the right door provides access to what is believed to be the farmworkers' quarters. The second floor room of the farmworkers' quarters is lit by an east-facing gable window in the roof and a north facing window in the brick gable end.

A covered porch on the east side of the "tail" has four classical turned-wood columns and was likely added at a later date, about 1900.

Although the ground floor rooms have been re-configured, the staircase leading to the second floor and the original newel post and the balustrade that runs along the two sides of the staircase opening at the second floor survive. The configuration of two bedrooms off each side of the spacious upper hall is the same as for the Rose/Frost house.

##### The large barn

The large barn has design or physical value because it represents the rural craftsmanship associated with 19<sup>th</sup>-century agricultural life in South Marysburgh.

The large barn was originally a 2-mow barn with gable ends with notably wide framing bays built for threshing and winnowing and very tall, central, double-hung doors. Much of the hand-adzed, heavy-timber, post-and-beam framing with diagonal braces survives, with oak pegs still in place in the mortice and tenon joints. The wall plates have a continuous groove on the exterior edge of their bottom face to house the top of vertical wall cladding boards (i.e., barn boards), a detail that likely dates the barn to before 1850 and before construction of the house.

The original pitched roof was later converted to a higher gambrel pattern, supported by notably high posts, probably before the end of the 19<sup>th</sup> century. The supporting posts and the plate at the change in the gambrel roof pitch are recycled heavy-timber members or logs.

At some point in time, the interior was reconfigured as a milking dairy and most of the internal wood supports were replaced with steel tube posts.

Much of the low perimeter stone foundation wall survives and is remarkable for its quality of stonework and width of about 650 mm (26").

A gabled wing with separate entrance at the southeast corner, in post-and-beam framing, post-dates the early form of the barn.

The smaller barn

The smaller barn has design or physical value because it is representative of the transitional period between post-and-beam construction and later wood stud framing.

The smaller barn has two levels and a simple gable roof.

On the ground floor, the closely spaced framing pattern of multiple posts of recycled medium-sized timber, holding up second floor beams of similar size, suggests construction at about the beginning of the 20<sup>th</sup> century. The ground floor posts bear on a plate on a concrete foundation wall.

On the second floor, the recycled medium-sized posts are more widely spaced, with infill framing and bracing in lightweight wood studs.

The barn has vertical sash windows and is now clad in painted corrugated metal sheets.

#### **Historical or associative value**

The evolving configuration of the original Crown land patents for two long, narrow farm lots that resulted in the shape of the current property, and the changing ownership of the property among early County families, contribute to an understanding of the area's agricultural development and land use.

The association with the same unnamed builder of the Rose Frost house contributes to an understanding of the history of South Marysburgh's vernacular architecture.

#### **Contextual value**

The house has contextual value because it helps to define and maintain the architectural character of Royal Street, the long, straight road that was once Marysburgh's most prominent thoroughfare.

The house's setting behind a row of trees, its height and materials, signal a new prosperity in the 1860s (also expressed by the limestone Isaac Striker house of the same period opposite) that contrasts with the humble single-storey, wood frame 1830s Welbanks house kitty corner and sitting right at the roadside.

The house occupies a prominent place in the view when approached from the west along Royal Road because of the road's slight rise, which levels at the intersection.

Similarly, when viewed from the north on Maypul Layn Road, the Cermak complex of house and barns is an important visual anchor for the intact series of 19<sup>th</sup>-century buildings that line this section of Royal Road.

The farm complex also has contextual value because it helps to maintain the rural character of this part of South Marysburgh. In particular, the arrangement of the two barns near the street and beside the house is typical of early Prince Edward County agricultural practice.

## **Heritage Attributes**

### **House**

- Size, form and exterior materials
- Landmark position of the house at the northeast corner of the intersection
- Gable roofline of house and "tail"
- Arrangement and openings of the surviving windows and doors (front, sides, cellar, and "tail") including:
  - Pointed arch window opening in front gable
  - Limestone arches of the two cellar windows
  - Limestone threshold stone at front door
  - Porch columns
- Location of the stairs and the second floor newel post and balustrade

### **Barns**

- Large barn: Size, form and post-and-beam structure; perimeter stone foundation wall
- Smaller barn: Size, form and transitional form of structure
- Position of the barns in relation to the house and each other, and to the road