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MUNICIPALITY OF TRENT HILLS
P.O. Box 1030,
66 Front Street South,
Campbellford, ON K0L 1L0
t 705.653.1900 f 705.653.5203
www.trenthills.ca

December 5, 2012

ONTARIO HERITAGE TRUST

DEC 13 2012

RECEIVED

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

TO WHOM IT MAY CONCERN:

The Council of the Municipality of Trent Hills has accepted the recommendation of the Trent Hills Heritage Committee to designate 36 Front Street South, Campbellford as a property of cultural heritage interest or value.

Please find enclosed a copy of designating By-law 2012-82.

In addition, please find attached copies of the following designating by-laws:

Campbellford

98 Bridge Street East	By-law 2007-127
95 Doxsee Avenue South	By-law 1993-28
51 Front Street North	By-law 2006-3
84 Front Street North	By-law 2003-60
308 Grand Road	By-law 1986-31
17 Queen Street	By-law 1987-10
56 Saskatoon Avenue	By-law 1983-22

Hastings

33 Front Street West	By-law 1985-08
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Percy

13546 County Road 24	By-law 2345
75 Norham Road	By-law 2148

Ontario Heritage Trust
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Seymour

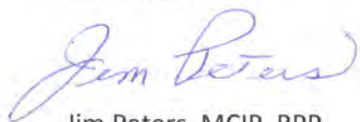
239 County Road	By-law 1990-13
15 Menie Road	By-law 1990-14
56 Saskatoon Avenue	By-law 1992-37

Warkworth

36 Campbell Road	By-law 51-2000
43 Centre Street	By-law 2001-89
77 Church Street	By-law 2344
13952 County Road 29	By-law 2292
21 George Street	By-law 2004-62
31-33 Main Street	By-law 2291
40 Main Street	By-law 1971

If you have any questions, please contact me.

Yours truly,



Jim Peters, MCIP, RPP
Director of Planning

JP:slg

Encl:

THE CORPORATION OF THE MUNICIPALITY OF TRENT HILLS

BY-LAW NO. 2001- 89

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES KNOWN MUNICIPALLY AS:

43 CENTRE STREET, Warkworth
PLAN 29, BLOCK M, PART LOT 8, PARTS 1 AND 2, RP 38R2582

AS PROPERTY IN THE MUNICIPALITY OF TRENT HILLS, COUNTY OF NORTHUMBERLAND, IN THE PROVINCE OF ONTARIO AS BEING OF HISTORIC AND ARCHITECTURAL VALUE OR INTEREST

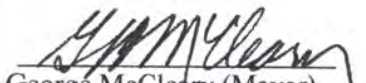
WHEREAS, the Ontario Heritage Act, R.S.O. 1990, Chpt. O.18, Section 29 authorizes the Council of the Municipality to enact By-Laws to designate real property including all buildings and structures thereon, to be of historic and/or architectural value or interest;

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF TRENT HILLS ENACTS AS FOLLOWS:

1. THAT 43 Centre Street, Warkworth be designated as a property of historic and architectural significance for the reasons outlined in Schedule 'A' attached hereto and forming part of this by-law.
2. THAT a copy of this by-law together with the reasons for the designation be registered on title of the property described in Schedule 'A' hereto in the Land Registry Office.
3. THAT a copy of this by-law be served on the owner of the aforesaid property and on the Ontario Heritage Foundation.

This by-law shall come into force upon completion of the appeal period being December 14, 2001

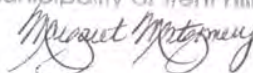
By-law 2001- 86 introduced and deemed to be read a first, second and third time, passed and properly signed and sealed this 26th day of November, 2001


George McCleary (Mayor)


Margaret Montgomery (Clerk)

Certified to be a true and correct
copy of the original document.
Dated at Campbellford, Ontario

this 7th day of December, 2012.
Margaret Montgomery, Clerk
Municipality of Trent Hills



SCHEDULE 'A' TO BY-LAW NO. 2001 - 89

43 Centre Street, Warkworth

THOSE CERTAIN PARCELS OR TRACTS OF LAND AND PREMISES, SITUATE LYING AND BEING in the Municipality of Trent Hills, in the County of Northumberland, Province of Ontario, being located in Concession III, Part of Lot 17, Block M, Part of Part 8, Plan 29, Parts 1 and 2, RP38R2582, Warkworth, Ontario.

STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION

As per attached description prepared by Trent Hills LACAC



DESCRIPTION OF BUILDING

The building is illustrated in Beiden's 1878 *Historical Atlas of Northumberland & Durham Counties* on page 102, and identified as the residence of "Blacksmith N.P. Smith". (See attached illustration.) It is located on the north-east corner of the intersection of Centre Street and East Street in Warkworth, with the main facade facing Centre Street. It could be described as a typical "Ontario Vernacular" cottage and is representative of a number of buildings in the village of Warkworth.

A review of the information on file at the Northumberland County Registry Office indicates that the building was probably constructed some time in 1878 or 1879. The land in question is listed as "Part of Lot 8, Concession 3, Percy Township" and was part of a larger parcel owned by Israel Humphries [sic], comprising much of what is now the village of Warkworth. This land was valued in 1852 at £300. The record shows that on 25 January 1875, the "said village lot" was sold to Nicholas P. Smith and on 1 December 1878, "Nicholas P. Smith & wife" obtained a mortgage from the Hamilton Provident & Loan Society in the amount of \$400 on the property which was further described as being "1/4 acre more or less". The overall increase in value, in spite of the smaller area, would suggest that something had been built on it in the intervening period. That and the fact that a building very similar to the one now existing was illustrated in the Atlas of 1878 leads to the conclusion that 1878 was the likely date of construction.

The building is of brick, 1 1/2 storeys high, consisting of a front section 28' - 4" x 20' - 4", with a rear wing 20' - 10" long x 19' deep. The height of the roof on both sections is the same, and the configuration is a medium slope gable, with more steeply-sloped gables in the centre of both the main and rear portions of the building. There are gothic styled windows in each of the two gables.

The brick is of red clay, 2 3/8" x 8 1/2" x 4" in size, laid in a stretcher bond. The walls are of cavity-wall construction, with an airspace of about 3", and the wythes are tied together with flat steel plates about 3" wide. The lintels of the doors and windows are constructed using a buff-coloured brick, set proud of the main surface about 1", that extends down the sides of the openings about 12". (These extensions are not shown in the illustration in Beiden's Atlas.) The same brick, also set proud of the wall, was used to create decorative quoins at the outer corners of the building. It should be mentioned that this window and corner treatment is used in a number of other buildings in Warkworth of the same period. At the present time all the buff brick details have been painted over with white paint, perhaps because a previous owner thought that this would make them stand out more noticeably.

In the Atlas, the main entrance doorway is shown as having a slightly-bowed architrave above a 3-light glazed transom, with 3-pane sidelights and a lower panel on either side. The glazed panels have all been replaced with single panels of insulated glass.

The windows shown in the Atlas appear to have been double hung sash, each with 2 panes. The tops of the windows are slightly rounded, matching the curve of the brick lintels. The original windows and the adjacent trim have been replaced with new vinyl-clad insulating glass units, although muntin bars have been added to re-create the appearance of the original glazing. In the centre gables, the pointed segments of the gothic windows appear to be original, but the lower sections have been replaced with new vinyl-covered sash.

There is a porch on the east side of the rear wing. It has a bell-cast roof which is the same shape as the one in the Atlas illustration and is very likely original. The columns, however, are now 4" x 4" posts and are obviously new, and the original decorative brackets under the roof no longer exist.

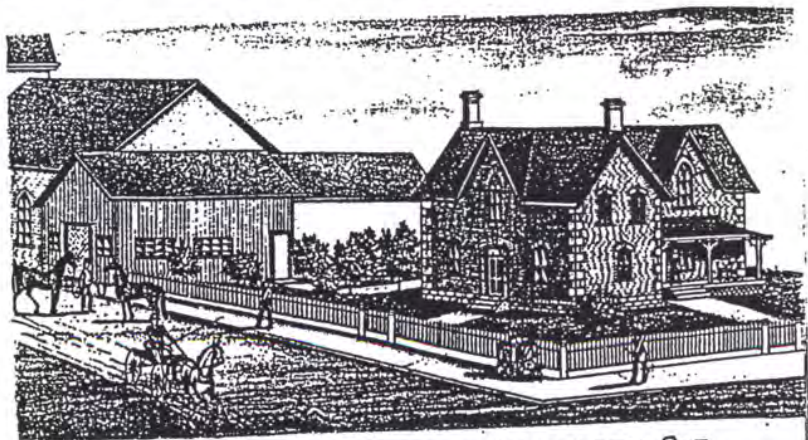
EVALUATION

The building was evaluated using Designation Evaluation Guidelines for Trent Hills and a sufficient score was achieved to warrant recommendation for designation. LACAC considers that, especially since the building is illustrated in the Atlas of 1878 and its appearance is very largely as it was then, it is worth making an extra effort to ensure its preservation.

As noted above, there are a number of changes that have occurred since the building was first constructed. LACAC is of the opinion, however, that these are all relatively minor in nature and would recommend that the owner take steps to rectify them in the course of on-going maintenance and renovation.

For example, the painted-over brick details at the window heads and the corner quoins could be cleaned (using chemical methods, not sand-blasting) so that the original buff brick is once again displayed. The single panels of glass above the main entrance and in the side panels could be sub-divided by extra muntin bars installed over the existing glass, to re-create the original appearance. And the columns supporting the side porch could be replaced with new columns having chamfered corners typical of the period, and fretwork brackets based on those shown in the Atlas.

In summary then, LACAC supports the application of the owner that the building be designated as a historic architectural property under Chapter 0.18 of Part IV of the Ontario Heritage Act 1990 and recommends that Council take the necessary action to do so.



RES. & BLACKSMITH SHOP OF N.P. SMITH, WARKWORTH, ONT.

Illustration of 43 Centre Street, Warkworth, Ontario taken from page 102 of Beiden's *Historical Atlas of Northumberland & Durham Counties*, 1878.