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[REDACTED]

From: James Bar, RPP MCIP, Intermediate Planner

ONTARIO HERITAGE TRUST

Copy: Paul Walsh, Manager of Planning

APR 10 2018

Date: 12 April, 2018

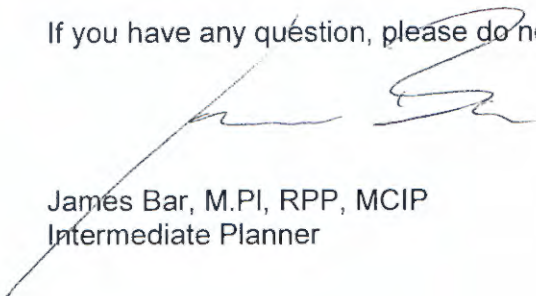
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RE: Intention to Designate – 94 Walmsley Road

This letter is to inform you of the intention to designate the property located at 94 Walmsley Road, in the Ward of South Marysburgh, in the County of Prince Edward. Please see the attached Statement of Cultural Heritage Value for the property, 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.

No later than the **12th day of May, 2018** by registered mail or deliver to the Manager of Planning, a Notice of Objection to the proposed designation(s), together with a statement of the reasons for the objection and relevant facts can be filed. When a Notice of Objection has been received, the Council of the County of Prince Edward will refer the matter to the Conservation Review Board for a hearing and report.

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


James Bar, M.P.I, RPP, MCIP
Intermediate Planner

Prince Edward Heritage Advisory Committee

Statement of Cultural Heritage Value for

Walmsley-Ayer/Scully Farm Complex

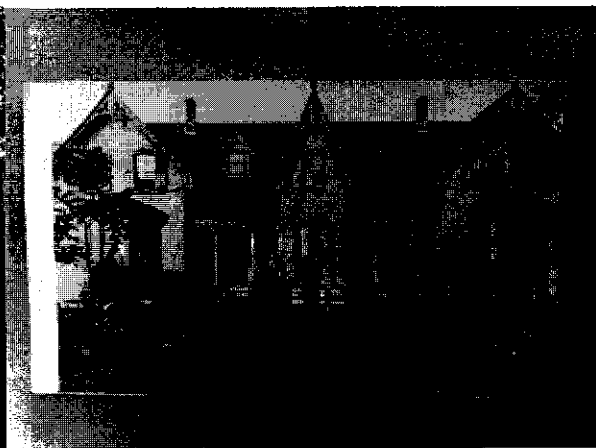
c. 1875

94 Walmsley Road

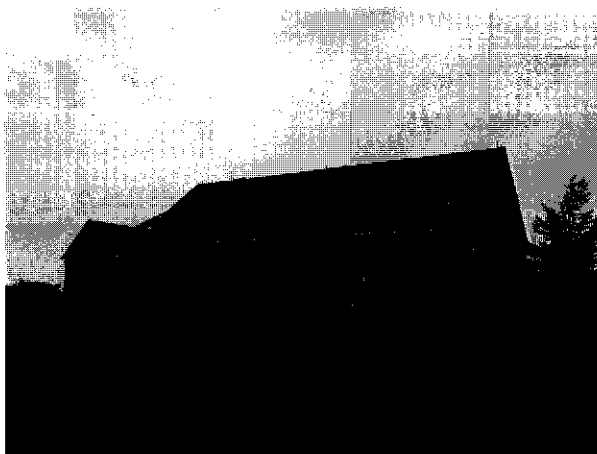
Part of Lot 3, Concession 3 South Side East Lake (Athol)



Façade, 2017 (west elevation)



Early photograph of façade with fence and gate



Barn (south elevation)



Newel post and balustrade at second floor landing of south staircase



Axial view south from barnyard, in line with maple-tree-lined lane leading from Walmsley Road



Aerial view of farm structure, 1960's

1. DESCRIPTION OF PROPERTY

The property is located south of Cherry Valley, on the south side of Walmsley Road. The complex of buildings consists of a triple-gabled, one-and-a-half storey house, a barn, a drive shed and other outbuildings. The house is AT-14 in *The Settler's Dream*. In 1988, the part of the lot containing the buildings was severed from the Walmsley family's 200-acre historic farm. The property is a landmark property on Walmsley Road for the design value of its buildings, its historical association with the Walmsley family, and its consciously designed complex of buildings and lane within a particular topography.

2. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design or physical value

House

The house is a unique example of local vernacular residential style and displays excellent craftsmanship. The house is "the most sophisticated" of only three triple-gabled houses identified in *The Settler's Dream*, and the only one of wood

frame construction. The wood frame rests on a limestone foundation, with the front face of dressed stone and the other faces, rubble stone. The style suggests construction in about 1875.

The house was designed as a double residence for two Walmsley families, who shared a central entrance leading into an enclosed vestibule and central staircase, with separate accommodations at north and south. The central staircase is wide and has six winding treads at the top, with a newel post and balustrade at the second floor landing. (The enclosed central space is now opened up on both floors to make a single-family home.)

At each end of the building there is an enclosed narrow staircase between first and second floors, with five winding treads at the bottom, accessed by a door. Of these two private staircases, the south one retains the original newel post and balustrade at the second floor landing.

A cellar runs the length of the building, with a cistern at each end. Extending out the back of each end of the house and built at the same time as the main part of the structure, is a single-storey, summer-kitchen wing for each family, with a coved tongue-and-groove ceiling. The north summer kitchen retains much of its original wainscoting.

Emphasizing the façade's symmetry are: the finials and decorative wooden tracery on each of the three gables; the single-storey bay windows centred in each outer gable; the paired windows on the second storey above each bay window; and the single window on the second storey of the centre gable. The window openings have segmental arches and pedimented wooden hoods. All windows on the front façade have their original shutters, except the dormer windows (stored inside the house) and the centre window of each bay.

Connecting the central entrance vestibule are twin verandahs with four columns, and above each verandah, a dormer window. At the time of the photograph for *The Settler's Dream*, the left verandah had been filled in; that verandah is now

restored. Both verandahs now have matching glass double-doors, with side lights, on the house side of the verandah and are enclosed with screens between the columns. Both verandahs (original and restored) should be protected to preserve the building's symmetry and design integrity.

Decorative details include stepped eaves soffit for the main roofs, eave brackets above the bay windows, and wooden tracery and brackets at the top of the verandah columns.

The two chimneys visible in the aerial view no longer exist.

The bay windows at the north and south faces of the house in the summer kitchen wings were added in 1988-1989 by Richard and Anne Potter, who bought the property from Tom and Geralyn Walmsley (the last Walmsley owners) and later sold to [REDACTED].

Barn

The barn is over 100 feet long, from east to west; is built on limestone bedrock; and has two pairs of large doors on each of the long sides. The oldest part of the barn (north side), constructed about 1850, has hand-hewn square beams and log joists squared on the top face.

The barn was enlarged in about 1900 by extending the south side southwards, and raising the roof, giving the new roof a subtle gambrel shape. The newer part of the barn has smaller-dimension, hand-hewn square beams and sawn, squared floor joists. The barn was converted to a dairy barn by Tom Walmsley from 1962 to 1966.

Drive Shed

The drive shed is post-and-beam construction, with intermediate wood posts and vertical wood-board cladding (probably originally board-and-batten), now covered over in metal siding.

Other outbuildings include a piggery, pump house and hen house near the barn.

Historical or associative value

This farm complex has significant historical and associative value because the property was developed by the pioneer family after whom Walmsley Road was named, and six generations of Walmsleys resided there into the late twentieth century. James Walmsley purchased the lot in January 1829. His son Samuel and grandson James built the house on lot 3 in the mid-1870s.

In 1988, Tom and Geralyn Walmsley sub-divided and sold the property outside the family: about 18 acres with the buildings to Richard and Anne Potter (who sold to [REDACTED] in 2014) and the balance of the agricultural land to [REDACTED].

Contextual value

The layout of the house, barn, outbuildings and drive lane in relationship to both Walmsley Road and the particular topography of the historic agricultural landscape creates a unique setting with significant contextual value. The house is set well back from the road and faces west (not close to, and facing the road, as was usual at that time in Prince Edward County).

The lane runs straight from Walmsley Road, between the house and barn, and into the historic agricultural land, creating a farm structure clearly seen in the photography of the aerial view. The stretch of lane from the road to the house's dooryard is lined on each side with mature, hard maple trees, the oldest of which were planted about the time the house was built.

The lane creates an axial view southwards towards the Walmsley family's original agricultural land beyond the barn. This land first dips down into a small valley (the headwaters of Black Creek), then rises beyond to elevated ground. The culturally significant view from the barnyard is directed by the receding lane towards the southern panorama of fields and sky, which is uninterrupted by power lines or other such signs of twenty-first-century technology.

3. DESCRIPTION OF HERITAGE ATTRIBUTES

House

- Symmetrical form of the building, including three gables, two verandahs, central entrance, and two summer-kitchen wings
- Limestone foundation
- The single-storey bay windows and the second-storey windows of all three gables
- The dormer windows above each verandah
- The segmental arches and pedimented wooden hoods of the window openings
- Original window shutters on front façade
- Stepped eaves soffits for the main roofs
- The finials and decorative wooden tracery on each of the three gables
- Eave brackets above the bow windows
- Wooden tracery and brackets at the top of the four columns of each verandah
- Central staircase with six winding treads at the top, and the newel post and bannister at the second floor landing
- Enclosed staircases between first and second floors, with five winding treads at the bottom, accessed by a door
- For south staircase, the original newel post and balustrade at the second floor landing
- Coved tongue-and-groove ceiling in each summer kitchen
- Partial original wainscoting in north summer kitchen.

Barn

- Location, form, and wooden frame of barn

Drive Shed

- Location, form, and post-and-beam construction

Setting

- The layout of the house, barn, drive shed and drive lane in relationship to Walmsley Road and to the original Walmsley farm's agricultural landscape
- Maple-tree-lined lane leading from Walmsley Road
- Uninterrupted axial view southwards from the barnyard towards the southern panorama of fields and sky, including the original Walmsley farm fields

References:

Cruickshank, Tom and Peter J. Stokes. (1984). *The Settler's Dream: A Pictorial History of the Older Buildings of Prince Edward County*. The Corporation of the County of Prince Edward, Picton, Ontario.

Historical Architectural Survey of Prince Edward (HASPE). (1979–1980). County of Prince Edward Public Library and Archives.

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Tremaine's Map of the County of Prince Edward, Upper Canada. (1863). Online: <http://maps.library.utoronto.ca/hgis/countymaps/princeedward/index.html>

Walmsley, Dr. J Howard, edited by David R Taylor. (1985). *Prince Edward County Yarns*. Based on an audio interview conducted for Canada's centennial in 1967. Prince Edward Historical Society.