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Development Services

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To: Ontario Heritage Trust
[REDACTED]

From: Michael Michaud, Manager of Planning

Date: November 10, 2023

RE: Intention to Designate – 1972 County Road 13, Ward of South Marysburgh

RECEIVED
2023/11/10
(YYYY/MM/DD)
Ontario Heritage Trust

This letter is to inform you of the intention to designate the property located at 1972 County Road 13 (Welbanks House), 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 **16th day of December, 2023** by registered mail or deliver to the Municipality's Clerk, a Notice of Objection to the proposed designation(s), together with a statement of the reasons for the objection and relevant facts. 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.

Best Regards,

for Michael Michaud, MCIP RPP
Manager of Planning
The Corporation of the County of Prince Edward
MM/pt
Encl

Statement of Cultural Heritage Value for Welbanks House c. 1824, c. 1850, c. 1880
1972 County Road 13
Part Lot 20 Concession Round Prince Edward Bay South Marysburgh as in
PE95233; subject to PE168055, SM4577
Ward 9, South Marysburgh



Italianate addition, c. 1880, with c. 1850 addition visible behind

Hay barn, 1906



STATEMENT OF CULTURAL HERITAGE VALUE

Design or physical value

The Thomas Welbanks House has three parts: the rare survival of the first structure of c. 1824; a brick addition of c. 1850 on the southeast face of the original building (South Bay side) to add bedrooms and more living space; and an impressive third part – a two-storey frame structure built in c. 1880 in the Italianate style, close to the road and facing the bay. Together, they make a unique assemblage overlooking South Bay.

In the c.1824 structure, remnants of the early post-and-plank construction, as well as wide floor planks, survive. At the time of the c. 1880 addition, a gable and verandah were added to the c. 1850 addition, and the 1824/50 structures became a kitchen wing for the enlarged home. In the c.1850 structure, there is a rare surviving boxed-in winder

staircase that climbs to the second floor. The ground floors of the 1824 and 1850 parts of the house have tin ceilings.

The Italianate addition displays a high degree of craftsmanship and artistic merit, evident in the architectural details and balanced composition of the house seen from the street. The two-storey entrance bay projecting from the centre of the façade, with twin verandahs on either side of the entrance bay, is uncommon outside Prince Edward County, but it is particularly common in Picton and Wellington and the area south of these towns. The frame construction of the c. 1880 Italianate addition distinguishes it from this style's more usual brick construction. The pedimented trim on the windows and doors, including the front door with transom light and the pair of windows above the vestibule, is unusual. The bay window on the southwest elevation, and the panelled cornice and paired brackets, were stylish for the time. The large scale and stepped profile of the two chimneys match the ambition of the Italianate addition.

Historical or associative value

The property has a direct association with United Empire Loyalists (UEL) and yields information that contributes to an understanding of that evolving community and culture. Thomas Welbanks, UEL, built the first house c.1824, after purchasing the east half of Lot 20 from his brother Robert. As the family's farming and horse dealing business prospered, they added the c. 1850 brick addition. Thomas Welbanks Jr (who drew milk to the Royal Street Cheese Factory and was a director of the Bay of Quinte Fire Insurance Co.) purchased the property from his father in 1876 and built the large Italianate addition. At that time, the County's economy was booming, fed by an explosion in American demand for beer made from Prince Edward County barley. Welbanks Jr was well known in South Marysburgh as Justice of the Peace and the township's Treasurer. The property stayed in the family until 1962.

Contextual value

The property is important in defining and maintaining the agricultural character of the area. The farmhouse anchors the complex of agricultural buildings strategically located in close proximity to the house. These consist of a hen house, a pig pen, driveshed, livestock barn, and a large hay barn incorporating a dairy, granary, horse stable, and cattle pens. The placement of the buildings provides a functional layout for access, and the barn yard is protected from the north and west by an 'L' shape in plan. The buildings provide evidence of how the farm evolved into a full mixed farm, including: an early and later stage for the driveshed as farm mechanization increased; a barn rebuild in 1906 to accommodate larger crops, more livestock, and additional feed storage volume; and additional livestock housing in the large secondary livestock barn. Finally, a limestone smokehouse and outhouse easily accessed from the rear of the farmhouse complete the secondary buildings to the house.

The property is physically, visually, and historically linked to its surroundings, and recognized by the community as a landmark on the bluff above South Bay.

CULTURAL HERITAGE ATTRIBUTES

- Complex of domestic and agricultural buildings
- Location of the agricultural buildings in relation to the farmhouse
- Location and orientation of the house, above and facing South Bay
- Size, massing, and alignment of the three parts of the house: original c. 1824 structure and two later additions

c. 1824 house:

- Post-and-plank construction
- Wide floor planks

c. 1850 addition to house:

- Brick construction
- boxed-in winder staircase
- Dormer
- Verandah

c. 1880 Italianate addition to house:

- Two-storey wood frame structure
- Two-storey entrance bay projecting from the centre of the façade
- Twin verandahs on each side of the entrance bay
- Arrangement and openings of the windows and doors on the front façade, entrance bay, and side elevations
- Pair of windows above vestibule
- Bay window on southwest facade
- Pedimented trim over the windows and doors
- Double front doors with transom light
- Panelled cornice and paired brackets
- Two stepped brick chimneys

Interior of c. 1880 Italianate addition:

- Original trims and wooden floors
- Victorian doors and faux wood graining

References:

Cruikshank, Tom, and Peter John Stokes, *The Settler's Dream*, Picton: Corporation of the County of Prince Edward, 1984, SM-13, pp 71-72

Historical Architectural Survey of Prince Edward (HASPE)

Illustrated Historical Atlas of the Counties of Hastings and Prince Edward, Ont., Toronto: H. Belden & Co., 1878

Tremaine's Map of the County of Prince Edward, Upper Canada, Toronto, 1863

White Pines Wind Project Heritage Assessment Report, 2013, Appendix A, Cultural Heritage Resource 32, p 85