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Development Services

The Corporation of the County of Prince Edward
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To: Ontario Heritage Trust
[REDACTED]

From: Michael Michaud, Manager of Planning

Date: February 16, 2024

RE: Notice of Designation – 1972 County Road 13, Ward of South Marysburgh

RECEIVED
2024/02/20
(YYYY/MM/DD)
Ontario Heritage Trust

This letter is to inform you of the passing of **By-law 05-2024** to designate the property at 1972 County Road 13, known as the Welbanks House. 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 questions, 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

**THE COUNTY OF PRINCE EDWARD
NOTICE OF DESIGNATION**

**DESIGNATION OF A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF SECTION 29
PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990 AS AMENDED**

TAKE NOTICE that the Clerk did not receive any objections to the Notice of Intention to Designate the Properties. Therefore, Council did not consider any objections and passed the Designation By-law for the Properties described below, in the County of Prince Edward, Province of Ontario, as properties of cultural heritage value or interest under Part IV, S. 29 of the Ontario Heritage Act, R.S.O. 1990.

Properties

Church House is located on the west side of County Road 13, municipally known as **1676 County Road 13**, and legally described as Part Lot 23 Concession Round Prince Edward Bay South Marysburgh as in PE93119, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 03-2024** - The property has both historical or associative value.

Cooper House is located on the north side of Colliers Road, municipally known as **89 Colliers Road**, and legally described as Part Lot 23-24 Concession Round Prince Edward Bay South Marysburgh Part 2, 5 & 9 47R7203 subject to PE157773, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 04-2024** - The property has both historical or associative value.

Joseph Clapp House is located on the north side of Royal Road, municipally known as **1327 Royal Road**, and legally described as Part Lot 26 -27 Concession 1 South of Black River South Marysburgh Part 1 47R6652 and Part 1 47R6776, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 06-2024** - The property has both historical or associative value.

Welbanks House is located on the north side of County Road 13, municipally known as **1972 County Road 13**, and legally described as Part Lot 20 Concession Round Prince Edward Bay South Marysburgh as in PE95233 subject to PE168055 and SM4577, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 05-2024** - The property has both historical or associative value.

Appeals

Any person or public body may appeal to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) in respect to the passing of a Heritage Designation By-law, by filing with the Clerk of The Corporation of the County of Prince Edward no later than the **16th day of March, 2024** a notice of appeal setting out:

- (1) the reasons for the objection to the Designation By-law; and
- (2) the reasons in support of the objection to the Designation By-law.

The appeal must be accompanied by the prescribed appeal fee - a certified cheque or money order made payable to the Minister of Finance. The OLT fee for filing an appeal to a Heritage Designation By-law is \$1,100.00. Should you wish to appeal to the OLT, forms are available from the OLT website at <https://olt.gov.on.ca>.

County Weekly News Publication Date: February 15, 2024

Wellington Times Publication Date: February 14, 2024

Picton Gazette Publication Date: February 15, 2024

Deadline for Objections: March 16, 2024

Objections should be directed to:

Catalina Blumenberg

Municipal Clerk

332 Picton Main Street

Picton, ON, K0K 2T0

For more information about this matter, including information about preserving your appeal rights, please contact;

**The Corporation of the County of Prince Edward
Development Services**

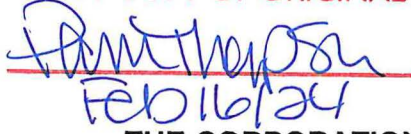
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Telephone: 613.476.2148 / Fax: 613.471.2051 / www.thecounty.ca



This notice is available in alternate formats upon request.

**CERTIFIED TO BE A TRUE &
EXACT COPY OF ORIGINAL**


Feb 16/24

Pamela Renee Thompson, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
County of Prince Edward.
Expires January 24, 2026.

Motion 2023-518

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW NO. 05-2024

**A BY-LAW TO DESIGNATE THE WELBANKS HOUSE TO BE OF CULTURAL
HERITAGE VALUE AND INTEREST PURSUANT TO PART IV OF THE ONTARIO
HERITAGE ACT**

(Welbanks House c. 1824, c. 1850, c. 1880 - 1972 County Road 13)

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 Built and Cultural Heritage Advisory Committee, at their October 4, 2023 meeting recommended to County Council to designate the Welbanks House as a property of cultural heritage value and interest;

AND WHEREAS Notice of Intention to designate the property known as the Welbanks House 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 Welbanks House 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, [REDACTED] 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.
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 10th day of January, 2024.



Catalina Blumenberg, **CLERK**



Steve Ferguson, **MAYOR**



SCHEDULE 'A' to By-Law No. 05 - 2023

Property Description:

The subject lands are described as PT LT 20 CON ROUND PRINCE EDWARD BAY S MARYSBURGH AS IN PE95233; S/T PE168055, SM4577; Ward 9 (South Marysburgh), in the Municipality of the County of Prince Edward.

SCHEDULE 'B' to By-Law No. 05-2023

**Welbanks House
c. 1824, c. 1850, c. 1880
1972 County Road 13**



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