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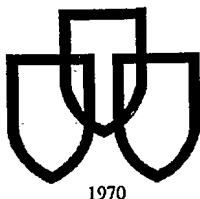


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## TOWN OF LINCOLN

4800 South Service Road  
Beamsville, ON L0R 1B1  
TEL: 905-563-8205  
FAX: 905-563-6566

RECEIVED

APR 14 2009

April 7, 2009

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

Dear Sir/Madam:

Re: 5031 Philp Road East, Tufford – Easton House (c.1906)

RECEIVED

APR 20 2009

Culture Programs & Services Branch  
Culture Services Unit

Please be advised that the Council of the Corporation of the Town of Lincoln did, on the 6th day of April, 2009, enact By-law No. 09-27, being a By-law to designate the property known municipally as 5031 Philp Road, site of the Tufford – Easton House (c.1906), as being a place of architectural, historical and/or contextual value or interest.

In accordance with the requirements of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, please find enclosed a copy of the said By-law No. 09-27.

Yours truly,

Gary DalBianco  
Deputy Clerk

Encls.

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 09-27

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 5031 PHILP ROAD EAST, PART OF LOTS 16 AND 17, CONCESSION 6, FORMER TOWNSHIP OF CLINTON, NOW TOWN OF LINCOLN, BEING THE SITE OF THE TUFFORD - EASTON HOUSE, AS A PLACE OF ARCHITECTURAL, HISTORICAL AND/OR CONTEXTUAL VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of the municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Lincoln has caused to be served on the owners of the lands and premises located at 5031 Philp Road East in the Town of Lincoln, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid property and has caused such notice of intention to be published in the Grimsby/Lincoln News, a newspaper having general circulation in the municipality in its publication of February 11, 2009;

AND WHEREAS the reasons for the designation are set out in Schedule "B" attached hereto, and forming part of this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINCOLN HEREBY ENACTS AS FOLLOWS:

1. There is designated, as being of architectural, historical and/or contextual value or interest, the property located at 5031 Philp Road East, Part of Lots 16 and 17, Concession 6, former Township of Clinton, now Town of Lincoln more particularly described in Schedule "A" attached hereto, for the reasons as described in Schedule "B" attached hereto and forming part of this by-law.
2. For greater certainty, this designation shall recognize the architectural, historical and/or contextual value and interest of Tufford - Easton House (c.1906) erected thereupon.
3. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto and forming part of this by-law.
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the Grimsby/Lincoln News, a newspaper having general circulation in the municipality.

BY-LAW read a FIRST time this 6th day of April, 2009.

BY-LAW read a SECOND time this 6th day of April, 2009.

BY-LAW read a THIRD time and FINALLY PASSED this 6th day of April, 2009.

  
MAYOR: BILL HODGSON

  
CLERK: WILLIAM J. KOLASA

SCHEDULE "A" TO BY-LAW NO. 09-27

5031 Philp Road East, being Part of Lots 16 and 17, Concession 6, in the former Township of Clinton, now Town of Lincoln, Property Assessment Roll Number 2622-020-019-34000-0000.

## SCHEDULE "B" TO BY-LAW NO. 09-27

### REASONS FOR DESIGNATION

#### **TUFFORD - EASTON HOUSE**

Circa 1906

5031 Philp Road East, Part of Lots 16 & 17, Concession 6 (Clinton)

The Tufford-Easton house is located on a 97-acre farm located south-east of Beamsville on the southern edge of the Niagara Escarpment, locally known as "Five Corners." This site is within the Greenbelt and the Niagara Escarpment Plan and also forms part of the Niagara Natural Heritage Framework's Corridor. Presently, the property includes: the farm house - built circa 1906, a barn, smoke house, sheds, the Grobb School bell / belfry, with surrounding vista.

#### **Heritage Value**

The heritage value of the Tufford-Easton house resides in its history and architecture. This property has been in the possession of only two families since the initial crown grant given to Elias Anderson, United Empire Loyalists (UEL) in 1806. From the Anderson family it was then sold to John Grobb-Tufford in 1835, where six generations have farmed this land at the "Five Corners. The current owner is the seventh generation of Tuffords to reside in the home. The Tuffords are a representative of early Niagara Peninsula history as they have Pennsylvania-German and Huguenot ancestry. Apart from the historical importance of this property, the most significant feature of the Tufford-Easton property is the interior layout of the house, which remains untouched with original hand-grained woodwork throughout.

#### **Heritage Attributes**

Key attributes that express the value of the property as an important link to the heritage collection within the Town of Lincoln includes:

##### Exterior of House

The four-square asymmetrical 2 ½ storey house with hip roof has a single front triangular pediment - gabled dormer with a double-fixed mullioned window. The house rests on pargeted limestone foundation, supported by sawn-beams, with one 10" square hand-hewn beam running east to west. The 2-storey extension on the north side houses the kitchen, with peaked roof and gable end.

The most outstanding exterior feature of this house is the white Queen Anne style veranda. The veranda extends across the full front (south side) of the house which curves around the corner and continues down the east side, ending at the boxed bay window. This veranda's bell roof is supported by 7 (Doric-like) square pillars with heavy singular brackets supporting an extended overhanging roof. The pillars extend from a deep banded frieze to the porch floor with a square tapered style which bows out in the middle. This pillar style may be seen on other properties in Lincoln. Of note, is the deep slope of the painted wood floor on the porch allowing for rainwater runoff. The flat ceiling of this veranda is tongue and groove wood, originally green in colour. The low (2'2") handrail with white painted top has no spindles and runs between each pillar with just one vertical post between top and lower rail. At each vertical interval, a concave bracket in the corner is a functional and decorative detail. The curved handrail section is of a single wood board displaying the talents of a skilled craftsman. The 'skirt' which follows the veranda curve is a vertically pierced trellis - appearing black and white. On the left side of this veranda are 4 shallow risers leading directly to the front door.

The white Edwardian front door has 5 rectangular heavy-moulded panels with the original butterfly bell pull in place. The clear glazed top portion of this door is framed with elaborately carved picture mouldings. Above the clear glazing, are 3 equal, square moulded panels.

Window openings are insitu on all elevations with replacement double glazed windows compatible to the original window style. The top 1/3 of the main floor front picture window and the square hall window are original amber-yellow daisy glass. The east dining room window is a double-sashed box bay with interior corner protectors.

Originally this home had 2 brick chimneys, but only the kitchen one remains. The stove pipe hole in the second floor bedroom indicates the location of the second chimney.

#### Interior of House

When stepping into the entrance hall, the most outstanding feature is the wide 12" baseboards, extensive 6" joint mouldings and a 16-panel, 48" vestibule pocket door leading into the best room. All the woodwork is still in its original wood-grained / oak finish. The five panel doors are also wood grained, as are the paneled staircase stringers.

The main staircase features a turned newel post with a globe cap. The balustrade consists of a grooved handrail with turned balusters and paneled stringers with decorative 'acorn drops' positioned at the top of the first run. At the end of the second run upstairs is another turned newel post.

All second floor doors are trimmed out in 5" mouldings with 4" carved circular corner blocks. In the main hall, all bedroom doors are wood grained on the hall side and painted white inside the four bedrooms.

Looking down the kitchen staircase, are four wedged steps and ten straight steps, painted white, as are the banister, railing, spindles, and the half-globed newel post. The trim is painted white, and the top beaded baseboard is 8 1/2" in height. At the top of the stairs, is a room-sized landing, where two single doors lead into the back bedrooms. These rooms have two entrances - both from the back hall as well as the main hall. The two doors from the back hall have key locks but there are no key locks on the main hall bedroom doors.

Entrance to the rubble-like fieldstone basement is from an enclosed shelter on the west side of the house. There are 4 window openings as well as a door of random width vertical boards with wrought iron pull and hinges. The narrow open stairs just inside to the left leads upstairs to the kitchen. These are positioned directly under the back staircase which leads from the kitchen to the second floor over the kitchen wing. The basement's main beams seem to be of a reclaimed nature.

#### School Bell

Also of note on the west side of the property is a salvaged school bell and belfry from the Grobb School. The Victorian-style belfry with tent-style roof and square-post construction; decorative bargeboard; brackets; and a tall finial on top. This belfry sits on a 4-stepped stone base, with the original cast iron bell housed inside. The brick school house was located on the south-west corner of Mountain and Fly Road.

#### Vista

The house sits on 97 acres of rolling farmland; wood lots (including Carolinian forest), with a pond. The farmstead's character is retained by the existence of 3 original barn buildings and a smoke house. The barn with silo is a prominent landmark on Fly Road.