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**ENGINEERING DEVELOPMENT & WORKS**

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**Picton, Ontario K0K 2T0**  
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October 26, 2012



Dear ■■■■■:

Re: Rose/Frost Farm Complex c. 1860

In accordance with the requirements of the Ontario Heritage Act, I am enclosing a copy of the "Notice of Passing". I am also enclosing a copy of the "Designating By-law No. 3141-2012, which was passed by Council October 24, 2012, for the above noted property. The County's Solicitor has been instructed to register this by-law against the title of the subject property.

The properties will be added to the Prince Edward County Heritage Properties Register. This completes the designation process.

Thank you for your contribution to protecting the built cultural heritage of Prince Edward County.

Yours truly,

Jo-Anne Egan  
Manager of Planning

Encl.  
Cc: PEHAC Chair  
Ontario Heritage Trust

**CORPORATION OF THE COUNTY OF PRINCE EDWARD**

**By-Law No. 3141-2012**

**A By-law to Designate the Rose/Frost Farm Complex  
To be of Cultural Heritage Value and Interest  
Pursuant to Part IV of the Ontario Heritage Act**

**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 Committee of the Whole, at their October 11, 2012 meeting recommended to County Council to designate the Rose/Frost Farm Complex as a property of cultural heritage value and interest;

**AND WHEREAS** Notice of Intention to designate the property known as the Rose/Frost Farm Complex 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 Rose/Frost Farm Complex 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 owner of the property, [REDACTED] and 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.

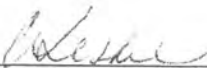
Certified A True Copy

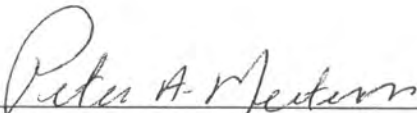
this 29 day of OCT, 2012, pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended.

  
Victoria Leskio  
Clerk  
County of Prince Edward

1 OF 7  


Read a first, second and third time and finally passed this 23<sup>rd</sup> day of October, 2012.

  
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Victoria Leskie, Clerk

  
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Peter A. Mertens, Mayor



**SCHEDULE 'A' to By-Law No. 3141-2012**

**Property Description:**

The subject lands are described as Part Block C, Concession 2, civic address 940 Royal Road, Ward of South Marysburgh, in the Municipality of the County of Prince Edward.

**SCHEDULE 'B' to By-Law No. 3141-2012**

**Reasons for Designation:**

**Cultural Heritage Value**

**Farm Complex**

The nineteenth-century farm complex at Royal Road fits the PPS, 2005, description of a landscape that "involves a grouping of individual heritage features ... which together form a significant type of heritage form, distinct from that of its constituent elements or parts". The complex consists of a one-and-a-half-storey masonry house built in 1860 in the Gothic Revival Style, a heavy timber, post-and-beam framed barn, which is older than the house and may date to the 1840s, and several other smaller nineteenth-century outbuildings laid out around the house.

The buildings are set within a cultural heritage landscape of farmlands that form an "evolved landscape", with elements of a "designed landscape", as defined by the Operational Guidelines of the UNESCO World Heritage Committee, 1992. The farmlands show a typical nineteenth-century agricultural pattern of small fields surrounded by hedgerows, of tree windbreaks, a drive lane and a dooryard around the house with a defined area for a kitchen garden. Old cedar rail fences that run along three sides of the property define the original township survey pattern in the landscape. The placement of the house and barn, and of hedgerows and windbreaks, indicate a planned architectural design intent.

**History of the Property**

The property, defined in the survey of the township in 1784, was first registered under the name Church. It has a significant association with two early County families, the Ackermans who owned it after the Church family, and the Rose family who lived there from 1860 to 1945. The existing house was built by Jane and Samuel Rose in 1860. Samuel was the grandson of the Empire Loyalist settler Peter Rose.

**Statement of Cultural Heritage Value: The Farm Complex of Buildings**

House

The house is identified in *The Settler's Dream* as SM-20 Rose/Frost House, pp 78-9, and has the Gothic Revival Style characteristics of tall proportions and steep roof slopes.

Many of its architectural elements are typical of the South Marysburgh vernacular pattern and include: the projecting entrance bay with a pointed arch window; tall, paired and mullioned vertical sliding wood sash windows with Gothic roll moulds, to simulate casement windows, a characteristic of Prince Edward County architecture, on both floors on the north, east, and west sides; wide overhanging eaves and gables with paneled soffits and well developed profiles; and the gable chimney stacks in brick, with their slender proportions and projecting plinths.

The unidentified builder shows a refined architectural knowledge in the use of well designed but restrained exterior wood details; in the closely jointed brickwork in stretcher bond on the street façade and common bond elsewhere; in the limestone foundation walls, forming a subtle projecting plinth in squared and coursed limestone on the street façade and east elevation, and

rubblestone on the less important south and west elevations; and in the Kingston limestone entrance threshold stone (replaced 2009, matching size, profile and tooling of frost-shattered original found in situ).

While the form of the house is Gothic Revival, many of the decorative details are typical of the earlier Neo-Classical tradition, and this applies also to the interior where all of the original ground floor wood wainscoting in the dining room, the paneling under the parlour windows, and most of the wood trim throughout, survive. The trim and baseboards in the parlour, in particular, are notably wide and strongly profiled, which emphasizes the modest grandeur of the house. The heavy tongued-and-grooved painted wood floors survive, as do some of the original finishes on wood lath and plaster, including lime-based paint on the walls and vestiges of the hand-blocked wallpaper in the parlour. The original layout of rooms is intact.

In brief, the remarkable integrity of its heritage fabric and the refined vernacular design of its composition and details make this house an important example of South Marysburgh architecture.

The heavy-timber, post-and-beam framed barn to the south of the house shows details that suggest that it is older than the house, dating possibly to the 1840s.

Originally a small winnowing barn, with double doors on both long sides, it was later extended and the roof raised in a Gambrel pattern.

Evidence of 12" wide vertical boards fastened with rose head nails on the now-enclosed original headplate and the rebated headplates, permitting easy replacement of exterior boards, support this construction date. The original structure with massive wood members, many running the full length of the barn and still pinned with oak dowels, mostly survives.

#### Stone shed

On axis with the house at the rear, and close to it, the small stone shed is constructed of thick rubblestone walls. The floor is depressed about one foot below grade and with a drain, which suggests its use as a milk shed. Its original gable wood roof and entrance door survive.

#### Other sheds

Three other sheds survive as part of the farm layout. A hen house and a piggery are of heavy timber framing with shiplap wood siding and sheet metal roofs. Many of their original construction details survive, including the heavy wood pole roosts in the hen house. A third shed of lighter wood construction, but similar age, survives.

In terms of Regulation 9/06 of the Ontario Heritage Act (2006):

The house has design or physical value because:

- its design quality, its siting and its relationship to the street display a high degree of aesthetic sensibility

The farm complex has contextual value because:

- it helps to define and maintain the architectural character of Royal Street
- it helps to maintain the rural character of this part of South Marysburgh

#### **Statement of Cultural Heritage Value: The Cultural Landscape**

The viewscape from the house, southwards, embraces an "evolved" rural landscape that shows features of pre-industrial, rural use typical of early Prince Edward County, plus elements of a "designed" landscape in the placement of buildings and landscape features.

The pattern of small, nineteenth-century fields results from both agricultural practices and apparently deliberate aesthetic choices. The location of the barn in relation to the house and the lines of windbreak trees establishes a pattern of fields and frames views to a hedgerow at the top of a sloping field that creates a silhouette against the sky. The hedgerows surrounding the fields and lining the drive lane are filled with a variety of fruit trees and lilacs, indicating their long existence, and the old cedar rail fences that run along three sides of the property define the original township survey pattern of the farmstead and the further fields.

The cultural landscape has contextual value because:

- It helps to define and maintain the character of Royal Street, the long, straight road that was once Marysburgh's most prominent thoroughfare. The property is one of the few remaining examples of an intact farm landscape on this street.
- The property retains several structures in their original locations, much of the original agricultural landscape and natural landscape features, all set within an uninterrupted viewscape.
- It helps to maintain the rural character of this part of South Marysburgh. The form and siting of the structures and the nineteenth-century interventions in the landscape visually enhance the subtle and characteristic aspects of the natural topography of this part of the ward.

Has design or physical value because:

- The design quality of the house and its relationship to the street display a high degree of aesthetic sensibility. The house sits on a slight rise, set back from the roadway, behind a row of maples, and within the original farm landscape – a rare, surviving expression of the former prominence of this street and the aspirations of its early residents.

Has associative value because:

- The surviving form of the landscape is linked to the 1860 purchasers of the farm, Jane (née Scott) and Samuel Rose, the latter a grandson of Peter Rose, one of the earliest settlers of Prince Edward County and a descendant of the Ackermans.

Has historical value because:

- The property's limited ownership (Church, Ackerman, Rose, Jenkins, and Frost families) has the potential to yield information that contributes to an understanding of the South Marysburgh community and its evolution.

#### **Cultural Heritage Attributes: Cultural Landscape**

- The traditional farm layout with a row of maple trees marking the street boundary and surviving cedar rail fences enclosing most of the other three sides
- Setting of the house within the dooryard with layout of farm buildings, including the stone shed aligned with the cellar door, the barn at the end of the driveway leading past the former drive-shed, two small wooden sheds on the other side of the driveway and wooden hen house close to the barn
- Pattern of small fields divided by hedgerows with a wide variety of cultivated and wild plants
- Drive lane for cattle, formed by cedar rail fences and lilac rows, along west boundary of property

- The relationship of surviving agricultural landscape and natural features of the South Marysburgh landscape: the siting of the house on a low mound of earth, which is seen in a street view against the rise of the first field, and views from the house south to the another rise and trees silhouetted against the sky
- The progression from cultivated fields at the front end of the property, through grazing pastures of shallow soil over limestone bedrock, to wetlands at the back
- The relationship of creek and cow pasture (front end of property), and creek and watering hole (back end)
- Creek and wetland at south end of property (currently designated as part of an Environmentally Protected Area) and stands of mature indigenous trees, in particular shag bark hickory and white cedar