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To: Ontario Heritage Trust

ONTARIO HERITAGE TRUST

From: James Bar, Intermediate Planner

OCT 30 2017

Copy: Paul Walsh, Manager of Planning

RECEIVED

Date: October 23, 2017

RE: Intention to Designate – 1071 Royal Road, South Marysburgh

This letter is to inform you of the intention to designate the property located at 1071 Royal 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.

If you are not in agreement with the proposed designation, a Notice of Objection to the proposed designation(s), together with a statement of the reasons for the objection and relevant facts shall be sent by registered mail or delivery to the Manager of Planning no later than the **1st day of December, 2017**,

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.Pl, RPP, MCIP
Intermediate Planner

**Prince Edward Heritage Advisory Committee
Statement of Cultural Heritage Value for
Cermak Farm Complex
c. 1860–5
1071 Royal Road
Part of Lot 29 and Part of Lot 30, Concession I South of Black River
Ward 9, South Marysburgh**



Façade (south elevation)



West elevation (house and "tail")



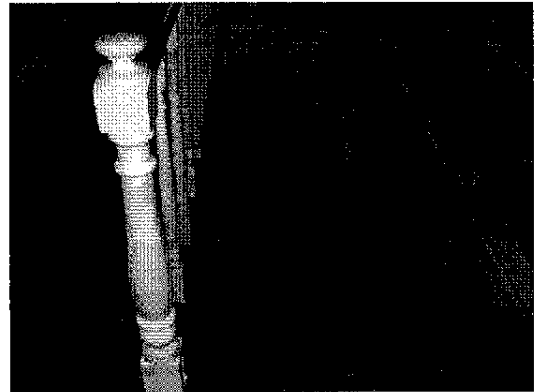
East elevation and porch



Gable end of "tail" (north elevation)



**House and Barns aligned on road,
looking northeast**



Stairs, newel post and balustrade

Note: Photographs taken April 2017

1. DESCRIPTION OF PROPERTY

The nineteenth-century farm complex at 1071 Royal Road fits the Provincial Policy Statement 2014 description of a cultural heritage landscape, meaning an area that “involves features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.” The complex consists of a one-and-a-half-storey brick masonry house with masonry “tail” (rear wing), and a small and a large barn. The complex is located on the north side of Royal Road (formerly Royal Street), on a corner lot, facing south. A forced, seasonal road (Maypul Layn Road) runs along the west side of the farm field that lies behind the house and barns; Dainard Road runs south from the intersection. The house and barns are aligned from west to east along the street. The placement of the house in relation to the barns and the street, and the line of roadside trees at the front of the house, indicate a planned architectural design intent.

History of the Property

The property is comprised of the rear part of the east half of Lot 30 and the rear part of the west half of Lot 29, Concession 1, South of Black River. The land patent for the 100 acres of the east half of Lot 30 (front and rear) was issued by the Crown to Samuel Higgins on March 28, 1807. With respect to abutting Lot 29: On March 26, 1798 Sargent John Moore received a land patent from the Crown for 270 acres; he then sold 200 acres to Conrad Bongard on March 5, 1803, although no amount of money is recorded; and exactly one year later, on March 5, 1804, the Crown issued a land patent for the same 200 acres to Conrad Bongard (as per Instrument No. 14 found in Land Abstract Book No. 55, p 84).

These two rear parts, which passed through various owners, were eventually both owned by John A. Spencer and wife, who sold them to Samuel Minaker on March 3, 1862. About two years later, on February 3, 1864, Samuel Minaker and wife sold both rear parts to their son Albert Minaker. The property remained in the Minaker family until 1968.

It is unknown whether the house was built during the ownership of John Spencer, Samuel Minaker, or Albert Minaker.

2. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Design or physical value

The house

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 house was likely built by the same unknown builder and at about the same time as the c. 1860 Rose/Frost House at 940 Royal Road (SM-20, *The Settler's Dream*), which is located two lots to the west on the other side of Royal Road. Like its "sister house," the Cermak house has the Gothic Revival Style characteristics of tall proportions and steep roof slopes, and a centre hall plan.

Many of the house's architectural elements are typical of the South Marysburgh vernacular pattern and include: the projecting entrance bay (one storey in contrast to the two-storey Rose/Frost entrance bay); the pointed arch window within the front gable; tall, paired and mullioned vertical sliding wood sash windows to simulate casement windows, characteristic of Prince Edward County architecture (seen in archival photographs in the HASPE file, subsequently replaced with new windows of similar shape installed in the original window openings); wide overhanging eaves and gables with paneled soffits and well developed profiles; and likely two gable chimney stacks in brick with slender proportions and projecting plinths (one such stack, now gone, is visible in an archival photograph in the HASPE file).

The builder shows a refined architectural knowledge in the use of well designed but restrained exterior wood details; the simple rectangular glass side lights and (now lost) overhead lights for the front door; the closely jointed brickwork in Flemish bond on the street façade and common bond elsewhere; the limestone foundation walls of the main part of the house, which form a subtle plinth in squared and coursed limestone on all elevations; and the limestone arches of the two cellar windows at each side of the entrance bay. The original limestone threshold stone survives at the front door.

The brick masonry one-and-a-half-storey "tail" was built at the same time as the main part of the house (the "tail's" brick walls are keyed into the north wall of the main part of the house; and the cellar door is deliberately located on the west side of the main part of the house, unlike the tail-less Rose/Frost house where the cellar door is at the rear). The "tail" has a rubble stone foundation in limestone. On the east side of the "tail" are two doors: the left door is for the kitchen area of the house; the right door provides access to what is believed to be the farmworkers' quarters. The second floor room of the farmworkers' quarters is lit by an east-facing gable window in the roof and a northfacing window in the brick gable end.

A covered porch on the east side of the “tail” has four classical turned-wood columns and was likely added at a later date, about 1900.

Although the ground floor rooms have been re-configured, the staircase leading to the second floor and the original newel post and the balustrade that runs along the two sides of the staircase opening at the second floor survive. The configuration of two bedrooms off each side of the spacious upper hall is the same as for the Rose/Frost house.

The large barn

The large barn has design or physical value because it represents the rural craftsmanship associated with 19th-century agricultural life in South Marysburgh.

The large barn was originally a 2-mow barn with gable ends with notably wide framing bays built for threshing and winnowing and very tall, central, double-hung doors. Much of the hand-adzed, heavy-timber, post-and-beam framing with diagonal braces survives, with oak pegs still in place in the mortice and tenon joints. The wall plates have a continuous groove on the exterior edge of their bottom face to house the top of vertical wall cladding boards (i.e., barn boards), a detail that likely dates the barn to before 1850 and before construction of the house.

The original pitched roof was later converted to a higher gambrel pattern, supported by notably high posts, probably before the end of the 19th century. The supporting posts and the plate at the change in the gambrel roof pitch are recycled heavy-timber members or logs.

At some point in time, the interior was reconfigured as a milking dairy and most of the internal wood supports were replaced with steel tube posts.

Much of the low perimeter stone foundation wall survives and is remarkable for its quality of stonework and width of about 650 mm (26”).

A gabled wing with separate entrance at the southeast corner, in post-and-beam framing, post-dates the early form of the barn.

The smaller barn

The smaller barn has design or physical value because it is representative of the transitional period between post-and-beam construction and later wood stud framing.

The smaller barn has two levels and a simple gable roof.

On the ground floor, the closely spaced framing pattern of multiple posts of recycled medium-sized timber, holding up second floor beams of similar size, suggests construction at about the beginning of the 20th century. The ground floor posts bear on a plate on a concrete foundation wall.

On the second floor, the recycled medium-sized posts are more widely spaced, with infill framing and bracing in lightweight wood studs.

The barn has vertical sash windows and is now clad in painted corrugated metal sheets.

Historical or associative value

The evolving configuration of the original Crown land patents for two long, narrow farm lots that resulted in the shape of the current property, and the changing ownership of the property among early County families, contribute to an understanding of the area's agricultural development and land use.

The association with the same unnamed builder of the Rose Frost house contributes to an understanding of the history of South Marysburgh's vernacular architecture.

Contextual value

The house has contextual value because it helps to define and maintain the architectural character of Royal Street, the long, straight road that was once Marysburgh's most prominent thoroughfare.

The house's setting behind a row of trees, its height and materials, signal a new prosperity in the 1860s (also expressed by the limestone Isaac Striker house of the same period opposite) that contrasts with the humble single-storey, wood frame 1830s Welbanks house kitty corner and sitting right at the roadside.

The house occupies a prominent place in the view when approached from the west along Royal Road because of the road's slight rise, which levels at the intersection.

Similarly, when viewed from the north on Maypul Layn Road, the Cermak complex of house and barns is an important visual anchor for the intact series of 19th-century buildings that line this section of Royal Road.

The farm complex also has contextual value because it helps to maintain the rural character of this part of South Marysburgh. In particular, the arrangement of the two barns near the street and beside the house is typical of early Prince Edward County agricultural practice.

3. DESCRIPTION OF HERITAGE ATTRIBUTES

House

- Size, form and exterior materials
- Landmark position of the house at the northeast corner of the intersection
- Gable roofline of house and "tail"
- Arrangement and openings of the surviving windows and doors (front, sides, cellar, and "tail") including:
 - Pointed arch window opening in front gable
 - Limestone arches of the two cellar windows
- Limestone threshold stone at front door

- Porch columns
- Location of the stairs and the second floor newel post and balustrade

Barns

- Large barn: Size, form and post-and-beam structure; perimeter stone foundation wall
- Smaller barn: Size, form and transitional form of structure
- Position of the barns in relation to the house and each other, and to the road

References:

Heritage Architectural Survey of Prince Edward (HASPE) files. County of Prince Edward Public Library and Archives

Land Patent Record, Lots 29 and 30, Concession 1, South of Black River, County of Prince Edward Public Library & Archives.