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Development Services

The Corporation of the County of Prince Edward
Office: 280 Picton Main Street, Picton, ON K0K 2T0
Mailing: 332 Picton Main Street, Picton, ON K0K 2T0
T: 613.476.2148 x 2022 F: 613.471.2051
jbar@pecounty.on.ca | www.thecounty.ca

To: Ontario Heritage Trust
[REDACTED]

From: James Bar, Intermediate Planner

Copy: Paul Walsh, Manager of Planning

Date: April 4, 2017

RE: Notice of Designation – 3265 County road 10, South Marysburgh

ONTARIO HERITAGE TRUST

APR 18 2017

RECEIVED

This letter is to inform you of the passing of **By-law 3956-2017** to designate the property at 3265 County Road 10, known as the Empringham 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 question, please do not hesitate to contact us.


James Bar, M.Pl
Intermediate Planner

APR 18 2017

Ref: Motion CW-90-2017

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THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

By-Law No. 3956-2017

**A By-law to Designate the Empringham House
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 March 16, 2017 meeting recommended to County Council to designate the Empringham House as a property of cultural heritage value and interest;

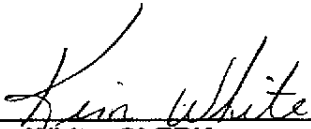
AND WHEREAS Notice of Intention to designate the property known as the Empringham House has been published and served in accordance with the provisions of the Ontario Heritage Act, R.S.O. 1990 and no notice of objection to the proposed designation has been received;

NOW THEREFORE, the Council of The Corporation of the County of Prince Edward enacts as follows:

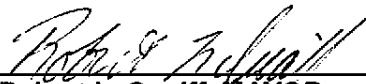
1. **THAT** the property known as the Empringham House and more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value and interest for the reasons set out in Schedule 'B' attached hereto and forming part of this 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.

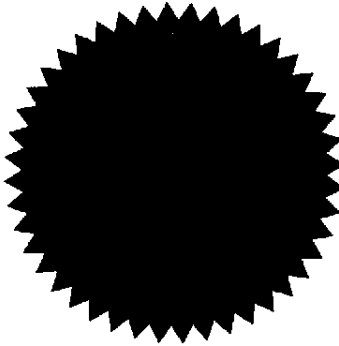
Read a first, second and third time and finally passed this 28th day of March, 2017.



Kim White, CLERK



Robert L. Qualif, MAYOR



SCHEDULE 'A' to By-Law No. 3956-2017

Property Description:

The subject lands are described as Part of Lot 24, Concession 1 South of Black River, civic address 3265 County Road 10, Ward of South Marysburgh, in the Municipality of the County of Prince Edward.

SCHEDULE 'B' to By-Law No. 3956-2017

Reasons for Designation:

Design or physical value

The modest one-and-a-half-storey house is a charming example of the mid- to late-nineteenth-century Ontario builders' fascination with the Gothic Revival style. Whereas its form and materials are representative of other simple vernacular Gothic revival houses in South Marysburgh, the building was placed on the lot to take advantage of the site at the top of the bluff overlooking the river valley to the north, towards Milford. This siting produced both an unusual orientation to the road and a corresponding arrangement of door and window openings, which was then reflected in the plan. Instead of the long side of the building facing the road and a centre-hall plan, one of the short gable ends is the main façade and faces the road (the west elevation), with the front door located off centre, to the right, creating a side hall plan; and the long side of the building (north elevation) has three windows and a centre gable, but no door.

The all-red brickwork is well executed and vestiges of the original red brick wash (fashionable in the 1880s) survive on the surface of the original mortar joints and on some brick faces. The walls are laid in stretcher bond (i.e., no header bricks); and the segmental arched window openings are one-and-a-half brick arches on the ground floor and single brick arches on the second floor. The curved wooden window frames and two-over-two wooden sashes are original, as is the large-diameter, quarter-round wood moulding between the window frame and brick window reveal. This type of window moulding between frame and reveal is characteristic for South Marysburgh in the second half of the nineteenth century. The painted faux-quoining and painted brick arches over the windows imitate dichromatic brickwork of the Victorian period. Although it is not certain whether this ornamental paintwork is original to the design of the house or of a later date, it adds distinctive character and emphasizes the Victorian style.

The front door opens to a small side hall, with parlour and dining parlour off the hall to the north. The elaborate pressed metal (tin plated) ceilings of the parlours, which imitate more expensive decorative plasterwork, may have been manufactured in Wellington.

The back addition is composed of two elements: a single-storey, wood-framed kitchen wing, likely built before 1940 (exact date unknown), with the original horizontal wood siding and an old window surviving on the west side only; and a new second storey added in about 2005, with new vertical wood siding tying the first and second stories together visually on the south and east elevations.

Historical or associative value

This house has significant historical and associative value as it was constructed on part of an original Loyalist land grant of more than 2,000 acres given by the Crown to Lieutenant Archibald Macdonell (c. 1745–1830) on May 22, 1797. Macdonell was an important figure in the initial settlement of Prince Edward County. In 1784, at the end of the American Revolutionary War, he had been responsible for the settlers who assembled in Township No. 5, later called Marysburgh, and he subsequently was a large landowner, magistrate and militia officer. In 1800, Macdonell sold the 200-acre section on which the house was later built to Richard Cartwright, after which the property passed through several owners.

The house does not appear on the 1863 Tremaine map or in the 1878 Belden's Atlas, and the style suggests construction in the 1880s. As of the date of designation, the owner of the property who built the house, or had it built, has not been identified.

Contextual value

The house occupies a landmark position on the edge of the bluff above the river valley, on the southern outskirts of Milford. The "new" road that was blasted through the limestone to connect Milford with South Bay in 1929 further emphasized the building's visual prominence, whether approached from the north as one travels up the hill or from the south as one spots the house at the edge of the plateau.

DESCRIPTION OF HERITAGE ATTRIBUTES

- Size, form and exterior materials of the house
- Landmark position of the house at the edge of the bluff, above the 1929 "new" road, and the house's orientation to the road
- Gable roofline
- Arrangement of windows and front door
- Arched window openings
- Original curved wooden window frames with their original quarter-round wood moulding and two-over-two wooden window sashes
- Painted faux-quoining and painted brick arches over the windows imitating dichromatic brickwork
- Pressed metal ceilings in parlours