

The Corporation of the Municipality of Trent Hills

By-law No. 2024-027

A By-law to designate 52 Main Street, Warkworth as being of cultural heritage value and interest

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, provides that the council of a municipality may designate, by By-law, property within the municipality to be of cultural heritage value or interest

And Whereas notice of intention to enact a By-law to designate the property has been given pursuant to Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

And Whereas pursuant to Motion No. THC-231114-4, the Trent Hills Heritage Advisory Committee was consulted and has recommended to designate the property;

And Whereas the designation has been made in accordance with the process set out in Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

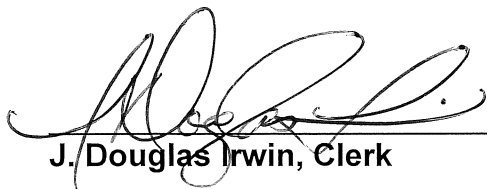
Now Therefore the Council of the Municipality of Trent Hills hereby enacts as follows:

1. That 52 Main Street, Warkworth be designated as a property of historic and architectural significance for the reasons outlined in Schedule "A" attached hereto and forming part of this by-law.
2. That a copy of this by-law together with the reasons for the designation be registered on title of the property described in Schedule "A" hereto in the Land Registry Office.
3. That a copy of this by-law be served on the owner of the aforesaid property and on the Ontario Heritage Foundation.
4. This by-law shall come into force and take effect on the final passing thereof.

By-law read and passed this 13th day of February, 2024.



Robert Crate, Mayor



J. Douglas Irwin, Clerk

**Schedule “A”
to By-law No. 2024-027 for
The Corporation of the Municipality of Trent Hills**

Description of Property

Legal Description: Plan 29, Block M, Lot 6, Concession 3, Part of Lot 17, geographic Township of Percy, Trent Hills.

Reasons for Designation:

Architectural Design or Physical Value

The house is 2.5 story's in height, 32 feet wide and 52 feet deep. These are the approximate dimensions of a typical English barn of the period.

Based on the size of the dwelling and the interior finishes the home is typical of a prominent home of the period.

52 Main Street displays elements of the Classic Revival or what is sometimes called the Ontario Greek Revival style. This architectural style displays a front facing gable with a disproportionately massive door placed to the side and prominent returning eaves. This house, rather than returning eaves has bargeboard in the peak of the gable as well as part of the two-story portico. The windows to the side have been placed in a two-story bay. Additional bargeboard enhances the porch along the east side of the house. Placing these windows in a bay is an element pulled from Gothic Revival or Victorian Gothic, housing styles. Each window is topped by a pediment. The building is clad in coved clapboard. The rear exterior siding was restored with matching siding in 1995. The south porch was rebuilt and restored in 2020.

Historical or Associative Value

The general age of the house is identified by the following sources:

- Research from the Percy Historical Society of the 1970's and 1980's places the age of the house at circa 1850
- The construction features forged, square nails also circa 1850
- The Land Registry Abstract books available through Onlands digital portal provides the following information for Plan 29, Block M, Lot 6.
 - The Honourable John Macaulay; appointed to the Legislative Council of Upper Canada in 1835 and re-appointed to the Legislative Council of United Canada when the union between Upper and Lower Canada took place in 1840; transferred the lands to Major Israel Humphries in 1845.
 - The land was again transferred in 1850 and in 1852 a mortgage of 300 pounds was registered against the property by Major Israel Humphries. A mortgage usually signifies the building of a structure.
 - The value attributed to the property by transfers between 1885 and 1900 reflect a value commensurate with a house existing on the property.

The property was owned by Major Israel Humphries in 1850. He had purchased most of the land east of Mill Creek in 1845. Major Humphries was a member of the Northumberland Regiment. His wife Amanda was born in Warkworth, England.

His son Israel Humphries II laid out the plan for upper Percy and renamed the area as Warkworth in 1857.

The house is a local landmark and one of the original structures contributing to the historic setting of Main Street.

Heritage Attributes to be Conserved

- Exterior cove clapboard siding
- Exterior windows topped with pediments
- Exterior entrance portico with balcony
- Exterior bargeboard along gable eave; on portico and balcony; and on the porch along the east side of the house
- Exterior porch on east side