

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 06-87

A BY-LAW TO DESIGNATE THE PROPERTY
LOCATED AT 4225 FLY ROAD, PARCEL 34-1,
REGISTERED PLAN M-13, TOWN OF LINCOLN,
BEING THE SITE OF THE HENRY W. MOYER –
HUMPHREY 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 4225 Fly Road 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 September 20, 2006;

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 ENACTS AS FOLLOWS:

1. There is designated, as being of architectural, historical and/or contextual value or interest, the property located at 4225 Fly Road, being Parcel 34-1, Registered Plan M-13, 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 Henry W. Moyer – Humphrey House (c.1870) 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 1st day of November, 2006.

BY-LAW read a SECOND time this 1st day of November, 2006.

BY-LAW read a THIRD time and FINALLY PASSED this 1st day of November, 2006.

Original signed by:
MAYOR: BILL HODGSON

Original signed by:
CLERK: WILLIAM J. KOLASA

Schedule 'A' to By-law No. 06-87

4225 Fly Road, being Parcel 34-1, Registered Plan M-13, Town of Lincoln,
Property Assessment Roll Number 2622-040-018-04000-0000.

Schedule 'B' to By-law No. 06-87

Reasons for Designation

The Henry W. Moyer – Humphrey House was built circa 1870 in the hamlet of Campden, on Fly Road, in the former Township of Clinton. The first settlers of Campden were former members of Butler's Rangers, who were granted land for their services to the Crown following the American Revolution. Among them was Benjamin Doyle, who received Lot 9, Concession 6 in 1801. Eventually, as did many of his fellow veterans, Doyle severed parcels of his land to the newly arrived Pennsylvania Dutch, among them Jacob Moyer and his seven sons.

Eventually the hamlet would become known as "Moyer's Corners" and in 1862, community members approached their Member of Parliament J.C. Rykert, regarding the establishment of a Post Office. He is reported to have said that there were too many "villes" and "Corners" in the country and refused to accept the name. Consequently, it was re-named "Campden", possibly after the son of an English Earl from Lincolnshire.

This house, believed to be the first brick house in the hamlet, was pictured in the "Campden Old Boys and Girls Reunion – 1907" book. Several members of the Moyer family have lived in the house. Among them was Henry W. Moyer – a tinsmith, auctioneer, insurance agent, and first Post Master, who co-owned it initially with John Honsberger. In 1880 Henry W. Moyer became the sole owner of the house on Lot 3, Plan 58. The house was subsequently sold in 1898 to Alvin Moyer – one of the first Police Trustees of the hamlet. The house passed out of the family early in the twentieth century when it was sold to John Boose in 1912, but was back in the possession of Irvin Moyer by the late 1950's. The present owners, Fred and Anya Humphrey, took possession in 1979.

This brick home is a classic 1½ storey Ontario farmhouse with exceptional gothic ornamentation on the three gables and veranda. Built on a cut fieldstone foundation, the basement has a low ceiling and is lit by five six pane windows. The brickwork is unusual monk bond on the south, west and east side. The north side is laid in common 6th course Flemish header.

The south façade consists of two front doors and two windows with finished cut and tooled stone doorsteps and window sills. There is a full-length front veranda with a tent roof and steps positioned to the right of centre. Supporting it are 5 square posts with matching pilasters – each corniced with bevelled edges and paneled bases, and decorated with spandrel brackets and decorative scrolls. The pitched roof features a front central gable with a carved finial. The centre pointed arch window with gothic lancing and sidelights is supported by double header brick. This gable has decorative "double-S-curve" verge board with a carved pendant – all this is repeated in the east and west side elevations. The windows are 6/6 with brick headers styled in jack arches on the south, east and west side and styled in a segmented arch on the north side. Numerous windows in the house retain their original glass. Two corbelled chimneys on either side of the house have been removed.

The right front door leads into the dining/living room. This room features original wall plaster and panel doors with 7½" three-stepped door and window trim. The four walls have a 24" high dressed chair rail, angular baseboards with a pine floor throughout.

The left front door leads directly to the parlour which features an embrasure window with five-stepped mouldings (8½") with splayed reveals (3½") with blown panels at the bottom of each window. The moulding in this room is wider than in the dining/living room.

In the pantry/kitchen some original vertical beadboard remains. Originally, there was a dry sink in this room. The current owners found an old cupboard in the basement and reworked it to fit into the kitchen.

Cut stone threshold and steps lead down into the summer kitchen, which rests on a fieldstone foundation. Two doors exit this room, one south and one east. This room contains a large brick fireplace and hearth with a brick segmented arched header, bound by a wooden frame and mantel. Inside the fireplace are brackets for 2 cranes, with one wrought iron and hand-forged crane still in place. A fireboard is also still in existence. Other features include a drying cupboard on the left and a storage cupboard on the right of the fireplace. Surrounding the room is horizontal 4-board pine wainscoting. An original wrought iron key lock exists on the west side door. The original windows are 9/6.

The north door, exiting from the summer kitchen, leads down the steps to the wood/drive shed and an earthen floor. There is an indication of a door and windows on the west wall and a large double door-sized opening on the east wall. A beam and brace in this area appears to bear the signature of Henry Moyer.

The exterior tail, which contains the summer kitchen and shed, is covered in painted board and batten.

Entry to a central staircase is off the dining/living room. The original house plan seems to indicate 5 rooms on the second floor. One of which overlooked the open staircase and one of the smaller rooms had a closet. Stove pipe holes are indicated at either gable ends of the house.