

THE CORPORATION OF THE TOWN OF LINCOLN

BY-LAW NO. 2010-45

A BY-LAW TO AMEND TOWN OF LINCOLN BY-LAW  
NO. 09-27, BEING A HERITAGE DESIGNATION BY-LAW

WHEREAS on the 6th day of April, 2009, the Council of the Town of Lincoln enacted By-law No. 09-27, to designate the property located at 5031 Philp Road east, part of Lots 16 and 17, Concession 6, in the former Township of Clinton, now in the Town of Lincoln, being the site of the Tufford-Easton House, as a place of architectural, historical and/or contextual value or interest;

AND WHEREAS, Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, authorizes the Council of a Municipality to amend designating by-laws enacted under the Act;

AND WHEREAS, on the recommendation of the Town of Lincoln Municipal Heritage Committee, the Council of the Town of Lincoln deems it necessary to amend the said By-law, to clarify and correct the statement explaining the property's cultural heritage value;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF LINCOLN HEREBY ENACTS AS FOLLOWS:

1. That By-law No. 09-27 of the Town of Lincoln, is hereby amended by deleting Schedule "B" thereto.
2. That Schedule "A" attached hereto and forming part of this By-law is hereby appended to By-law No. 09-27 as Schedule "B" to that By-law and shall be deemed part of that By-law.
3. That Schedule "B" attached hereto and forming part of this By-law is hereby appended to By-law No. 09-27 as Schedule "C" to that By-law and shall be deemed part of that By-law.
4. This By-law shall come into force and effect on the date of passing.

BY-LAW read a FIRST time this 7th day of June, 2010.

BY-LAW read a SECOND time this 7th day of June, 2010.

BY-LAW read a THIRD time and FINALLY PASSED this 7th day of June, 2010.

  
MAYOR: BILL HODGSON

  
CLERK: WILLIAM J. KOLASA

SCHEDULE "A" TO BY-LAW NO. 2010-45

SCHEDULE "B" TO BY-LAW NO. 09-27

REASONS FOR DESIGNATION

TUFFORD - EASTON HOUSE

Circa 1906

5031 Philp Road East, Part of Lots 16 & 17, Concession 6 (Clinton)

The Tufford-Easton house is located on a 97-acre farm located south-east of Beamsville on the southern edge of the Niagara Escarpment, locally known as "Five Corners." This site is within the Greenbelt and the Niagara Escarpment Plan and also forms part of the Niagara Natural Heritage Framework's Corridor. Presently, the property includes: the farm house - built circa 1906, a barn, smoke house, sheds, the Grobb School bell / belfry, with surrounding vista.

**Heritage Value**

The heritage value of the Tufford-Easton House resides in its history and architecture. The property has been in the possession of only three families since it was initially given as a Crown Grant to Elias Anderson, U.E.L. in 1797. In 1835, lots 16 and 17 were purchased by John Tufford Sr., which began a six-generation dynasty of this family. In 1873, he was succeeded by John G. Tufford, who built an earlier, two-storey frame house on this property, and from whose line, four successive generations of Tuffords have farmed this land; Following him was George Franklin Tufford and William Tufford; Successive ownership to Muriel Tufford and Lois Jean (nee Tufford) Kaytor; Then to Muriel Tufford and Margaret (nee Tufford) Romagnoli; Followed by Muriel Tufford and Anthony & Sandra (daughter of Margaret Romagnoli) Easton; and finally to Anthony & Sandra Easton. The Tuffords are representative of early Niagara Peninsula history as they have both Pennsylvania-German and Huguenot ancestry. (see Schedule "C" for Chronology)

Apart from the historical importance of this property, the most significant feature of the Tufford-Easton property is the interior layout of the house, which remains untouched with original hand-grained woodwork throughout.

**Heritage Attributes**

Key attributes that express the value of the property as an important link to the heritage collection within the Town of Lincoln includes:

Exterior of House

The four-square asymmetrical 2 ½ storey house with hip roof has a single front triangular pediment - gabled dormer with a double-fixed mullioned window. The house rests on pargeted limestone foundation, supported by sawn-beams, with one 10" square hand-hewn beam running east to west. The 2-storey extension on the north side houses the kitchen, with peaked roof and gable end.

The most outstanding exterior feature of this house is the white Queen Anne style veranda. The veranda extends across the full front (south side) of the house which curves around the corner and continues down the east side, ending at the boxed bay window. This veranda's bell roof is supported by 7 (Doric-like) square pillars with heavy singular brackets supporting an extended overhanging roof. The pillars extend from a deep banded frieze to the porch floor with a square tapered style which bows out in the middle. This pillar style may be seen on other properties in Lincoln. Of note, is the deep slope of the painted wood floor on the porch allowing for rainwater runoff. The flat ceiling of this veranda is tongue and groove wood, originally green in colour. The low (2'2") handrail with white painted top has no spindles and runs between each pillar with just one vertical post between top and lower rail. At each vertical interval, a concave bracket in the corner is a functional and decorative detail. The curved handrail section is of a single wood board displaying the talents of a skilled craftsman.

The 'skirt' which follows the veranda curve is a vertically pierced trellis – appearing black and white. On the left side of this veranda are 4 shallow risers leading directly to the front door.

The white Edwardian front door has 5 rectangular heavy-moulded panels with the original butterfly bell pull in place. The clear glazed top portion of this door is framed with elaborately carved picture mouldings. Above the clear glazing, are 3 equal, square moulded panels.

Window openings are insitu on all elevations with replacement double glazed windows compatible to the original window style. The top 1/3 of the main floor front picture window and the square hall window are original amber-yellow daisy glass. The east dining room window is a double-sashed box bay with interior corner protectors.

Originally this home had 2 brick chimneys, but only the kitchen one remains. The stove pipe hole in the second floor bedroom indicates the location of the second chimney.

#### Interior of House

When stepping into the entrance hall, the most outstanding feature is the wide 12" baseboards, extensive 6" joint mouldings and a 16-panel, 48" vestibule pocket door leading into the best room. All the woodwork is still in its original wood-grained / oak finish. The five panel doors are also wood grained, as are the paneled staircase stringers.

The main staircase features a turned newel post with a globe cap. The balustrade consists of a grooved handrail with turned balusters and paneled stringers with decorative 'acorn drops' positioned at the top of the first run. At the end of the second run upstairs is another turned newel post.

All second floor doors are trimmed out in 5" mouldings with 4" carved circular corner blocks. In the main hall, all bedroom doors are wood grained on the hall side and painted white inside the four bedrooms.

Looking down the kitchen staircase, are four wedged steps and ten straight steps, painted white, as are the banister, railing, spindles, and the half-globed newel post. The trim is painted white, and the top beaded baseboard is 8 ½" in height. At the top of the stairs, is a room-sized landing, where two single doors lead into the back bedrooms. These rooms have two entrances - both from the back hall as well as the main hall. The two doors from the back hall have key locks but there are no key locks on the main hall bedroom doors.

Entrance to the rubble-like fieldstone basement is from an enclosed shelter on the west side of the house. There are 4 window openings as well as a door of random width vertical boards with wrought iron pull and hinges. The narrow open stairs just inside to the left leads upstairs to the kitchen. These are positioned directly under the back staircase which leads from the kitchen to the second floor over the kitchen wing. The basement's main beams seem to be of a reclaimed nature.

#### School Bell

Also of note on the west side of the property is a salvaged school bell and belfry from the Grobb School. The Victorian-style belfry with tent-style roof and square-post construction; decorative bargeboard; brackets; and a tall finial on top. This belfry sits on a 4-stepped stone base, with the original cast iron bell housed inside. The brick school house was located on the south-west corner of Mountain and Fly Road.

#### Vista

The house sits on 97 acres of rolling farmland; wood lots (including Carolinian forest), with a pond. The farmstead's character is retained by the existence of 3 original barn buildings and a smoke house. The barn with silo is a prominent landmark on Fly Road.

SCHEDULE "B" TO BY-LAW NO. 2010-45

SCHEDULE "C" TO BY-LAW NO. 09-27

**A CHRONOLOGY OF PROPERTY OWNERSHIP FOR THE TUFFORD – EASTON HOUSE**

Date	Instrument	LOT/CON	GRANTOR	GRANTEE	ACRES
1797	PATENT	16 6	CROWN	Elias Anderson	100
1798	PATENT	17 6	CROWN	Christian Boughner	100
1811	7455	16 6	Henry Root	Lewis Boughner	S/50
1811		17 6	Lewis Boughner	Henry Root	N/50
1817		16 6	Elias & Margaret Anderson	Henry Root	100
1834	9699	16 6	Lewis Boughner	Samuel McCurdy	S/50
1834		17 6	Lewis Boughner	Samuel McCurdy	S/50
1835	10706	16 6	Samuel McCurdy	John Tufford Sr.	S/50
1835		17 6	Samuel McCurdy	John Tufford	S/45
1835	Memorial	17 6	Samuel McCurdy	Adam Grobb Jr.	5.0
1848	2402	16 6	John Tufford Sr.	Henry Tufford	S/45
1848		17 6	John Tufford Sr.	Henry Tufford	Part of S/45 with other lands to make up 95 acres
1873	972	Part Lots 16 & 17 Con 6	Henry Tufford	John G. Tufford	95
1905	5599	S half Lot 17 Con 6	John G. Tufford	George Franklin Tufford	45
1910		S half Lot 17 Con 6	George Franklin Tufford	William Tufford	45
1910	11127	S half Lot 16 Con 6	John G. Tufford	William Tufford	50
1969	753841	Part Lots 16 & 17 Con 6	ESTATE Wm. Tufford	Muriel I. Tufford	95
2006	125745	Part Lots 16 & 17 Con 6	Muriel I. Tufford	Sandra & Anthony Easton	95