

241 Johnson Street, Town of Niagara-on-the-Lake

Cultural Heritage Impact Assessment



12/1/2022

Heritage & Planning Services

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Figure 2: Subject Property, Aerial Photograph, 2020, Niagara Navigator

Subject Lands

The subject property is located at the northeast corner of Johnson and Mississagua Streets. The property is currently vacant except for a small gable-roofed shed and a children’s play set consisting of an elevated playhouse, slide and other equipment. The lot is enclosed by a metal fence along Mississagua Street and a chain link fence along Johnson Street. A row of mature pine trees along Johnson screens the property from view (**Figs. 1 & 2, 3, 4, 5, 6**).

The property to the east on Johnson Street contains a two storey house of recent construction. The property to the north is known as Peaceacres, which is designated under Part IV of the *Ontario Heritage Act* (OHA). It contains a large two-storey stucco clad house which faces Queen Street. There is also a Victorian greenhouse and wooden potting shed on the east side of the property attached to the house via an enclosed glass walkway. A large carriage house of recent

construction with an apartment above is situated to the north of the subject property and is adjacent to that property (**Figs.7, 8, 9**).



Figure 3: 241 Johnson Street Looking Northeast from Mississagua Street, Coach House at 228 Queen, Shed & Metal Fence, LDW



Figure 4: 241 Johnson Street Looking East from Mississagua Street, LDW



Figure 5: 241 Johnson Street Looking Northeast from Johnson Street, Row of Mature Pine Trees on Johnston Street, LDW



Figure 6: 241 Johnson Street Looking North, Children's Play Set & Chain Link Fence



Figure 7: Adjacent House at 233 Johnson Street, Looking North from Johnson Street, LDW



Figure 8: 228 Queen Street (Peaceacres) Looking South from Queen Street, LDW



Figure 9: Coach House Adjacent to 241 Johnson Street Looking Southeast from Mississagua Street, LDW

Surrounding Land Uses and Heritage Properties

The surrounding land uses are predominantly residential with some commercial and recreational/open space uses. To the west on the south side of Queen Street, the area is predominantly devoted to large residential properties containing large homes formerly known as Estate Lots. On the north side of the road is the Niagara-on-the-Lake golf course which is owned by Parks Canada and leased to the golf club. To the east of the golf course is the Charles Inn, a commercial inn that was formerly a large house with accommodation and dining facilities. On the north side of Queen Street, east of Simcoe Street are a series of large residences situated close to the sidewalk edge. On the south side are a number of larger houses on large lots. The properties on Simcoe Street are a residential mix of new and older homes of varying styles. The properties on the north side of Johnson Street are residential with newly built dwellings. The south side of Johnson Street between Mississagua and Simcoe Street is occupied by a single property of considerable cultural heritage value known as the Clench House.

There are seven (7) properties designated under Part IV of the OHA in proximity to the subject property. Only one is adjacent to the subject property (**Fig.10**). These include:

1. 228 Queen Street (Peaceacres) – adjacent to the subject property
2. 209 Queen Street (Charles Inn – Richardson-Kiely House)
3. 187 Queen Street (Crysler-Burroughs House)
4. 175 Queen Street (Cottage Hospital)
5. 165 Queen Street (McDougal-Harrison House)
6. 157 Queen Street (Rogers-Blake-Harrison House)
7. 229 Simcoe Street (Fagan-Garrett-Hummel House)

8. 235 Simcoe Street (Morley-Gallagher House)

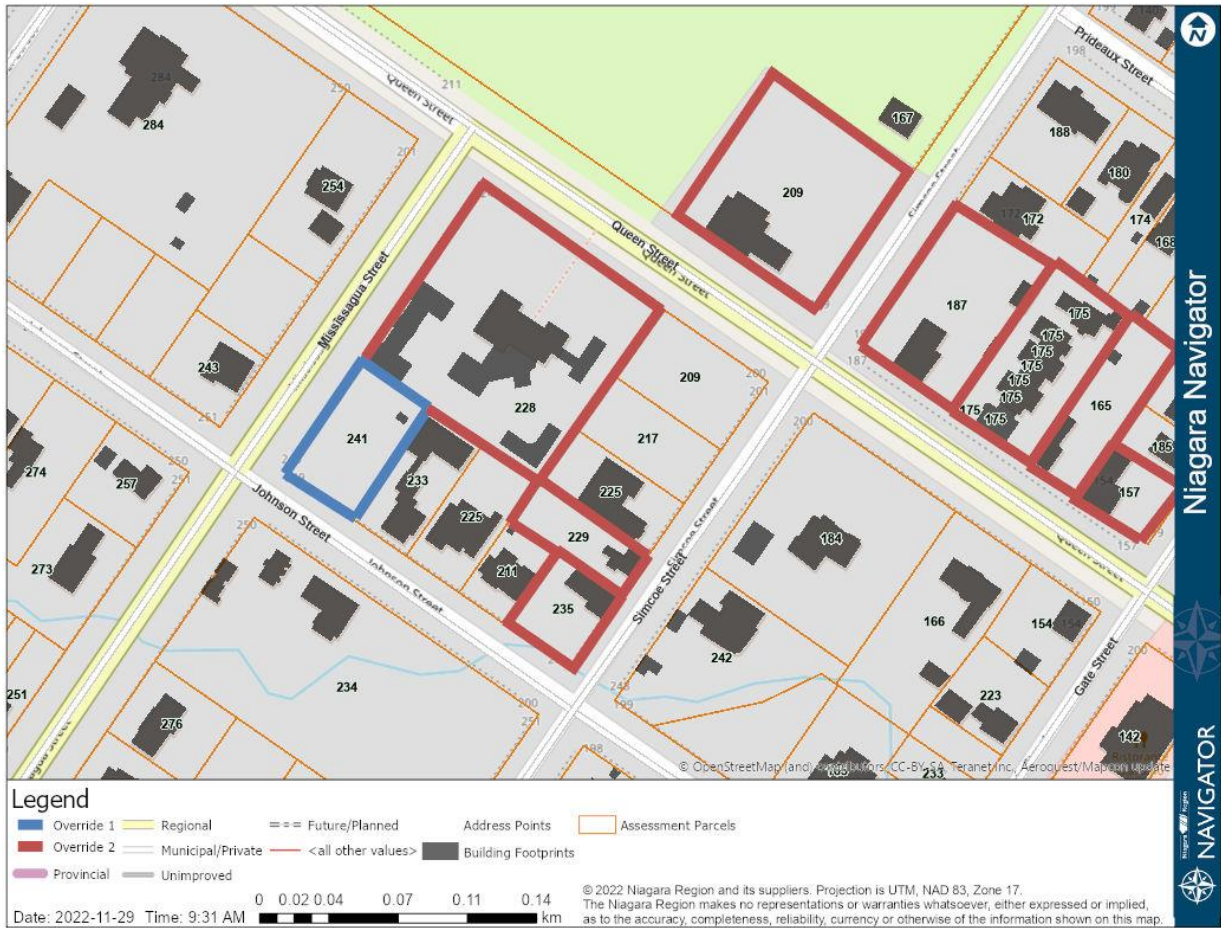


Figure 10: Subject Property and Nearby Designated Properties, Niagara Navigator

While they are not designated under Part IV of the OHA, the properties at 154, 184, 166, and 284 Queen Street and the properties at 180 and 234 Johnson Street are included on the Town’s *Municipal Register of Properties of Cultural Heritage Value and Interest* and are subject to limited demolition control. They are considered to be important contributors to the streetscape and to have a level of cultural heritage value or interest which may make them eligible for designation (Fig. 11).



Figure 11: Subject Property and Nearby Listed Properties, Niagara Navigator

Description of Proposed Development and Site Alteration

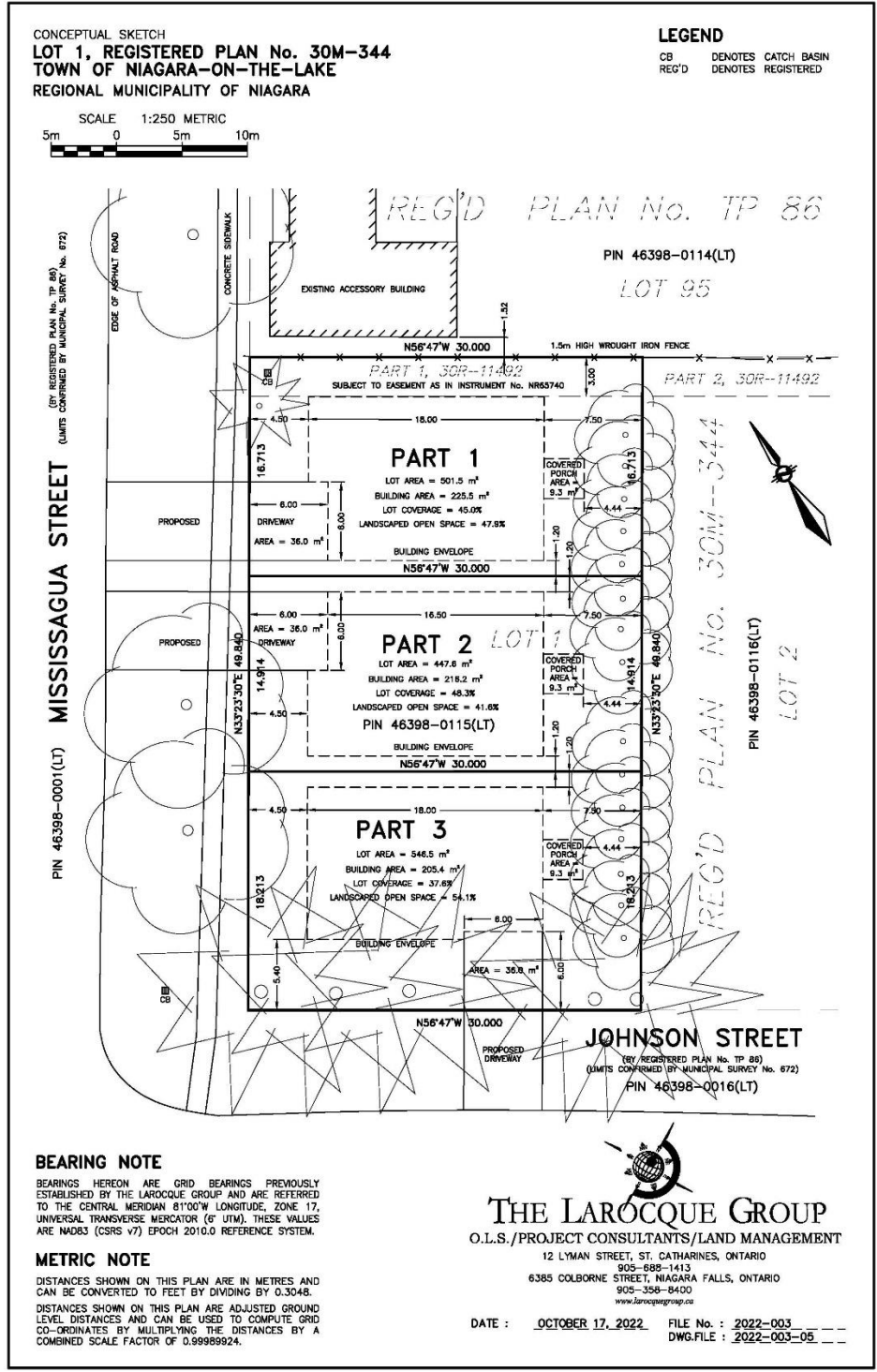


Figure 12: Conceptual Severance Sketch (APPENDIX I)

The proposal is to create three lots fronting on Mississauga Street. The lots have a consistent depth of 30m (98.4ft.). The lot to the north (Part 1) is 16.713m (54.8ft.) in width. Part 2 is 14.914m

(48.9ft.) in width and Part 3, at the corner of Johnson and Mississagua, is 18.213m (59.6ft.) in width. Driveway accesses to recessed garages for Parts 1 and 2 are from Mississagua Street while the driveway access to a garage for Part 3 is from Johnson Street. Small, covered porches project into the rear yards (**Fig. 12**). (**APPENDIX I**)

The following table provides details regarding the configuration of the lots, the proposed building envelopes and the setbacks from the streets and abutting properties.

	Lot Depth	Lot Width	Lot Area	Building Envelope	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Landscaped Open Space
Part 1	30m	16.713m	501.5m ²	225.5m ²	4.50m	3m to north 1.20m to south	7.50m	47.9%
Part 2	30m	14.914m	447.6m ²	216.2m ²	4.50m	1.20m to north 1.20m to south	7.50m	41.6%
Part 3	30m	18.213m	546.5m ²	205.4m ²	4.50m	1.20m to north 5.40m to south	7.50m	54.1%

Existing Heritage Policy Context

The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS)

A new Provincial Policy Statement came into force on May 1, 2020. The following cultural heritage policies are relevant and in effect.

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for both built heritage resources and cultural heritage landscapes.

Policy 2.6.1: **Significant built heritage resources** and **significant cultural landscapes** shall be conserved.

Policy 2.6.2: **Development** and **site alteration** shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been *conserved*.

Policy 2.6.3: Planning authorities shall not permit **development** and **site alteration** on **adjacent lands** to **protected heritage property** except where the proposed *development* and *site alteration* is evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be *conserved*.

Policy 2.6.4: Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and **archaeological resources**.

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the province under the authority of the OHA.

Criteria for determining significance are recommended by the province, but municipal approaches that achieve or exceed the same objective may also be used.

Built heritage resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act (OHA), or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the OHA or have been included on federal and/or international registers, and protected through official plan, zoning by-law, or other land use planning mechanisms.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the OHA; property identified by the province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Adjacent lands mean those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

Site alteration means activities such as grading, excavations and placement of fill that would change the landform and natural vegetative characteristics of a site.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest and may include the property's built, constructed, or manufactured elements as well as natural landforms, vegetation, water features and visual setting (e.g., significant views or vistas to or from a protected heritage property).

Archaeological resources include artifacts and archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with the OHA.

Significant cultural landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, neighbourhoods, cemeteries, trailways, view sheds, natural areas and industrial complexes.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Archaeological resources include artifacts and archaeological sites as defined under the Ontario Heritage Act. Identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with that Act.

While the subject property is neither designated nor listed on the Register, the property at 228 Queen Street, which is adjacent, is designated under Part IV of the OHA as are nearby properties at 209 Queen Street, 187 Queen Street, 175 Queen Street, 165 Queen Street, 157 Queen Street, 229 Simcoe Street, and 235 Simcoe Street. With the exception of 228 Queen Street, none of

these properties can be viewed from 241 Johnson Street nor can the Johnson Street property be viewed from these properties. **(APPENDIX II)**.

The properties at 154, 184, 166, and 284 Queen Street and the properties at 180 and 234 Johnson Street are included on the Town's *Municipal Register of Properties of Cultural Heritage Value* and are considered to be of significant cultural heritage value both for the individual built heritage resources on these sites and their cultural heritage landscape value.

Growth Plan for the Greater Golden Horseshoe

A new Growth Plan for the Greater Golden Horseshoe came into effect in May 2019. It contains a number of guiding principles including the conservation and promotion of cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The GGH contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The Growth Plan acknowledges that accommodating growth can put pressure on these resources through development and site alteration and recognizes that it is necessary to plan in a way that protects and maximizes the benefits of these resources in order to make communities unique and attractive places to live.

Policy 4.2.7 states that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

The heritage impacts of the proposed development will be assessed in accordance with Growth Plan policies in the PPS and the Regional and local official plans.

Ontario Heritage Act (OHA)

On July 1, 2021, changes to the OHA came into effect. Despite the considerable changes to the Act, particularly as they relate to hearings before the Local Planning Appeal Tribunal and timing of public notices and Council decisions, the OHA still provides policies and regulations for the protection of built heritage resources, cultural landscapes such as heritage conservation districts, and archaeological resources through the process of identifying, listing and designating those resources.

Part IV of the Act deals with:

- Designation of individual properties;
- Alterations that are likely to affect the heritage attributes of those properties as specified in designation by-laws;
- Requests to demolish those properties; and
- Listing designated properties on the Register

Section 27(3) of the Act permits Council to include property on the Register that is not designated under Part IV; but that the municipality believes to be of cultural heritage value or interest and provides a process for inclusion and for public consultation.

Part V of the Act deals with:

- Designation of heritage conservation districts;
- Preparation of heritage conservation district plans and their contents;
- Alterations to any part of the property with the exception of the interior of buildings or structures; and
- Requests to demolish buildings or structures on those properties.

Part VI of the Act deals with:

- Archaeological sites including activities of work on those sites; and
- Licensing of archaeologists.

Regulation 9/06 under the OHA provides criteria for determining cultural heritage value or interest. However, there is reference in the revised Act to “prescribed principles” and “prescribed events”. Until such time as regulations are established with respect to these principles and events, Regulation 9/06 is the only tool available for establishing cultural heritage value or interest.

Niagara Regional Official Plan

The Niagara Regional Official Plan, Section 10C, contains objectives and policies for the protection of built heritage resources and cultural heritage landscapes and requires a heritage impact assessment where development, site alteration and/or public works projects are proposed on, or adjacent to, a significant built heritage resource or cultural heritage landscape.

Objectives include:

- Supporting the identification and conservation of significant built heritage resources and significant cultural heritage landscapes;
- Recognizing the aesthetic, cultural and economic value of open space and parks;
- Recognizing the importance of quality design; and
- Conserving significant built heritage resources and cultural heritage landscapes within the unique community context of every site.

Policy 10.C.2.1.6 encourages local municipalities to establish cultural heritage landscape policies in their Official Plans and identify significant cultural heritage landscapes for designation in order to conserve groupings of features with heritage attributes that together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Town of Niagara-on-the-Lake Official Plan

1. Established Residential Designation

While a new Official Plan was approved by Niagara-on-the-Lake Council, the Plan has not been approved by the Region of Niagara.’

The property at 241 Johnson Street is part of a 7 lot subdivision (Peaceacres Subdivision) created in the early part of the 21st century. The lots were once part of the Peaceacres property and surround that property on Simcoe, Johnson and Mississagua Streets. Houses were constructed on most of the other lots . However, the lot a 241 Johnson Street remains vacant.

The property is designated Established Residential in the Town’s Official Plan. The established residential designation recognizes the importance of conserving and preserving the characteristic and amenities that are already present and establishes policies that will ensure their continuance.

Goals and objectives include:

- To ensure that sufficient lands have been placed in a Residential designation to accommodate the anticipated population in a suitable variety of locations, densities and unit types.
- To ensure that new development or redevelopment is appropriately located, is compatible with surrounding land uses, incorporates energy efficient aspects in its design, retains to the greatest extent feasible desirable natural features and uses land in an efficient manner.
- To ensure that existing housing and existing residential areas shall be preserved and improved.
- To support the retention and to give consideration to the expansion of heritage districts in the older residential areas of Niagara/Old Town and Queenston through the policies of this Plan and the establishment of Heritage Conservation Districts.
- To encourage infill residential development of vacant or underutilized parcels of land in residential areas where such development will be compatible with existing uses and where it will contribute to the more efficient use of sewer and water services and community facilities.
- To encourage the development of well-designed and visually distinctive forms.

Permitted uses in the Established Residential designation include:

- Uses permitted with a Main Use: - roomers and boarders - bed and breakfasts - accessory apartments - group homes - home occupations - accessory buildings and structures
- Uses permitted independent of a Main Use: - Minor open space and community facilities subject to Section 15 of this Plan; -
- Due to the wide variety of lot sizes, frontages setbacks, and depths in the Established Residential designation that result in a varied and attractive streetscape, the implementing Zoning By-law may set requirements on a block by block basis that look to adjacent properties in establishing minimum and maximum requirements so as to maintain the unique character of the area.
- Within the Established Residential Designation applications for consent to sever will be accompanied by a detailed site and area analysis demonstrating that there will be minimal impact on surrounding residential uses, streetscapes and the character of the area.

The following policies apply to all lands within the Established Residential

- Changes to lot frontage and/or lot depth may be permitted subject to a Zoning Bylaw Amendment.
- The required Zoning By-law Amendment shall be processed prior to acceptance of an Application for Consent to Sever Land.
- In the analysis of any application to amend the Zoning By-law proposing changes to lot frontage and/or lot depth, the following shall be considered: i) The average lot frontage and lot depth of the existing parcels on the block face; ii) In the case of corner lots, average lot frontages and lot depths shall be calculated on both block faces;
- The relevant Intensification policies of the Official Plan;
- A streetscape study;
- A Planning Justification study;
- An Arborist report which shall consider the potential impacts on all trees and addresses Carolinian Canada species;
- Estate Lots and relevant policies;
- Existing and proposed land uses on the subject lands and surrounding lands.
- Any Zoning By-law application proposing changes to lot frontage and/or lot depth may be approved if the above-noted considerations adequately demonstrate that the proposed new lot(s) will maintain or improve the character of the block face.

2. Growth Management Policies

The Town will ensure that intensification and redevelopment is consistent with the heritage and character of the Built-up Area. Urban design guidelines for the Built-up Area may be prepared and used as a tool to achieve compatible built form with intensification and redevelopment.

Intensification and/or redevelopment should be consistent with:

- The existing and/or planned built form and heritage of the property and surrounding neighbourhood;
- The existing and/or planned natural heritage areas of the site and within the surrounding neighbourhood; and
- Compatible and integrate with the established character and heritage of the area.
- In circumstances where a proposed development supports the Town’s intensification target but does not support the compatibility policies of the Plan, the compatibility policies will prevail.

3. Heritage Conservation

Section 18 of the Niagara-on-the-Lake Official Plan is devoted to objectives and policies for the conservation of cultural heritage resources in the Town.

Goal and Objective 18(2) encourages good contemporary building design by using sympathetic forms while avoiding simply copying historic architecture and restricts building design that is not compatible with existing structures or unsympathetic alterations to buildings that would detract from the character of a heritage resource.

General heritage policies include:

- encouraging the preservation of buildings and sites having historical and/or architectural values;
- designating and regulating heritage resources under appropriate legislation, including the Ontario Heritage Act, the Planning Act and the Municipal Act ;
- exercising legislative authority to control the alteration or demolition of heritage;
- ensuring through by-laws designating individual buildings or districts under the Ontario Heritage Act that no person shall demolish the whole or any part of the designated property or property in a designated area, or alter or make additional to a designated property or property in a designated area, without first receiving a permit issued by Council;
- On the advice of the Municipal Heritage Committee (MHC), regulating and guiding alterations and additions to heritage resources;
- Requesting comments from the MHC for any development within a heritage district, proposed expansion area or where it is believed that a development may impact heritage resources.
- Requiring an archaeological survey as a result of a planning application. This policy can also be found in Section 6, General Development Policies.

Estates Lot Study

In 2018, Bray Heritage completed an *Estate Lots Study* for the Town of Niagara-on-the-Lake. Currently the recommendations in this study do not form part of an approved Official Plan policy.

However, the study is important in providing context for properties along Queen Street and in the surrounding neighbourhood and policies based on the study are included in the new draft Official Plan.

The study divides the Old Town into a number of character areas and provides a description, statement of cultural heritage value and list of heritage attributes for each area. The property at 228 Queen Street is included in the “Queen Street Summer Homes Character Area”. The statement of cultural heritage value describes the area as, *“a cohesive group of large properties that were created as seasonal residences. Their design/physical significance is based upon a consistent development pattern of a large detached main house with a deep setback from Queen Street and generous side and rear yards, in some cases including gardens but also secondary structures. Severances over the years have created new properties along the side streets and along most of the north side of Johnson Street, thus reducing the size of the original summer house lots. Though alterations to the buildings and landscapes have been made over time, most are sympathetic to the heritage character of the properties and have conserved the houses. Historical/associative significance and contextual significance stem from associations with key periods in the history of Old Town and from the larger landscape context to which they contribute.”*¹

Specific heritage attributes associated with these properties include:

DESIGN/PHYSICAL

- *Large houses on large lots*
- *Deep front yard setbacks*
- *Open lawns, ornamental gardens and mature perimeter plantings*
- *Picket and metal fences*
- *Outbuildings to the rear and side*
- *Predominance of architectural styles having Neo-Classical influences, often with large verandahs or galleries added, and columned front porticos*
- *Many examples of secondary buildings and additions that harmonize with the main house in terms of materials, massing and location*

HISTORICAL/ASSOCIATIVE

- *Associations with former uses and events (War of 1812, military encampments, American summer residents)*

CONTEXTUAL

- *Panoramic views across golf course to Lake Ontario and Niagara River*²

¹Carl Bray, Bray Heritage, *Estate Lot Study, Final Report*, (August 2018), p.30

²Carl Bray, Bray Heritage, *Estate Lot Study, Final Report* (August 2018), p.

241 Johnson Street, Niagara-on-the-Lake,

December 2022

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Because of the proximity of significant cultural heritage resources and cultural heritage landscapes and because the subject and has been identified in the *Estate Lots Study* as forming part of a significant cultural landscape known as the *Queen Street Summer Homes Character Area*, a heritage impact assessment is required in accordance with the policies in the PPS. This requirement is affirmed in the Regional and local Official Plan policies.

Town of Niagara-on-the-Lake Zoning By-law No. 4316-09 – Section 7 – Old Town Community Zoning District

As previously indicated, the property at 241 Johnson Street is part of a 7 lot subdivision (Peaceacres Subdivision) created in the early part of the 21st century. The lots were once part of the Peaceacres property and surround that property on Simcoe, Johnson and Mississagua Streets. This property and the other properties in the subdivision were zoned Established Residential (ER-25) Zone.

The permitted uses in the Established Residential (ER) Zone (7.1.1) are:

- Single detached dwelling
- Bed and breakfast establishment
- Home occupation or home profession
- Group home
- Public use
- Accessory buildings and structures
- Cottage rental

Special provisions applied to the existing lots in the subdivision include and which differ from those in the Zoning By-law include:

- Minimum lot frontage
- Minimum lot area
- Minimum lot depth
- Minimum lot coverage
- Maximum dwelling floor areas
- Minimum front, side and rear yard setbacks
- Maximum number of storeys
- Minimum building height
- Minimum front yard setbacks for attached garages

In 2007 the property at 228 Queen Street, which is the designated property and the site of the house known as Peaceacres, was the subject of an amendment to Zoning By-law 50A-74 to General Commercial (C1) – Site Specific Zone to permit a 24 room hotel with a restaurant, meeting room and spa facilities.

Standards and Guidelines for Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* were first published in 2003 and updated in 2010. These standards and guidelines, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource.

The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of a historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

Any action or process that results in a physical change to the character-defining elements of a historic place must respect and protect its heritage value. A historic place's heritage value and character-defining elements can be identified through formal recognition, such as designation under the OHA and by nomination to the *Canadian Register of Historic Places*. In assessing a proposed alteration to a designated property or any property of cultural heritage value and interest, the 14 *Standards for the Conservation of Historic Places in Canada* will be addressed. The heritage value and character-defining elements of the property at 209 Queen Street must be conserved when the new hotel addition and underground parking are constructed. Any physical attributes of the property at 209 Queen Street will also be analyzed and assessed for its cultural heritage value and interest and the potential impact of proposed development on these attributes.

Heritage Impact Analysis

Historical Research and Site Analysis

1. Early Indigenous History of Niagara³

The earliest archaeological evidence of human settlement in southern Ontario is about 11,000 years old and occurred just after the Wisconsin glacier retreated. These early people were nomadic. They hunted big game such as mastodon and mammoth. Between approximately 8000 and 1000 BCE the inhabitants began to coalesce into larger groups with smaller territories. They used polished stone tools, indicating an advance in tool-making technology. Artifacts found at their campsites provides evidence that they engaged in long-distance trade with other peoples

About 1000 BCE, at the commencement of the Woodland period, there was a change in subsistence patterns, burial customs and tool technology. Pottery making was also introduced during this period. The indigenous residents transitioned from foraging and hunting to cultivating maize and other crops such as squash, maize and beans. They also began to gather in villages consisting of long houses surrounded by palisades. In the 1500's the Iroquoian communities began to organize themselves into tribal confederacies. One such confederacy, located south of Lake Ontario was the Haudenosaunee Confederacy comprised of Mohawks, Oneidas, Onondagas, Cayugas and Senecas.

2. The Seventeenth and Eighteenth Centuries

Explorers and missionaries arrived in southern Ontario in the first half of the 17th century. The diseases they brought with them resulted in the collapse of the three southern Ontario Iroquoian confederacies, the Huron, Petun and Attiwandaron. The movement of the Haudenosaunee Confederacy into southern Ontario and the wars they waged on these groups further contributed to their collapse.

The Haudenosaunee began to threaten communities further from Lake Ontario including the Anishinaabe. The Anishinaabe allied with the Odawa and Potawatomi in the late 17th century and began a series of offensive attacks on the Haudenosaunee forcing them back to the area south of Lake Ontario. Oral tradition has given the Mississauga an important role in the attacks on the Haudenosaunee resulting in a large group of Mississauga establishing themselves in the area between Toronto and Lake Erie in the area the Neutrals called "Oniguiahara", now known as Niagara. This land is part of the Upper Canada Treaties known as the Upper Canada Land

³ Haudenosaunee Confederacy, Who We Are,
<https://www.haudenosauneeconfederacy.com/who-we-are>

Surrenders made between 1764 and 1862⁴. These were a series of agreements made between Indigenous peoples and the Crown. The agreements were made during the late 18th century and into the 19th century before Confederation and the creation of the province of Ontario. The agreements surrendered Indigenous lands to the colonial government for a variety of purposes, including settlement and development. The Upper Canada Land Surrenders cover much of what is now southwestern Ontario. The first of these, in 1764, was an oral treaty or land surrender negotiated with the Senecas by Sir William Johnson resulting in the ceding of a four mile strip of land along the east side of the Niagara River from the mouth at Lake Ontario to the Niagara Escarpment. It also included a strategic portage and corresponding two mile strip on the west bank of the river.⁵

Early agreements such as this were often about maintaining alliances with Indigenous peoples. Subsequent treaties, including those after the American Revolution (1775—83) and War of 1812, were increasingly about surrendering lands for settlement, as supporters of the British came to Upper Canada looking for a new home. In many of these treaties, Indigenous peoples received cash payments (either one-time or annual, depending on the agreement), reserves and other goods in return for the surrender of their traditional lands.⁶ Today there is much discussion with respect to the concept of “surrender” as opposed to the concept of “sharing” of these traditional lands.

3. First European Settlement

Etienne Brule was probably the first European to visit the area in 1615. Other French explorers used the Aboriginal portage around Niagara Falls for trade with the west. Beginning with LaSalle in 1679, the French constructed several buildings on the American side of the river to serve as links in the lucrative fur trade. One of these was Fort Niagara, across the river from Niagara-on-the-Lake. During the Seven Years War the British engaged in military action against the French at Fort Niagara. The provisions of the Treaty of Paris in 1763, gave the British the fort. William Johnson’s oral treaty with the Senecas was one of the consequences of this treaty.

4. Niagara

The Town of Niagara was founded as a direct result of the proximity of Fort Niagara on the east bank of the Niagara River, a strategic outpost responsible for provisioning distant garrisons such as Detroit and Michilimackinac. With the arrival of many refugees from the American Revolutionary War, who were housed at Fort Niagara, the situation became desperate. Governor-

⁴ Donna Duris, “Mississauga’s Treaty at Niagara (1781), “Treaty Lands and Territory Mississaugas of the Credit, May 28, 2017, <http://mncfn.ca/misissauga-cession-at-niagara-1781>.

⁵ Richard D. Merritt, *On Common Ground, The Ongoing Story of the Commons in Niagara-on-the-Lake*, Dundurn, 2012, p.22.

⁶ Upper Canada Land Surrenders, The Canadian Encyclopedia, October 16, 2020, <https://www.thecanadianencyclopedia.ca/en/article/upper-canada-land-surrenders>

General Haldimand proposed to settle the Loyalists on the rich agricultural lands on the west bank. When Butler's Rangers was disbanded in 1784, 258 officers and men were assigned land with clear title to be granted after 10 years of satisfactory residence.

The first grist mill in the township was a King's Mill constructed by Daniel Servos near what is now known as Lakeshore Road. Peter Secord built a sawmill and grist mill near the Niagara River in 1782. With the development of sawmills and gristmills the communities of Queenston, St. Davids and Virgil began to grow and take shape.⁷

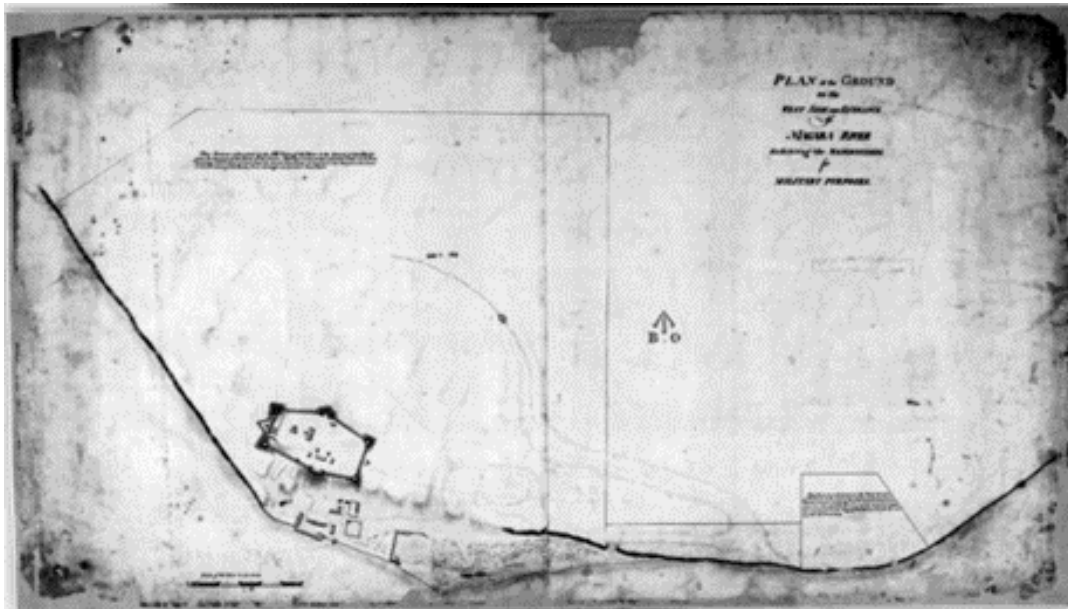


Figure 13: Niagara, 1796, Brock University Map Library

In 1791, a town plan was devised by Assistant Surveyor General D.W. Smith consisting of a military grid system of four (4) acre blocks divided into one (1) acre lots. Subsequently, the lots between Queen Street and the waterfront were reduced to a half acre. The main streets, now known as Queen, King, Mary, William, Mississauga and Butler, were laid out to a width of 99 feet with 66 foot wide secondary streets. An area towards the interior was designated as the town centre; but in practice commerce gravitated towards the waterfront with housing along Queen Street. The 1810 Gray Map of the Town from c.1810 shows a regular gridiron extending about five (5) blocks along the mouth of the Niagara River as it enters Lake Ontario and about seven (7) blocks inland from the river. Later plans include a square in the centre of the town adjacent to a large site reserved for the Anglican Church and a regular rectangular division of land outside the Town.⁸

⁷ A. James Rennie, Niagara Township Centennial History, 1867, p.17

⁸ James D. Kornwolf. Architecture and Town Planning in Colonial North America, Vol. 3, p.1296

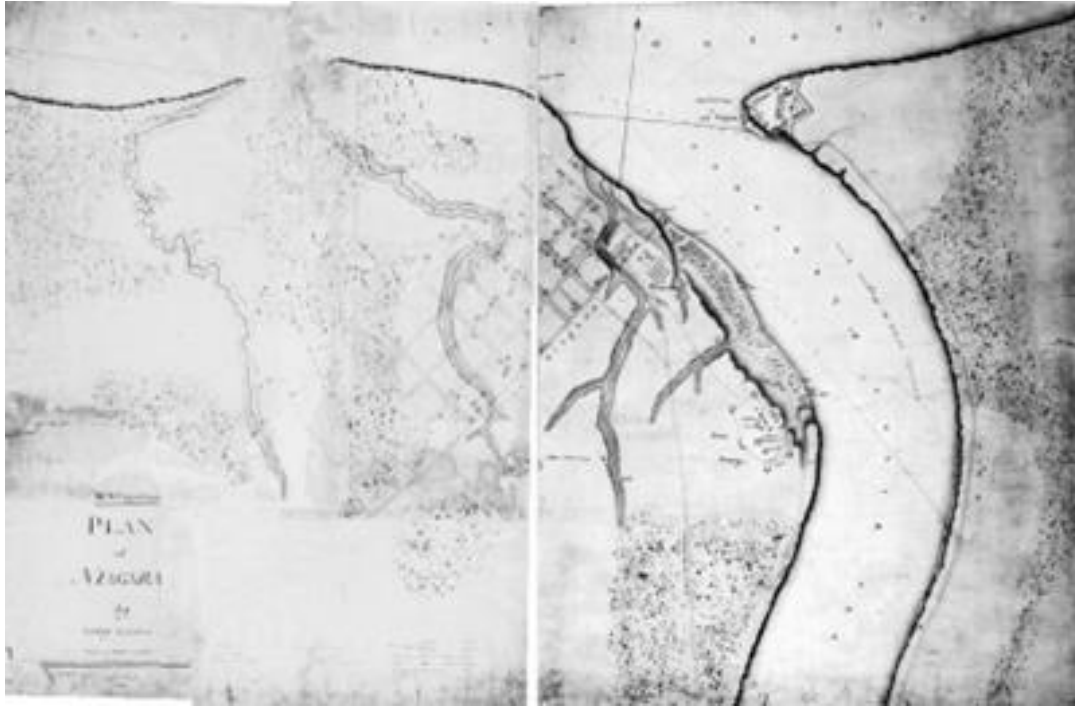


Figure 14: Gray Map 1810, Brock University Map Library

In 1792, Governor Simcoe chose the Town as the capital of Upper Canada. He named it Newark and set about reorganizing the territory for more efficient government. The former administrative districts were divided into counties and then into townships where lot plans were made ready for settlement.

The arrival of government officials and military personnel encouraged the establishment of businesses to supply their needs. Workmen skilled in the building trades were attracted to Newark, some from as far away as Lower Canada. The settlers brought with them their vision of what a proper house should look like and many fine houses were erected during this period. In 1794, D.W. Smith reported there were about 150 houses in the Town. At that point, the original Town plot was enlarged to a plan of 412 lots including reserves.

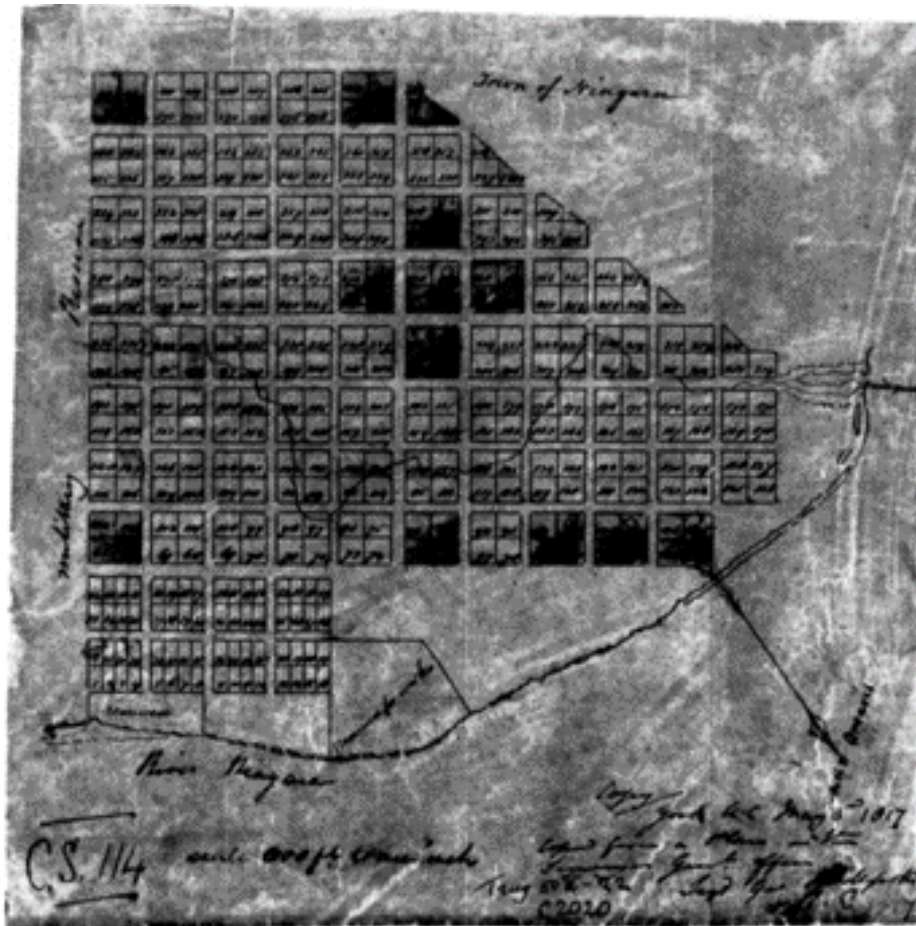


Figure 15: Niagara, 1817, Brock University Map Library

Construction of Fort George began in 1796; but for reasons of security the capital was moved to York in 1797. Newark reverted to the role of county seat and the inhabitants applied to the legislature for their old name back. Niagara remained the legal name of the Town until Regional government was established in 1970.

a. War of 1812-1814 and Aftermath

The War of 1812 – 1814 brought a halt to the Town’s growth. American forces occupied the Town on May 27, 1813 and on December 10, 1813, before retreating across the Niagara River, put the Town of Niagara to the torch destroying virtually all the buildings and severely damaging others.

The form of Niagara-on-the-Lake today is largely the result of the reorganization which took place during the reconstruction. Except for those enterprises directly connected with shipping, businesses tended to concentrate along Queen Street. Returning residents built their houses mainly between Queen Street and the waterfront and up King Street to the new Court House, which had been built, for safety's sake, at the upper end of the street. The first streets to be rebuilt were Prideaux, Front, Queen and Johnson running east-west, and the cross streets from King to Mississagua. A four (4) acre block south of Queen Street owned by D.W. Smith was sold back to the Crown and designated as a market square.

In order to compensate for lands expropriated to build Fort Mississauga, a new survey was opened up east of King Street in 1826. Although the streets were a continuation of those in existence to the west, new names were assigned. Prideaux east of King Street became Byron Street, Queen became Picton Street and Johnson became Platoff Street.

b. The Niagara Harbour and Dock Company and the Welland Canal

The evolution of the Town from the end of the War of 1812 -1814 onwards was affected by periods of boom and recession, with an attendant rise and fall in building construction.

Initially there was a period of rapid growth and commercial success, mainly because of Niagara's location at the end of Lake Ontario and the head of the portage route around Niagara Falls. It was also the government headquarters for the Niagara District for most of this period. Enterprises such as the Niagara Harbour and Dock Company, founded in 1831, provided many jobs and the increase in population led to new building construction.

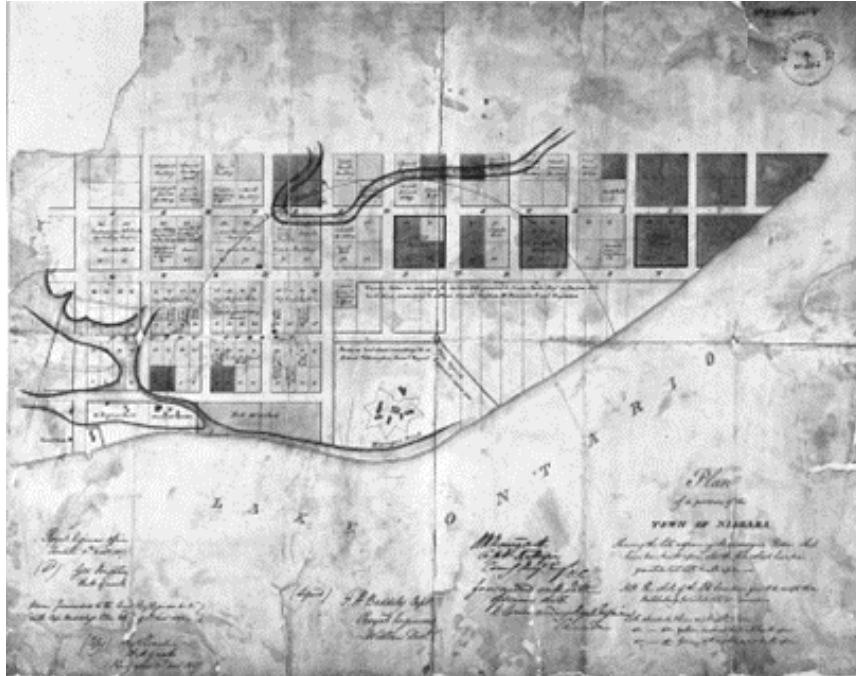


Figure 16: Niagara, 1837, Brock University Map Library

In 1829 the first Welland Ship Canal was completed, replacing the overland portage route that was vital to the economy of Niagara. Despite this setback, the Town embarked on an era of economic diversification between 1830 and 1850. The Niagara Harbour and Dock Company, established in 1831, built sailing vessels, steamboats, docks and warehouses around the new harbour. Industry followed, including a tannery and a brewery. Fine commercial buildings were also constructed along Queen Street at this time.

This period of prosperity ended with the construction of the second Welland Canal in the mid 1840's and the ultimate failure of the Niagara Harbour and Dock Company. The situation was compounded when the county seat was relocated from Niagara to St. Catharines, despite the construction of the third Court House in 1847, designed by the eminent Anglo-Canadian architect, William Thomas. As a result, the population of the Town declined steadily throughout the second half of the nineteenth century.

c. African-Canadian Settlement

Although the Loyalist settlers in Niagara brought their slaves with them from the United States, slavery never took permanent root in Upper Canada. On July 9, 1793, Canada's first and only anti-slavery act was given royal assent by Governor John Graves Simcoe, fully 40 years before the British parliament abolished slavery throughout the Empire.

The Act to prevent the future introduction of slaves and to limit the terms of contracts for servitude within the province was a compromise in that it provided for freedom for future generations of slaves and effectively ended slavery in Canada.

From the beginning, Niagara was the end of an Underground Railroad system and many escaped slaves who successfully made the perilous trip settled in the Town. By 1850 there was a significant African-Canadian community located predominantly near the Negro Burial Ground in an area bounded by Mary, Mississagua, Anne and King Streets. Some of the remaining smaller, older homes in this area may have been owned by African-Canadian families though all of their descendants have since moved away.

d. Summer Visitors

The survival of both the lake steamer service and the railroad line, and the construction of a network of electric railways across the peninsula laid the foundation for the revival of Niagara as an important resort area in the late nineteenth century. Though it was off the beaten path, the area was known for its fresh air, moderate climate and waterfront location. Wealthy American visitors came to stay for long summer vacations resulting in the enlargement of some of the older homes to accommodate extended families and servants. Large new summer residences were also constructed with balconies, verandahs, widows' walks and large airy rooms. The Phillips, Thomas, Ketchum house in its current iteration is a product of this era.

A religious camp grew up in the Chautauqua area resulting in the construction of a hotel; an amphitheatre seating several thousand people; and a number of summer cottages of a distinctly picturesque Victorian design. When the Chautauqua Institute ceased to exist, the ensuing development took on a unique street design resembling the spokes of a wheel around a central circle, the remains of the amphitheatre.

The Queen's Royal Niagara Hotel was constructed in what is now Queen's Royal Park. It was frequented by summer vacationers before the arrival of the touring automobile and accommodated such distinguished visitors as the Duke and Duchess of York, the future King George V and Queen Mary. Tennis courts, a lawn bowling green and a pavilion for parties and dances attested to the popularity of Niagara as a summer resort.

The resort era lasted until World War I. While Niagara-on-the-Lake was still on the steamer route in the 1920's and 1930's, the popularity of touring by car and the economic downturn took its toll on the type of long summer vacation that was the hallmark of the late 19th century.⁹

e. The Twentieth Century

⁹ Peter Stokes Old Niagara on the Lake - Introduction
241 Johnson Street, Niagara-on-the-Lake,
December 2022
Leah Wallace, MA RPP MCIP CAHP

Throughout the twentieth century, tender fruit farming and tourism have been the basis of the local economy. In 1902, Niagara unofficially became Niagara-on-the-Lake. The title was made official with the introduction of Regional government in 1970.

In the mid 1970's, encouraged by the special climate of Niagara, Inniskillin winery began to plant vinefera vines and was producing wine from those grapes by the early 1980's. The switch to vinefera grapes resulted in a burgeoning wine industry that has seen tremendous growth and has resulted in the creation of a number of estate wineries in Niagara-on-the-Lake, many of which have introduced interesting and challenging modern architectural styles to the residents of the Town. These are becoming increasingly celebrated in Canada and around the world.

Cultural institutions such as the Niagara Historical Society Museum have always been important for Niagara-on-the-Lake's development. The founding of the Shaw Festival, the 1960's also saw growth of cultural institutions such as the Niagara Pumphouse Arts Centre. The festival has since grown to encompass three theatres; is open from April until November; and attracts over 300,000 patrons each year.

Tourism grew throughout the second half of the twentieth century and continues to grow in the twenty-first. The popularity of Queen Street and adjacent side streets as a visitor oriented shopping and dining area is confirmed by the crowds that flock there throughout the year.

1. 241 Johnson Street - Site Analysis and History

The subject property fronts on Johnson Street at the northwest corner of Johnson and Missississagua Street. It is situated just outside the National Heritage District in an area of larger summer homes. At one time it was part of a much larger property, taking in a portion of land along Queen Street, Johnson Street and Simcoe Street. It was subdivided in the early 21st century and new houses were constructed along the north side of Johnson Street. A new home in the subdivision was also constructed on Simcoe Street, at 225, adjacent to the much earlier homes at 229 and 235 Simcoe Street. Two additional lots (209 and 217) that were part of the subdivision, and are located at the northeast corner of the property known as 228 Queen Street are now intended to be used for a proposed hotel addition and parking for that property. The lot at 241 Johnson Street is vacant with the exception of a children's play structure.

a. History of 228 Queen Street Property

In preparation of the designation of 228 Queen Street, Joy Ormsby, Town Historian, prepared an in depth analysis of the ownership, history and development of the property before the subdivision was approved and the lot at 241 Johnson Street was created.¹⁰

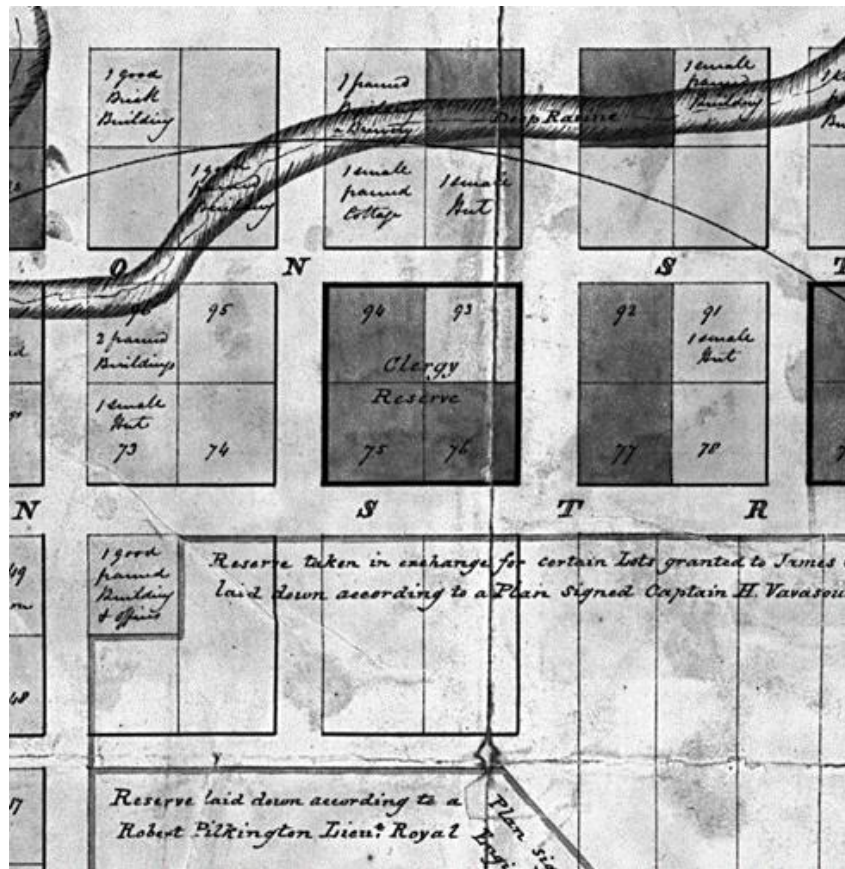


Figure 17: Detail of Vavasour Map, 1832

The subject land originally comprised four (4) one acre lots that were granted by the Crown in 1801 to Samuel Peters Jarvis (Lot 73); James Haddick (Lot 74); William Birdseye Peters (Lot 95), which is the location of the subject property, and William Jarvis, Provincial Secretary and Registrar in Governor Simcoe’s government (Lot 96). William Jarvis was the father of Samuel Peters Jarvis and the brother-in-law of William Birdseye Peters. Little is known about James Haddick.

By 1817 the still undeveloped lots were no longer separately owned. In that year William McKean and John McEwen, prominent Niagara merchants before the War of 1812-1814, mortgaged the four (4) lots, along with additional property, to Montreal merchants John Forsyth and John Richardson to cover heavy losses they suffered in the war. There are no records of the sale of these lots to McKean and McEwen, nor are there records of a transaction between them and John Donald McKay. However, in September 1820, McKay is registered as the mortgagor of the lots first to Montreal merchants Peter McCutcheon and Ken Dowie and then to Peter McGill. In the

¹⁰ Joy Ormsby, Historical Background and Title Search, 228 Queen Street, Niagara Historical Museum
 241 Johnson Street, Niagara-on-the-Lake,
 December 2022
 Leah Wallace, MA RPP MCIP CAHP

summer of 1821, Samuel Peters Jarvis, one of the original owners of the lots, signed a quit claim for all four (4) of the lots though it is not clear if, and when, he acquired the lots. Despite the quit claim, McKay's title to the lots was disputed by McEwen.

The lots remained vacant for some time. The Mississagua and Johnson Street frontages remained unopened and no buildings are shown on the 1817 Wilson Plan or the 1821 Shaw Plan. The original property was subdivided in 1827 when the Honourable William Dickson bought ½ acre of lot 96 fronting on Simcoe Street for 20 pounds in a sheriff's sale. The following year he subdivided the property into 1/8 acre parcels for three (3) Irish craftsmen, Patrick Fagan, a stonecutter; Henry Cleland, a carpenter; and Michael Morley, a mason. The three (3) men built houses along Simcoe Street beginning at the Simcoe Street corner. Two of these houses remain on lots fronting on the street. The third property, owned by Fagan was purchased in 1956 by Mr. Phillips Sr. and incorporated into the lot at 228 Queen Street.

Lot 73 was divided in 1825, when John Crombie purchased a ¼ acre at the corner of Queen and Simcoe Streets in a sheriff's sale. Further severances of the lots occurred throughout the first half of the 19th century. The Vavasour Map of 1832 shows the existence of two (2) frame houses and one small hut on lots 73 and 95.

Throughout the second half of the 19th century, the land and the house that was built on the property were the home of a series of predominantly American owners, many from the Buffalo area, who used the estate as a summer residence.

In November 1875, George and Mary Ketchum of Buffalo acquired a Quit Claim to lots 74 and 95 and part of lots 73 and 96 from the descendants of McGill and McCutcheon. The following spring the Ketchums acquired an additional three (3) acres from William Scott, a pensioned soldier, though there is no record of how or when Scott acquired the land. Once the land was secured, the Ketchums constructed a house on the property which was completed in 1878 when tax records indicate that the value of the land rose sharply. The house was constructed by John Elison, a well known local builder who then sued them for unpaid bills. The Ketchums promptly sold the house and land to Henry Seton Strathy of Toronto and moved to New York City in 1879.



Figure 18: Early 20th Century Photograph of Peaceacres, Date Unknown, Niagara Historical Society Museum

Strathy, a banker, owned the property from 1879 until 1884. He rented the house until he sold it to J.J. Foy of Toronto who was manager of a lake boat company. Joy Ormsby surmised that the company in question was the Niagara Navigation Company. In 1885, Foy sold the entire property to Watts Sherman Lansing. Since 1874, Lansing spent his summers in Niagara. In that year his father, General Henry Lansing, purchased Randwood on John Street. Lansing added the lot at the corner of Queen and Simcoe Street to the property when he purchased it from Henry Garrett. Lansing sold the property to Andrew Findlay of Kansas City in 1894 and moved permanently to Niagara-on-the-Lake. He is buried in St. Mark's Cemetery.

The Findlay family owned the property until 1904. Mr. Findlay died in 1899. His widow, probably in need of cash, sold portions of lots 73, 74, 95 and 96 to various people including Alice Garrett, who lived in the little house at 229 Simcoe Street. Mrs. Findlay's daughter purchased the house when her mother died in 1902 and sold the property to Edwin and Flora Thomas of Buffalo. The Thomas owned the property from 1904 until 1920 and may have been responsible for remodelling the house, giving it the Colonial Revival details that are characteristic of the house today. Their daughter Elizabeth and her husband, General George Ryerson, purchased the property from her parents in 1920. They named the estate Peace Acres and made some improvements to the house for which Murray Kay Company Ltd. was contracted. Mrs. Ryerson died suddenly in 1924 and the property was sold to V Norma Grown DeGraff and Le Gran S. DeGraff of Tonawanda. They owned the estate for 20 years until it was sold to G.F. Phillips of Buffalo. The Phillips family owned the property for 47 years until it was sold to the present owner.

Identification and Significance and Heritage Attributes of Properties

1. 241 Johnston Street

As previously indicated, 241 Johnson Street was once part of the Peaceacres property. In the early 21st century it was separated and became lot in a plan of subdivision. Although the other lots in the subdivision, with the exception of the two properties on the southeast side of Simcoe Street at Queen Street, were developed, the subject property remains vacant with the exception of the small shed and children's play structure.

The plan of subdivision was approved before the remnant property known as Peaceacres was designated under Part IV of the OHA. An archaeological survey was completed for the subdivision and mitigation was undertaken for any archaeological resources found in the subdivision to the satisfaction of what is now the Ministry of Citizenship and Multiculturalism.

Because 241 Johnson Street was separated from Peaceacres before designation and is not included in the designation by-law, and because there are no significant archaeological or built heritage resources on the site, the property contains no identified or significant heritage attributes.

2. 228 Queen Street

The property at 228 Queen Street is designated under Part IV of the OHA (**APPENDIX II**). It is part of the cultural heritage landscape of the street. It is also adjacent to the subject property. The rear yard backs onto 241 Johnson Street and the newer coach house, located on Mississagua Street, is situated close to the northern boundary of the subject property.

The house known as Peaceacres, as constructed by the Ketchums,, probably began life as a simple two storey building with a hip roof and bracketed eaves. An early photograph that has been identified as the house shows the structure as it was in the 19th century (**Fig. 18**). The central core of the building is evident as is the hip roof and the building is surrounded by a wooden picket fence. This fence is also seen in pictures taken in the second half of the 20th century. At some time during this period, it was replaced by a metal fence which is still in situ.

Later owners added the screened and columned pavilions or loggias and a number of Colonial Revival features such as the Doric columns, elaborate entrance doorcase and the Palladian window above the entrance. The interior of the house also displays Neo-classical Revival details in the fireplace mantels and some of the mouldings and trim (**Figs. 19, 20**) (**APPENDIX III**)



Figure19: 228 Queen Street, Façade, LDW

The significant heritage attributes of the property identified in Designation By-law 3983-05 include:

- The formal picturesque landscape, including some of the more significant specimen trees;
- The greenhouse;
- The well;
- The entire exterior of the dwelling including the entrance door and Palladian window; and
- The interior trim and fireplaces excluding the trim, panelling and fireplace in the library, the main interior staircase and the large fireplace in the “billiard room” to the right of the entrance hall.



Figure 20: 228 Queen Street, Restored Greenhouse & Potting Shed looking west, LDW

3. Nearby Designated Properties of Cultural Heritage Value or Interest (APPENDIX II)

There are seven (7) properties located close to the subject property designated under Part IV of the OHA. Except for 228 Queen Street (Peaceacres) none are adjacent to the subject property. These include:

1. 209 Queen Street (Charles Inn – Richardson-Kiely House)
2. 187 Queen Street (Crysler-Burroughs House)
3. 175 Queen Street (Cottage Hospital)
4. 165 Queen Street (McDougal-Harrison House)
5. 157 Queen Street (Rogers-Blake-Harrison House)
6. 229 Simcoe Street (Fagan-Garrett-Hummel House)
7. 235 Simcoe Street (Morley-Gallagher House)

a) 209 Queen Street (Charles Inn – Richardson Kiely House)

The property at 209 Queen Street was designated in 1986 (By-law No.1660-86).**(APPENDIX III)** The house was constructed c.1832 by Charles Richardson, a barrister and solicitor and member of Parliament for Niagara from 1832 until 1834 **(Fig.21)**.

According to the designation by-law the house is “a fine example of Neo-classic Georgian architecture”. The building sits close to the street edge in keeping with early houses in Niagara constructed after the town was burned during the War of 1812-14. While the central core of the building dates to approximately 1832, the two storey wing with its open galleries was added in the early 20th century during the heyday of the resort era when wealthy Americans and other summer visitors came to stay for the season.



Figure 191: 209 Queen Street from 228 Queen Street, LDW

The significant heritage attributes of the property listed in the designation by-law include:

- The entire exterior façade of the house;
- The central hall stairway;
- The stair well;
- The Rumford roaster;
- Parlour;
- Living room;
- Dining rooms;
- All fireplaces and mantels throughout the house; and
- The gasoliers on the main floor.

b) 187 Queen Street (Crysler-Burroughs House)

The property at 187 Queen Street was designated in 2002 (By-law 3633-02) (**APPENDIX III**). The house was constructed c.1822 by John Morden Crysler, a local farmer who, along with 11 other citizens was instrumental in establishing the Niagara Harbour and Dock Company, a shipbuilding concern, in 1831.

The designation by-law states that “the house displays both neo-Classical and Greek Revival characteristics and is associated with the fine joinery work of John Davidson, who designed and executed the pulpit at St. Andrew’s Church (**Fig. 22**).



Figure 202: 187 Queen Street, Facade, LDW

The significant heritage attributes of the property listed in the designation by-law are:

- lands and more particularly to the entire exterior facade and structure of the house

- The exterior doorcase and entrance portico;
- The early trim and doors on the first and second floors;
- All existing fireplaces and mantels;
- Original pine floors; and
- Both the main and rear staircases.

The by-law also states that this property is a component of “the remarkable residential streetscape at the west end of Queen Street that includes the Rogers - Harrison House, the McDougal Harrison House, the Cottage Hospital and the Richardson - Kiely House.”

c) 175 Queen Street (The Cottage Hospital)

The property at 175 Queen Street was designated in 2005 (By-law 3969-05) (**APPENDIX III**). There are two significant buildings on the property, the Cottage Hospital, c.1820 and the Nurses’ Residence, c.1920, which is located behind the hospital building. Both the hospital and the Nurses’ Residence were converted to condominium units at the time of the designation. A large addition at the rear of the hospital houses a number of addition dwelling unit (**Fig. 23**).



Figure 213: 175 Queen Street, Facade, LDW

The property has a long and chequered history of ownership and use. At one time it was a store and during the second half of the 19th century the building was the home and surgery of two (2) doctors. When Dr. Anderson retired in 1919, Brigadier General William Nelles led the effort to have the building converted to a hospital that served the community until 1951.

The designation by-law describes the Cottage Hospital as “a substantial two storey 5 bay symmetrically arranged building of Neo-Classical design and proportions with a gable roof and Internal end chimneys. It is of post and beam construction with a stone foundation.”

The by-law also indicates that “the building sits close to the street, as do its neighbours to the west and east. An early photograph, probably taken in the 1890’s, indicates that it formed, along with the Chrysler-Burroughs, McDougal-Harrison and Rogers-Blake-Harrison house, a remarkable and rhythmic streetscape of well spaced buildings on spacious lots that has remained largely unchanged”.

The Nurses’ Residence is described as being designed “in the Arts and Crafts style with a brick foundation, hipped dormer and enclosed entrance surmounted by a hipped roof. This building, which is substantially unchanged, may have been designed by the St. Catharines architects Arthur Nicholson and Robert Macbeth”.

The significant heritage attributes of the property include:

- The entire exterior of the Nurses' Residence building; and
- The entire exterior of the Cottage Hospital building.

d) 165 Queen Street (McDougal-Harrison House)

The property at 165 Queen Street was designated in 2003 (By-law 3722-03) (**APPENDIX III**). The house was constructed c.1820, probably by Adam Chrysler, a Niagara Merchant. Though Chrysler died at a young age, his family continued to own the house until it was sold to Daniel McDougal, a veteran of the War of 1812-1814 and a local merchant. The house was sold to the Harrisons in the 1920’s and their descendants still own and occupy the property (**Fig. 24**).

The designation by-law describes the house as “a two storey red brick town house with a side hall plan and a gable roof. There is a two storey brick addition at the rear added relatively early in the history of the house (c.1830-40), with a clapboard extension. The building sits quite close to the sidewalk, a common characteristic of the older homes in the Old Town, and is distinguished by a number of distinctive features including the handsome double brick arcades, and the crow step gables at the roof ends. Arcades such as these are a characteristic of Regency buildings such as row or town houses. There are a number of arcaded brick buildings in the Old Town including the Cameron-Farren House on King Street, the Stewart McLeod House on Prideaux Street, and portions of the Liquor Store on Queen Street.”.

The significant heritage attributes of the property include:

- The lands and more particularly to the entire exterior facade and structure of the house excluding the rear ell;
- All of the original mantelpieces and fireplaces;
- The alcoves and trim in the front or best parlour; and
- The staircase.



Figure 224: 165 Queen Street, Facade, LDW

e) 157 Queen Street (Rogers-Blake-Harrison House)

The property at 157 Queen Street was designated in 1999 (By-law 3318-99) (**APPENDIX III**). The house was constructed in 1817 by James Rogers to replace an earlier house burned in December 181 .

The designation by-law provides a detailed description of the house. “The house has an unusual front of six bays, the even number of openings resulting in an off-centre entrance. The original house was likely the two storey main block with a lean-to kitchen wing off the east end removed c.1836 and replaced with the two storey rear addition (**Fig. 25**).”



Figure 235: 157 Queen Street, Facade, LDW

“The main section has a medium gable roof with a shed roof over the c.1835 addition, two side brick chimneys and wide sloped eaves and plain boxed verges which likely replaced the original eaves returns and built-in-cornice gutter detail. The exterior finish is now smooth stucco. The entrance door case appears to be intact but window architraves are relatively simple with beaded interior edges to some, plain in others. Notable exterior detail includes the main entrance including the shaped transom with multiple lights, sidelights and six panel entrance door. The structure is basically a heavy timber frame of the barn type. The interior detail is representative of the finer houses of the Town.”

The significant heritage attributes of the property include:

- First floor - dining room, parlour/living room, family room, kitchen, front hall/stairs, rear hall/pantry/laundry, including features such as horsehair plaster ceilings and walls, pine floors, pine baseboards, doors and windows including trim, carpenter iron box locks, ironwork and door hardware; parlour/living room fireplace, door with trim; dining room fireplace, alcove with trim, door with trim, pine floor; six panel bathroom door; six panel kitchen/hall door; three 12/12 windows at the north wall; family room/back hall door with hardware/thumb latch;
- Second floor - Blake bedroom mantel, door with trim and hardware (box lock); Rogers bedroom mantel/fireplace; Harrison suite floors, doors: and
- The lands and more particularly the entire exterior facade and structure of the house.

f) 229 Simcoe Street (Fagan-Garrett-Hummel House)

The property at 229 Simcoe Street was designated in 2005 (By-law 3922-05) (**APPENDIX III**). The building represents an important cultural heritage artifact related to Irish settlement and early

artisans in Niagara. The property was home to a stone cutter and formed part of an enclave of other Irish settlers and artisans. The building is modest in size and design and is located close to the street, an indication of its early date of c.1835. With its neighbour to the south, it is integral to the streetscape character of the early layout of the Town (**Fig. 26**).



Figure 246: 229 Simcoe Street, Facade, LDW

The designation by-law describes the building as being “slightly raised above the- sidewalk and is a stucco one and a half storey three bay frame building with a centre door. The gable roof is decorated with fretted fascias. There are small upper storey gable end windows with two end windows below in the south wall but none to the north. Behind the main structure is an offset gable roofed clapboard wing with two later lean-to additions.” There is little noticeable detail in the house which displays a number of different trim details from different periods in the history of the house.

The significant heritage attributes of the property are:

- The lands and more particularly to the front facade and the north and south exterior walls of the dwelling.

g) 235 Simcoe Street (Morley-Gallagher House)

The property at 235 Simcoe Street was designated in 2003 (By-law 3724-03). The house, which was constructed c.1828, and its neighbour to the north, sits on a relatively steep rise of ground close to the street, a common characteristic of early buildings in the Old Town. The building is centred on the lot with small side yards. The building is a symmetrically arranged three-bay two storey structure with a side gable roof and internal chimneys. Its designation by-law emphasizes that its location on the lot “constitutes an integral addition to the character and setting that marks the earlier layout of the Old Town with houses arranged parallel to the street and set close to the street line.” Much of the early interior detail and layout of the house is intact (**Fig. 27**).



Figure27: 235 Simcoe Street, Facade, LDW

Like its neighbour at 229 Simcoe Street, it was owned and probably built by an Irish immigrant, Michael Morley. Morley was a mason. His family owned the house for more than 80 years.

The significant heritage attributes of the property are:

- The lands and more particularly to the entire exterior facade and structure of the house excluding the board & batten addition;
- The carriage stone located in front of the house;
- All of the pine floors;
- The fireplace mantels in the parlour and the upstairs bedroom;
- The five fireplace openings;
- The staircase and the bathroom door on the second floor; and
- The door connecting the kitchen to the dining room on the first floor.

4. Nearby Non-designated Properties Listed on the Niagara-on-the-Lake Municipal Register of Properties of Cultural Heritage Value and Interest

While they are not designated under Part IV of the OHA, there are a number of properties in the vicinity of the subject property that are included on the Town's *Municipal Register of Properties of Cultural Heritage Value and Interest* and are subject to limited demolition control. As previously indicated, they are considered to be important contributors to the streetscape and to have a level of cultural heritage value or interest, though a detailed analysis with respect to their cultural heritage value and interest has not been completed. Though they are not technically adjacent to 228 Queen Street, some of these properties may be impacted by the proposed development.

a) 154 Queen Street

The property is located on the southwest corner of Queen and Gate Streets, one block east and north of 241 Johnson Street adjacent to the commercial area. The house, known as the Doctor's house, is a two storey, three bay clapboard structure with side entrance and a large, covered porch that wraps around the front and east side of the building. The six-panel door is surrounded by a four-pane transom and side lights. The large window openings contain 6 over 6 glass panes. The house is Regency in style and is located close to the street on the east side of the property, a location indicative of early homes in Old Town. The large garden to the west is surrounded by a white picket fence, a common feature on residential streets **(Fig. 28)**



Figure 28 : 154 Queen Street, Facade, LDW

b) 164 Queen Street



Figure29: 164 Queen Street, Facade, LDW

The property is located on the south side of Queen Street between Gate and Simcoe Streets just west of 154 Queen Street. The Tudor Revival stucco and half timber house is located on a large, 241 Johnson Street, Niagara-on-the-Lake,

well-landscaped lot and is set back from the street behind shrubs and bushes and an iron fence. The site is picturesque and is indicative of later homes in Old Town which are set back from street. The house may have been erected as a summer residence in the late 19th or early 20th century when the Tudor Revival style became popular in North America (**Fig. 29**).

c) 184 Queen Street



Figure 30: 184 Queen Street, Facade, LDW

The property is located on the southeast corner of Queen and Simcoe Streets directly across from the eastern boundary of 228 Queen Street. This house, known as the Mussen House, was built for a former Mayor of Niagara.¹¹ The large Tudor Revival building, constructed in the early 20th century, is centred on a spacious well-landscaped lot with a broad sweep of lawn and mature trees and shrubs. A recently constructed pool house is located on the west side of the lot adjacent to Simcoe Street. The property is surrounded on the Queen and Simcoe Street sides by a tall iron fence. The entrance to the property, located on Queen Street, is framed by simple brick pillars. The property has a sense of privacy and seclusion from the busy street. It was included in Nicholas Hill's 1986 *Estate Lot Study* and described as "a large and grandly landscaped corner lot fronting on Queen, Simcoe and Johnson Street". It also "enhances the spacious estate lot character of the area".¹² (**Fig. 30**)

¹¹ James E. Masters, *Niagara Reminiscences, The Masters Papers*, p.269

¹² Nicholas Hill, *Niagara-on-the-Lake Estate Lot Study*, p.6

d) 284 Queen Street

The property is located on the south side of Queen Street between Mississagua and Butler Streets. The house is a large, Victorian two storey clapboard structure with a deep porch and balcony above that extends around the façade and west side of the building. The building is set back in a spacious, well-landscaped lot containing shrubs, bushes and a number of mature trees and is enclosed by one of the low white picket fences that is characteristic of Old Town. This house, like 184 Queen Street, was included in Nicholas Hill's *Estate Lot Study*. Hill describes the property as “an estate lot in the grand tradition. The property is rare not only for its large and noble size but also for the presence and preservation of the garden and outbuildings..... It is therefore the presence of the whole composition that is of rarity and value as a superb estate lot and in its contribution to the spacious estate lot character of the area.”¹³ **(Fig. 31)**



Figure 31: 284 Queen Street, Facade, Garden and Picket Fence, LDW

e) 180 Johnson Street

This property is located on the south side of Johnson Street between Gate and Simcoe Streets. The house is located on the east side of the lot on a rise of land and, while it sits relatively close to the street, it also sits above the sidewalk and the street edge **(Fig. 32)**.

¹³ Nicholas Hill, *Niagara-on-the-Lake Estate Lot Study*, p.14
241 Johnson Street, Niagara-on-the-Lake,
December 2022
Leah Wallace, MA RPP MCIP CAHP



Figure 32: 180 Johnson Street, Facade with Addition and Landscaping, LDW

The house is a simple one and a half storey, symmetrical, three-bay structure typical of Old Town's earlier buildings with a large modern board and batten extension to the west which runs parallel to the original structure. The house may have been clapboard but is now stuccoed. The central door and 6 over 6 windows have simple surrounds in keeping with the Georgian style.

f) 234 Johnson Street - The Clench House

This property is on the southeast corner of Johnson and Mississagua Streets and extends the whole length of the block to Simcoe Street. It is located on the south side of Johnson Street directly across from 241 Johnson Street. Interestingly, the house, which is located at the west end of the property and is known as the Clench House, faces Simcoe Street rather than Johnson Street, an indication of its early date (**Fig.33, 34**).

Most of the lot is located in front of the house and extends down to the creek which flows close to the east side of the site. Behind the house, along Mississagua Street, are two small clapboard cottages which are also located on the property. The lot was owned by a prominent United Empire Loyalist family and the house is a reflection of their prominence in the community. Once again a picket fence and wooden gate define the boundary of the property along Johnson Street.



Figure 33: Clench House, 234 Johnson Street, Facade, Gate and Picket Fence Looking Southwest, LDW



Figure 34: 234 Johnson Street Looking Southeast from 241 Johnson Street at Mississagua, LDW

The building is a full two storey, five-bay clapboard building based on a centre hall plan. The house is believed to have been constructed c.1826 to replace a building that survived the burning of the Town in 1813, but accidentally burned a short time later. Peter Stokes in his book Old

Niagara on the Lake, calls it “Perhaps the finest example of its type surviving in Niagara-on-the-Lake”.¹⁴

The façade of the house has a central doorway with sidelights and is surmounted by an elliptical fanlight with delicate kames. Above the door is a Palladian window. The flat-roofed porch with paired Ionic columns is a later addition. Other decorative features include fluted pilasters with Ionic caps. The windows have 12 over 12 divided lights. The decorative details, ratio of window to wall and prominent internal chimneys indicate the structure’s Neo-classical origins.

The house was restored in recent years and repair of the siding facing Johnson Street revealed that the timber frame of the house was filled with brick nogging. This type of construction has been verified in one other house in Old Town – The Miller House on Mary Street.

5. Streetscapes

a) Mississagua Street

This streetscape has not been identified as significant. However, it marks the entrance to the Old Town and terminates in a view of the golf course, which is a Parks Canada property, and in a distant and relatively rare view of Lake Ontario (**Figs. 35, 36, 37**).



Figure 35: Mississagua Street Looking Northwest, 241 Johnson in Foreground, Newer Coach House & Peaceacres Upper Floor and Hip Roof in Background, LDW

¹⁴ Peter Stokes, *Old Niagara on the Lake*, p.63
241 Johnson Street, Niagara-on-the-Lake,
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Leah Wallace, MA RPP MCIP CAHP



Figure 36: Mississagua Street Looking West, Shed at 241 Johnson Street in Background, LDW



Figure 37: Mississagua Street Looking Southwest Toward Johnson Street, Clench House with Newer Gambrel Roofed Garage in Foreground, LDW

The streetscape along the east side of Mississagua extending to Johnson Street consists of a view of the property at 228 Queen Street with the house set back on the lawn and the recently constructed coach house which sits close to the sidewalk. Access to the property is via an arched entranceway in the centre of the coach house. This streetscape terminates in a view of the golf course with Lake Ontario in the distance. It marks the key entrance to the historic Old Town for

visitors. Further to the south is the open side yard of a new subdivision house facing Johnson Street and the rear yard of the Clench House with the two restored clapboard cottages that back onto Mississagua Street and the newly constructed garage and parking area, which shield the main house from view. These are located behind a low white picket fence which borders the property along Mississagua and Johnston Streets.

The streetscape along the west side of the street is not particularly significant. It consists of the landscaped side yard of a house facing Queen Street and two other medium sized lots containing houses that are not particularly significant and is bordered by white picket fencing.

b) Johnson Street

The north side of Johnson Street consists of lots in the small subdivision created from the property at 228 Queen Street in the early 21st century. The houses are new and of varying derivative traditional styles. The buildings are set back on well-landscaped lots. The lots sizes are generous and generally the houses are in keeping in mass, height and scale, with the residential neighbourhood (**Figs. 38, 39, 40**).

The south side of Johnson Street between Mississagua and Simcoe Streets is the site of the Clench House property at 234 Johnson. The house is located close to Johnson Street near the rear boundary of the property and is attached via a restored greenhouse to the new gambrel-roofed garage. Two small clapboard sheds are located just inside the picket fence that borders Johnson Street and extends to Simcoe Street. The house is turned at right angles to the street and is sited on the high point of the property which sweeps down to the Two Mile Creek. The fence extends to the centre of the street where it terminates at an entrance gate leading to the house. From that point a thicket of shrubbery and trees and a chain link fence extend down to Simcoe Street, concealing the landscape from the street. This shrubbery continues along the Simcoe Street property boundary (**Figs. 33, 34, 41, 42**).



Figure 38: North Side of Johnson Street, Adjacent House, 241 Johnson Street to the Left



Figure 39: Johnson Street Looking Northwest, LDW



Figure 40: Johnson Street North Side, Newer Subdivision Homes, LDW



Figure 41: Johnson Street Looking West to Mississagua Street, LDW



Figure 42: 234 Johns Street, South Side, Newer Gambrel Roofed Garage and Attached Greenhouse, LDW

6. Summary

The property at 241 Johnson Street is not designated under Part IV of the OHA nor is it listed on the Register. It contains no significant heritage attributes and was separated from the property at 228 Queen Street before that property was designated. Any development on the property must be assessed in relation to the impact on surrounding cultural heritage resources many of which are significant.

The property is located close to the significant streetscape of early homes constructed after the War of 1812-1814 and the burning of the Town. These properties, located in the National District, are essential to the distinctive character of the Neo-classical and Georgian buildings located in the original military grid and set close to the street with large private gardens situated to the rear. Impacts on these properties, if any, both visual and physical, must also be assessed.

The streetscapes along Mississagua and Johnson Street are of value. The Johnson Street cultural landscape is the more significant of these. While the north side has been recently developed the south side consists of the Clench House property which is of significant cultural heritage value both historically and architecturally. The newer homes on the north side of the street are appropriate to the streetscape and the neighbourhood in mass, scale and design.

Evaluation of Heritage Impacts

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

The Planning Act, the Growth Plan, 2019 and the Region of Niagara Official Plan also contain policies that encourage the conservation of significant and protected heritage properties. The Region's Official Plan includes additional policies for requiring heritage impact assessments to evaluate the impact of new development on cultural heritage resources.

The Regional Official Plan encourages municipalities to establish cultural heritage landscape policies. The Town of Niagara-on-the-Lake's Official Plan provides for protection of the Main Street corridor and includes secondary planning policies for the identification of significant cultural heritage resources and cultural heritage landscapes. The town also encourages creative, appropriate and economic uses for heritage resources in order to conserve and maintain them into the future.

Several properties in the vicinity have been listed on the Register as non-designated properties. This listing acknowledges that these buildings and lots are significant and may be worthy of designation either individually or as components of a cultural heritage landscape.

The Standards and Guidelines for the Conservation of Historic Places in Canada states that any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value and provides a number of general standards for the preservation, rehabilitation and restoration of historic places in Canada.

The Ministry of Tourism, Culture and Sport has provided InfoSheet #5 to assist in the analysis of heritage impacts including destruction of significant heritage attributes; unsympathetic alterations; alterations that create shadows; isolation of heritage attributes, obstruction of significant views; change in land use; new development in open spaces; land disturbances that may affect archaeological resources.

The impacts of the proposed development on the property at 228 Queen Street and neighbouring properties that are either designated under Part IV of the OHA or listed on the Register are assessed in relation to these policies and documents.

1. Provincial, Regional and Local Policies

With respect to the provincial, regional and local policies relating to the conservation of the heritage attributes of protected heritage property and the conservation of significant heritage properties that may not be designated under the OHA or may have archaeological significance; the heritage attributes of 228 Queen Street and 234 Johnson Street and the Mississagua and Johnson Street streetscapes will be visually impacted by the proposed construction of three new houses fronting on Mississagua Street

2. Analysis of Heritage Impacts Based on Ministry of Tourism, Culture and Sport InfoSheet #5

<p>1. Destruction of any, or part of any, significant heritage attributes or features.</p>	<p>No significant built heritage attributes will be destroyed or altered. The property at 241 Johnson Street does not contain any significant heritage attributes and none of the significant heritage attributes at 228 Queen Street will be impacted nor will the heritage attributes of any other designated or list buildings in the vicinity of the subject property.</p> <p>The cultural heritage landscape along Mississagua Street will be altered if new houses are constructed fronting on the street. However, this streetscape was previously impacted when the coach house at 228 Queen Street was approved and constructed.</p> <p>There will also be alteration of the Johnson Street streetscape when a houses is constructed on Part 3. This will result in a visual impact on the Clench House and the streetscape but physical impacts will be limited. Other designated and listed properties in the surrounding area will not be physically impacted nor will they be visually impacted.</p>
<p>2. Unsympathetic or incompatible alterations</p>	<p>None of the existing built heritage resources will be altered. All physical changes will be confined to the property at 241 Johnson Street. Views and vistas into the site, particularly on the Johnson Street side of the property, are important for the character of the streetscape and must be compatible with that character.</p>
<p>3. Alterations that create shadows that alter the appearance of a heritage</p>	<p>There will not be any shadows impacting heritage attributes at 228 Queen Street. The</p>

<p>attribute or change the viability of a natural feature or plantings</p>	<p>house is located at some distance from the subject property. The closest structure to the subject property is the relatively new Coach House which is not a heritage attribute of 228 Queen Street. It is a relatively tall and massive structure which will probably have a greater impact on any new homes built at 241 Johnson Street than the new houses will have on 228 Queen Street.</p> <p>There may be a loss of mature coniferous trees along Johnson Street when Part 3 is developed. An arborist should be engaged to ensure the survival of as many significant trees on the site as possible.</p>
<p>4. Isolation of a heritage attributes from the surrounding environment or context</p>	<p>No significant heritage attributes will be isolated from the surrounding environment. The adjacent coach house has already isolated the house at 228 Queen Street from the Mississagua Street streetscape. Very little of Peaceacres and its significant landscape features is visible from the subject property.</p>
<p>5. Direct or indirect obstruction of significant views or vistas within, from or of built and natural features</p>	<p>There will be no obstruction of significant views or vistas from or of built and natural features on the site or in the surrounding area.</p>
<p>6. Change in land use</p>	<p>The property is zoned for residential uses. This will not change.</p>
<p>7. New development or site alteration to fill in formerly open spaces</p>	<p>The proposed new houses will fill in a formerly open space. However, the subject property is part of a plan of subdivision and it was always anticipated that at least one residential dwelling would be constructed on the site that would fill in the open space on the lot.</p>
<p>8. Land disturbances that may affect an archaeological resource</p>	<p>An archaeological survey was completed when the subdivision was proposed. However, because there will be major excavation to accommodate new homes on the property, if deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences.</p>

3. Analysis of Heritage Impacts Based on the General Standards for Preservation, Rehabilitation and Restoration, Standards and Guidelines for the Conservation of Historic Places in Canada

<p>1. Conserve the heritage value of an historic place. Do not move, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character defining element.</p>	<p>The property at 241 Johnson Street has no particular heritage value or character-defining elements and nothing of significance will be moved from the site.</p>
<p>2. Conserve changes to an historic place that, over time, have become character-defining elements.</p>	<p>Not applicable.</p>
<p>3. Conserve heritage value by adopting an approach calling for minimal intervention.</p>	<p>The property has no heritage value.</p>
<p>4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never existed.</p>	<p>Not applicable.</p>
<p>5. Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The residential use for this property is already established. It is not an historic place.</p>
<p>6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.</p>	<p>Mitigation measures will be used, if required, to protect significant built heritage resources on neighbouring properties during construction.</p> <p>An archaeological survey was completed for the subdivision. However, because there will be major excavation for the underground parking, if deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences.</p>

<p>7. Evaluate the existing condition of the character-defining elements to determine the appropriate intervention. Respect heritage value when undertaking an intervention.</p>	<p>Not applicable.</p>
<p>8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts where there are surviving prototypes.</p>	<p>Not applicable.</p>
<p>9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention.</p>	<p>There are no character-defining elements on the site. However, the new homes that will be constructed on the site should be designed to be physically and visually compatible with adjacent and nearby cultural heritage resources and with the existing streetscapes on Johnson and Mississagua Streets. An urban design review should be completed for the new homes that will be constructed on the site to ensure compatibility or height, mass, scale, and materiality.</p>
<p>10. Repair rather than replace character-defining elements.</p>	<p>Not applicable.</p>
<p>11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>The new buildings constructed on the property at 241 Johnson Street will be the subject of an urban design review to ensure that they are physically and visually compatible with and distinguishable from the historic place..</p>
<p>12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.</p>	<p>All new buildings and/or additions will be separate structures on lots that are separate from 228 Queen Street and from the property at 234 Johnson Street. It is not anticipated that the new houses will be removed in the future..</p>

Alternative Development Scenarios, Mitigation and Conservation Methods

Alternative Development Scenarios

Do Nothing Approach

Currently the lot at 241 Johnson Street is vacant, except for a small shed and a children's play set. The lot, as part of a previously approved plan of subdivision, was always intended to be developed. Doing nothing would be a continuation of this situation which is not a desired or appropriate use for the property.

Alternate Proposal – Single Lot as Approved

This is an acceptable approach to developing the lot which is in an approved plan of subdivision and was intended to contain a single dwelling. However, since the lot was created, the adjacent property at 228 Queen Street has been the subject of a number of developments including one for a hotel. A large coach house with an apartment above has been constructed fronting on Mississagua Street adjacent to 241 Johnson Street to the north. This has altered the streetscape which could now support the intensification of the lot and the addition of three new homes fronting on Mississagua rather than Johnson Street.

Proposed Severance – Three Lots

As indicated above, the streetscape along Mississagua has been altered by the construction of a large two-storey coach house. The addition of three new houses fronting onto Mississagua rather than Johnson Street would now be an acceptable addition on the block between Queen and Johnson Streets. However, it requires that the mass, scale, materiality and height of the new houses be compatible with the existing structures on both the Mississagua and Johnson Street.

Mitigation and Conservation Recommendations

Following are the mitigation and conservation recommendations for the proposed consents to sever the existing lot.

1. An archaeological survey is required for all the properties subject of the application for development applications to ensure that any archaeological resources are properly identified and appropriate mitigation is completed as required. An archaeological survey was completed for the subdivision. However, if during excavation, deeply buried

archaeological resources are uncovered, all construction will cease until an archaeological assessment is completed and resources on the site are either removed or protected.

2. The building plans for the new homes on the property must be reviewed by planning and building staff, the urban design committee and the municipal heritage committee to ensure compatibility with the adjacent heritage structure(s) at 228 Queen Street and the existing listed structure at 234 Johnson Street (Clench House). Particular attention to be given to the impact on the character of the area and the streetscapes on Johnson and Mississagua Street between Queen and Johnson Street.
3. An arborist should be engaged to assess the coniferous trees that line the Johnson Street side of the property. As many mature trees as possible should be retained to provide privacy screening along Johnson Street and to mitigate visual impacts on 234 Johnson Street.
4. No board on board fencing should be installed on the Johnson Street side of Part 3. Instead, existing trees should be conserved if possible and natural screening should be employed.
5. Every effort should be made to conserve and enhance views and vistas to and from the property to conserve the character defining elements of the area.
6. Consideration should be given to breaking up the mass of the Johnson Street elevation of the house constructed on Part 3 which will be visible from the street and from the significant cultural heritage resource at 234 Johnson Street.
7. Any landscape design should enhance the existing streetscape and should provide for the conservation and protection of existing healthy specimen trees. A Tree Protection Plan should be developed. Where new vegetation is required, species complimentary to existing and historical vegetation types should be planted.

Implementation and Monitoring

Buildings Permits will be required before construction begins. The design of the proposed new homes will be assessed, reviewed and monitored by local agencies and by the MHC and the Urban Design Committee before construction commences.

Conclusion and Conservation Recommendations

The PPS states that planning authorities shall not permit development and site alterations on adjacent lands and protected heritage property unless the development and site alterations have been evaluated and the heritage attributes of the property have been conserved.

The property at 241 Johnson Street is adjacent to the designated property at 228 Queen Street and is directly across Johnson Street from a significant cultural heritage resource at 234 Johnson Street (Clench House) which is listed on the Town's Municipal Register of Properties of Cultural Heritage Value and Interest. There are also a number of other surrounding properties on the north side of Queen Street and the west side of Simcoe Street which have been identified as significant cultural heritage resources and designated under Part IV of the OHA or listed on the Town's Register as an acknowledgement of their significance to the history and architecture and cultural heritage landscapes of Old Town. The property is also located in the Queen Street Summer Homes Character area. Any new development on the site is therefore required to be assessed with respect to any impacts on surrounding cultural heritage resources and relevant streetscapes.

The property at 241 Johnson Street is not a significant cultural heritage resource and contains no cultural heritage attributes that require protection. Impacts resulting from the severance of the property into three lots will have no physical impact on any other cultural heritage resources either adjacent to the site or in the surrounding area. Any new development on the site will have limited visual impacts on 228 Queen Street. The subject property backs onto the rear yard of Peaceacres where the heritage attributes are limited and a modern pool house has been constructed. It is also adjacent to the newer Coach House which is not a heritage attribute of the designated property. The Coach House construction also resulted in major changes the character of the street.

The impact on the property at 234 Johnson Street will be visual, rather than physical. Other houses previously constructed on the north side of the street have already had a visual impact on the Clench House property. Additional impacts resulting from construction at 241 Johnson Street can be mitigated by careful design of the new home on Part 3 by creating a visually interesting elevation along Johnson Street. The height, scale, mass and materiality of the house should be the subject of an urban design review. Also, the line of mature coniferous trees along the Johnson Street edge of this lot should be assessed and as many of the trees, which screen the lot in this area, should be retained. Any new screening in this area should be natural native trees and shrubs. Board on board fencing would negatively impact existing views and vistas and the existing streetscape character.

In accordance with the Established Residential policies in the Town of Niagara-on-the-Lake Official Plan that relate to design and heritage conservation the proposed consents provide for new development that appropriately located and compatible with surrounding land uses;

241 Johnson Street, Niagara-on-the-Lake,

December 2022

Leah Wallace, MA RPP MCIP CAHP

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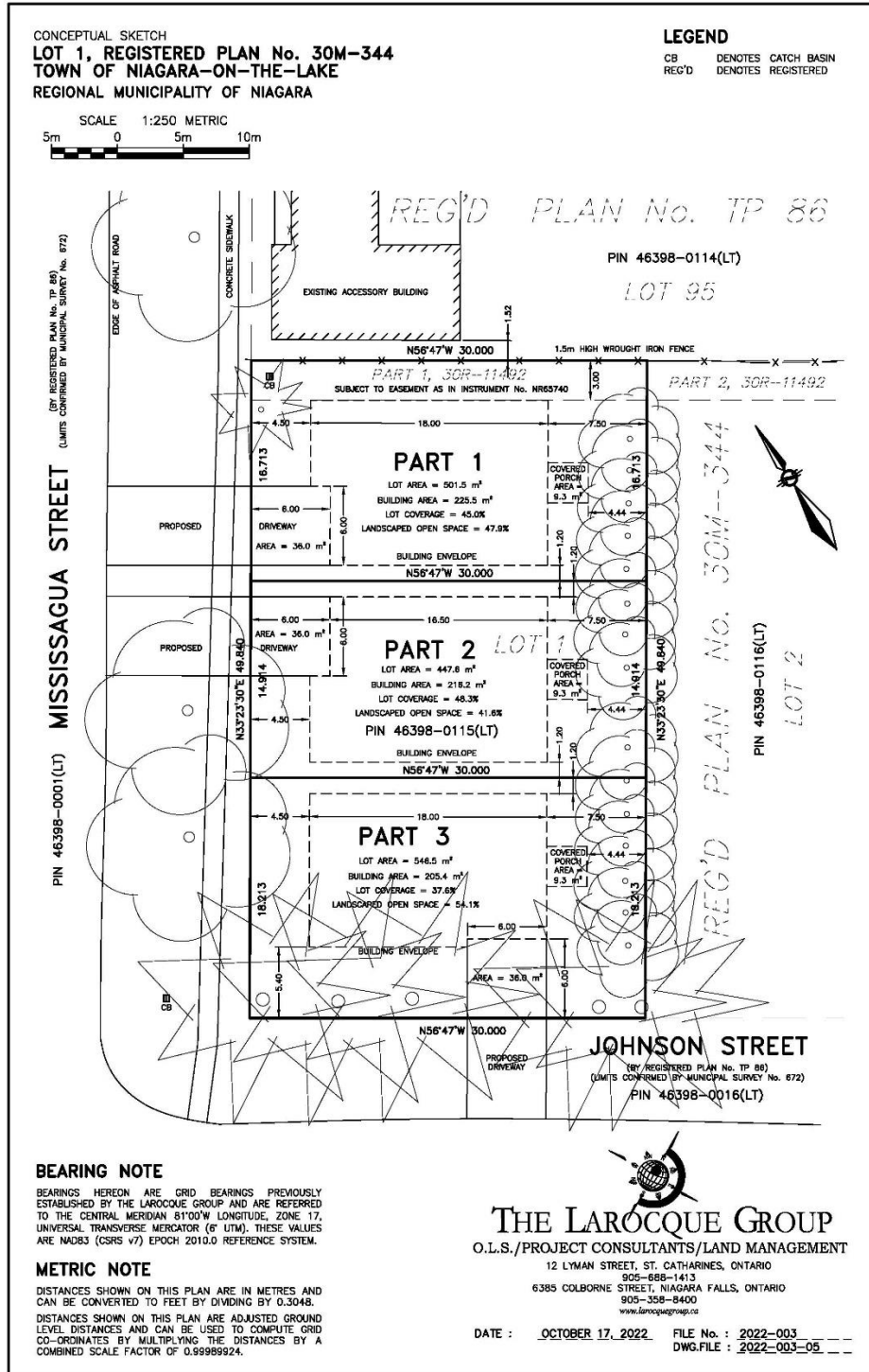
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conserves existing housing; provides for infill residential development on a vacant parcel of land that is compatible with existing uses; and if carefully designed will be well-designed, visually distinctive and compatible with surrounding cultural heritage resources and streetscapes..

In conclusion, there are no major impacts on designated and listed properties adjacent and in the surrounding area and any visual impacts can be mitigated by careful design and placement of the new homes.

Appendices

Appendix I: Severance Sketch



Appendix II Designation By-laws

228 Queen Street (Peaceacres) – adjacent to the subject property

209 Queen Street (Charles Inn – Richardson-Kiely House)

187 Queen Street (Crysler-Burroughs House)

175 Queen Street (Cottage Hospital)

165 Queen Street (McDougal-Harrison House)

157 Queen Street (Rogers-Blake-Harrison House)

229 Simcoe Street (Fagan-Garrett-Hummel House)

235 Simcoe Street (Morley-Gallagher House)



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Rec'd Oct. 31/05

October 28, 2005

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
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REGISTERED MAIL

**RE: 228 Queen Street, The Ketchum-Thomas-Phillips House
Notice of Passing of By-law No.3983-05
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No.3983-05, being a by-law to designate 228 Queen Street.

Sincerely yours

Holly Dowd.

Holly Dowd
Town Clerk

Enc.

*✓ 11/15/05
RQ*

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 3983-05
(228 Queen Street, Roll No. 262701000500100)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE KETCHUM-THOMAS-PHILLIPS HOUSE (PEACE ACRES), 228 QUEEN STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Ketchum-Thomas-Phillips House (Peace Acres) at 228 Queen Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;


AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;
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 Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Ketchum-Thomas-Phillips House (Peace Acres) at 228 Queen Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners 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 a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 11TH DAY OF OCTOBER 2005.


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

SCHEDULE "A"

228 QUEEN STREET – HERITAGE DESIGNATION

Lots 73- 74, 95 and Part Lot 96 Township Plan 86 Niagara, being Parts 1, 2 and 3 on 30R-11437 Except 30M-344; S/T Easement over Part 3 on 30R-11492 as in NR65741; Niagara

PIN 46398-0114 (LT)

SCHEDULE 'B'

REASONS FOR DESIGNATION

The Ketchum-Thomas-Phillips House (Peace Acres), c.1876-1904 – Lot 74, Plan 86, Niagara-on-the-Lake

The Ketchum-Thomas-Phillips House (Peace Acres) is recommended for designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest.

The building and ground represent a significant example of the type of elegant summer properties constructed by wealthy Americans who spent their summers in Niagara-on-the-Lake during the heyday of the grand summer estates that sprang up in the Town in the late 19th and early 20th centuries.

The property is associated with a number of prominent early citizens of the Town including William Jarvis, Provincial Secretary and Registrar in Lieutenant Governor John Graves Simcoe's government, William McKean and John McEwen, prominent Niagara merchants and Robert Dickson, son of the Honourable William Dickson.

The property is also associated with a number of wealthy Americans from the Buffalo area including Watts Sherman Lansing whose father, General Henry Lansing, owned Randwood; Edwin Thomas who was a prominent manufacturer of early cars including the Thomas Flyer, which won the New York to Paris race in 1908, and G.F. Phillips, a Buffalo attorney whose family owned and maintained the property as their summer home for 47 years.

Architecturally the building epitomizes the American summer estate residence of the type constructed in Niagara-on-the-Lake during the resort era at the end of the nineteenth century and the beginning of the twentieth century before the advent of mass automobile travel, when wealthy visitors came to Town for the summer bringing their extended families, friends and servants.

Stylistically, the building is a amalgamation of a number of revival styles including neo-Classical Revival and neo-Greek Revival with generous, light filled reception rooms, spacious bedrooms, screened porches, open loggias of symmetrical arrangement and a multiplicity of fireplaces, columns and trims. Over the years various owners have renovated and added to the house but have always maintained and enhanced the look and character of the house as a fine building constructed to be a summer home.

The landscape setting, including the greenhouse and the specimen trees located throughout the property is an integral defining element of the property marking it as one of the few remaining significant summer estates in Niagara-on-the-Lake.

Site

The property is on the southwest corner of Queen and Mississauga Streets. The building is situated on a slight rise in the centre of a relatively flat, elaborately landscaped lot of approximately 1 acre. Originally the property took up almost the entire block but is now surrounded on the Simcoe and Johnson Street sides by a recently approved 7 lot subdivision.

Historical Background

Originally the land bounded by Queen, Mississagua, Johnson and Simcoe Streets was divided into four separate one acre lots. These were granted by the Crown in 1801 to four different landowners; Lot 73 to Samuel Peters Jarvis, lot 74 to James Haddick, lot 95 to William Birdseye Peters and lot 96 to William Jarvis, Provincial Secretary and Registrar in Lieutenant Governor John Graves Simcoe's government. William Jarvis was the father of Samuel Peters Jarvis and the brother-in-law of William Birdseye Peters.

By 1817, the still undeveloped lots were no longer separately owned. In August of that year, William McKean and John McEwen, prominent Niagara merchants who reported heavy losses during the War of 1812-14, mortgaged the 4 acres to Montreal merchants John Forsyth and John Richardson. By 1820, the lots were owned by J.D. McKay and were not subdivided until 1824 when Robert Dickson, son of the Honourable William Dickson, bought ½ acre of lot 96 fronting on Simcoe Street. In 1828 he subdivided his ½ acre and then sold 1/8 acre parcels to each of three Irish craftsmen; Patrick Fagan, stone cutter, John Cleland, carpenter and Michael Morley, mason. The three men built houses along Simcoe Street commencing at the Johnson Street corner. Two of these buildings remain and both are designated under Part IV of the Ontario Heritage Act. Mr. Phillips Sr. reincorporated the lot owned by Fagan, now known as 229 Simcoe Street, into the estate property in 1956.

Parts of the property, particularly on lots 73 and 74, were severed throughout the nineteenth century. These lots were gradually reabsorbed into the larger property until the entire property comprising lots 73, 74, 95 and 96 was finally reassembled under the ownership of Mary and George Ketchum.

The Ketchums, who were from Buffalo, owned the property from 1876 until 1879. Their purchase of the estate coincided with the beginning of a period of prosperity based on tourism fostered mainly by American summer visitors and residents. It is most probable that the core of the house was built by the Ketchums as indicated by the steady increase in tax assessments between 1876 and 1878 when the house was finished. Records indicate that the Ketchums were unable to pay John Ellison, their contractor, and sold the property to Henry Seton Strathy in order to settle their debts.

There were two owners between 1879 and 1887 when the estate was sold to Watts Sherman Lansing who owned the property until 1894.

Mr. Lansing had spent summers in Niagara since c.1874 when his father, General Henry Lansing, purchased Randwood on John Street. Intending to live permanently in the Town, Watts Lansing sold the property at 228 Queen Street to Andrew Findlay of Kansas City in order to build another grand house on his 4 acre block across Mississagua Street.

The Findlay family owned the estate for 10 years until 1904. Mr. Findlay died in 1899 and Mrs. Findlay, apparently in need of cash after her husband's death, sold off parts of lot 73, 74, 95 and 96 to various people including Alice Garret, wife of Henry A. Garret, who lived in the little house at 229 Simcoe Street. Mrs. Findlay's daughter purchased the house when her mother died in 1902. She in turn sold the land and building to Edwin and Flora Thomas

The Thomas brought a period of stability to the estate. They owned the property for 16 years (1904-1920) and, as a local newspaper article indicates, they had plans for remodelling both the inside and outside of the house. It is possible that many of the neo-Classical Revival and neo-Greek Revival details found on and in the house today can be attributed to them.

Mr. Thomas owned and operated a successful bicycle manufacturing business in Buffalo. In the early 1900's he turned his interest to the manufacture of automobiles. His 1908 Thomas Flyer won the New York to Paris Race. Society pages of the era recorded the annual comings and goings of the family including their arrivals in June and departures in October, the engagement of their daughter and the docking of their yacht, the Butterfly, at Rousseau's wharf in July 1908.

In 1920, the Thomas' daughter, [REDACTED], bought the estate. She and her husband named it Peace Acres and made some improvements to the property. [REDACTED] died suddenly in 1925 and the property was sold to [REDACTED] of Tonawanda who owned the estate for 30 years until it was sold to [REDACTED] of Buffalo.

The [REDACTED] family owned the property for 47 years until 2002 and during that time were careful stewards of the estate, meticulously attending to both the grounds and the house. Since acquiring the estate in 2002, the new owner has developed a small subdivision on the property facing Simcoe and Johnson Street. The house has been retained on a generous lot of approximately 1.5 acres in keeping with its size, elegance and historical setting as one of the important summer homes built by prominent Americans at the turn of the 20th century.

Architectural Description

The Lansing-Thomas-Phillips House is essentially a two storey, hip roofed, 3 bay building of symmetrical design with a stucco finish, an elaborate centre entrance, a curious Palladian window above and two open loggias supported by Doric columns. Stylistically, the structure is neo-Classical Revival with a strong neo-Greek Revival influence that gives it a distinctly turn of the 20th century appearance.

The structure appears to be wood frame and the external stucco finish, which is smooth and without imitation ashlar jointing, may have replaced an earlier roughcast finish.

It appears that later owners made over and expanded the house beyond recognition in the early twentieth century. The original building may have been the T-shaped structure. It is this area, including the full basement in the wing and part basement and partially excavated crawlspace that is reputed to have been owned and built by Mary and George Ketchum who acquired the property in 1876.

The late 19th and early 20th century owners, including the Lansings, Findlays and the Thomas, who were all Americans, appear to have imported all kinds of historic, and probably authentic, period detail from other historic buildings to incorporate into their new summer home. The entrance doorcase may be one instance. The nine-panelled door reflects the design of the reveals, but the doorcase seems to be forced into an opening made for another traditional composition. Even more remarkable is the curious Palladian window above the entrance with its centre light with a six pane sash with very fine muntins in a Greek Revival proportion surmounted by an odd multi-paned parabolic upper sash with square muntins which more probably dates from c.1895-1905 and is Queen Anne Revival in style. The other example is the entrance from the west loggia which has a highly ornamental doorcase with fanlight, fan-patterned transom shelf and fluted Roman Doric colonettes to the side. It most probably occupied or was intended for a recessed opening at one time or it could have been made for use elsewhere. The pedimented exterior trim, which appears to be a later improvement, attempts to unify this conglomerate of architectural features.

The grand entrance opens into generously proportioned centre hall with staircase flanked by reception rooms on both sides. The one to the east (left) is a smaller room which serves as an intimate panelled library with back-to-back fireplaces. The room on the west runs the full depth of the house and has a beamed ceiling, two graceful arches and two fireplaces including a massive fireplace with built in seating on both sides. The set of French doors under the arch at the front end of the room lead to the west loggia while the front doors lead to the paved terrace that extends across the front of the house.

The room situated behind the library on the east side of the house is also a large room and was most likely used for parties and dances. It is almost entirely glazed with alcoves set off by columns on pedestals and a polished hardwood floor. The fireplace in this room is in the highly ornamented neo-Classical Revival style with strangely proportion colonettes and a centre plaque depicting a classically inspired urn.

The wing tails off into a series of domestic offices and a modern kitchen and family room area with a servants' back stair leading to a passage with small bedrooms above. The second floor of the main house contains a set of generously sized bedrooms with large bathrooms containing some beautiful early twentieth century tile work and early fixtures. The bedrooms in this area all have fireplaces with mantels and surrounds of simple neo-Classical Revival design.

Generally, the detail of the house is elaborate and varied with many mantelpieces of different designs, colonetted and pilastered with moulded surrounds and all of neo-Classical inspiration. The trim is of variable design also. There are even interpretations of a Greek Revival symmetrical pilaster trim with corner blocks. All doors are 4-panel, recessed moulded on both sides with conventional but traditional construction with through tenons.

This building, with its stylistic multiplicity, epitomizes the American summer residence of the type constructed in Niagara-on-the-Lake during the resort era at the end of the 19th century and the beginning of the 20th century when prosperous families came to Town complete with adults and children and a small contingent of domestic staff and stayed for the entire summer. The house was never intended to be a year round residence, though there might be the occasional holiday excursions at Christmas, New Years or Easter.

Landscape

An important and integral feature of the property is the spacious setting with its mature trees, some of considerable historical significance, and the picturesque greenhouse.

The greenhouse, which is a separate building with an attached glass house, is an attractive addition to the setting. It has a notable bracketed entrance and an expansive glass house of Victorian/Edwardian design and proportions. A round stone well with fanciful wrought iron decoration stands in front of this structure.

The addendum to the Arborist's report, prepared in 2003, makes particular note of a number of significant and, in some cases, rare specimen trees including White Ash, Red Elm, Turkish Filbert, Red Oak and European Beech. In summary, the report states that, "the site contains several notable trees, which in the opinion of the Arborist are worthwhile saving/protecting. The historical significance of some of the larger specimens suggests that great attempts should be made to preserve them, and any development plans should include this fact and specifications for their protection."

page 5 – Schedule "B"

The existing iron fence, while it is not particularly old or decorative, is appropriate to the style of the house and the design of the grounds. It permits both the pedestrian and the motorist to catch glimpses of the house through the trees, hedges and vines and adds to the picturesque nature of the property.

In general, the house and grounds are excellent examples of neo- Classical Revival architecture and the Picturesque ideas of landscape design that characterized country estates and summer homes in Canada and the United States in the late nineteenth century and the early twentieth century.

Designation

This designation applies to the lands, and more particularly to the formal Picturesque landscape, including some of the more significant specimen trees and the greenhouse and well; the entire exterior of the dwelling including the entrance door and Palladian window and the interior trim and fireplaces but excluding the trim, panelling and fireplace in the library, the main interior staircase and the large fireplace in the "billiard room" to the right of the entrance hall.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Office of the Town Clerk
TELEPHONE (905) 468-3266
FACSIMILE (905) 468-2959

The Town of Niagara-On-The-Lake

1593 CREEK ROAD
P.O. BOX 100
VIRGIL, ONTARIO
LOS ITO

February 9, 1999

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario, M5C 1J3

REGISTERED MAIL

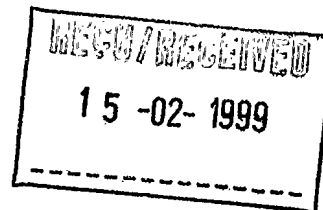
**RE: 157 QUEEN STREET
NOTICE OF PASSING OF BY-LAW NO. 3318-99
ONTARIO HERITAGE ACT, PART IV**

Pursuant to the provisions of Section 29 (6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, please find enclosed a copy of By-law No. 3318-99, being a by-law to designate 157 Queen Street under Part IV of the Act.

Yours truly,

Robert G. Howse
Town Clerk

RO1: 157 Queen Street



THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 3318-99

(157 Queen Street)
(Roll No. 26-27-010-004-044)

A BY-LAW to designate the property known municipally as the Rogers-Blake-Harrison House, 157 Queen Street, in the Town of Niagara-on-the-Lake, in the Province of Ontario, as being of architectural and historical value and interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Rogers-Blake-Harrison House at 157 Queen Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and


WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property known as the Rogers-Blake-Harrison House at 157 Queen Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owners 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 a newspaper having general circulation in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 8TH DAY OF FEBRUARY, 1999.


LORD MAYOR ART T. VIOLA


TOWN CLERK R. G. HOWSE

SCHEDULE 'A'

DESCRIPTION:

Rogers-Blake-Harrison House
157 Queen Street, Niagara-on-the-Lake

Part of Lot 52, as shown on the Niven Plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, formerly Town of Niagara, County of Lincoln, now Town of Niagara-on-the-Lake, Regional Municipality of Niagara, more particularly described as follows:

COMMENCING at the intersection of the westerly boundary of Gate Street with the northerly boundary of Queen Street;

THENCE North 34 degrees and 44 minutes East in the westerly boundary of Gate Street, 75.6 feet;

THENCE North 55 degrees and 28 minutes West, 105.6 feet to a point in the line between Lots 52 and 51;

THENCE South 34 degrees and 44 minutes West in the said last mentioned boundary, 75.6 feet to a point in the northerly boundary of Queen Street;

THENCE South 55 degrees and 28 minutes East in the said last mentioned boundary, 105.6 feet more or less to the place of beginning.

TOGETHER WITH the right and privilege of the owner or owners for the time being of the herein land to enter upon, from time to time, the following part of Lot 51 according to said Plan No. 86, namely:

COMMENCING at a point in the northerly limit of Queen Street where the boundary between Lots 51 and 52 meets the said limit of Queen Street and being the most southerly angle of said Lot 51;

THENCE North 34 degrees and 44 minutes East in the boundary between Lots 51 and 52, 55 feet;

THENCE North 55 degrees and 28 minutes West, 8 feet;

THENCE South 34 degrees and 44 minutes West 55 feet to the northerly limit of Queen Street aforesaid;

THENCE South 55 degrees and 28 minutes East in the last mentioned limit 8 feet to the point of commencement for the purposes of repairing, maintaining and improving the existing dwelling house erected on the herein lands until the said dwelling house is removed or destroyed by fire or otherwise.

Being the land previously described in Instrument No. 693380 (1995).

SCHEDULE 'B'

REASONS FOR DESIGNATION:

Rogers-Blake-Harrison House
157 Queen Street, Niagara-on-the-Lake

The Rogers-Blake-Harrison House at the north-west corner of Queen and Gate Streets is recommended for designation for architectural and historical reasons. Erected in 1817 by James Rogers to replace an early house burned in 1813, this neo-Classical style building is one of Niagara's finer post-War of 1812 residences. Until 1995 it was the home of the [REDACTED] and their descendants [REDACTED], prominent members of the community.

According to family history this land was settled and a house was built c.1790 by the A. C. Smith family from Scotland. James and Mary Rogers arrived in Upper Canada from Ireland in 1806 and purchased the ½ acre lot and nearby property. As the early residence was being burned by the retreating Americans in December 1813, Mary is said to have saved the parlour/living room mantelpiece which was then built into the new structure. James Rogers completed his large house in 1817, at times operating a hotel and the Niagara Coffee House in it, as well as a shaving and hairdressing business in the bar room. Their son Alexander's widow Agnes continued to operate the hotel and undertook renovations c.1823 after receiving compensation for war losses. At different periods during the 1820s the coffee house was run by Charles Koune, L. Carroll and Robert Gray.

The Rogers family received the Crown patent for Lot 52 in 1830 and five years later John Rogers obtained title to the property. The oldest son of Agnes and Alexander, John was a prosperous merchant who served as Town Clerk (1856-1880), a member of the Niagara Fire Company and the St. Andrews Church treasurer for 46 years. In 1833 Rogers and his brother-in-law John Blake built a three storey building on the east side of the lot, adjacent to the Rogers family home, to accommodate their large forwarding business. This building, which apparently replaced a store built in 1819, was the largest of its kind in Niagara for several decades and was eventually torn down c.1905.

Blake's widow, Mary Ann Rogers, moved back into her family home in 1835. Her son John A. Blake owned several local businesses including the Niagara Oak Leather Tannery in the Dock area and in the 1860s he travelled extensively in the American west with the United States Indian affairs department. At the turn of the century a court order left Herbert R. Blake in possession of the lot which later passed to his sisters Annie M., Gertrude L. and Mary Ada Blake Davidson who, in 1904, disposed of the parcel now known as 177 Gate Street. Annie organized the St. Andrews Church youth group and was married to William H. Harrison, founder of a local hardware and building supply company, who served on Town Council for twenty years, including eight years as Lord Mayor.

In the 1950s the property was divided among their sons [REDACTED]. Later the 185 Gate Street parcel was severed [REDACTED] became the sole owners of the existing 157 Queen Street property. It passed to their son [REDACTED] who in 1995 sold it to the current owners, [REDACTED].

This two storey dwelling sits on the west side of the lot and, at the front, encroaches on Town property. While exhibiting a considerable complement of early detail, it has evolved from the original and demonstrates earlier and later changes of varying impact. In 1995 the house was extensively renovated and a rear, one storey addition was constructed.

The present house has an unusual front of six bays, the even number of openings resulting in an off-centre entrance. The original house was likely the two storey main block 45' long by 24' deep, with a lean-to kitchen wing off the east end removed c.1835 and replaced with the two storey rear addition.

The main section has a medium gable roof (replaced in 1995) with a shed roof over the c.1835 addition, two side brick chimneys with single stacks (reconstructed in 1998) and wide sloped eaves and plain boxed verges which likely replaced the original eaves returns and built-in-cornice gutter detail. The exterior finish is now smooth stucco (1995). Vestiges of 3/4 bead corner boards also survive and a wood starter board is still in place. The ten front windows have all been resashed, the originals had a 12/12 pattern of 8" x 10" glass; the 12/12 sash with very fine muntins and quite narrow meeting rails survive in the three first floor windows at the rear of the building. The entrance doorcase appears to be intact but window architraves are relatively simple with beaded interior edges to some, plain in others. Notable exterior detail includes the main entrance including the shaped transom with multiple lights, sidelights and six panel entrance door. The structure is basically a heavy timber frame of the barn type, long timbers hewn, the rest straight sawn, with heavy intermediate studding. Floors have primary supporting members dividing the structure into joist panels. The roof is a plain rafter system. Wall framing is braced from main posts as viewed at the rear, presumably this also occurs at corners.

The interior detail is representative of the finer houses of the Town, the Rogers having been one of the earliest families to live there, including a fine staircase, trim of delicate profile and four elaborate mantelpieces, including one of almost Baroque Germanic convolution and one fireplace with alcoves arched at the top beside it. The main floor fireplace mantels include one with symmetrical pilaster trim and the other with arched alcoves and delicate cove and bead backmould to the trim. The original window and door trim is finished with ovolo/bead/fillet and 3/4 corner bead trim in the downstairs rooms and fillet/cove/ovolo/bead/fillet trim in the upper rooms. Baseboard on the main floor features an fillet/bead/cove/fillet/ovolo design.

The first floor arrangement includes four main rooms on first floor, the dining room, parlour/living room, kitchen and family room, along with the front hall/stairs/bathroom and rear hall/laundry room/pantry. The entrance hall is almost intact except for revisions to the trim of the parlour/living room doorway and a new partition and rehangng of the old back doors at the end of the hall to accommodate the new washroom. The dining room is perhaps the most original with its beautifully trimmed alcove to accommodate a sideboard, but an entrance was cut to the kitchen through the west cupboard opening.

In 1995 the second floor was altered to create four bedrooms, all with bathrooms, and one lounge, along with the hall/stairs. The south-west/Rogers bedroom has a fireplace and an early if not original closet alongside the chimney breast. The north-east/Harrison suite has an old closet with peg rails and closely spaced turned wooden clothes pegs within, possibly part of the c.1835 alterations.

Significant interior detail includes the following:

first floor - dining room, parlour/living room, family room, kitchen, front hall/stairs, rear hall/pantry/laundry, including features such as horsehair plaster ceilings and walls, pine floors, pine baseboards, doors and windows including trim, carpenter iron box locks, ironwork and door hardware; parlour/living room fireplace, door with trim; dining room fireplace, alcove with trim, door with trim, pine floor; six panel bathroom door; six panel kitchen/hall door; three 12/12 windows at the north wall; family room/back hall door with hardware/thumb latch

second floor - Blake bedroom mantel, door with trim and hardware (box lock); Rogers bedroom mantel/fireplace; Harrison suite floors, doors.

This designation applies to the lands and more particularly the entire exterior facade and structure of the house and the significant interior detail as noted above. All bathrooms and the 1995 addition and alterations to the main section of the house such as the new stucco, roof, windows, openings and partitions are excluded from the designation.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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REGISTERED MAIL
AUG 07 2003

Department of Planning
& Development Services
TELEPHONE 905-468-3266
FACSIMILE 905-468-0301

The Town of Niagara-On-The-Lake

1593 CREEK ROAD
P.O. Box 100
VIRGIL, ONTARIO
LOS 1T0

August 6, 2003

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

REGISTERED MAIL

**RE: 165 Queen Street, 507 Butler Street and 235 Simcoe Street
Notice of Passing of By-law Nos. 3722-03, 3723-03, 3724-03
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6)(a)(ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed copies of:

By-law No. 3722-03, being a by-law to designate 165 Queen Street
By-law No. 3723-03, being a by-law to designate 507 Butler Street
By-law No. 3724-03, being a by-law to designate 235 Simcoe Street

Sincerely yours

Holly Dowd
Clerk

Enc.

REGISTERED MAIL
AUG 07 2003

✓ 1/20/03
RR

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 3722-03
(Roll No. 26-27-010-004-043)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE MCDUGAL-HARRISON HOUSE, 165 QUEEN STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the McDougal-Harrison House at 165 Queen Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

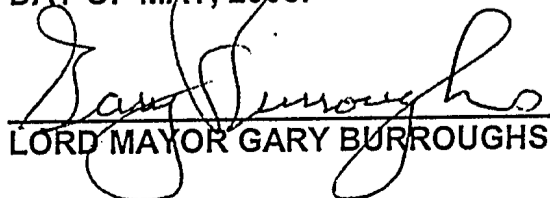
AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the McDougal-Harrison House at 165 Queen Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners 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 a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 12th
DAY OF MAY, 2003.


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

4

**SCHEDULE A
BY-LAW 3722-03
165 QUEEN STREET DESIGNATION BY-LAW**

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, (formerly in the Town of Niagara, in the County of Lincoln) and Province of Ontario, and being composed of part of Lots 51 and 46 as shown on the Niven Plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, more particularly described as follows:

COMMENCING at a point in the Northerly boundary of Queen Street distant therein North 55 degrees and 28 minutes west, 105.6 feet from the Westerly boundary of Gate Street which said point is the most Southerly angle of Lot 51;

THENCE North 55 degrees and 28 minutes West in the Northerly boundary of Queen Street, 72.12 feet;

THENCE North 34 degrees and 51 minutes East, 214.78 feet;

THENCE South 53 degrees and 55 minutes East, 71.2 feet to a point in the line between Lots 45 and 46;

THENCE South 34 degrees and 44 minutes West in the line between Lots 46 and 45 and in the line between Lots 51 and 52, 212.9 feet more or less to the place of beginning.

SUBJECT to the right and privilege of the owner or owners for the time being of that part of adjoining Lot 52 according to Plan No. 86 having a frontage of 105.6 feet on Queen Street by a depth of 75.6 feet to enter upon from time to time the following part of Lot 51 herein conveyed, namely:

COMMENCING at a point in the northerly limit of Queen Street where the boundary between Lots 51 and 52 meets the said limit of Queen Street and being the most southerly angle of said Lot 51;

THENCE North 34 degrees and 44 minutes East in the boundary between Lots 51 and 52, 55 feet;

THENCE North 55 degrees and 28 minutes West, 8 feet;

THENCE South 34 degrees and 44 minutes West 55 feet to the northerly limit of Queen Street aforesaid;

THENCE South 55 degrees and 28 minutes East in the last mentioned limit 8 feet to the point of commencement for the purpose of repairing, maintaining and improving the existing dwelling house erected on the said adjoining part of Lot 52 until the said dwelling house is removed or destroyed by fire or otherwise.

PIN 46397-0073 (R)

SCHEDULE 'B'

REASONS FOR DESIGNATION

The McDougal-Harrison House, c.1820 – Part Lot 51, Plan 86 165 Queen Street, Niagara-on-the-Lake

The McDougal-Harrison House is recommended for designation for both architectural and historical reasons.

It is historically significant for its association with such prominent citizens of Niagara as Martin McClellan, who was killed at the Battle of Fort George in 1813; Elizabeth Clench, who was the granddaughter of Sir William Johnson and Molly Brant; Ralfe Clench, who served with both the King's Regiment and Butler's Rangers in the Revolutionary War and was a member of the House of Assembly and Justice of the Peace; Daniel McDougal, who was wounded at Lundy's Lane and was a prominent merchant, public servant and founding member of the St. Vincent de Paul congregation; and William H. Harrison, who was also a prominent merchant and served 3 terms as Mayor of Niagara.

Architecturally the house is a fine example of a Regency town house with its handsome brick arcades, elaborate entrance, stepped gables and fine brickwork. The interior retains its original layout and most of the original trim and details. This unique example of early 19th century urban townhouse architecture forms part of the remarkable streetscape at the west end of Queen Street that includes the Rogers-Blake-Harrison House, the Crysler-Burroughs House, the Cottage Hospital and the Richardson-Kiely House.

Site

The house occupies a 2/5 acre lot on the north side of Queen Street between Simcoe and Gate Streets. The house sits close to the street on the west side of the lot. An iron gate and fence on the east side of the building lead to a driveway and a well screened driveway and rear yard.

Historical Background

The house stands part of a 1/2 acre lot granted by the Crown to Martin McClellan, son of Butler's Ranger William McClellan, in 1798. McClellan was killed at the Battle of Fort George in 1813 along with 3 other soldiers who were attempting to spike the guns under cover of fog.

McClellan sold his lot to Elizabeth Clench, granddaughter of Sir William Johnson and Molly Brant and wife of Niagara Town Clerk Ralfe Clench in 1811. Ralfe Clench served as a volunteer with the King's Regiment and was a lieutenant in Butler's Rangers during the Revolutionary War. Clench was active in the community, serving multiple terms in the House of Assembly. He was also Clerk of the Peace, Registrar of the Surrogate court and a charter member of the

Masonic Lodge. He continued to serve in the Lincoln Militia and was taken prisoner when the American army when seized the Town in 1813.

The Clenches sold the lot in two pieces in 1820. Adam Crysler purchased the portion on which the building at 165 Queen Street stands and is traditionally considered to be the builder of the house. Crysler was the second son of John Crysler and Elizabeth Morden. He was a Niagara merchant and operated a general store, first in partnership with his older brother, then by himself and finally in partnership with William Daly, his brother-in-law. He died of consumption at the age of 29.

Although Crysler's wife Ellen left Niagara-on-the-Lake in the 1830's, the family continued to own the house until 1849 when Adam's son, Charles Morden Crysler, sold 165 Queen Street to Daniel McDougal.

Daniel McDougal was born near Inverness Scotland, c.1782 and came to Upper Canada in 1786 with his parents, who settled in Glengarry. He was highly respected for his military and civic service as well as for his leadership in St. Vincent de Paul Church. He lived in the house with his wife and several of his adult children until his death in 1866.

During the War of 1812-14, McDougal served with the Glengarry Light Infantry and the Incorporated Militia at Ogdensburg, Fort George and Lundy's Lane. He was severely wounded at Lundy's Lane and made a remarkable recovery despite the fact that he was not expected regain his health or to be able to work. He continued his involvement in the military as Colonel of the First Lincoln Militia until 1856 and he was involved in the plans for the construction of the second Brock memorial.

After the war, McDougal became a merchant and, in the 1830's he was appointed Commissioner of Customs. In the 1850's he became the Treasurer of the District of Niagara. He was also an influential member of St. Vincent de Paul Church chairing the 1831 meeting that promoted the building of the church and serving as Treasurer and as member of the Committee of Management. His daughter, Helen Newton, donated the St. Joseph's altar in the church and served as the choir director for many years.

Daniel McDougal bequeathed the house to his wife and then to his children and his two grandsons. The McDougal family continued to own, but not always occupy the house. Helen Newton finally assumed ownership of the house in 1872. She rented the house until 1883 to Mrs. Pringle and then to John Alexander Blake, the owner of the adjacent property at 157 Queen Street. Her sons inherited the property in 1915.

The Newtons sold the property to William H. Harrison in 1921. Harrison was a prominent Niagara businessman and local politician who served as mayor in 1915, 1924 and 1925. He owned and built what is now Kennedy's on Queen Street and opened a number of businesses on that street including those that sold flour and feed, fruit baskets and implements, lumber, furniture and bedding. Harrison also rented out the ground floor of his building to various businesses.

The house passed down through various members of the [REDACTED] family until it was bequeathed [REDACTED] in 1975. [REDACTED] granted the house to her daughter, who continues to be the current owner.

Architectural Description

There is substantial evidence for the fact that Adam Crysler constructed the house in 1820. The price paid by Crysler was fair value for vacant land on Queen Street in 1820. In 1818, John Goldie, a visitor to the Town, claimed that the only building worthy of notice was the old court house and jail which had the arcaded details found in this house. The Cameron-Farren House on King Street, which also has an arcaded façade, has a date c.1817 and it is possible that the builder of the court house may have been contracted to construct these two private residences. There is also some 1820's interior trim at 165 Queen Street.

Early plans of the town tend to support the traditional building date. Gray's 1810 plan indicates that there is no building at this location and this precludes a repair or reconstruction of a pre 1813 building. The 1819 Wilson plan shows only a small structure on lot 52 near the lot line of 51 while Shaw's 1821 plan shows a building closer to the street line on lot 51.

The building is a two storey red brick town house with a side hall plan and a gable roof. There is a two storey brick addition at the rear added relatively early in the history of the house (c.1830-40), with a clapboard extension. The building sits quite close to the sidewalk, a common characteristic of the older homes in the Old Town, and is distinguished by a number of distinctive features including the handsome double brick arcades and the crow step gables at the roof ends. Arcades such as these are a characteristic of Regency buildings such as row or town houses. There are a number of arcaded brick buildings in the Old Town including the Cameron-Farren House on King Street, the Stewart McLeod House on Prideaux Street, and portions of the Liquor Store on Queen Street.

The brickwork is laid in a common bond configuration with fine mortar joints and is generally in excellent condition. Two brick end chimneys rise directly from the crow step gables. The configuration of the building leaves the impression that it may have been intended to be one of a row of similar houses that were never built.

The entrance consists of 6 panel door with a semi elliptical transom and side lights set into the arch of the ground floor arcade and surmounted by brick voussoirs. The sidelights are separated from the door by elegant fluted pilasters with finely moulded caps. The transom is perhaps the most ornamental and complex in Niagara-on-the-Lake and is filled with an intricate curved lozenge pattern of metal came and ornamental lead rosettes. The sidelights are also decorated with intricate metalwork. It is amazing that an entrance of such decorative complexity has survived.

The original windows on the front façade are 12 over 12 with flat brick arches constructed of upright voussoirs.

The interior plan of the house retains the original compact layout of a side entrance hall with staircase and best parlour. Originally there was a double room across the back comprising a dining room on the west side and an adjoining kitchen on the east side. The intervening partition between the dining room and kitchen was removed at some point. The layout of the second floor is similar to that of the ground floor with three bedrooms and a fourth room above the front door, which appears to be a later enclosure.

The entrance hall contains the original staircase of delicate Regency or Neo-Classical design. The stair is constructed of walnut with straight balusters. On the landing there is an attenuated columnar newel with square base and cap with bun finial similar to the one on the staircase at the Davis-Prest-Croy House. The newel at the bottom of the stairs ends in an elegant scroll with a decorative central ivory button said to be an indication that the mortgage had been paid. The careful and accomplished curved ramping of the rail is noteworthy.

The front parlour contains the original fireplace with an extremely ornate mantelpiece similar to the one in the Rogers-Blake-Harrison House next door. It is an elaborate design, intact and unaltered, with hourglass shaped colonettes, elaborate scroll work and a large central patera. Peter John Stokes has noted that this design has a curious Germanic or Baroque feeling and that prototypes are found in southern New York State. On either side of the fireplace are arched alcoves with fluted pilasters and prominent and decorative wooden keystones.

The trim in the hall and best parlour is symmetrical, elaborate and finely scaled with strangely plain corner blocks. The ceiling cornice in the parlour, comprising a series of ovolo profiles, is believed to be early. The trim in the rest of the building is finely scaled and mitred with back moulds and small scale intermediate or quirk mould.

The east side parlour contains a fireplace of simple design with fine mouldings and simple applied pilasters. It was originally a cooking fireplace and still contains a crane. To the left of the fireplace is a built in cupboard with 4 doors. The upper portion of the cupboard is stepped back slightly creating a narrow shelf.

The second floor retains its original configuration of three bedrooms. The front, or best bedroom, may also have been used as a diningroom or reception room. The fireplaces and mantels, doors, doorcases and window trim are all original.

Designation

This designation applies to the lands and more particularly to the entire exterior façade and structure of the house excluding the rear ell and to interior features including all of the original mantelpieces and fireplaces, the alcoves and trim in the front or best parlour, and the staircase.

✓
RC
12/10/03

2

SCHEDULE A
BY-LAW 3722-03
165 QUEEN STREET DESIGNATION BY-LAW

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, (formerly in the Town of Niagara, in the County of Lincoln) and Province of Ontario, and being composed of part of Lots 51 and 46 as shown on the Niven Plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, more particularly described as follows:

COMMENCING at a point in the Northerly boundary of Queen Street distant therein North 55 degrees and 28 minutes west, 105.6 feet from the Westerly boundary of Gate Street which said point is the most Southerly angle of Lot 51;

THENCE North 55 degrees and 28 minutes West in the Northerly boundary of Queen Street, 72.12 feet;

THENCE North 34 degrees and 51 minutes East, 214.78 feet;

THENCE South 53 degrees and 55 minutes East, 71.2 feet to a point in the line between Lots 45 and 46;

THENCE South 34 degrees and 44 minutes West in the line between Lots 46 and 45 and in the line between Lots 51 and 52, 212.9 feet more or less to the place of beginning.

SUBJECT to the right and privilege of the owner or owners for the time being of that part of adjoining Lot 52 according to Plan No. 86 having a frontage of 105.6 feet on Queen Street by a depth of 75.6 feet to enter upon from time to time the following part of Lot 51 herein conveyed, namely:

COMMENCING at a point in the northerly limit of Queen Street where the boundary between Lots 51 and 52 meets the said limit of Queen Street and being the most southerly angle of said Lot 51;

THENCE North 34 degrees and 44 minutes East in the boundary between Lots 51 and 52, 55 feet;

THENCE North 55 degrees and 28 minutes West, 8 feet;

THENCE South 34 degrees and 44 minutes West 55 feet to the northerly limit of Queen Street aforesaid;

THENCE South 55 degrees and 28 minutes East in the last mentioned limit 8 feet to the point of commencement for the purpose of repairing, maintaining and improving the existing dwelling house erected on the said adjoining part of Lot 52 until the said dwelling house is removed or destroyed by fire or otherwise.

PIN 46397-0073 (R)



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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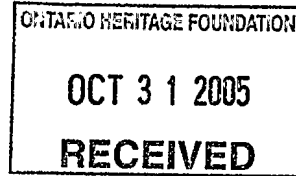
Department of Planning
& Development Services
TELEPHONE 905-468-3266
FACSIMILE 905-468-0301

The Town of Niagara-On-The-Lake

1593 FOUR MILE CREEK ROAD
P.O. Box 100
VIRGIL, ONTARIO
LOS 1T0

October 28, 2005

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



REGISTERED MAIL

**RE: 175 Queen Street, The Cottage Hospital
Notice of Passing of By-law No.3969-05
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No.3969-05, being a by-law to designate 175 Queen Street.

Sincerely yours

Holly Dowd
Town Clerk

Enc.

✓ 11/15/05
RA

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 3969-05

(175 Queen Street, Roll No.26 27 010 004 042 00)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE COTTAGE HOSPITAL, 175 QUEEN
STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN
THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL
HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Cottage Hospital at 175 Queen Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

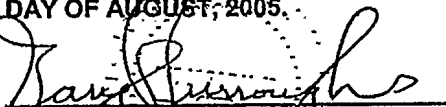
AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Cottage Hospital at 175 Queen Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners 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 a newspaper having general circulation.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 22ND
DAY OF AUGUST, 2005.**


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

SCHEDULE "A"

DESIGNATION BY-LAW 175 QUEEN STREET

Part Lot 50-51, TP Plan 86, Niagara as in RO151525; Niagara-on-the-Lake
PIN 46397-0074 (LT)

SCHEDULE 'B'

REASONS FOR DESIGNATION

**The Cottage Hospital, c.1820
Nurses' Residence, c.1920
Part Lot 50 & 51, Niagara-on-the-Lake**

The Cottage Hospital property is recommended for designation for its cultural heritage value and interest.

The building known as the Cottage Hospital represents an important part of the history of Niagara-on-the-Lake. It was the home and office of the Town's early physicians and was the first hospital in the Town. Many of the Town's citizens who still live in the area were born within the hospital's walls.

It is also significant for its association with such prominent citizens of Niagara as Martin McClellan, a Captain in the First Lincoln Militia who was killed at the Battle of Fort George; Tenny Peabody, watchmaker; Henry Paffard, Mayor and pharmacist; Dr. Hedley Anderson, respected physician and Brigadier-General Charles M. Nelles who had a distinguished career in the Canadian military, served as mayor of the Town and, in the early 1920's, spearheaded the drive to convert Dr. Anderson's house into a much needed hospital for the town.

Architecturally the Cottage Hospital building represents an early Neo-Classical building in the Town of Niagara-on-the-Lake. It sits on its original spacious lot on the north side of Queen Street and forms, along with the adjacent designated properties to the east and west, a remarkable streetscape that has remained largely unaltered since the 1820's when the houses on this block were constructed.

The building known as the Nurses' Residence, which is situated at the rear of the property and is designed in the Arts and Crafts style, was constructed at the time that the property was converted into Niagara's local hospital. It is integral to the interpretation and character of the site at the time that the property became Niagara's first hospital.

Site

The buildings occupy a rectangular 3/6 acre lot on the north side of Queen Street between Simcoe and Gate Streets.

Historical Background

The Cottage Hospital and Nurses' Residence stand on a portion of the land originally owned by George Campbell and Martin McClellan, a captain in the First Lincoln Militia who was killed at the Battle of Fort George in 1813. McClellan sold his land to Raife and Elizabeth Clench in 1811 while George Campbell sold his land to Joseph B. Clench in 1818. Tenny Peabody, a watchmaker, who purchased portions of both lots, assembled the lot on which the Cottage Hospital now stands in 1819-20. Peabody paid fair market price for the land and sold it for a good profit in 1825, when he left town, indicating that he probably constructed a building on the lot in the early 1820's.

The property changed hands a number of times between 1829 and 1845, during which time it also functioned as a store. Thomas McCormick, who purchased the property in 1832 and lived in it until shortly before his death in 1867, was the first long term owner and occupant of the site. He was married to Augusta Jarvis, daughter of William Jarvis and was a warden St. Mark's church and a collector of customs. He sold to Pedro Alma, a lawyer who in turn sold to William Tremaine, a civil engineer, and his wife Frances. They rented the house to Dr. Robert M. Wilson who opened a doctor's office in the house in 1869.

The Tremaines sold the house to Henry Paffard in 1872. Paffard was mayor of Niagara for over 20 years and ran the local drugstore, which is still standing and is now a museum owned by the Ontario Heritage Foundation and operated by the Ontario College of Pharmacy.

Paffard sold the property to Dr. Wilson in 1873. The doctor made some improvements to the building and sold it to John M. Clement in 1875. The property remained in the hands of the Clement family until 1889 when it was purchased by Dr. Hedley Leeming Anderson, a much loved and respected local physician, who lived and practised in the house until his retirement c.1919.

At the time of his retirement, Dr. Anderson sold the property to James Marshall, a native of Tennessee who in turn sold it to Brigadier-General Charles M. Nelles, who led the drive to convert the building to a hospital at the cost of \$13,000.00 and served as president of the Board of Governors for 12 years. The Nurse's Residence was also constructed at that time.

Brigadier-General Nelles was an important member of the community who had an illustrious military career. He served in South Africa in 1896 as adjutant of the First Canadian Mounted Rifles in the Boer War and commanded a regiment in Saint John, New Brunswick from 1906 to 1912.

During the First World War he commanded the Royal Canadian Dragoons and served with them in the field until 1917 when he was made officer commanding the cavalry depot at Shorncliffe Barracks, England. He returned to Toronto, reorganized the Dragoons Regiment and retired to his home in Niagara in 1920, later serving as mayor.

The hospital served the community until 1951 when the new hospital opened on Wellington Street. Many of the people born in the Cottage Hospital still live and work in the community.

Architectural Description

The Cottage Hospital is a substantial two storey 5 bay symmetrically arranged building of Neo-Classical design and proportions with a gable roof and internal end chimneys. It is of post and beam construction with a stone foundation. The interior contains some early doors and trim, the remains of a walnut handrail on a staircase and some wide pine floors.

The building sits close to the street, as do its neighbours to the west and east. An early photograph, probably taken in the 1890's, indicates that it formed, along with the Chrysler-Burroughs, McDougal-Harrison and Rogers-Blake-Harrison house, a remarkable and rhythmic streetscape of well spaced buildings on spacious lots that has remained largely unchanged.

The building was probably originally clad in clapboard or roughcast stucco which is now covered with a wide siding material. The large windows on the façade are divided into 6 over 6 panes and, if not original, were there in the second half of the 19th century.

A one storey enclosed porch with a mansard style roof and bay window to the west were probably added by Dr. Anderson in order to accommodate his combined home and surgery. They can be seen in an early photograph taken c.1902. At that time a wire and wood fence enclosed the property and the windows had shutters. The building also had a two storey addition to the rear which is shown in early photographs. The addition is lower and narrower than the main Cottage Hospital building which faces Queen Street. A carriage house is located to the rear in the area of the existing garage.

Page 3 – Schedule “B”

A photograph of the Cottage Hospital taken in 1925 indicates that a second storey was added to the existing enclosed porch, which still exists today, and that the shutters had been removed. The wire fence, with its simple wooden posts and entrance gate, remained.

Early photographs of the Nurse's Residence indicate a 1 ½ storey stucco building designed in the Arts and Crafts style with a brick foundation, hipped dormer and enclosed entrance surmounted by a hipped roof. This building, which is substantially unchanged, may have been designed by the St. Catharines architects Arthur Nicholson and Robert Macbeth who designed many of the houses in that city including several in the Yates Street Heritage Conservation District and the Glenridge neighbourhood.

Designation

This designation applies to the lands and more particularly to the entire exterior of the Nurses' Residence building and the entire exterior of the Cottage Hospital building.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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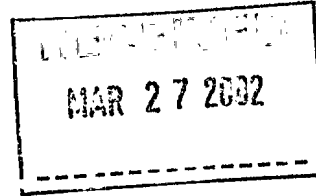
Department of Planning
& Development Services
TELEPHONE (905) 468-3266
FACSIMILE (905) 468-0301

The Town of Niagara-On-The-Lake

1593 CREEK ROAD
P.O. Box 100
VIRGIL, ONTARIO
L0S 1T0

March 26, 2002

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



REGISTERED MAIL

**RE: 187 Queen Street, 433 King Street, 53 Queenston Street and 93
Queenston Street
Notice of Passing of By-laws No. 3633-02, 3634-02, 3631-02, 3632-02
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29 (6) (a) (ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed copies of:

- By-law No. 3633-02, being a by-law to designate 187 Queen Street
- By-law No. 3634-02, being a by-law to designate 433 King Street
- 79 By-law No. 3631-02, being a by-law to designate 53 Queenston Street ✓
- 80 By-law No. 3632-02, being a by-law to designate 93 Queenston Street ✓

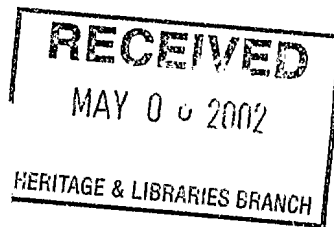
Sincerely yours

Holly Dowd

Holly Dowd
Town Clerk

Encl.

*find
file!*



THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 3633-02
(187 Queen Street)
(Roll No. 26-27-010-004-041)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE CRYSLER-BURROUGHS HOUSE, 187 QUEEN STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O., Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Crysler-Burroughs House at 187 Queen Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

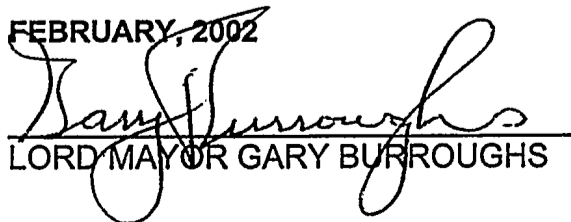
AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

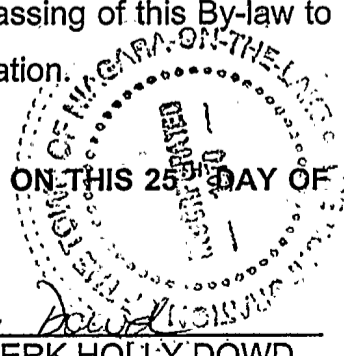
NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property know as the Crysler-Burroughs House at 187 Queen Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owners 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 a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 25TH DAY OF
FEBRUARY, 2002


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD



SCHEDULE "A"

187 QUEEN STREET

Part of Lot 50, Township Plan 86, as in Registry Office 659780, Lot 49, Township Plan 86, formerly in the Town of Niagara, now in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

PIN #46397-0075 (R)

SCHEDULE 'B'

REASONS FOR DESIGNATION

Crysler – Burroughs House c.1822
187 Queen Street, Niagara-on-the-Lake

The Chrysler - Burroughs House is recommended for designation for both architectural and historical reasons. It is historically significant for its association with such prominent citizens of Niagara as Peter Desjardins, who established the Desjardins Canal in Hamilton; Ralph Morden Chrysler, a wealthy merchant and partner in the Niagara Harbour & Dock Co.; and the lawyer Charles L. Hall, who was probably responsible for the Greek Revival alterations made to the house in the 1840's. Several significant American owners including George K. Birge and Page M. Baker, publisher of the New Orleans Times, owned the house during Niagara-on-the-Lake's heyday as a summer resort in the late 1890's.

Architecturally the house displays both neo-Classical and Greek Revival characteristics and is associated with the fine joinery work of John Davidson, who designed and executed the pulpit at St. Andrew's Church. This distinctive building is part of the remarkable residential streetscape at the west end of Queen Street that includes the Rogers - Harrison House, the McDougal - Harrison House, the Cottage Hospital and the Richardson - Kiely House.

Historical Background

The house occupies the southwest section of a large corner lot at Queen and Simcoe Streets. The fenced lot, with its lovely garden, contains numerous trees and shrubs that create a private enclave. The house is built so close to the lot line that the south façade abuts the sidewalk.

The lot was first granted c. 1795, but was not built on. A Patent was issued to Peter Desjardins, a French Loyalist refugee, in 1803. The house he built on the lot in 1805 was probably burned in 1813 but he constructed other buildings on the property, a portion of which he continued to own until his death in 1827. Desjardins is less prominent historically for Niagara than for the Hamilton area. He moved to the Head of the Lake in 1805 and in 1820 he petitioned the Executive Council for the land necessary to build a canal through Cootes Paradise in order to facilitate the shipping of goods from Dundas to Burlington Bay. Despite the fact that the Council approved the petition, the canal that bears his name did not open until 1837, ten years after his death.

In 1821 Desjardins sold the south half of lot 49 to Ralph Morden Chrysler for £100. In 1822 Chrysler acquired a further 12' of property to the north and constructed the fine two storey wooden house that exists today. He extended his frontage on Queen Street in 1830 and bought the remaining north half of lot 49 from Peter Desjardin's brother in 1837. Chrysler was a local businessman who was born on the Chrysler family farm in Niagara Township. With 11 of Niagara's notable

citizens he successfully petitioned for a charter for the Niagara Harbour and Dock Company in 1831, a shipbuilding enterprise that gave a tremendous boost to the local economy. However, financial setbacks relating to the Dock Company forced Chrysler to sell the property to the lawyer Charles Lethum Hall for £900.

Hall, who was born in Sandwich (Windsor), was a lawyer and land speculator during the 1840's. He owned property throughout the town, including the Richardson-Kiely House. He and his wife were active citizens of Niagara-on-the-Lake and mention of both his business and the family's busy social life is referenced in the local papers throughout this period. Hall died in 1849, and is buried in St. Mark's churchyard, but the house continued to be owned by his descendants and leased to tenants until 1888 when Hall's daughter sold it to Dougal B. Macdougall. Macdougall sold the building to American businessman George K. Birge in 1895 and it remained in American hands throughout the Town's heyday as a summer resort until [REDACTED] purchased it in the 1960's.

Architectural Features

The house is a two storey, three bay, hipped roof structure on a brick topped foundation. The rear two storey wing once housed the kitchen. American owner George K. Birge converted the building into a summer residence and added a two storey gallery along the rear wing. Recently, the lower gallery facing the garden has been filled in to create additional living space on the ground floor. The exterior finish is clapboard. There is an elaborate modillion cornice with built-in cornice gutter ornamented below with console brackets and finely worked plaster treatment with carved Ionic caps of a design similar to those on the Neo-classical Breakenridge - Hawley and Clench Houses. There are two end chimneys on each side of the roof. The chimney on the southeast corner was built as a dummy to preserve the symmetry of the composition. The house, which was probably originally entered directly from Queen Street, is now entered from the west side via a covered side porch with square pillars decorated with stylised anthemions. A magnificent Greek Revival doorcase, the work of John Davidson derived from a design in a pattern book by Minard Lefever, gives access to the hallway.

The entrance hall contains the stair, which rises towards the front of the house. Executed in oak with turned balusters, the staircase is a heavily scaled essay in the Greek Revival with a monstrous seahorse newel and a wide, low rail that is both difficult and uncomfortable to grasp. Half way up, as the stair turns towards the landing, is a shallow alcove for display of ornaments or a statuette.

The front parlour retains its pilastered marble mantel, another feature of the Greek Revival renovation. The former dining room retains its original neo-Classical mantel, although the fireplace has been rebuilt. Large double folding doors surmounted by wide trim of Greek design lead into what is now the dining room, located in the rear two storey wing. Original six-panel doors with contemporary locks, pine floors, doorcases, cornices and baseboard remain in this portion of the building.

The rear kitchen area has been considerably changed. The original cooking fireplace remains with its hearth and bake oven. However, an earlier 1999 photograph indicates that the simple mantel has been altered with the addition of both mouldings and brackets.

The rear staircase leading up to the servant's rooms in the rear wing is a simple, pleasant and elegant design in walnut. Its Victorian appearance indicates that it was probably installed after the Greek Revival alterations were completed.

The plan of the second floor has also been altered. The former double bedchamber with its archway with folding doors between has been converted to accommodate 21st century amenities. However, the neo-Classical fireplaces, with their matching mantelpieces of a curious Niagara design of Germanic inspiration, remain, as does much of the original trim and cornice mouldings.

Designation

This designation applies to the lands and more particularly to the entire exterior façade and structure of the house, the exterior doorcase and entrance portico and to interior features including the early trim and doors on the first and second floors, all existing fireplaces and mantels, original pine floors and both the main and rear staircases.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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TOWN OF NIAGARA-ON-THE-LAKE

P.O. BOX 100, VIRGIL, ONTARIO L0S 1T0
TELEPHONE (416) 468-3266

July 23, 1986

The Ontario Heritage Foundation
2nd Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Attention: Mr. J. White, Chairman

Dear Mr. White:

Re: Building Designation under Part IV of
The Ontario Heritage Act, 1974
Richardson-Kiely House c.1832
Town of Niagara-on-the-Lake

Pursuant to the provisions of Section 29(6)(a)(ii) of
The Ontario Heritage Act, 1974, enclosed herewith please
find a certified copy of By-law No. 1660-86 being a by-law
to designate the Richardson-Kiely House under Part IV of
the Act.

Yours truly,

Robert G. Howse
Town Clerk
JDC:ie

C O R P O R A T I O N
O F T H E
T O W N O F N I A G A R A - O N - T H E - L A K E
B Y - L A W N O . 1 6 6 0 - 8 6

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE RICHARDSON-KIELY HOUSE, 209 QUEEN STREET, NIAGARA-ON-THE-LAKE, AS BEING OF ARCHITECTURAL AND HISTORIC VALUE AND INTEREST

WHEREAS section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and


WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owners of the lands and premises known as The Richardson-Kiely House at 209 Queen Street, Niagara-on-the-Lake, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historic value and interest the real property known as The Richardson-Kiely House at 209 Queen Street, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

Certified True Copy

Clerk - Town of Niagara-on-the-Lake

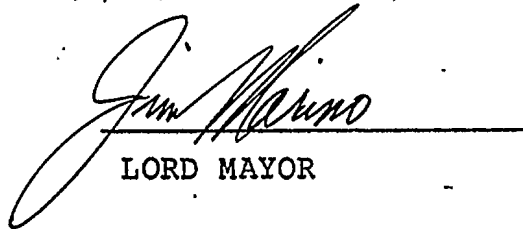
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 26th DAY OF May, 1986.

READ A THIRD TIME AND PASSED THIS 26th DAY OF May, 1986.



CLERK



LORD MAYOR

SCHEDULE "A"
TO BY-LAW NO. 1660-86
THE RICHARDSON-KIELY HOUSE
209 QUEEN STREET, NIAGARA-ON-THE-LAKE

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara and Province of Ontario, being formerly in the Town of Niagara and the County of Lincoln and being composed of Part of the Military Reserve, Plan 86, in the Town of Niagara, being more particularly described as follows:

COMMENCING at a standard iron bar planted at the intersection of the North-easterly boundary of Queen Street with the North-westerly boundary of Simcoe Street, said streets as established by Municipal Survey No. 672;

THENCE North 34 degrees, 46 minutes and 30 seconds East along the North-westerly boundary of Simcoe Street, 208.1 feet to O.B.S No. 25;

THENCE North 55 degrees, 27 minutes West along the South-westerly boundary of Canada Land Plan No. 1 as filed in the Registry Office for the Registry Division of Niagara North in Plan Index Book No. 1, 208.61 feet to O.B.S. NO. 26;

THENCE South 34 degrees, 46 minutes and 30 seconds West along said South-westerly boundary, 208.16 feet to a standard iron bar found in the North-easterly boundary of Queen Street;

THENCE South 55 degrees, 28 minutes East along said North-easterly boundary, 208.62 feet more or less to the Point of Commencement.

PREMISING that the assumed astronomic bearing of the North-easterly boundary of Queen Street is North 55 degrees, 28 minutes West and all bearings herein are related thereto:

All previously set out in Registered Instrument No. 214429.

SCHEDULE "B"
TO BY-LAW NO. 1660-86

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

Richardson-Kiely House c.1832
209 Queen Street
Part of the Military Reserve
Northerly Corner of Queen and Simcoe Streets
formerly in the Town of Niagara
now in the Town of Niagara-on-the-Lake

This house is a fine example of period Neo-Classic Georgian architecture with refinements, which was common throughout the Niagara area in the early to late 1800's. The original central block of the building was constructed in 1832. A two-storey wing lined with galleries for summertime leisure was added to the south of the main building during the resort era at the turn of the century. As a result of the addition, the house now comprises two buildings of different ages (1832, 1900) which are linked by common neo-classical style two-storey verandahs.

The original central block of the house is distinguished by a front door centered on the Queen Street facade of the building. The front door is adorned with sidelights and a generous fanlight above. A Palladian window with similar sidelights and a fanlight above is centered over the front door and opens onto a small balcony which also provides shelter for the front door. Two six over six transom windows flank either side of the front door and the Palladian window. The main block of the house has a hipped roof and end chimneys, which was a popular style in the Niagara area in the early 1800's and a decorative widow's walk.

The interior of the house is marked by a conventional center hall plan with the principal rooms to either side. The plan is generally repeated upstairs. The interior detail is in good order with wood trim of the pilastered sort with corner blocks and simple mitered forms elsewhere, and plaster cornices and central staircase with walnut handrail, tapered balusters and a scroll supported by a baluster cage enclosing a turned brass newel post. Halfway up the stair is located a curved door and doorcase which is an accomplished piece of joinery. The house is also equipped with a great cooking fireplace with built-in cooker (Rumford-Roaster) or sheet iron oven with firebox below. Also of interest is a strange vaulted chamber leading off from the cellar which is rumoured to have been an underground passage to Fort Mississauga.

The house is significant historically as the home of the original owner, Charles Richardson, a barrister and member of Parliament for Niagara from 1832-34.

This designation applies to the entire exterior facade of the house, the central hall stairway, the stairwell, the Rumford-Roaster, parlour, living and dining-rooms, all fireplaces and mantels throughout the house, and the gas-oliers on the main floor.



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Department of Planning
& Development Services
TELEPHONE 905-468-3266
FACSIMILE 905-468-0301

162

(File)



The Town of Niagara-On-The-Lake

RECEIVED
MAY 6 - 2005
CONSERVATION REVIEW BOARD
CREEK ROAD
P.O. BOX 100
VIRGIL, ONTARIO
L0S 1T0

ONTARIO HERITAGE FOUNDATION
APR 27 2005
RECEIVED

April 25, 2005

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

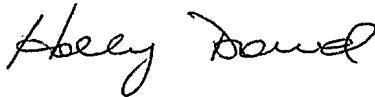
REGISTERED MAIL

RE: 229 Simcoe Street, The Fagan-Garrett-Hummel House
Notice of Passing of By-law No.3922-05
Ontario Heritage Act, Part IV

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No.3922-05, being a by-law to designate 229 Simcoe Street.

Sincerely yours



Holly Dowd
Town Clerk

Enc.

8/18/05
entered RA

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 3922-05
(229 Simcoe Street, Roll No.26-27-010-005-108)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE FAGAN-GARRETT-HUMMEL HOUSE, 229 SIMCOE STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the Lake has caused to be served on the owner of the lands and premises known as the Fagan-Garrett-Hummel House at 229 Simcoe Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality.

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Fagan-Garrett-Hummel House at 229 Simcoe Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners 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 a newspaper having general circulation.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS
11TH DAY OF APRIL 2005.**


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

SCHEDULE "A"

Lots 73 and 74, 95 and part Lot 96, Township Plan 86, Niagara designated as Parts 1, 2 and 3 on 30R-11437; Subject to easement over Part 3, 30R-11437 as in NR55259; Niagara-on-the-Lake

PIN 46398-0112 (LT)

SCHEDULE 'B'

REASONS FOR DESIGNATION

The Fagan-Garrett-Hummel House, c.1835 – Part Lot 96, Lot 4 In the Peaceacres Plan of Subdivision, Niagara-on-the-Lake

The Fagan-Garrett-Hummel House is recommended for designation for its cultural heritage value and interest.

The building represents an important remnant of the history of Irish settlement and of the early artisans who settled in Niagara. The property was home to an accomplished stonecutter and was adjacent to a small enclave of modest homes of other Irish craftsmen who settled in this area of Town. It is also an example of property that, however modest, was inhabited by a single family for almost 100 years.

Architecturally the building represents a modest worker's cottage of simple symmetrical design. Along with its neighbour to the immediate south, it constitutes an integral addition to the streetscape character and setting that marks the earlier layout of the Old Town with houses arranged parallel to the street and set close to the street line. It is an important example of one of the more unpretentious cottages constructed throughout the Town in the middle years of the last century when Niagara was home to a burgeoning commercial and industrial community.

Site

The property is on the west side of Simcoe Street between Queen and Johnson Streets. The house is situated on a relatively flat lot of approximately 1/8 acre sloping slightly to the south towards One Mile Creek.

Historical Background

The Fagan-Garrett-Hummel House stands on a portion of the one acre lot originally granted by the Crown to Provincial Secretary William Jarvis in 1801. There is no evidence that either Jarvis or his heir, Samuel Peters Jarvis, built a house on the lot. The earliest deed of any significance in relation to Lot 96 deals with the sale of the southeast 1/2 acre to Robert Dickson in 1824. In the spring of 1828, Mr. Dickson sold the southwest 1/4 acre in two pieces, 1/8 acre to Michael Morley, an Irish immigrant and stone mason and 1/8 acre to Henry Cleland, carpenter and joiner. The house owned by Michael Morley still stands next to the house at 229 Simcoe Street and was designated under Part IV of the Ontario Heritage Act in 2003 as the Morley-Gallagher House.

Sometime before these sales, Robert Dickson sold the 1/8 acre site of 229 Simcoe Street to Patrick Fagan, a stone cutter. Mr. Fagan was resident in Niagara as early as 1825 when he advertised his abilities on the front page of the *Niagara Gleaner* informing the public that he had specimens of quoins, window caps, sills, hearths, chimney slabs etc. available for viewing. He also guaranteed that he could cut and letter tombstones "with neatness and dispatch".

Fagan and his wife, Lucy Hiskett, had two children baptized in St. Vincent de Paul Church in 1827 and 1829 respectively. It is probable that he had a small house and a workshop on his lot by the late 1820's. The 1837 Baddeley plan of the town indicates three frame houses on Lot 96. These were probably owned by Fagan, Morley and Cleland, all of who were craftsmen and probably Irish immigrants.

The lot changed hands a number of times throughout the 1850's until it was sold by Hannah Jones to William Johndreau (Johnson), a carpenter, in 1856. Before the end of the decade, Mrs. Jones repossessed the property, renting the house to a young attorney, Edwin Lionel Garrett, from 1859 until his death in 1873. Mr. Garrett's widow continued to rent the property after his death. During this time the taxable value of the house remained relatively stable in comparison with other houses surrounding it, indicating that the non resident landlord spent nothing on improvements.

By 1885, the property had been purchased by Jane Garrett, the widow of Edwin Garrett. Various members of [REDACTED] family continued to own the property until 1956, ending almost 100 years of occupancy by the [REDACTED] family. In that year, [REDACTED] sold the property to [REDACTED] and the lot became part of the Phillips Estate at 228 Queen Street.

Architectural Description

The Fagan-Garrett-Hummel House is a small structure set close to the west side of Simcoe Street. The building is slightly raised above the sidewalk and is a stucco one and a half storey three bay frame building with a centre door. The gable roof is decorated with fretted fascias. There are small upper storey gable end windows with two end windows below in the south wall but none to the north. Behind the main structure is an offset gable roofed clapboard wing with two later lean-to additions.

The interior exhibits a somewhat altered centre hall plan with a wide stair filling the back of the entrance hall rising to side steps at the back of the landings above. Both of the rooms on either side of the centre hall now occupy the full depth of the house and are accessed through door less archways. The upstairs consists of two bedrooms and a bathroom. The wing houses a modernized kitchen with access to a partially dug out cellar under the south end of the wing and main block.

The exterior of the main house is covered in washed roughcast stucco with starter and corner boars attached to a mortise and tenon frame structure. The foundation is stone. The porch, which has boldly turned cylindrical columns and angular fretted and laminated brackets, was probably added in the late 19th century, c.1890. The ceiling of this porch appears to cover a former transom above the entrance door.

The interior contains a number of trim styles from different periods. However, the architraves in the north room have a backmould that dates stylistically to the late 1830's or very early 1840's. A slightly later machine produced moulding occurs in the south room.

The window sash has been changed to 2/2 and 1/1 patterns but measurements indicate that the original front windows were probably 12/12. A gable end window remade from the members of an older sash was originally 6/6.

Traces of the original well weathered clapboard exterior finish are visible in the rear wing loft. The clapboard is attached to the south end of the west wall of the main building. Old whitewashed straight sawn clapboards were also used as the north edge of the loft floor.

The main frame of the house, which can also be seen in the loft space, consists of mid-wall hewn main post double braced to the roof plate. There is no sign of fastening for the exterior finish, which probably indicates that this area was always a roof space, possibly of a saltbox lean-to. The post mortised to receive wall girts also had a mortise hole to the outside allowing for a cross beam.

Page 3 Schedule B

The dug-out cellar has a ground floor framing of flattened bark covered logs spanning east to west. However, the north end, where there may have been indications of a fireplace above, is not accessible. The wing is framed with pit sawn joists in a north to south direction. The rear dug-out houses the remains of a brick enclosure, probably a soft water cistern. The original access to the kitchen above is still visible.

Designation

This designation applies to the lands and more particularly to the front façade and the north and south exterior walls of the dwelling.



An agency of the Government of Ontario

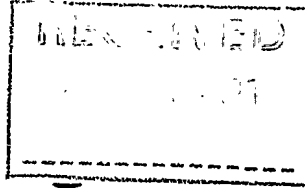


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Department of Planning
& Development Services
TELEPHONE 905-468-3266
FACSIMILE 905-468-0301



The Town of Niagara-On-The-Lake

1593 CREEK ROAD
P.O. Box 100
VIRGIL, ONTARIO
LOS 1T0

August 6, 2003

The Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

REGISTERED MAIL

**RE: 165 Queen Street, 507 Butler Street and 235 Simcoe Street
Notice of Passing of By-law Nos. 3722-03, 3723-03, 3724-03
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6)(a)(ii) of the Ontario Heritage Act,
R.S.O. 1990, Chapter 0.18, please find enclosed copies of:

By-law No. 3722-03, being a by-law to designate 165 Queen Street
By-law No. 3723-03, being a by-law to designate 507 Butler Street
By-law No. 3724-03, being a by-law to designate 235 Simcoe Street

Sincerely yours

Holly Dowd
Clerk

Enc.



✓
12/10/03

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 3724-03

(Roll No.26-27-010-005-110)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE MORLEY-GALLAGHER HOUSE, 235 SIMCOE STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Morley-Gallagher House at 235 Simcoe Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

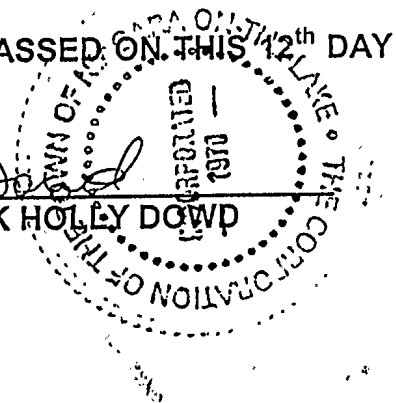
THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Morley-Gallagher House at 235 Simcoe Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners 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 a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 12th DAY OF MAY, 2003.


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD



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SCHEDULE A
BY-LAW 3724-03
235 SIMCOE STREET DESIGNATION BY-LAW

**Part of Lot 96, Township Plan 86, Parts 2, 3, & 4, Plan 30R-3707, Town of
Niagara-on-the-Lake, Regional Municipality of Niagara**

PIN #46398-0014 (R)

SCHEDULE 'B'

REASONS FOR DESIGNATION

The Morley-Gallagher House , c.1828 - Part Lot 96, Plan 86, c.1828
235 Simcoe Street

The Morley-Gallagher House is recommended for designation predominantly for architectural reasons.

Architecturally the house, with its simple, symmetrical design, is a valuable contribution to the streetscape. It constitutes an integral addition to the character and setting that marks the earlier layout of the Old Town with houses arranged parallel to the street and set close to the street line. The house is notable for retaining its original form, interior plan and important interior details such as the staircase, fireplaces, trim, doors and partitions. It is an excellent and well maintained example of the residential homes constructed throughout the Town in the years after the War of 1812- 14.

Site

The house occupies a ¼ acre lot on the northwest corner of Simcoe and Gate Streets. The house sits on a relatively steep rise of ground close to the street, a common characteristic of early buildings in the Old Town. The building is centred on the lot with small side yards. There is well tended rear garden .

Historical Background

The house is situated on ¼ acre of land, part of the 1 acre lot originally granted by the Crown to William Jarvis in 1801. Jarvis fought as a Queen's Ranger in the Revolutionary War and was Secretary and Registrar of Records of Upper Canada.

By 1820, the 4 acre block containing lot 96 was owned by Niagara merchant John Donald McKay who mortgaged the property more than once and lost the land as a result of this transgression.

Eventually, the southeastern half of the lot was sold to Robert Dickson, a young lawyer and legislator who was the son of the Honourable William Dickson. Robert Dickson did not build on the lot and in 1828 he resold half of his purchase, the site of the present house, to Michael Morley, a mason. The other half of the lot was sold to Henry Cleland, a carpenter. Patrick Fagan, a stonecutter, occupied a third portion of Lot 96.

Michael Morley, who probably built the house, was an Irish immigrant, and an active member of the St. Vincent de Paul congregation. He was one of 4 layman appointed to the first Committee of Management, established in 1831, to assist Father Cullen with the plans to build a Roman Catholic church.

The Morley family continued to own the property for over 80 years. Mary Ann McFaul and Julia Morley, daughters of Michael Morley, moved to Buffalo in 1885, after their mother's death. The sisters sold the property to Enoch Thompson, a businessman, in 1909. The property has had a number of owners since that time, including [REDACTED] who undertook an extensive restoration and renovation of the building.

Architectural Features

The house is a two storey, 3-bay structure with a symmetrical centre hall plan. The gable roof has a shallow pitch and is clad in cedar shingles. There are two internal end chimneys. Any eave and cornice details that may have existed were either removed or are covered in the stucco finish, which was applied over the original clapboard.

The building sits on a parged rubble stone foundation near One Mile Creek on a rise of ground close to the street line. A rear one storey board & batten wing is a recent addition.

The 12 over 12 windows may be replacements but are in keeping with the style and the age of the building and have simple surrounds and shallow drip caps. Those on the second storey are located tight up under the eaves. The existing shutters are although they fit the openings appropriately, are late Victorian in style.

A simple 3 light transom surmounts the entrance and the 6 panel door has a wide lock rail and simple hardware.

The original interior plan of the house is largely intact. Two large rooms, used as the parlour and dining room, with two small rooms behind, flank the central hall. The same plan is repeated upstairs with two large bedrooms with fireplaces and two small rooms that were originally connected directly to the larger rooms.

The staircase, with its square balusters and simple newel post a slender turned vase shape with square cap and bun finial, is original to the building. On the second level, at the top of the stairs is a unusual pairéd newel post detail. While one post resembles the newel at the bottom of the stairs, the other has a massive cap to accommodate the ascending rail instead of requiring a ramped detail. Original wide pine floors are located throughout the upper and lower levels. Baseboard and window trim throughout the interior appears to be original.

The livingroom mantelpiece is original. The applied recessed pilasters are fluted and are surmounted by an intricate bedmould treatment of three wafer-thin round tapered forms and headboard, including a centre panel with shelf broken out over this and the caps of the side pilasters, which is rather remarkable. To the right of this fireplace is a tall cupboard of simple design, a feature that appears beside each of the fireplaces in the house and may be a later addition. Although the fireplace in the present diningroom is contemporary, the mantelpiece appears to be a later replacement. The mantelpieces in the upstairs bedrooms have simple, shallow mouldings with plain applied pilasters. All of the fireplace openings are of notable stone construction with tooled faces and cheeks and coursed stone backs.

The existence of a basement kitchen is confirmed by the remnants of a massive stone cooking fireplace with brick outer wings bolstering the sides. Above and to the left of this opening is a later stove hole. There are traces of a similar stove hole on the wall above the living room mantelpiece. The house could accommodate such a basement kitchen because it was located on the side of One Mile Creek that is high above the creek bank as indicated by the blocked south door.

There is some evidence that the south side of the building at 235 Simcoe Street might once have been an inn. Mr. Thalman, who restored the house, found a rear entrance with an early door next to the door to the hall. An examination of the building in 1951 revealed a 7 foot door that had been filled in at the south side and a worn floor area and "shelf marks" on the wall of a downstairs room that could indicate a bar room. Although there is no reference to an inn on this site in several early lists of taverns and recesses or on tax roles from 1847-1895, this does not preclude the possibility of a pre 1847 inn.

Designation

This designation applies to the lands and more particularly to the entire exterior façade and structure of the house excluding the board & batten addition and to the carriage stone located in front of the house and to interior features including all of the pine floors, the fireplace mantels in the parlour and the upstairs bedroom, the five fireplace openings, the staircase and the bathroom door on the second floor and the door connecting the kitchen to the dining room on the first floor.

V
12/10/07
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Articles

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Curriculum Vitae

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PRESENT POSITION Consulting Heritage Planner
Niagara-on-the-Lake

EDUCATION University of British Columbia
Master of Arts, 1978

University of Guelph
Honours B.A., 1973

PROFESSIONAL MEMBERSHIPS Ontario Professional Planners Institute (OPPI)
Canadian Institute of Planners (MCIP)
Canadian Association of Heritage Professionals

CAREER HISTORY

2016 – Present Consulting Heritage Planner

2012 – 2016 Senior Planner, Town of Niagara-on-the-Lake

2000 – 2012 Planner, Heritage & Urban Design, Town of Niagara-on-the-Lake

1994 – 2000 Contract Heritage Planner Hynde Paul Associates Incorporated, St. Catharines

1984 – 1994 Planning Consultant, Robert J. Miller & Associates Ltd., Mississauga

1979 – 1984 Editor and Division Manager, Longmans Canada, Toronto

APPOINTMENTS AND AWARDS

2017	Member, Board of Directors, Lower Grand River Land Trust, Cayuga Ontario (Ruthven Park)
2007 - 2014	Member, Niagara-on-the-Lake Citizens' War of 1812 Bicentennial Committee and the Niagara Region Bi-national Bicentennial Working Group
2006 – 2018	Faculty Member, Willowbank School of Restoration Arts, Queenston
2002 – 2004	Municipal Sector Focus Group on Changes to the Ontario Heritage Act, Provincial Consultations, Ministry of Culture
2002	Member, Bi-national Coordinating Committee, First Bi-national Doors Open, Niagara Region
2000 – Present	Chair, Ruthven Park Building Conservation Committee Lower Grand River Land Trust
1999	Heritage Community Program Recognition Award, Ontario Heritage Foundation
1997 – 2000	Member, Ruthven Park Building Conservation Committee Lower Grand River Land Trust, Cayuga
1997 – 2002	Member, Bay Area Artists for Women's Art Hamilton-Burlington
1989 – 2000	Member and Chair (1991–1997), Local Architectural Conservation Advisory Committee Town of Flamborough

PUBLICATIONS AND PRESENTATIONS

Presenter, Ontario Heritage Conference (Ottawa), Municipal Grant Programs and Bill C323, Ontario Heritage Trust Session

Article, *Up in Flames*, Ontario Planning Journal, January/February 2015

Session Manager, National Trust for Historic Preservation (Buffalo, New York National Conference), Mobile Workshop – Adaptive Re-use of Culturally Sensitive Properties, Canadian Experiences

CIDA Sponsored Walking Tour and Public Planning Session, Niagara-on-the-Lake for Visitors from Xi'an, China Studying the Reconstruction of an Ancient Urban Area

Article, *Heritage Conservation Districts*, Heritage Matters Journal, March 2010

Presenter, Heritage Planning in Niagara-on-the-Lake in association with the Ministry of Culture and the Regional Municipality of Niagara, Association of Municipal Clerks and Treasurers of Ontario Conference

Restoration Case Study: Ruthven Park National Historic Site – Course Presented to Students at the School of Restoration Arts, Willowbank

Presenter, Heritage Conservation Districts – The Good, the Bad & the Ugly Canadian Association of Professional Heritage Consultants Conference

Presenter, Protecting Special Places: Tax Relief Incentives for Heritage Properties, OPPI/OALA Conference – Power of Place

Presenter, Co-curator, The Sacred Sites Tour, Art Gallery of Hamilton, An Architectural Evaluation of the Sacred Sites, The Art Gallery of Hamilton, Lecture Series

The Sacred Site Project, Research Project Exploring the Contemporary and Historical Relationships between Artists and Faith Communities in Hamilton-Wentworth, Art Gallery of Hamilton

Presenter, ARCHINET, An Interactive Guide to Canadian Building Styles Paper presented at Continuity with Change, the 1997 Community Heritage Ontario Conference, Huronia

Presenter, Flamborough and Its Community Identity, Wentworth North Riding Association Town Hall Meeting

Presenter, Suitable Housing for Arts Groups: The Planning Process, The Art of Coming Together Conference, Hamilton Artists Inc.

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PROJECTS

ARCHINET, An Interactive Guide to Canadian Building Styles

Architectural and Historical Appraisal of the National Fireproofing Company of Canada (Halton Ceramics Limited) Burlington, Ontario, Architectural Conservancy of Ontario and the Burlington Local Architectural Conservation Advisory Committee

Municipal Register of Properties of Cultural Heritage Value or Interest (inclusion of non-designated properties), Town of Niagara-on-the-Lake, Project Manager

Community Vision Statement, Town of Niagara-on-the-Lake, Project Manager

Queen-Picton Streets Heritage Conservation District Expansion Study and Draft of Revised District Plan, Town of Niagara-on-the-Lake

Dock Area Public Realm and Urban Design Master Plan, Project Manager

Official Plan Review; Community Engagement Sessions, Background Reports, Heritage Policies, Third Draft of Official Plan, Project Manager

Heritage Impact Assessment, Plan of Subdivision, 1382 Decew Road, City of Thorold

Heritage Impact Report for Minor Variance, 32 Ivy Court (formerly 1382 Decew Road), City of Thorold

Heritage Impact Assessment, Hotel Expansion, 124 on Queen Hotel and Spa, Old Town, Town of Niagara-on-the-Lake

Heritage Permit and Minor Variance Application, 7 Queen Street (Exchange Brewery), Town of Niagara-on-the-Lake

Heritage Impact Assessment, Randwood Estate, Hotel Development, 144-176 John Street and Conservation Review Board Pre-hearing, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 200 John Street & 588 Charlotte Street, Proposed Plan of Subdivision and Conservation Review Board Pre-hearing and Hearing, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Report, 1317 York Road, Consent Application, St. Davids, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 240-246 Main Street East, Plan of Subdivision Application, Town of Grimsby

Heritage Impact Report, 705 Nashville Road, Proposed Demolition, (Kleinburg-Nashville Heritage Conservation District) City of Vaughan

Heritage Impact Assessment, 6320 Pine Grove Avenue, Severance Application, City of Niagara Falls

Built Heritage Assessment and Recommendations, 133 Main Street East (Nelles House), Town of Grimsby

Heritage Impact Assessment, 133 Main Street East, Application for Official Plan and Zoning By-law Amendments and Heritage Permit Application, Town of Grimsby

Heritage Impact Assessment, 95 Cline Mountain Road, Niagara Escarpment Commission Development Permit Application and Heritage Permit Application, Town of Grimsby

Peer Review of Cultural Heritage Impact Assessment, Proposed Development, Guelph Avenue, City of Cambridge

Heritage Designation Evaluation and Regulation 9/06 Review, 4105 Fly Road, Campden, Town of Lincoln

Heritage Impact Assessment, 4918 King Street, Beamsville, Town of Lincoln

Heritage Impact Assessment, Heritage Permit Application for Garage, 4918 King Street, Beamsville, Town of Lincoln

Cultural Heritage Assessment Report, 177 Byron Street, Town of Niagara-on-the-Lake

Heritage Impact Assessment Report, 3627 Campden Road, Town of Lincoln

Heritage Attribute Assessment, 1389 Progreton Road, Carlisle (Former Town of Flamborough), City of Hamilton

Heritage Impact Report, 17 Peel Street, City of St. Catharines (Port Dalhousie Heritage Conservation District)

Heritage Impact Assessment, 30 McLaughlin Road South, Brampton, Ontario

Conservation and Temporary Protection Plan, 9-11 Queen Street, Town of Niagara-on-the-Lake, Ontario

Heritage Impact Assessment, 262 Main Street West (Nixon Hall), Town of Grimsby, Ontario

Heritage Impact Assessment, 31 Queen Street South, Demolition and Construction of New Building, City of Mississauga (Streetsville)

Heritage Assessment Report for Owner, 491 Pearl Street, Burlington

Peer Review of Heritage Impact Assessment, 13 Mountain Street & 19 Elm Street, Proposed Development, Town of Grimsby

Peer Review of Heritage Impact Assessment, 140 Old Mill Road, Development Application for a Transportation Hub, Blair Heritage Conservation District, City of Cambridge

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55-65 Park Street Heritage Report, Application for Zoning By-law, New Apartment Building, City of Brampton

Heritage Impact Assessment, 14 & 18a Lakeport Road, City of St. Catharines (Port Dalhousie)

Heritage Impact Assessment, 292 Main Street West, Application for Consent to Sever, Town of Grimsby

Cultural Heritage Evaluation Report, Statement of Significance, and Notice of Intention to Designate, 546 Ridge Road, Town of Fort Erie and Ontario Land Tribunal

Heritage Impact Assessment, 14785 Niagara River Parkway, New House Construction, Niagara-on-the-Lake

Commemoration Plan (Draft), 14785 Niagara River Parkway, Niagara-on-the-Lake

Heritage Impact Statement, 12789 The Gore Road, Demolition of Building, Town of Caledon