

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1356-83

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE CAMERON-FARREN HOUSE,
708 KING STREET, NIAGARA-ON-THE-LAKE,
AS BEING OF HISTORIC AND ARCHITECTURAL
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 Cameron-Farren House at
708 King 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 historic and architectural
value and interest the real property known as the Cameron-Farren
House at 708 King 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.

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

READ A FIRST AND SECOND TIME THIS 18TH DAY OF July, 1983.
READ A THIRD TIME AND PASSED THIS 18TH DAY OF July, 1983.


CLERK


TOWN MAYOR

SCHEDULE "A"

TO

BY-LAW NO. 1356-83

The Cameron-Farren House,
708 King Street
Niagara-on-the-Lake, Ontario

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 County of Lincoln, in the Province of Ontario and being composed of part of the Military Reserve as shown on a plan registered in the Registry Office for the Registry Division of Niagara North, formerly the Registry Office for the Registry Division of the County of Lincoln as Niven Plan No. 86 for the said Town of Niagara, and which said parcel or tract of land may be more particularly described as follows:

PREMISING that the North-Westerly limit of King Street has an astronomic bearing of North 47 degrees 24 minutes and 30 seconds East according to Reference Plan 30R-1138 and all bearings herein related thereto;

COMMENCING at the intersection of the South-Easterly limit of King Street with the South Westerly limit of Cottage Street, said intersection as designated Town Boundary Monument No. 62;

THENCE South 42 degrees 25 minutes and 30 seconds East in the South-Westerly limit of Cottage Street, 208.56 feet to its intersection with the North-Westerly limit of Rye Street, as designated by a standard iron bar;

THENCE South 47 degrees 43 minutes and 00 seconds West in the said North-Westerly limit of Rye Street, 104.0 feet to an iron bar;

THENCE North 42 degrees 25 minutes and 30 seconds West, 208.0 feet to a point in the South-Easterly limit of King Street;

THENCE North 47 degrees 24 minutes and 30 seconds East in the said South-Easterly limit of King Street, 104.0 feet more or less to the point of commencement and being now Part of Lot 16, Plan 692.

SCHEDULE "B"

TO

BY-LAW NO. 1356-83

The Cameron-Farren House
708 King Street
Niagara-on-the-Lake, Ontario

The subject property comprises a lot of one-half acre bounded by King, Rye and Cottage Streets with street frontage on the north, east and west sides. The Cameron-Farren House stands near the south-west corner of the plot and a small frame shed and the remaining portion of a brick barn, c. 1865 converted to a single car garage, are situated near the south boundary.

The house is a single storey brick structure with a five-bay arcaded front, one of five buildings in the Old Town having such treatment. The plan is rectangular with a low-pitched gable roof over a centre hall layout. The gable walls are ornamented with elliptical lozenges and extended with parapet walls carrying small end chimneys. None of the sash survives but the original arrangement would have been nine panes over six. A rear wing addition of frame construction, possibly c. 1865 and of no significant architectural character or merit, was removed in stages over the past sixty years.

The addition itself may have originally been added to create facilities for the Western Home for Girls since a portion once functioning as a schoolroom had to be dismantled by Mr. Farren when he acquired the property in 1921. The wing was later reduced in size by Mr. Stokes in 1976 and removed entirely by Mr. Smith in May 1982.

The interior of this small house has remarkable original detail, especially the parlour, and the carpenter-joiner's excellence is clearly evident. The building is minimal in its space, a long narrow passage for a hall, a parlour to the left with fireplace and a tiny slip room behind. The other two rooms opposite, being the dining parlour and kitchen, have smaller corner fireplaces set back-to-back with simple mantelpieces and trim. It is possible that the rear addition of later date and now removed may have replaced a smaller kitchen wing for the corner fireplace in the south-east room appears to be too small to serve as a cooking hearth.

As Peter Stokes notes in his book Old Niagara-on-the-Lake, the tour de force is the parlour which is resplendent in all the delicate detail of the early post-War years. Mr. Stokes explains that:

"... a fireplace stands in the centre of the end (north) wall, its mantelpiece gloriously decorated with fluted pilasters of oval shape supporting caps emblazoned with ellipses carved with fluted fans, a centre panel similarly ornamented, and returns around the chimney to match the front, supporting a moulded shelf of intricate outline. Further decoration includes the functional necessities of baseboard and chair rail (still in place in part), but the mitred doorcases are surmounted by overdoors and cornices, the edge of the ceiling ornamented with a wooden cornice, all delicately executed in fine profiles and banded reeding and cable mould, fit for a king, with a taste for the period. The interior detail is unsuspected from such a simple exterior..."

The house was at one time part of the Western Home for Girls, familiarly known as the Rye Home, when the second Court House circa 1817 was used as an orphanage but it was not always part of the establishment. Its design, however, was obviously influenced by its imposing neighbour and, possibly, it was built by the same craftsmen. The Cameron-Farren House exhibits the arcaded detail similar to the Court House itself and is an excellent example of this local design.

A new one-and-one-half storey log addition designed to house modern services and amenities is under construction adjacent to the east face of the dwelling.

The Cameron-Farren House is designated for historic and architectural reasons. The house is of great architectural merit and comprises with the Butler House, c. 1817 and removed to a new location on Simcoe Street, perhaps one of the two most significant houses, architecturally speaking, in the former Town of Niagara. Its associations with the Western Home for Girls and design elements similar to the second Court House are important features.

The designation includes the exterior envelope of the house, incorporating form and detail, and the original interior detail which survives and is noted above. The designation will permit the restoration of the c. 1817 portion of the house.