

d.

CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 2014-89

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE FREY-HINDLE-APPLEBY HOUSE, 223 VICTORIA STREET, BEING PART LOT 100, NIVEN PLAN 86, NIAGARA-ON-THE-LAKE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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 Frey-Hindle-Appleby House at 223 Victoria Street, being part Lot 100, Niven Plan 86, 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 Frey-Hindle-Appleby House at 223 Victoria Street, being part Lot 100, Niven Plan 86, 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.

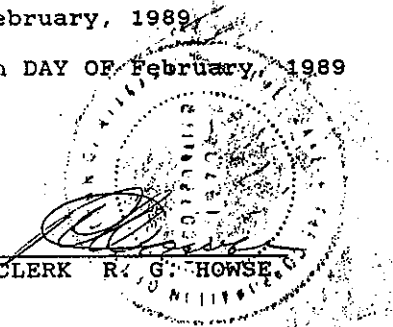
4. THIS by-law does not come into force until By-law No. 1667A-89 has received the approval of the Ontario Municipal Board.

READ A FIRST TIME THIS 27th DAY OF February, 1989

READ A SECOND TIME THIS 27th DAY OF February, 1989

READ A THIRD TIME AND PASSED THIS 27th DAY OF February, 1989


LORD MAYOR S. IGNATCZYK


TOWN CLERK R. G. HOWSE

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SCHEDULE "A"

TO BY-LAW NO. 2014-89

THE FREY-HINDLE-APPLEBY HOUSE

223 VICTORIA 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, formerly in the County of Lincoln, now in the Regional Municipality of Niagara, Province of Ontario, and being composed of part of Lot No. 100, Niven Plan 86 in the said Town of Niagara-on-the-Lake, which said parcel may be more particularly described as follows:

COMMENCING at the South-east corner of Lot 100;

THENCE South 35 degrees West in the direction towards Johnson Street, 34 feet;

THENCE North 55 degrees West, 104 feet;

THENCE North 35 degrees East, 34 feet;

THENCE South 55 degrees East, 104 feet to the place of beginning.

All previously set out in registered Instrument No. 256635.

SCHEDULE "B"

TO BY-LAW NO. 2014-89

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

The Frey-Hindle-Appleby House, c.1822
223 Victoria Street
Part Lot 100, Niven Plan 86
Town of Niagara-on-the-Lake, Ontario

This small, storey and one-half, broken-pitched saltbox structure is a significant example of the simpler and less pretentious housing constructed during the rebuilding of the the Town of Niagara after the War of 1812.

The saltbox form is derived from the combination of the front storey and a half section with the lean-to extension at the rear. Its three-bay front with side entrance is complemented by two shorter windows in the upper storey aligned with those below. This house is placed on or very close to the street line, which is corroboration of its early construction date.

The house is now stucco-covered; the original finish was probably clapboard. The original window sash have been changed to a late Victorian pattern of two over two panes, from twelve over eight at the lower level and eight over eight on the upper floor. Both sets of windows are composed of seven by nine inch glass panes. Side windows have been added in the upper storey for cross ventilation. An original nine-paned casement sash lights the south side of the lean-to loft and a damaged one, minus horizontal muntins, lights the opposite side.

Original features which have been removed by previous owners include a cooking fireplace and bakeoven and the accompanying large chimney stack which rose through the roof along the back wall of the main section of the house. This stack has been replaced by a single flue.

The present front door is a heavily moulded mid or late Victorian four panel design. The shallow front porch is a recent addition.

The interior of the house is almost completely refinished in modern materials which replace or cover the original plaster walls and ceilings, trim and pine floors. A staircase, which covers up the original rear doorway opening into the lean-to, has been added reputedly to replace the original ladder access to the upper storey. A smaller room originally occurred across the back of the main section of the house and was lighted by the window on the north side. The intervening partition has been removed, leaving only a shallow beam and posts at each end, to create a larger living room. The corner posts of the timber frame project into the room, but are covered by beaded board, an early treatment. The lean-to at the back is two steps down from the main floor to provide adequate height to the room.

On the second floor more of the original architectural details show, including an early nineteenth century form of the fillet and cyma reversa style backmould on the window architraves or trim. The heavy timber framing is exposed to the room, with corner posts and roof plates projecting into the space. Previous owners removed the front bedroom ceiling and carried the space up into the roof and a bathroom was extended into the lean-to loft by means of a shed-roofed dormer rising through the back of the roof.

Significant interior features include the original common living-room on the main floor and two loft bedrooms; early nineteenth century trim, including the fillet and cyma reversa style backmould, door trim at the original rear doorway into the lean-to and baseboard located in the living room; an original partition to the side hall; timber framing and beaded board.

The house is historically significant as the post-war residence of Hannah Frey, widow of Captain Bernard Frey, a 1783 settler killed during the War of 1812. After Mrs. Frey's death the property passed to her only daughter, Mrs. J. C. Ball, and then to her grand-daughter Hannah, wife of George A. Clement. "Squire" Clement was a prominent merchant and member of Niagara's Town Council in the mid-nineteenth century. Towards the end of the 1800s, the property was purchased by Samuel Hindle, a local builder, who made alterations.

The designation is to include the entire exterior facade of the house and the following interior features: the original common living-room on the main floor and two loft bedrooms; the original early nineteenth century trim, including the fillet and cyma reversa style backmould, door trim at the original rear doorway into the lean-to and baseboard located in the living room; the original partition to the side hall; timber framing and beaded board.