

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

BY-LAW NO. 2024-063

(1823 Niagara Stone Road, Roll No. 262702001205501)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, **CORUS FARM, 1823 NIAGARA STONE ROAD (PT LOT 70 RP30R-4849 PARTS 1 & 3)**, 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 **CORUS FARM, 1823 NIAGARA STONE ROAD**, 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 **CORUS FARM, 1823 NIAGARA STONE ROAD** 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 Trust 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 29th DAY OF OCTOBER, 2024.



LORD MAYOR GARY ZALEPA



TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Civic Address: 1823 NIAGARA STONE ROAD

PIN 46410-0011 (LT)

Legal description:

Part Township Lot 70 NIAGARA designated as Parts 1 & 3, 30R4849
TOWN OF NIAGARA-ON-THE-LAKE

SCHEDULE 'B'

CORUS FARM, 1823 NIAGARA STONE ROAD

Description of Property

The subject property is located on 1823 Niagara Stone Road. The subject land is located near the intersection of Niagara Stone Road and East and West Line towards the southeast of the Niagara Stone Road. The two-storey structure is located with a moderate setback from Niagara Stone Road. The access to the house is through a narrow gravel driveway from Niagara Stone Road.

Statement of Cultural Heritage Value or Interest

1823 Niagara Stone Road has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 1823 Niagara Stone Road is a representative example of Gothic Revival architecture which was built on picturesque taste and revived mediaeval Gothic forms. The structure is two storey red brick construction with wood details. The façade of the subject property is asymmetrical with symmetrical elements. The side elevations of the building are balanced and contain symmetrical elements. The corners of the structure contain protruding brick quoins. Typical of Gothic Revival structures the roof of the structure is gable with overhanging eaves, moulded fascia, cornice and features a gable end on the façade with a centre gable on side elevations. The structure also has a wrap-around verandah with a hip roof, overhanging eaves, wooden dentils, brackets, fretwork and balustrade details. The window openings of the structure are round arched with radiating brick voussoirs, wooden lug sills and moulded wooden frames. The main entryway to the subject property is simple and contains segmentally arched opening with radiating brick voussoirs. The subject property also features protruding bay windows on the façade, northeast and southwest elevation. The roof of bay windows features overhanging eaves with wooden brackets and dentil details on the cornice.

1823 Niagara Stone Road has physical value because it displays a high degree of craftsmanship. The intricate wood work found on the residential structure holds immense value. The wood work is featured on the wrap-around verandah and the protruding bay windows. It consists of wooden fretwork, dentil details on verandah and bay windows cornice, moulded brackets and decorative wood posts.

1823 Niagara Stone Road has historic association with George Varey. George Varey was an immigrant from England who first moved to Montreal and then to the Niagara Region. He was a successful tailor who supplied clothes to both the military and the civilians. He purchased various properties across the Town and even constructed terrace houses for the workers of the Niagara Harbour and Dock Company. He acquired 15 acres of the original Lot 70 of 1823 Niagara Stone Road in 1841 and practiced farming on the land. George Varey played a role in the development of various property parcels around the Town of Niagara-on-the-Lake. 1823 Niagara Stone Road also has historical association with James Hiscott. He was a farmer and used to farm on the subject property. He was also an important political figure who represented Lincoln in the Legislative Assembly of Ontario. James Hiscott served as the chief magistrate for the Niagara Township and was also the warden of the Lincoln County.

1823 Niagara Stone Road has contextual value because it is important in defining the historic character of the area. Niagara Stone Road streetscape majorly consists of wineries, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the building are recent built structures or have been modified. The historic structure

reiterates the historic character of the area and connects the context to its historical roots. 1823 Niagara Stone Road is also historically linked to its surroundings as being part of the Corus farmstead. The house structure and the bank barn were once a part of a larger farmstead. The land appears to have since been subdivided but the farms still exist towards the southeast of the subject property.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the property at 1823 Niagara Stone Road include its:

- Two storeys Gothic revival style structure
- Red brick construction
- Balanced elevation with symmetrical elements
- Protruding brick quoins
- Gable roof with centre gable on side elevations
- Overhanging eaves and moulded fascia, and cornice
- Segmentally arched entryway openings
- Round arch window openings
- Radiating brick voussoirs, moulded wooden frame and wooden lug sill
- Protruding bay windows with overhanging eaves, wooden brackets and dentil details on the cornice
- Wrap-around verandah with a hip roof, overhanging eaves, wooden dentils, brackets, fretwork and balustrade details
- Location along the Niagara Stone Road
- Setback from the road
- Historical connection to farmstead on Lot 70