

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

**BY-LAW NO. 2025-003**

(716 King Street, Roll No. 262701000208201)

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, ALEXANDER HOUSE, 716 KING STREET (PLAN 86 RP 30R2061 PART 1), 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 **ALEXANDER HOUSE, 716 KING 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

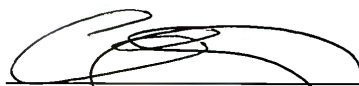
**WHEREAS** the reasons for designation are set out in Schedule 'B' hereto; and

**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 **ALEXANDER HOUSE, 716 KING 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 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 28<sup>th</sup> DAY OF JANUARY, 2025.**



**LORD MAYOR GARY ZALEPA**



**TOWN CLERK GRANT BIVOL**

## **SCHEDULE 'A'**

Legal Address: PLAN 86 RP 30R2061 PART 1

PIN: 464020131

Civic Address: 716 KING STREET

## SCHEDULE 'B'

### ALEXANDER HOUSE, 716 KING STREET

#### Description of Property

The subject property is located at 716 King Street. The subject property is located on the south side of King Street near the intersection of King Street and Cottage Street. It is located within the urban boundary of Old Town. The property is known as Alexander House and was constructed in 1982.

#### Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

Architecturally, the house is described as a New Traditional style interpretation of an 18th Century Dutch Colonial form; its broken gambrel roof, massive central fireplace chimney, symmetrical 5 bay facade being typical of this form during the 1700's. Despite its traditional presentation, the circa 1981 to 1982 dwelling at 716 King Street represents an arche-typical example of a construction method. Built prior to Natural Resources Canada publishing the formal R2000 guidelines in 1982, it none the less met and exceeded that standard; a standard which directly impacted the evolution of building codes across Canada and continues to do so today. The dwelling is the first R2000 house built in Niagara and based on extensive research, appears to be the first private home built to these standards in Canada. Moreover, many of the materials used in the building represent sustainable construction. "Reclaim, reuse and repurpose" was a core methodology in the dwelling's construction. The exterior half-timbering and circa 1817 handmade brick cladding are examples of reclamation and repurposing from historic provincial sources as are the interior fir turnings and the white oak panels, flooring and cabinetry. Both artistry and craftsmanship are evidenced throughout the house design and its elements. The exterior presentation employs strategic use of half-timber framing to bracket and define the facade, the openings and the brick herringbone panels, while the introduction of three courses of fish scale shingles in the cedar shingle roofing combined with the broken gambrel roof stepdown lightens the weight of the roof. The combination of art and craft is exemplified on the interior with the use of stained-glass art, created by Erika Alexander, which is imbedded as the centre pane unit in many windows openings

Since the 1970's, the Alexanders, as a couple, have had a fundamental impact on the preservation and evolution of Niagara-on-the-Lake's social, cultural and built heritage. Anchored from this King Street home, they have individually and in partnership, made significant contributions to the local community, heritage education and preservation. They founded 'The Friends of Niagara National Historic Sites, Inc.' (The Friends of Fort George), a non-profit organization that works in partnership with Parks Canada to preserve and promote the heritage of Niagara National Historic Sites. Jim Alexander was the co-founder of Willowbank School of Restoration Arts, served as the Vice-Chair on the school's Board of Directors and was a long serving member of the faculty. In addition, Jim Alexander has contributed to the preservation of provincially important built heritage which includes the Lennox House (Lenwil) in Toronto, the Salem Chapel (British Methodist Episcopal Church) in St. Catharines, Port Colborne's Reformed Mennonite Meeting House, the Riverbrink Art Museum in Queenston and the circa 1832 Queenston Baptist Church (later the Women's Institute). Further, his work in the creation of didactic display for Parks Canada across Ontario underwrote broad public education in our cultural heritage landscapes.

Contextually, the Alexander House's building form, style, and presentation creates a visually important transition on the streetscape between the heritage designated ca. 1817 Neo-Classical Cameron-Farrell House at 708 King Street, the circa 1940 traditional farmhouse with gambrel roofed outbuilding at 725 King Street and the New Traditional 1920's styled Colonial Revival dwelling at 720

King Street. The building's scale, form, massing and composition are consistent with, and visually linked to, its surroundings and streetscape. Moreover, the reclaimed and traditional materials which create the building's overall presentation establish an unequivocal historical linkage to the local neighbourhood history and the overall heritage context of Niagara-on-the-Lake.

#### **Description of Key Heritage Attributes**

Key exterior attributes that embody the heritage value of 716 King Street include its:

- New Traditional style 18<sup>th</sup> Century Dutch Colonial form
- Broken gambrel roof
- Cedar shingles with three rows of fish scale shingles on roof
- Massive central chimney
- Symmetrical 5-bay façade
- Half-timber framing
- Brick herringbone panels
- Front door
- Side door with stained glass window
- Hand-made bricks reclaimed from the 1817 Niagara Courthouse buildings
- White Oak and fir used in construction
- Reused and repurposed historic building materials

Key interior attributes that embody the heritage value of 716 King Street include its:

- Stained glass window panels both in flowering vine and flowering cluster patterns
- Flooring, mortise-tendon-pegged cabinetry, trim, panelling, joinery, mantelpieces and interior doors all using reclaimed and repurposed historic white oak from aforementioned wineries
- Reclaimed and repurposed old growth fir newels, turned balusters, newel caps and rails on central staircase
- Central fireplace constructed from ca. 1817 brick and mantels of reclaimed white oak
- Rear oriel window space including the entire reclaimed oak banquette seating, half columns, panelling, handmade exterior doors, stained glass windows, reclaimed fir upper framing, expressed as slender Tudor colonnette/mullions contiguous with open spandrel rib-vault/rafters that meet at a boss & pendant finial/post