

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

BY-LAW NO. 3631-02
(53 Queenston Street)
(Roll No. 26-27-020-022-111)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE SECORD-COPELAND HOUSE, 53 QUEENSTON 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 Secord-Copeland House at 53 Queenston 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:

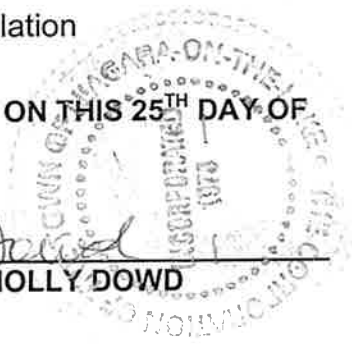
1. There is designated as being of architectural and historical value and interest the real property know as the Secord-Copeland House at 53 Queenston Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is 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"

53 QUEENSTON STREET

Part of Lot 108, Corporation Plan 1, Part 1 of Plan 30R5124, formerly in the Village of Queenston, now in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

PIN #46375-0158 (R)

FOR OFFICE USE ONLY

0792007

CERTIFICATE OF REGISTRATION
NIAGARA N. (SO) ST. CATHARINES

'02 MAR 1 PM 2 12

LAND REGISTRAR

Additional: See Schedule

New Property Identifiers

Executions

Additional: See Schedule

(1) Registry Land Titles (2) Page 1 of 5 pages

(3) Property Identifier(s) 46375-0158 (R) Block Property Additional: See Schedule

(4) Nature of Document
BY-LAW #3631-02

(5) Consideration
Dollars \$

(6) Description
Part Lot 108, Corporation Plan 1 designated as Part 1 on 30R-5124 Town of Niagara on the Lake Regional Municipality of Niagara Niagara North (No. 30) as previously described in Deed No. RO701499

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
See By-law #3631-02 attached.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D

THE CORPORATION OF THE TOWN OF NIAGARA ON THE LAKE, by their solicitors, DANIEL, BLACK, HILL, THIDUS, DeLORENZO, SHEDDEN et al LLP
Per: *Callum Shedden* 2002 03 01
Callum Shedden

(11) Address for Service 1593 Creek Road, Box 100, Virgil, Ontario L0S 1T0

(12) Party(ies) (Set out Status or Interest)
Name(s) Signature(s) Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property
53 Queenston Street
Niagara-on-the-Lake, Ontario

(15) Document Prepared by:
Callum Shedden
DANIEL, BLACK, HILL, THIDUS, DeLORENZO, SHEDDEN et al LLP
P.O. Box 24022, 39 Queen Street
St. Catharines, Ontario L2R 7P7
cs/tf (29953-DZ)

| Fees and Tax | |
|------------------|-----|
| Registration Fee | 60- |
| | |
| | |
| Total | |

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SCHEDULE "B"

REASONS FOR DESIGNATION

Secord – Copeland House c.1835

53 Queenston Street, Queenston

The Secord - Copeland House is recommended for designation for both architectural and historical reasons. It is associated with some of the earliest settlers in Niagara and its use as a tavern, a residence and, possibly, a wagon maker's shop reflects the economic and social evolution of the Village of Queenston. Architecturally it is a distinctive building with special streetscape value on the village's main street. The house, when reinterpreted with the correct window divisions, is a worthy though simple example of early local building. The interior contains some early historic and architecturally interesting detail.

Historical Background

The house sits close to the street on the northeast section of a lot at the corner of Highlander and Queenston Streets in the Village of Queenston. The history of the property is confusing. The building is situated on land originally settled c.1782 by Elijah Phelps, a private in Butler's Rangers whose brothers fought with the American army during the Revolution. Phelps was active in the community, acting as a spokesman for the farmers who were pressing for tenure of the land they had cleared and encouraging the building of a church. His ownership of Lot 5, including Lot 116 on which 53 Queenston Street is located, was confirmed by Crown Grant in 1799. Losses suffered in the War of 1812-14 and accusations that he was a member of an extremist political group resulted in the sale of Lot 5 to David Secord in 1816.

David Secord was also a private in Butler's Rangers and one of the first settlers in Niagara. He built mills, stores and a hotel in St. Davids where he was appointed local magistrate in 1791 and was elected Member of the Legislative Assembly in 1811. He rose to the rank of major in the War of 1812-14. Though the centre of his interests was St. Davids, he kept Lot 116 in Queenston until 1835 when he sold it to Jacob Nicholas Vrooman, a wagon maker and wheelwright for £100. The high price for this lot may indicate that Secord constructed a building on the property prior to selling it.

There was definitely a "dwelling" on the lot and perhaps a wagon maker's workshop, when Jacob Vrooman sold it to Daniel Quackinbush in 1837. Quackinbush was a farmer when he purchased the property but by 1845 he was using the building as an inn. At that time it was described as a two storey frame structure with 3 fireplaces. Increased assessments between 1848 and 1850 may indicate improvements to the property. Daniel ran the inn until 1868 when Joseph Quackinbush, a labourer, became the owner and occupant and the building reverted to a residence. Throughout the last half of the nineteenth century both Quackinbush and a series of tenants occupied the house. A severe decline in the value of the property over a relatively short time during this period may indicate alterations to the house, lack of maintenance, or damage by fire.

Schedule B, Page 2, 53 Queenston Street

Architectural Features

The house is a two storey, five bay, gable roofed, timber frame structure with a part basement under the hall. Although the exterior is now finished with synthetic siding, earlier wood clapboard may still exist underneath. The architraves to the openings have raised surrounds and curiously divided 4 over 4 sashing with the glass in a flat, almost square, shape. The entrance, which is protected by a hip roofed porch, is plain and unremarkable. Above this entrance is a window with its head set slightly lower than its neighbours. It may once have been a door to an earlier balcony. A small lean-to extends westward from the rear southwest corner of the building. The indication of a former bracket chimney suggests that this space was used as a summer kitchen.

The house is shallow in plan, resembling others in the area. Two large rooms flank the narrow central entry hall, which contains a simple staircase with a slender turned newel that is believed to be later. Upstairs there was originally a larger room to the front on the north side with a long narrow room behind it, which is now entered separately from the landing. Opposite is a similar arrangement.

The chimneys, which start on the second level, appear to have always served stoves. Despite the documentary reference to 3 earlier fireplaces, there is no trace of them now.

On the main floor there is little trim of note. Upstairs, two early 19th century six-panel doors, frames and trim has been re-used in the openings to the front rooms. Trim of c.1860-70 has been used for the newer doorways to the back room. The hatch cover to the roof space apparently came from the foot of the enclosure to the loft stairs and is of early construction with handmade rose-head clinch nails securing bevelled cleats to tongued and grooved boarding. The small rim lock may date from the 1860's.

Signs of an early structure are clearly evident in the basement where the stone foundation, laid in the south crawlspace area with little mortar internally, supports a heavy hewn sill with one internal hewn square summer beam with replacement joists that supports a narrow tongued and grooved floor deck that is rough-sawn on the underside. This floor deck may be band-sawn with some circular-sawn board. The roof space contains pole rafters flattened on the top side and butted at the ridge. The roof deck is of wide rough-sawn material spaced for wood shingles.

Designation

This designation applies to the lands and more particularly to the entire exterior façade and structure of the house and to interior features including the early trim and doors on the second floor, the balustrade on the second floor and the hatch cover to the roof space.