

Properties

PIN 46397 - 0074 LT
Description PT LT 50-51 TP PL 86 NIAGARA AS IN RO151525; NIAGARA-ON-THE-LAKE
Address 175 QUEEN STREET
NIAGARA-ON-THE-LAKE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE
Address for Service 1593 Creek Road, P.O. Box 100, Virgil
ON L0S 1T0

I, Lord Mayor Gary Burroughs and I, Holly Dowd, Town Clerk, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 3969-05 dated 2005/08/22.
Schedule: See Schedules

Signed By

Monica Evelyn Wolfe 39 Queen St. P.O. Box 24022 acting for Applicant(s) Signed 2005 09 02
St. Catharines L2R 7P7
Tel 9056881125
Fax 9056885725

Submitted By

DANIEL & PARTNERS LLP 39 Queen St. P.O. Box 24022 2005 09 02
St. Catharines L2R 7P7
Tel 9056881125
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Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 36765

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

BY-LAW NO. 3969-05

(175 Queen Street, Roll No.26 27 010 004 042 00)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE COTTAGE HOSPITAL, 175 QUEEN
STREET, 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 Cottage Hospital at 175 Queen 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;

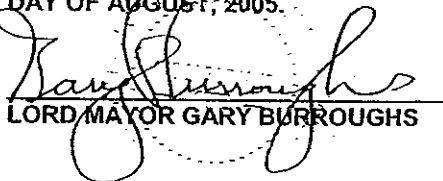
AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality.

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 the Cottage Hospital at 175 Queen 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 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 22ND
DAY OF AUGUST, 2005.**


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

SCHEDULE "A"

DESIGNATION BY-LAW 175 QUEEN STREET

Part Lot 50-51, TP Plan 86, Niagara as in RO151525; Niagara-on-the-Lake
PIN 46397-0074 (LT)

SCHEDULE 'B'

REASONS FOR DESIGNATION

The Cottage Hospital, c.1820
Nurses' Residence, c.1920
Part Lot 50 & 51, Niagara-on-the-Lake

The Cottage Hospital property is recommended for designation for its cultural heritage value and interest.

The building known as the Cottage Hospital represents an important part of the history of Niagara-on-the-Lake. It was the home and office of the Town's early physicians and was the first hospital in the Town. Many of the Town's citizens who still live in the area were born within the hospital's walls.

It is also significant for its association with such prominent citizens of Niagara as Martin McClellan, a Captain in the First Lincoln Militia who was killed at the Battle of Fort George; Tenny Peabody, watchmaker; Henry Paffard, Mayor and pharmacist; Dr. Hedley Anderson, respected physician and Brigadier-General Charles M. Nelles who had a distinguished career in the Canadian military, served as mayor of the Town and, in the early 1920's, spearheaded the drive to convert Dr. Anderson's house into a much needed hospital for the town.

Architecturally the Cottage Hospital building represents an early Neo-Classical building in the Town of Niagara-on-the-Lake. It sits on its original spacious lot on the north side of Queen Street and forms, along with the adjacent designated properties to the east and west, a remarkable streetscape that has remained largely unaltered since the 1820's when the houses on this block were constructed.

The building known as the Nurses' Residence, which is situated at the rear of the property and is designed in the Arts and Crafts style, was constructed at the time that the property was converted into Niagara's local hospital. It is integral to the interpretation and character of the site at the time that the property became Niagara's first hospital.

Site

The buildings occupy a rectangular 3/6 acre lot on the north side of Queen Street between Simcoe and Gate Streets.

Historical Background

The Cottage Hospital and Nurses' Residence stand on a portion of the land originally owned by George Campbell and Martin McClellan, a captain in the First Lincoln Militia who was killed at the Battle of Fort George in 1813. McClellan sold his land to Ralfe and Elizabeth Clench in 1811 while George Campbell sold his land to Joseph B. Clench in 1818. Tenny Peabody, a watchmaker, who purchased portions of both lots, assembled the lot on which the Cottage Hospital now stands in 1819-20. Peabody paid fair market price for the land and sold it for a good profit in 1825, when he left town, indicating that he probably constructed a building on the lot in the early 1820's.

The property changed hands a number of times between 1829 and 1845, during which time it also functioned as a store. Thomas McCormick, who purchased the property in 1832 and lived in it until shortly before his death in 1867, was the first long term owner and occupant of the site. He was married to Augusta Jarvis, daughter of William Jarvis and was a warden St. Mark's church and a collector of customs. He sold to Pedro Alma, a lawyer who in turn sold to William Tremaine, a civil engineer, and his wife Frances. They rented the house to Dr. Robert M. Wilson who opened a doctor's office in the house in 1869.

The Tremaines sold the house to Henry Paffard in 1872. Paffard was mayor of Niagara for over 20 years and ran the local drugstore, which is still standing and is now a museum owned by the Ontario Heritage Foundation and operated by the Ontario College of Pharmacy.

Paffard sold the property to Dr. Wilson in 1873. The doctor made some improvements to the building and sold it to John M. Clement in 1875. The property remained in the hands of the Clement family until 1889 when it was purchased by Dr. Hedley Leeming Anderson, a much loved and respected local physician, who lived and practised in the house until his retirement c.1919.

At the time of his retirement, Dr. Anderson sold the property to James Marshall, a native of Tennessee who in turn sold it to Brigadier-General Charles M. Nelles, who led the drive to convert the building to a hospital at the cost of \$13,000.00 and served as president of the Board of Governors for 12 years. The Nurse's Residence was also constructed at that time.

Brigadier-General Nelles was an important member of the community who had an illustrious military career. He served in South Africa in 1896 as adjutant of the First Canadian Mounted Rifles in the Boer War and commanded a regiment in Saint John, New Brunswick from 1906 to 1912.

During the First World War he commanded the Royal Canadian Dragoons and served with them in the field until 1917 when he was made officer commanding the cavalry depot at Shorncliffe Barracks, England. He returned to Toronto, reorganized the Dragoons Regiment and retired to his home in Niagara in 1920, later serving as mayor.

The hospital served the community until 1951 when the new hospital opened on Wellington Street. Many of the people born in the Cottage Hospital still live and work in the community.

Architectural Description

The Cottage Hospital is a substantial two storey 5 bay symmetrically arranged building of Neo-Classical design and proportions with a gable roof and internal end chimneys. It is of post and beam construction with a stone foundation. The interior contains some early doors and trim, the remains of a walnut handrail on a staircase and some wide pine floors.

The building sits close to the street, as do its neighbours to the west and east. An early photograph, probably taken in the 1890's, indicates that it formed, along with the Chrysler-Burroughs, McDougal-Harrison and Rogers-Blake-Harrison house, a remarkable and rhythmic streetscape of well spaced buildings on spacious lots that has remained largely unchanged.

The building was probably originally clad in clapboard or roughcast stucco which is now covered with a wide siding material. The large windows on the façade are divided into 6 over 6 panes and, if not original, were there in the second half of the 19th century.

A one storey enclosed porch with a mansard style roof and bay window to the west were probably added by Dr. Anderson in order to accommodate his combined home and surgery. They can be seen in an early photograph taken c.1902. At that time a wire and wood fence enclosed the property and the windows had shutters. The building also had a two storey addition to the rear which is shown in early photographs. The addition is lower and narrower than the main Cottage Hospital building which faces Queen Street. A carriage house is located to the rear in the area of the existing garage.

A photograph of the Cottage Hospital taken in 1925 indicates that a second storey was added to the existing enclosed porch, which still exists today, and that the shutters had been removed. The wire fence, with its simple wooden posts and entrance gate, remained.

Early photographs of the Nurse's Residence indicate a 1 ½ storey stucco building designed in the Arts and Crafts style with a brick foundation, hipped dormer and enclosed entrance surmounted by a hipped roof. This building, which is substantially unchanged, may have been designed by the St. Catharines architects Arthur Nicholson and Robert Macbeth who designed many of the houses in that city including several in the Yates Street Heritage Conservation District and the Glenridge neighbourhood.

Designation

This designation applies to the lands and more particularly to the entire exterior of the Nurses' Residence building and the entire exterior of the Cottage Hospital building.