## *Properties*

| | |
|---|---|
| *PIN* | 46405 - 0059 LT |
| *Description* | PT BLK 39 TP PL 86 NIAGARA AS IN RO526661; NIAGARA-ON-THE-LAKE |
| *Address* | 40 PLATOFF STREET<br>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<br>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. 3996-05 dated 2005/11/28.
Schedule: See Schedules

## *Signed By*

| | | | | |
|---|---|---|---|---|
| Monica Evelyn Wolfe | 39 Queen St. P.O. Box 24022<br>St. Catharines L2R 7P7 | acting for Applicant(s) | Signed | 2005 12 12 |

Tel 9056881125
Fax 9056885725

## *Submitted By*

| | | |
|---|---|---|
| DANIEL & PARTNERS LLP | 39 Queen St. P.O. Box 24022<br>St. Catharines L2R 7P7 | 2005 12 12 |

Tel 9056881125
Fax 9056885725

## *Fees/Taxes/Payment*

| | |
|---|---|
| *Statutory Registration Fee* | $60.00 |
| *Total Paid* | $60.00 |

THE CORPORATION

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

**BY-LAW NO. 3996-05**
(40 Platoff Street, Roll No. 2627-010-12800-0050)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE NIAGARA PUBLIC SCHOOL, 40 PLATOFF 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 Niagara Public School at 40 Platoff 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 Niagara Public School at 40 Platoff 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 28TH DAY OF NOVEMBER 2005**

**LORD MAYOR GARY BURROUGHS** **TOWN CLERK HOLLY DOWD**

## SCHEDULE "A"

## DESIGNATION BY-LAW – 40 PLATOFF STREET

**Part Block 39, Township Plan 86, Niagara as in RO526661; Niagara-on-the-Lake,**

**PIN #46405-0059 (LT)**

## SCHEDULE 'B'

**REASONS FOR DESIGNATION**
**The Niagara Public School, 1859 – Part Block 39, Plan 86, Niagara-on-the-Lake**

The Niagara Public School is recommended for designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest.

Along with the Niagara High School to the south on Castlereagh Street and the washroom and Junior school building on Davy Street, the Niagara Public School represents a significant intact historical record of the origin and development of public educational institutions in the Town of Niagara from their inception in 1856, when James Crooks ensured that the land would be used for educational purposes and endowed four scholarships for that purpose, until the construction of Parliament Oak School at the end of the Second World War. During that period, the Public School and the High School were associated with a number of important citizens of Niagara including James Crooks, who sold the land to the Town, John Thornton, master mason who constructed the building and Janet Carnochan who taught there and was instrumental in recording and preserving Niagara's history.

Architecturally the building is a refined and sophisticated example of Neo-classical institutional construction built by master mason John Thornton. His abilities as a mason are evident in the decorative dichromatic brickwork, including the denticulated window surrounds, quoins, string course and massive stone lintels and sills.

The building constitutes an unusual design for a small scale public school building of the 19th century. The entryway, with its grand semicircular fanlight filled with delicate tracery, stone arch and decorative brickwork is a striking feature that is rare in smaller public education buildings of this period, which commonly had separate modestly scaled entrances for boys and girls. Most of these buildings were oriented with entrances at the gable ends and many were constructed in the Gothic Revival style, which reflected religious and institutional architecture of the period. In contrast, the Niagara Public School reflects the Neo-classical building tradition of Old Town Niagara with its symmetrical building façade, generous window openings, semicircular fanlight and restrained details.

**Site**

The property is on the southwest corner of Platoff and Davy Streets. The building is situated on a relatively flat lot of approximately .35 acres.

**Historical Background**

The block on which the Niagara Public School stands was part of the land granted by the Crown to James Crooks in 1823, in exchange for the land he owned on the Mississagua Reserve.

*In 1854, James Crooks, who was by then living in Flamborough, sold part of* the block (2 acres more or less) to the Town Council of Niagara. There were conditions attached to the sale of the property. The first required that the property was to be "for uses of Common Schools and Grammar Schools in the Town of Niagara forever". The second required that four scholars be named "each and every year ... in perpetuity". Two of the scholars were to be educated at the Common School and two at the Grammar School. These scholarships were to be called the Crooks endowment and their expense was to be borne by "the Town Council, their successors, or any of those other persons in whom the title to the lands is vested".

The Town made no plans to build a new school for two years. In 1856, however, perhaps motivated by the ending of the Crimean War and by comments made by the editor of the Niagara Mail about the need for a school, the school board signed a contract for building a brick school house with master mason John Thornton. Although John Thornton subcontracted the slating of the roof as early as 1857, Janet Carnochan stated that the new school did not open until 1859. Miss Carnochan was hired as a teacher in 1857 and her father, a carpenter, received regular payments for work on the school in 1858. Her assertion that the school opened in 1859 is certainly accurate, therefore.

The school was formally opened and received its first students in the school year 1859-60. It was the first public or common school in Town. When it opened it had four rooms, two on each floor. Only three were used as classrooms until c.1880, when the fourth room was converted from the principal's office to a classroom.

In 1875, the Town built a Grammar School on the lot originally donated by James Crooks at the southwest corner of Davy and Castlereagh Streets. The land between the two schools remained vacant until c.1910 when John Carnochan built two cottages on the property. The one immediately west of the school was used as school washrooms and the one next to it was sold to the Public School Board in 1919 for use as a junior schoolroom or kindergarten. All of these institutional buildings, stretching from Platoff Street to Castlereagh Street along Davy Street, are extant. The Grammar School now forms part of the Niagara Historical Society Museum building and is designated under Part IV of the Ontario Heritage Act.

By 1943 more classroom space was required, partly as a result of the enrolment of the children of soldiers stationed in the Town. From 1943 until 1945, St. Mark's Parish Hall became the school's sixth classroom. In January 1945, the Board confirmed plans for a new building and the cornerstone was laid in 1947. Two weeks before Parliament Oak School was opened, in September 1948, an advertisement soliciting tenders for the old public school and its auxiliary buildings appeared in the *Niagara Advance*. The school building was sold to Fred Beattie who converted it into apartments. The washroom building and junior building were converted to residences at that time.

The school was used as an apartment building until it was purchased in 2003 and converted to a single residential use. Most recently, approval was granted for a six room Country Inn.

**Architectural Description**

The Niagara Public School is a two storey 5 bay building of symmetrical design constructed of polychrome brick in a simple Neo-classical style. The massive red brick walls are relieved by decorative elements including yellow brick quoins and a yellow brick string course which demarcates the first and second floors of the structure. The windows openings, which until recently contained large 6 over 6 double hung windows, are decorated with denticulated surrounds of yellow brick and have large cut stone sills and slightly pointed stone lintels. The exterior of the foundation is finished with yellow brick.

One of the most elaborate and distinctive features on the front façade is the entrance with its semicircular fanlight, which was restored in 2002-2003 after being hidden behind a wooden panel for many years. The fanlight is surrounded by a massive cut stone semicircular lintel with a central projecting keystone. The door surround is decorated with denticulated yellow brickwork similar to that surrounding the windows. The original 6 panel double entrance doors and three pane sidelights have recently been replaced. However, old photographs illustrating these doors could be used to design appropriate replacements. The original brick end chimneys have also been removed.

The interior has been the subject of a number of alterations and renovations since its conversion from a school to apartment units, a residence and a country inn. Little original interior detail remains.

**Designation**

This designation applies to the lands and more particularly to the entire exterior of the dwelling including the decorative brickwork, stone lintels and sills and fanlight.