

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

**BY-LAW NO. 4205-08**

(266 King Street)  
(Roll No. 2627 010 001 17300 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE EEDSON-FYFE HOUSE, 266 KING 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 Eedson-Fyfe House at 266 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;

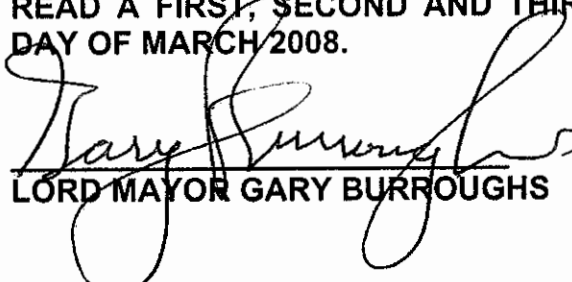
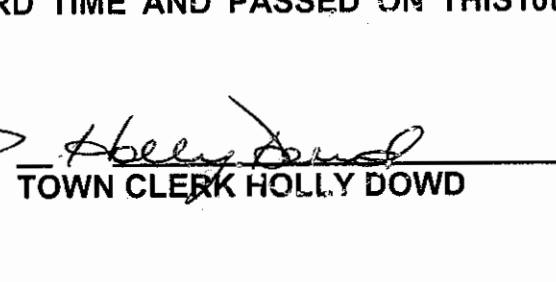
**AND WHEREAS** the reasons for designation are set out in Schedule 'B' hereto;

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

**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 Eedson-Fyfe House at 266 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 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 10th DAY OF MARCH 2008.**

  
  
LORD MAYOR GARY BURROUGHS      TOWN CLERK HOLLY DOWD

**SCHEDULE "A"**

**DESIGNATION BY-LAW 4205-08  
266 KING STREET**

Part Block 39, Township Plan 86, Niagara as in RO807136; Niagara-on-the-Lake

PIN 46405-0065 (LT)

## SCHEDULE 'B'

### Description of Property

The Eedson-Fyfe House is a 1 storey, 3 bay timber frame Regency cottage with a clapboard exterior. The property is located on a narrow, deep lot on the east side of King Street between Platoff and Castlereagh Streets in the Town of Niagara-on-the-Lake. The house is situated close to the street with the majority of the lot extending behind into a large open area which is shared by a number of the earlier houses on the block bounded by King, Castlereagh, Davy and Platoff Streets. Historically, this rear open space also contained a number of laneways that were accessed by local residents and students on their way to and from the Niagara Public School and the High School. Traces of these laneways are still evident.

### Statement of Cultural Heritage Value or Interest

The Eedson-Fyfe House's cultural heritage value consists of the fact that it was one of the earlier houses constructed in the "New Survey" deeded to James Crooks in the 1820's, and also in the relatively untouched condition of the exterior, as illustrated in a photograph of the property taken in 1861.

The interior of the house has been altered over the years and much of the original trim has been removed. However, wide sawn beams are visible in the basement and it is possible to verify that the building is of post and beam construction. Original wide pine floors can also be seen inside built in cupboards on the main floor and from below in the basement.

While a one storey addition was added at the rear of the house sometime before 1925, many of the early exterior features remain including clapboard siding; large window openings on either side of a simple, unadorned central door and along the side of the building; and a low hip or cottage roof. A well executed facsimile of the original 12 over 12 window sash was installed a number of years ago and the window trim, corner boards and clapboard are of early construction. A simple white picket fence still encloses the front of the property conserving the early appearance of the streetscape and the cultural heritage landscape as illustrated in the 1861 photograph.

The Eedson-Fyfe House's cultural heritage value also includes its association with the Eedson Family. The original owner of the property was Rebecca Eedson, a Common School teacher who purchased the land from James Crooks. Thomas Eedson, her brother, who was a carpenter, probably constructed the house. The Eedsons were a respected family, interested in education, Methodism and Temperance. Rebecca and her brother Thomas were the children of United Empire Loyalists who first settled in Nova Scotia before moving to Niagara. Thomas worked on the St. Vincent de Paul rectory and was awarded the contract for the Kivas Tully designed restoration of St. Andrews Church after the destructive hurricane of 1855.

Perhaps one of the most interesting owners of the house in the 19<sup>th</sup> century was Charles Camidge. Camidge was the son of the chief organist of York Minster and was a fine classical scholar who was interested in natural science, music, law, engineering and accounting. After the Crimean War he was sent to Canada as paymaster of the Grand Trunk Railway. Camidge came to Niagara in 1869 as headmaster of the Niagara Grammar School and served as Justice of the Peace in 1881. After his tragic suicide in 1895, the house was owned by the McClelland family and the Davy family. The house was finally inherited by the grand daughter of Albert Davy, who still resides in the house.

## Page 2 – Schedule “B”

### Description of Heritage Attributes

Key exterior, structural and landscape attributes that reflect the value of the Eedson-Fyfe property as an excellent and rare example of a simple Niagara Regency cottage and as one of the earlier buildings situated on its original lot in the area known as the New Survey include:

- The location of the house close to the street with the majority of the property extending to the rear.
- The low picket fence and gate.
- The timber frame and entire exterior structure of the original Regency cottage.
- The clapboard, corner boards and window trim
- The original window and door openings
- The restored 12 over 12 window sash.

Key interior attributes include:

- Original wide pine floor boards.

