

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

BY-LAW NO. 4226-08
(10 Platoff Street)
(Roll No. 2627 010 001 13200 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE MALCOLMSON-DELIE HOUSE, 10
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 Malcolmson-Delie House at 10 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;

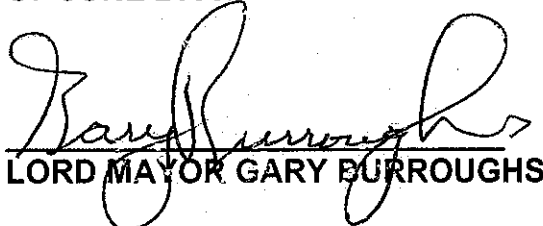
AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

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 Malcolmson-Delie House at 10 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 2ND DAY OF JUNE 2008.


LORD MAYOR GARY BURROUGHS


TOWN CLERK HOLLY DOWD

Properties

PIN 46405 - 0063 LT
 Description PT BLK 39 TP PL 86 NIAGARA PT 2 TO 4 30R5150; T/W RO787791;
 NIAGARA-ON-THE-LAKE
 Address 10 PLATOFF 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. 4226-08 dated 2008/06/02.

Schedule: See Schedules

Signed By

Monica Evelyn Wolfe 39 Queen St. P.O. Box 24022 acting for Signed 2008 06 18
 St. Catharines Applicant(s)
 L2R 7P7
 Tel 9056881125
 Fax 9056885725

Submitted By

DANIEL & PARTNERS LLP 39 Queen St. P.O. Box 24022 2008 06 19
 St. Catharines
 L2R 7P7
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 Fax 9056885725

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
 Total Paid \$60.00

File Number

Applicant Client File Number : 36765

SCHEDULE "A"
BY-LAW 4226-08

Part Block 39, TP Plan 86, Niagara being Parts 2 to 4, 30R-5150; T/W
RO787791 Niagara-on-the-Lake

PIN 46405-0063 (LT)

SCHEDULE 'B'

Description of Property

The Malcolmson-Delie House is a simple 2 storey, 3 bay vernacular frame building. The house has a clapboard exterior and an off centre entrance door. The house is located on a small lot on the south side of Platoff Street between King and Davy Streets in the Town of Niagara-on-the-Lake. The house fills the lot and is situated on the sidewalk edge with virtually no front lawn. A compact double sided stairway permits access to the front door. There is a small fenced patio area at the rear of the house.

Statement of Cultural Heritage Value or Interest

The Malcolmson-Delie House's cultural heritage value consists of the fact that it is one of the earlier houses constructed in the "New Survey" deeded to James Crooks in the 1820's and one of a number of simple workers houses found throughout the Town. The house is situated on a diminutive lot. Its location close to the street, its frame construction and simple vernacular style contribute to the streetscape on the south side of Platoff Street, which contains a number of small historic frame structures, such as the Dover-Daly House, its neighbour to the east, which is designated under Part IV of the Ontario Heritage Act.

The house has a simple asymmetrical 3 bay façade with windows on either side of a plain door with no sidelights or transom. The upper windows are situated close to the building eaves with little or no wall space above. The windows, which are not contemporary with the building, are currently being replaced by 6 over 6 windows and trim more appropriate to the age and style of the house. Early clapboard is being repaired and replaced where necessary. A flat roofed rear addition may actually be the earliest part of the house.

The interior of the house has been altered extensively. New wall partitions and a new kitchen and staircase have changed the internal layout of the building. No original doors or trim remain. There is original wide plank pine flooring on the second floor, however. It has been restored and restrained.

Currently the house is undergoing a sensitive restoration. Windows, clapboard, doors and trim are being replaced and restored in order to more closely reflect the mid nineteenth century date and style of this small worker's house.

The Malcolmson-Delie House's cultural heritage value also includes its association with a number of interesting and prominent personalities who owned the property. A number of who had close associations with shipbuilding and the Niagara Harbour & Dock Company. These include the Honourable James Crooks who was deeded the land in the "New Survey" as compensation for his land at Fort Mississauga; Thomas Sewell, a book binder and publisher of the radical newspaper, the *Niagara Reporter*, Peter Baikie, a shipwright employed by the Niagara Harbour and Dock Company who may have begun construction of the house; and James Malcolmson, a mariner who is generally credited with building 10 Platoff Street and his father Stewart, a shipwright.

Description of Key Heritage Attributes

Key exterior, interior and streetscape attributes that reflect the value of the Malcolmson-Delie house property as a fine example of vernacular worker's house include:

- The location of the house close to the street.
- The asymmetrical design of the front façade.
- The entire exterior of the house including the restored windows, front door and clapboard.
- The original wide pine floor boards on the second floor

