

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

BY-LAW NO. 4227-08
(433 Regent Street)
(Roll No. 2627 010 003 22700 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE EAGLESON-BUYERS HOUSE, 433
REGENT 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;

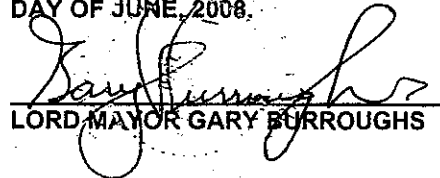
AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the Eagleson-Buyers House at 433 Regent Street, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice 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 Eagleson-Buyers House at 433 Regent 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

SCHEDULE "A"
BY-LAW 4227-08

Part Lot 278, TP Plan 86, Niagara as in RO264521; Niagara-on-the-Lake

PIN 46400-0038 (LT)

SCHEDULE 'B'

Description of Property

The Eagleson-Buyers House is a 1 ½ storey, 5 bay timber frame vernacular Neo-classical Loyalist style house with a clapboard exterior. The house is located on a large ½ acre lot on the west side of Regent Street between William and Mary Streets in the Town of Niagara-on-the-Lake. The house is more or less centred on the lot and is situated close to the street, behind a traditional picket fence. The majority of the lot extends behind the house into a large open and relatively flat garden with a concrete shed.

Statement of Cultural Heritage Value or Interest

The Eagleson-Buyers House's cultural heritage value consists of the fact that it is one of a number of early timber frame houses of similar design constructed in Old Town after the War of 1812 and also retains a remarkable number of original interior and exterior features. The house is also situated on a spacious treed lot. The house and the lot contribute to and enhance the semi rural streetscape at the south end of Regent Street with its large lots, including the Wilderness, which is immediately adjacent to the east and the narrow roadway with no curb and gutter.

The house has a symmetrical 5 bay façade punctuated by an early 6 panel door with a simple 4 light transom. A simple pedimented portico supported by plain pillars protects the front entrance. All of the early windows in the house are 6 over 6. There are 4 at the front of the house and four at the rear that illuminate the ground floor. There two at each of the gable ends to illuminate the upper floor. At some point four small low windows were inserted in the front façade to provide additional illumination for the bedrooms on the upper floor. A door was added on north side of the house and a fireplace was removed to accommodate the new entrance some time before 1973 when the dining room was converted, for a short time, into a hair dressing salon. Original eave returns, soffit and fascia boards are still extant on the gable ends.

The interior of the house has had minimal alteration over the years. Original baseboards and chair rails exist in the dining and living rooms. An original fireplace of refined Neo-classical design has been retained in the large, well proportioned parlour which extends from the front to the rear of the house. The staircase, railing and newel post are original and are of simple Neo-classical design. All of the pine plank floors on both the lower and upper levels are still extant.

Although the layout of the lower level has been changed somewhat to accommodate modern amenities, the upper floor retains its original layout with four surprisingly spacious rooms with sloped ceilings and an ample centre hall with original stair rail. One door on the upper level also retains its original 1830's brass door knob and locking mechanism.

The Eagleson-Buyers House's cultural heritage value also includes its association with a number of interesting personalities who lived on or owned the property. These include Reverend Edmund Burk, a Roman Catholic priest and Vicar General for the Diocese of Upper Canada; Robert Pilkington, a British Major -General and Army Engineer who was a friend of Elizabeth Simcoe; John Eagleson, a farmer who probably built the house and who is reputed to have rebuilt the Masonic Lodge using bricks salvaged from the burning of Niagara; and William G. Moncreiff, a Buffalo businessman who summered in the Town.

Description of Key Heritage Attributes

Key exterior, interior and landscape attributes that reflect the value of the Eagleson-Buyers property as an excellent and remarkably unaltered example of a Neo-classical Loyalist house include:

- The location of the house close to the street with the majority of the property extending to the rear.
- The low picket fence
- The expansive ½ acre treed lot which contributes to the semi-rural streetscape on Regent Street.
- The entire exterior of the house including the clapboard, original eaves, eave returns, soffits and fascia on the gable ends, early 6 over 6 windows and trim, front door with transom, and pedimented portico
- Original interior plan of the second floor
- All original interior trim and doors including baseboards and chair rails
- Original wide pine floor boards.
- Fireplace and mantel in the parlour.

