

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 5365-21**

(21 Prideaux Street, Roll No.010003025000000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, **21 PRIDEAUX STREET (PLAN 86 PT LOT 31, PIN 463970059; TOWN OF NIAGARA-ON-THE-LAKE)**, 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 **21 PRIDEAUX 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

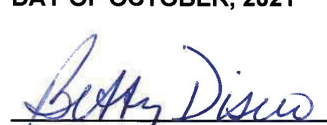
**WHEREAS** the reasons for designation are set out in Schedule 'B' hereto; and

**WHEREAS** the notice of objection to the proposed designation that was served on the clerk of the municipality has been settled at the Conservation Review Board;

**NOW 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 **21 PRIDEAUX 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 Trust 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 25TH DAY OF OCTOBER, 2021**

  
LORD MAYOR BETTY DISERO

  
ACTING TOWN CLERK COLLEEN HUTT

**SCHEDULE "A"**

PLAN 86 PT LOT 31

PIN: 463970059

## **SCHEDULE "B"**

### **21 PRIDEAUX STREET**

#### **Description of Property**

21 Prideaux Street contains a two-storey residence, which sits centred approximately 30 metres back from Prideaux Street, on an approximately 0.4 acre lot. It is in Niagara-on-the-Lake's Old Town urban area on the northeast side of Prideaux Street between Regent Street and King Street.

#### **Statement of Cultural Heritage Value or Interest**

The cultural heritage value of 21 Prideaux Street stems from its historical/associative values and its contextual values.

The property has historical/associative value as it has direct associations with a person that is significant to a community and because it reflects the work of a builder who is significant to a community. The dwelling has been attributed to a local builder, Duncan Forbes, who was a carpenter and joiner responsible for some of the fine interior work in St. Andrew's Church (he worked under John Davidson). Forbes bought the parcel of land in 1839 for £162 10s. from local butcher Frederick Wilson Gibbs. Gibbs had purchased it from the estate of George Forsyth, who had been one of Robert Hamilton's first business partners and a signatory of the official address to welcome Lt. Gov. Simcoe in 1792. Other owners of the property, if not residents, include Johnson B. Clench (Lieutenant of No. 1 Company, Niagara Volunteers and descendent of Ralfe Clench, the first Town Clerk), Andrew (brother of Janet) Carnochan, Annie and Joseph Sherwood, and Daisy Gordon.

The property at 21 Prideaux Street has cultural heritage value for its historical/associative values. Specifically, it has direct associations with a theme and activity that is significant to a community. The property at 21 Prideaux Street has been identified in the Niagara-on-the-Lake Historic District (herein referred to as the "National District") designation, and the dwelling is identified as an early structure in the "Submission Report" prepared by the Historic Sites and Monuments Board of Canada. The commitment of local citizens to the rehabilitation, renovation and/or restoration of these early buildings in the National District is a testament to the larger heritage conservation movement in Canada that occurred from the 1960s to 1970s.

The property has contextual value as it is important in defining and supporting the character of an area. The National Historic District possesses a significant collection of buildings in Canada from the period following the War of 1812, that is from 1815 to 1859 (of which 21 Prideaux Street is one), especially houses, designed in the British Classical tradition as well as vernacular buildings with features derived from this tradition which speak to the era when Niagara-on-the-Lake was a prominent Loyalist colonial town. The property is also physically, visually, and historically connected to other properties within the National Heritage District. The property also contains cultural heritage value in its contextual value, as it is physically and visually connected to the adjacent neighbouring properties at 27 and 31 Prideaux Street.

#### **Description of Heritage Attributes**

The cultural heritage value or interest associated with the property is represented in following heritage attributes:

Key exterior elements that contribute to the cultural heritage value of 21 Prideaux Street include:

- The main two storey-dwelling with its
  - Existing form, scale, and massing;
  - Three bay facade;
  - Decorative sidelights;
  - Clapboard siding;
  - First floor 6-over-6 window sashes;
  - Moulded fascia; and,
  - Full length verandah.
- The specific placement of the main dwelling with its approximately 30 metre setback.

**Legal Description**

PLAN 86 PT LOT 31, PIN 463970059; TOWN OF NIAGARA-ON-THE-LAKE