

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 5367-21**

(31 Prideaux Street, Roll No.010003023000000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, **31 PRIDEAUX STREET (PLAN 86 PT LOT 30, PIN 463970061; 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 **31 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 **31 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 30

PIN: 463970061

SCHEDULE 'B'

31 PRIDEAUX STREET

Description of Property

31 Prideaux Street contains a two-storey residence, which sits centred and approximately 20 metres back on an approximately 0.25 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 31 Prideaux Street stems from its historical/associative values and its contextual values.

The property has historical/associative value due to its direct association with several persons who are significant to Niagara-on-the-Lake. Land registry records allow the property to be traced back to John Jones, who received a Crown patent for it in 1804. The house itself was likely begun by William Wilson circa 1841, while the most obvious architectural feature, the Mansard roof, dates to a later renovation, possibly in the 1870s under Edward Thompson. Thompson sold the house to Mary Ball Servos (granddaughter of Captain Bernard Frey) in 1875. The Servos Estate sold it in 1907 to James Aikins, who served Niagara-on-the-Lake as Mayor for two non-consecutive terms (1902-1903, 1910-1911) - thus, it was his home during his second administration.

The property at 31 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 31 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 31 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 21 and 27 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 31 Prideaux Street include:

- The two storey, circa 1840 dwelling including its:
 - Form, Scale, and Massing;
 - Mansard roof;
 - Three dormers;
 - Board-and-batten cladding;
 - Shuttered windows on main floor, with decorative pediment above; and,
 - Unusual shuttered door, with similar transom.
- The specific placement of the main dwelling with an approximately 20 metre setback.

Legal Description

PLAN 86 PT LOT 30, PIN 463970061; TOWN OF NIAGARA-ON-THE-LAKE