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October 22, 2015

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
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REGISTERED MAIL

**RE: The Breakenridge-Ure House, 240 Centre Street, Part Lot 202 TP PLAN 86
Niagara as in RO395095, Town of Niagara-on-the-Lake
Notice of Passing of By-law No. 4832-15
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No. 4832-15, being a by-law to designate the Breakenridge-Ure House, 240 Centre Street.

Sincerely yours,

Holly Dowd
Town Clerk

Enc.

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

BY-LAW NO. 4832-15

(240 Centre Street, Roll No. 2627-010-005-03000-0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS, BREAKENRIDGE-URE HOUSE, 240 CENTRE 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 Breakenridge-Ure House, 240 Centre 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;

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 Breakenridge-Ure House, 240 Centre 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
21ST DAY OF SEPTEMBER, 2015**


LORD MAYOR PAT DARTE


TOWN CLERK HOLLY DOWD

SCHEDULE 'A'

Pin:46401 – 0002 ((LT))

Legal Description:

Part Lot 202 TP Plan 86 Niagara as in RO395095; NIAGARA-ON-THE-LAKE

SCHEDULE 'B'

240 Centre Street, c. 1823

Description of Property

240 Centre Street includes the Breakenridge-Ure House, a two storey brick dwelling located on the corner of Centre and Mississauga Streets, in Old Town, Niagara-on-the-Lake.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Breakenridge-Ure House lies in it being a rare example of a dwelling from the rebuilding period after the War of 1812. Dating to 1823, the two storey house is reminiscent of Georgian style with simple, undisturbed Neo-Classical architectural details. The house remains on the original large lot and, in keeping with the character of the Town, is set well forward. The three bay façade in common bond brickwork is simple and symmetrical. The doorway features sidelights and a flat transom, which are considered to be one of the plainest in Niagara-on-the-Lake. The balanced façade is also achieved through the hipped roof and the end chimneys.

The cultural heritage value also lies in its association with prominent Upper Canadian families and its use as an institute for women's education. The original owner, John Breakenridge was a practicing barrister. After his death, his wife Mary Breakenridge established a school in the home, the "Niagara Seminary for Young Ladies." She ran the school alongside Eliza Fenwick, a prominent writer, teacher, abolitionist, proto-feminist and active contributor to late-Enlightenment educational reform in England. The private school instructed women in the fine arts and French language until the mid 1830s.

There is also cultural heritage value in the associations with a prominent Confederate. Between 1865 to 1868 Frances Hopkins, the widow of Philip Hopkins (a retired commander of the ship H. M. Vandeleur, a British Revenue Cruiser), rented the house to John Porterfield, a Nashville banker who, during the American Civil War, was a financial agent for the Confederacy. After the surrender of the Confederacy, he sought sanctuary along with other Confederate administrators and politicians in Niagara until the Republican President Johnson passed amnesty legislation protecting Confederates from being charged as traitors thereby allowing them to return to their American homes.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the dwelling as a rare example of the rebuilding period after 1812 include its:

- Simple, symmetrical front facade
- Low pitched hipped roof, with four end chimneys
- Soft hand-made bricks laid in American common bond with projecting string courses to demarcate the storeys; and a tooled Queenston limestone stone overlaying a course of fieldstone and rubble stone
- The plain wood door casing with sidelights and flat transom
- Projecting eaves with plain fascia, denticulated cornice, decorated soffit and moulded frieze
- Original sashes with 15 panes (9 over 6) and 12 pane (6 over 6, second floor) windows
- Moveable louver shutters and original shutter dogs
- Window lug sills and stone flat arches of tooled stone

Key interior attributes that embody the heritage value of the dwelling as a rare example of the rebuilding period after 1812 include its:

- Original fireplace mantels and fireplaces (4 on the ground floor, and possibly 4 upstairs)
- Intact original centre hall plan
- Simple, straight stair with tapered round balusters, oval rail and slender tapered newels

Key attributes that embody the contextual value of the property supporting the character of the town include its:

- Physical setting nestled on the corner of Centre and Mississauga Street, located just off the main entrance to the town

N.B. The centre hall plan of the house allowed for the principal rooms to be at the front and the smaller rooms to be in the rear. This was repeated also on the second floor. The hall runs through the centre of the house from front to back with the stairs to the left of the hall.

No kitchen exists on the main floor of the building but the basement has a relatively high ceiling and it is believed that the cooking fireplace and bake oven were once located in the basement.

Further information is available upon request.