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CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1964-88

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE PROMENADE HOUSE, 55 PRIDEAUX STREET, NIAGARA-ON-THE-LAKE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic 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 owners of the lands and premises known as The Promenade House, 55 Prideaux Street, Niagara-on-the-Lake, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; 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 architectural and historic value and interest the real property known as The Promenade House, 55 Prideaux Street, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.

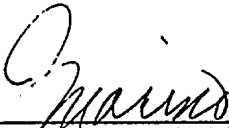
2. THE municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. THE Clerk is hereby authorized to cause a copy of this by-law to be served on the owner 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 the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST TIME THIS 12th DAY OF September, 1988

READ A SECOND TIME THIS 12th DAY OF September, 1988

READ A THIRD TIME AND PASSED THIS 12th DAY OF September, 1988


LORD MAYOR J. MARINO


TOWN CLERK R. G. HOWSE

SCHEDULE "A"

TO BY-LAW NO. 1964-88

THE PROMENADE HOUSE

55 PRIDEAUX STREET, NIAGARA-ON-THE-LAKE

ALL AND SINGULAR those lands and premises, situate, lying and being in the Town of Niagara-on-the-Lake, formerly in the County of Lincoln, now in the Regional Municipality of Niagara, Province of Ontario, and being composed of part of Lot No. 28, Plan 86 in the said Town of Niagara-on-the-Lake, which said parcel may be more particularly described as follows:

COMMENCING at the intersection of the North-easterly boundary of Prideaux Street with the North-westerly boundary of Regent Street;

THENCE North 34 degrees, 44 minutes East along the North-westerly boundary of Regent Street, 77.70 feet;

THENCE North 55 degrees, 16 minutes West, 54.7 feet;

THENCE South 34 degrees, 13 minutes West, 77.95 feet to the North-easterly boundary of Prideaux Street;

THENCE South 55 degrees, 32 minutes East along said North-easterly boundary, 54.0 feet more or less to the place of beginning.

PREMISING that the astronomic bearing of Regent Street is North 34 degrees, 44 minutes East and all bearings herein are related thereto.

All previously set out in Registered Instrument No. 406721.

SCHEDULE "B"

TO BY-LAW NO. 1964-88

STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

The Promenade House, c.1819
55 Prideaux Street
Part Lot 28, Plan 86
Town of Niagara-on-the-Lake, Ontario

This three-bay, two-storey brick house, dated c.1819, with a gable roof and large chimney at the west end, is a vital component of the historic streetscape of old Niagara, occupying a prominent position at the north-west corner of Prideaux and Regent Streets. Its design is echoed in several older buildings nearby, expressing the substance of the early town.

This house has architectural merit as a good representation of the rebuilding of the town after the War of 1812 with characteristic exterior detail of the period. Notable exterior features include Flemish bond brickwork facing the two street fronts, the entrance transom decorated with fine Regency style "metal filigree" and "comes" ornamented with lead rosettes and tooled stone lintels cut to resemble flat arches with keystones at the openings.

Significant interior detail includes the handsome treatment of the west end of the original west side room with an elaborate pilastered mantelpiece flanked by matching alcoves trimmed with similar pilasters and semi-elliptical arch and keystone to the head. There is a complement of original door and baseboard trim throughout the house. The centre hall layout appears to follow, with minor modifications, the original plan. The original kitchen with a cooking hearth is in the basement.

Historically, this small brick house is significant because of its early origin, its previous function as a local tavern and inn and its connections with a number Niagara pioneers and developers. Built on the site of an early house owned by Eliza Thompson that was burned in 1813, the property was purchased in 1822 by John Breakenridge, a Southern lawyer responsible for the building of several fine Niagara houses. Breakenridge sold the property to David Botsford in 1826 and it was probably the latter who named it The Promenade House. Subsequent notable owners were Philip Delatre and Robert Melville, both prominent members of the Board of the Niagara Harbour and Dock Company; Richard Howard, well-known Niagara inn-keeper and Richard Hiscott, a prominent land owner.

This designation is to include the entire exterior facade of the house, the west side ground floor mantelpiece and matching flanking alcoves and trim and the original door and baseboard trim throughout the house.