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484057

DATED: August 20th, 1984

No.
Registry Division of Niagara North (No. 30)
I CERTIFY that this instrument is registered as of

'84 AUG 22 10:01

Registry Office
St. Catharines,
Ontario.

John J. Sparrow
LAND REGISTRAR

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

BY-LAW NO. 1463-84

A BY-LAW TO DESIGNATE THE PROPERTY
KNOWN MUNICIPALLY AS THE NIAGARA
HISTORICAL SOCIETY MUSEUM, 43 CASTLEREAGH
STREET, NIAGARA-ON-THE-LAKE AS BEING OF
ARCHITECTURAL AND HISTORICAL VALUE AND
INTEREST

16-
THE CORPORATION OF THE TOWN OF
NIAGARA-ON-THE-LAKE
P.O. BOX 100
VIRGIL, ONTARIO
L0S 1T0

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1463-84

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE NIAGARA HISTORICAL SOCIETY
MUSEUM, 43 CASTLEREAGH 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 Niagara Historical Society Museum at 43 Castlereagh 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

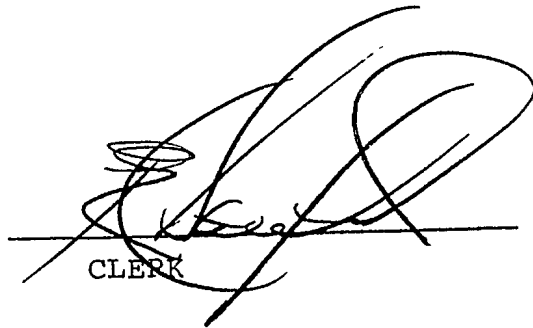
WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

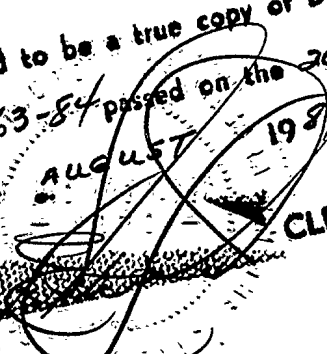
1. There is designated as being of architectural and historical value and interest the real property known as the Niagara Historical Society Museum at 43 Castlereagh Street, Niagara-on-the-Lake more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause 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 AND SECOND TIME THIS 20th DAY OF August , 1984.
READ A THIRD TIME AND PASSED THIS 20th DAY OF August , 1984.


CLERK


LORD MAYOR

Certified to be a true copy of By Law
No. 463-84 passed on the 20th
day of AUGUST 1984

CLERK

SCHEDULE "A" to

By-law No. 1463-84

Niagara Historical Society
Museum, 43 Castlereagh St.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara and being composed of part of Block 39 according to the Plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, and being more particularly described as follows:

FIRSTLY:

COMMENCING at the intersection of the westerly boundary of Davy Street with the northerly boundary of Castlereagh Street as shown on the said plan;

THENCE north 55 degrees, 16 minutes west in the northerly boundary of Castlereagh Street, 147 feet;

THENCE north 34 degrees, 40 minutes east, 72.5 feet;

THENCE south 55 degrees, 22 minutes east, 147 feet to a point in the westerly boundary of Davy Street;

THENCE south 34 degrees, 40 minutes west in the last-mentioned boundary, 72 feet, 6 inches more or less to the place of beginning.

SECONDLY:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, and being composed of part of Block 39 according to a plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, and more particularly described as follows:

COMMENCING at a point in the north-easterly boundary of Castlereagh Street distant 147 feet on a course of north 55 degrees, 16 minutes west from the boundary of the north-easterly boundary of

Castlereagh Street and the north-westerly boundary of Davy Street;

THENCE north 34 degrees, 40 minutes east, 99 feet 2 inches to a point;

THENCE north 55 degrees, 16 minutes west, 52 feet;

THENCE south 34 degrees, 40 minutes west, 99.2 feet to a point in the north-easterly boundary of Castlereagh Street;

THENCE south 55 degrees, 16 minutes east, in the north-easterly boundary of Castlereagh Street, a distance of 52 feet to the place of beginning.

SCHEDULE "B"

to

BY-LAW NO. 1463-84

Niagara High School, 1875 and
Memorial Hall, 1906
43 Castlereagh Street
Niagara-on-the-Lake, Ontario

Niagara High School

The property was originally part of the Military Reserve. This land is part of Block 39 listed in the Registry Office records as the "Crooks Block". In 1823 Robert Crooks exchanged property adjacent to the military site of Fort Mississauga for a portion of the Military Reserve south of King Street. A history of the transaction was published in Volume 30, Niagara Historical Society Records. A search of the records of Lincoln County Registry Office shows the sale of two acres to the Niagara Town Council in 1854 and the transfer of two one-acre parcels located at the corners of Platoff and Davy Streets and Castlereagh Street and Davy Street, to Board of School Trustees in 1859 for common or grammar schools.

The building built in 1875 on the property located at Castlereagh and Davy Streets was the first high school in the Town of Niagara-on-the-Lake, and operated as such from 1875 to 1947. The building and property were transferred to the Niagara Historical Society in 1949.

An Archeological and Historic Sites Plaque on this property, facing Davy Street, marks the site of the offices of the Canada Constellation, a weekly newspaper, operated by Gideon and Sylvester Tiffany from 1799 to 1800.

The former high school is a single-storey rectangular brick building with a medium pitch gable roof.

A projected rectangular brick tower divides the face of the building into two proportionate "wings" each with two segmental headed window openings. The windows have double-hung divided sashes, six panes in each sash. The segmental headed door opening of the main entrance located at the base of the tower originally contained panelled double-doors and door transom with two panes of glass divided by vertical glazing bar.

The eaves of the roof on the main structure is supported by a row of brackets, and faced with a plain horizontal cornice. The end chimneys were originally stepped and topped out in corbelled banding.

The dominant feature of the main facade is the tower.

The span of the arch of the door trim is centered by a stone keystone pointing to the datestone above. The brackets on the main building are continued along the horizontal eaves of the Tower, and terminate at the front gable. The gable, decorated with barge board and turned pendants accenting the rising eaves of the gable, contains a round gable light. The horizontal cornice of the Tower and the verges of the gable are decorated with cyma recta moulding.

Built-in cornice gutters carry runoff from the roof to downspouts mounted on the main building.

The ridge of the roof of the front gable is interrupted by the addition of mansard roof the top of which forms the base of the belfry.

Around 1910 a brick extension was built from the south-east end wall to provide space for an auditorium. The lines of the main structure and the row of brackets were continued on this addition. The gable brackets, collar and moulding were probably removed and relocated at the gable of the addition. A wider door opening maintains the shape of its counter part on the Tower.

The window opening does not--the segmental heads are eliminated. Three single-hung divided sash windows are proportionately divided by two wooden mullions, and contained in one rectangular opening.

The building was constructed with commercially manufactured red and buff brick.

The brick pattern on the main facade is a stretcher bond with flush joints. The courses are finished with quarter brick at the door and window openings.

A different pattern is evident on the north-west end wall, using a common bond with flush joints which was probably repeated on the opposite end wall of the original structure.

Emphasis is given to the trim of the door and window heads by the use of buff brick. The span of the arches on the main facade consist of a single row of inclined brick, complemented by vertical row of projected brick. The arch of the main door opening is topped with another row of inclined headers. The trim of the gable light is a circle of headers, above which is another row of right-angled inclined headers following the contour of the opening in semi-circular pattern.

The sills of the windows and doors of the building are made from cut limestone.

The wood trim, brackets and barge board are machine made, almost all of which is original to the building.

The former high school is one of four buildings in the Town of Niagara-on-the-Lake which were built using poly-chromatic brick-work to emphasize structural features, openings, and the lines of the buildings. The features and details of this building, given contemporary interpretation by the building, are derived from those of the Gothic and Italianate Vernacular styles prevalent in the architecture of Ontario a generation before.

The building is an example of the architecture common to rural communities of Ontario in the late 19th century. However, its location in the Town of Niagara-on-the-Lake, a community noted for its early and mid-19th century architecture, makes this building noteworthy as a representative structure of the styles of the late Victorian period.

Memorial Hall

The building was designed by W. B. Allan of St. Catharines and constructed by the Niagara Historical Society, on land originally part of the Military Reserve. The property was transferred by Janet Carnochan to the Society and recorded as Instrument No. 3749, July 4, 1906, at the Registry Office, Lincoln County.

An account of the Society's activities in raising funds for the building and furnishings was published in the Niagara Historical Society Publication No. 16, Report of the Opening of Memorial Hall, June 4, 1907.

An Ontario Archeological and Historic Sites Board Plaque in front of Memorial Hall commemorates the achievements of the Society's First President and Curator, Janet Carnochan, and notes that the building was the first museum building in Ontario.

Elevation and floor plans of Memorial Hall, as well as photographs of the exterior and interior of the building in 1906, are housed in the Society's archives in the Museum.

Memorial Hall is a two-storey rectangular brick building with full attic, and hipped roof. The features and details on the face of the building remain, and are unaltered since its construction in 1906. The rectangular lines of the face of the building are de-emphasized by the addition of a stepped front gable and a deep porch or portico.

The door opening and window openings on the first and second floor have segmental heads. The openings in the gable have semi-circular heads.

On the ground floor, a double doorway with glazed upper panels is balanced by two windows with single-hung, divided sash windows--(smaller upper sash with eight panes and larger lower sash with solid panes of glass).

On the second floor, there is a row of seven windows. Three of the windows are grouped in the centre, and vertically aligned with the gable above and the doorway below. On either side of this centre arrangement of windows are two windows vertically aligned with the inner corner of the horizontal cornice, and the windows below. All the windows on this level have single-hung divided sashes--(smaller upper sashes with four panes each, and larger lower sashes with a single pane).

A gabled roof over the porch is supported by four square corner columns. On the face of the porch the columns are spanned by a corbelled arch, and topped by the eave return of the roof. Arches also join the front and back columns which are butted up against the face of the building. The bases of the columns and the floor of the porch are made from poured concrete.

As on the main facade, the rectangular lines of the sides of the structure are de-emphasized by the addition of stepped gables.

The building was built with commercially-manufactured red and buff brick. The foundation is constructed from coursed rubble, reported to have been obtained from the ruins of the Indian Council House and Hospital on the Common (Built in 1816 or 1817, destroyed by fire in 1881).

The plinth of the walls and the sills of the openings are made of cut limestone, obtained from the John Rogers Dry Goods Store, Queen Street, Niagara (built 1834, demolished c. 1900). Buff brick is used to decorate the window heads, and imitation stone quoins on the front corners of the building. On the side facade two vertical rows of buff brick arranged in a geometric pattern from cornice to foundation visually divide the facade into three illusory facades.

The brick pattern of the structure is a stretcher bond with flush joints, using quarter bricks to complete rows at openings. Several rows of inclined headers of buff brick are used on the trims of the window heads -- on the first floor the top rows form segmental arches and on the top floor form flattened arches.

The trim surrounding the side gable opening is also buff brick, with brick "Darte" at the quarters of the circle. The steps of the gables are capped with cut limestone, and cut limestone finials top the gables.

The roof is finished in sheet metal applied in 1906. The trim of the eaves and the added details are machine-made and original to the building.

From 1971 to 1973 the Society carried out a renovation programme for its facilities. Included in this programme was the construction of a joining Bridge between Memorial Hall and the High School. Eight windows were obtained from the Parish of St. Mark's Church, c. 1886, removed from the Parish Hall when it was renovated in 1965 and installed in the front facade of the Bridge.

Memorial Hall Museum is one of four buildings in Niagara-on-the-Lake on which buff brick is used to decorate the openings and features of the building.

The architecture of the building reflects the subdued aspects of design evident in the late Victorian architecture carried into the early 20th century. Features are restrained, the outlines regular and concise, and the proportions follow the design of familiar classical shapes.

The location of the building in the Old Town of Niagara-on-the-Lake, a predominantly Pre-Confederation community, compliments the architecture of the Town. It is an example of the kind of building for public use erected in small cities and towns of Ontario at the turn of the century.

The former Niagara High School building is significant in terms of its historical association with the Town, initially as a school and later as a museum. Memorial Hall, on the other hand, was a product of the determined leadership of Miss Janet Carnochan, President of the Niagara Historical Society and an important local figure, and this facility was the first in Ontario built solely as a museum. Both buildings are valuable examples of late 19th century architecture.