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DATED:

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

BY-LAW NO. 1270-82

A BY-LAW TO DESIGNATE THE PROPERTY
KNOWN MUNICIPALLY AS THE DOVER-DALY HOUSE,
20 PLATOFF STREET, NIAGARA-ON-THE-LAKE,
AS BEING OF ARCHITECTURAL VALUE OR
INTEREST.

451873

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

12⁰³ P.M.

OCT 29 1982 In the

Registry Office
at St. Catharines,
Ontario.


LAND REGISTRAR

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

15-

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1270-82

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE DOVER-DALY HOUSE,
20 PLATOFF STREET, NIAGARA-ON-THE-LAKE,
AS BEING OF ARCHITECTURAL VALUE OR 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 Dover-Daly House at 20 Platoff
Street, Niagara-on-the-Lake, and upon the Ontario Heritage Found-
ation, 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 municipal-
ity 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;

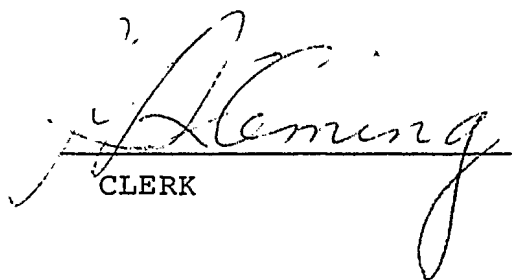
THEREFORE the Council of the Corporation of the Town of
Niagara-on-the-Lake enacts as follows:

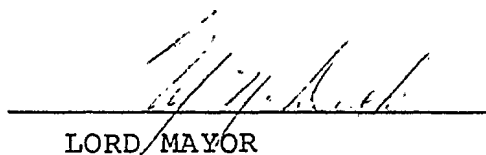
1. There is designated as being of architectural value or interest, the real property known as the Dover-Daly House at 20 Platoff Street, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.

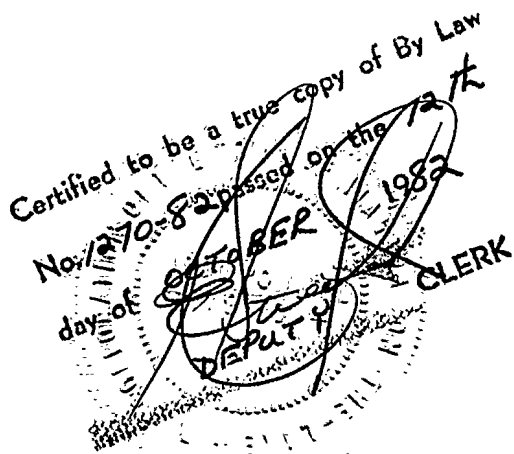
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

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 12th DAY OF *October*, 1982.
READ A THIRD TIME AND PASSED THIS 12th DAY OF *October*, 1982.


CLERK


LORD MAYOR



SCHEDULE "A" to

THE DOVER-DALY HOUSE
20 Platoff St., Niagara-on-the-Lake

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Niagara, in the County of Lincoln and Province of Ontario, the said lands now being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, in the Registry Division of Niagara North, and being composed of Part of Block 39 as shown on the Niven Plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, being more particularly described as follows:

COMMENCING at a point in the South-westerly boundary of Platoff Street distant therein South, 55 degrees, 15 minutes East, 113.99 feet from the South-easterly boundary of King Street;

THENCE South 55 degrees, 15 minutes East along said South-Westerly boundary, 39.0 feet;

THENCE South 34 degrees, 53 minutes and 30 seconds West, 106.05 feet;

THENCE North 54 degrees, 42 minutes West, 50.92 feet;

THENCE North 36 degrees, 46 minutes East, 50.64 feet;

THENCE South 53 degrees, 53 minutes East, 10.64 feet;

THENCE North 34 degrees, 32 minutes East, 55.25 feet more or less to the point of commencement.

SCHEDULE "B" to

THE DOVER-DALY HOUSE c. 1839
20 Platoff Street
Niagara-on-the-Lake

In 1835 James Crooks sold the lot on which this house stands to Henry Sewell, a carpenter, whose son Thomas, the publisher, subdivided the property, selling this portion to Thomas Dover late in 1838. The property was bought by Edward Dixon, carpenter, in 1842, with the increase in value registered in the transaction suggesting that a small house existed on the property at that time. It changed hands again in 1844, being purchased by Thomas Eedson, also a carpenter. Until this time it had been a tiny lot of thirty feet along the street by fifty feet in depth, a very small space when municipal services of water supply and the like were not known. However, Eedson had purchased the adjoining property on King Street, part of which was retained and added to this plot.

More recently, this board and batten cottage, very much weather-beaten, was pronounced virtually impossible to preserve: it took a former owner many months to bring it back to 'life', and it has never ceased to be coveted since.

The one-and-a-quarter storey board and batten saltbox, known as the Dover-Daly House, illustrates the typical local building, in a vernacular of classical inspiration, which forms the excellent background building of the old Town of Niagara. It is principally important for this and its essential role in the streetscape.

This is a very simple small house, the front door opening into a larger room, with two small bedrooms originally off this. In the lean-to part of the saltbox behind was the kitchen with a stair to a loft in the roof of the main section. A little fine detail has survived, including a small mantelpiece, but the conversion added new and enjoyable dimensions for a small household. The house has its original window divisions restored and still contains some simple early 19th century trim. The external board and batten finish may be a later covering but a finish becoming popular about the time of this building's construction.

The reasons for designation include the building's importance as streetscape and its significance as a structure typical of the smaller, older background building of Niagara-on-the-Lake. Designated parts include the exterior envelope of the dwelling.