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www.notl.org

May 15, 2014

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

MAY 20 2014

RECEIVED

REGISTERED MAIL

**RE: The Vanderlip-Hutchings House
96 Johnson Street
Part Lot 108, Plan 86, Town of Niagara-on-the-Lake
Notice of Passing of By-law No.4715-14
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. 4715-14, being a by-law to designate the Vanderlip-Hutchings House, 96 Johnson Street.

Sincerely yours

Holly Dowd
Town Clerk

Enc.

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

BY-LAW NO. 4715-14

(96 Johnson Street, Roll No. 262701000310200)

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS, VANDERLIP-HUTCHINGS HOUSE, 96
JOHNSON 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 Vanderlip-Hutchings House, 96 Johnson 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;

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 the Vanderlip-Hutchings House, 96 Johnson 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
24TH DAY OF MARCH 2014.**



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD

SCHEDULE "A"

PIN: 46399-0078 (LT)

Part Lot 108 TP Plan 86 Niagara as in RO712842, Niagara-on-the-Lake

SCHEDULE 'B'

96 Johnson Street, c.1816

Description of Property

The Vanderlip-Hutchings House, 96 Johnson Street, is a 2 storey, Georgian style house located at the southwest corner of Johnson and Victoria Street in Niagara-on-the-Lake.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 96 Johnson St. lies within its contextual value; the age and design of the structure; and its historical significance. The Vanderlip-Hutchings House, c. 1816, is an excellent example of Georgian Style Architecture. It is located in the historical part of Old Town, directly south of the Queen-Picton Heritage Conservation District, in an area defined by Georgian, Regency and Neoclassical style architecture.

The house is a one and a half storey five (5) bay timber frame structure with centre hall plan. A number of additions have been added to the rear of the building over the years. Early photographs show that the façade of the house once resembled a number of similar early Georgian houses constructed just after the Town was destroyed in 1813, with a central door and two six over six windows placed low in the wall on either side. Previous owners inserted upper storey windows along the front to provide additional light to the bedrooms. Interior end chimneys and other chimneys on the rear additions have arched brick hoods and are reconstructions based on old designs.

The interior of the c. 1816 section of the house retains large number of original features including its layout with rooms on either side of a narrow hallway, a simple staircase, chair rails on the lower and upper floors and four (4) fireplaces, including the cooking fireplace and retained Neo-classical parlour fireplace with reeded columns. The cooking fireplace retains vestiges of the brackets used to hold pots and other utensils. The wide, deep wall section to the right of the opening may be the location of a bake oven, now closed up and covered over. Upstairs plaster has been removed to expose a number of the original timber beams that form the structure of the house.

During the early 1800s the property was owned by Andrew Heron, a well known and respected Newark Merchant, who also founded the Niagara Public Library, published the Niagara Gleaner, and was also the treasurer/clerk of the First Presbyterian Church. Andrew Heron owned the lot until 1808, when it was sold to Edward Vanderlip, the first inhabitant of the house. Not much is known of Edward Vanderlip, except that he is believed to be the son of Fredrick Vanderlip, originally from Pennsylvania, who arrived with this family from a Loyalist refugee camp near Montreal, and worked in Niagara-on-the-Lake as a butcher. Edward Vanderlip also served in the Lincoln Militia in the Second Battalion as Lieutenant from 1846 to 1850.

Some of the more notable owners of the house during the 1800s include Major Joseph Clement and Lieutenant Lewis Clement, both who served in the War of 1812-14, as well as Joseph Painter, a Town councilor, school board trustee and farmer.

There were major renovations and restorations to the house from the 1950s to the early 1970s, including the addition of windows at the second level, which were likely installed by Wm. H. Gurney Jr. In his book entitled Old Town Niagara on the Lake, Peter Stokes suggests that the interior is a "particularly charming example of how older buildings may be adapted to modern conveniences".

Description of Heritage Attributes

Key exterior and structural attributes include:

- The entire exterior of the house including the 5 bay, centre-hall, balanced Georgian façade
- Original window openings on the front facade
- Original windows on west elevation
- Post and beam frame
- Shutters
- Chimneys

Key interior attributes include:

- Original Fireplaces
- Original trim, including chair rail and window trim
- Original staircase and baluster
- Remaining original pine floors

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 46399 - 0078 LT
Description PT LT 108 TP PL 86 NIAGARA AS IN RO712842;; TOWN OF NIAGARA-ON-THE-LAKE
Address 96 JOHNSON STREET
NIAGARA ON THE LAKE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE
Address for Service 1593 Four Mile Creek Road, P.O. Box 100
Virgil, Ontario L0S 1T0

I, Lord Mayor Dave Eke and I, Holly Dowd, Town Clerk, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 4715-14 dated 2014/03/24.

Schedule: See Schedules

Signed By

Monica Evelyn Wolfe 39 Queen St. P.O. Box 24022 acting for Signed 2014 03 27
St. Catharines Applicant(s)
L2R 7P7
Tel 9056881125
Fax 9056885725

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

DANIEL & PARTNERS LLP 39 Queen St. P.O. Box 24022 2014 03 27
St. Catharines
L2R 7P7
Tel 9056881125
Fax 9056885725

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 36765