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79 x 80.



Department of Planning
& Development Services
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The Town of Niagara-On-The-Lake

1593 CREEK ROAD
P.O. Box 100
VIRGIL, ONTARIO
L0S 1T0

March 26, 2002

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

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MAR 27 2002

REGISTERED MAIL

**RE: 187 Queen Street, 433 King Street, 53 Queenston Street and 93
Queenston Street
Notice of Passing of By-laws No. 3633-02, 3634-02, 3631-02, 3632-02
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 copies of:

- By-law No. 3633-02, being a by-law to designate 187 Queen Street
- By-law No. 3634-02, being a by-law to designate 433 King Street
- 79 By-law No. 3631-02, being a by-law to designate 53 Queenston Street ✓
- 80 By-law No. 3632-02, being a by-law to designate 93 Queenston Street ✓

Sincerely yours

Holly Dowd

Holly Dowd
Town Clerk

Encl.

*find
file!*

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

BY-LAW NO. 3632-02
(93 Queenston Street)
(Roll No. 26-27-020-022-102)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE HAMILTON-KORMOS HOUSE, 93 QUEENSTON STREET, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE AND INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O., 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 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 owner of the lands and premises known as the Hamilton-Kormos House at 93 Queenston Street, in the Town of Niagara-on-the-Lake in the Province of Ontario 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 a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' hereto;

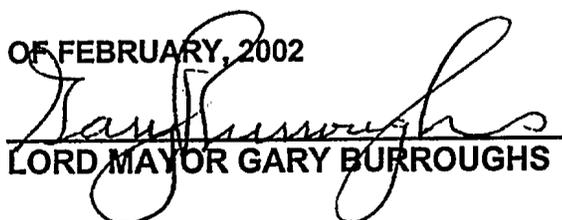
AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

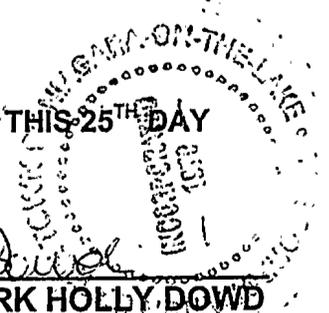
NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property known as the Hamilton-Kormos House at 93 Queenston 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 a 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 25TH DAY

OF FEBRUARY, 2002


LORD MAYOR GARY BURROUGHS



TOWN CLERK HOLLY DOWD

SCHEDULE "A"

Lot 135, Corporation Plan 1, formerly in the Village of Queenston, now in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

PIN #46375-0054 (R)

SCHEDULE 'B'

REASONS FOR DESIGNATION

Hamilton-Kormos House c.1808

93 Queenston Street, Queenston

The Hamilton-Kormos House is recommended for designation for both architectural and historical reasons. It is one of the earliest surviving buildings in the municipality and has had a long association with the Hamilton family. Architecturally it displays an unusual pilastered design and a well-detailed silhouette. The interior maintains its original internal plan and contains a considerable amount of detail from the Loyalist Neo-classical period (1805-1830).

Historical Background

The house is situated on a large well-treed lot at the corner of Dee Road and Queenston Street in the Village of Queenston. For almost 150 years the Hamilton-Kormos house was owned by descendants of the Honourable Robert Hamilton, one of the most prominent merchant-entrepreneurs in Niagara from c.1780 – 1809. The house is said to have been built by the Honourable Robert Hamilton for his eldest son, Robert F. Hamilton, who was a captain in the Lincoln Militia during the War of 1812-14 and the Member of the Legislative Assembly for the Third Lincoln District 1820-24. He and his family lived in the house continuously from 1809 to 1842. In 1842 the property was sold in a sheriff's sale to pay his creditors. The purchaser was his half brother, Dr. Joseph Hamilton, who placed the property in a trust fund for the benefit of Robert's four daughters. From 1843 until 1855, when he died, Robert Hamilton continued to live in the house with his daughters Mary and Julia and to farm the surrounding land. From 1855 until 1861 the three surviving daughters owned the property. The estate was officially divided up in 1863 and at that time Julia Dee was give clear title to the house. Julia lived in the house with her husband and, later, with the granddaughters of Alexander Hamilton, builder of Willowbank, for about 40 years. She sold the surrounding farmland in 1899 and, in ill health, deeded the house and lot to her niece Jessie Young c.1911. Members of the Young family owned the house from 1911 to 1954 when it was finally sold by the great-great-granddaughter of Robert Hamilton, [REDACTED]. The house has had two additional owners including the present occupants.

Architectural Features

Built c.1808, the house is a two storey, five bay red brick structure with a medium pitch gable roof, end chimneys and a distinctive pilastered front façade. The front wall has Flemish bond brickwork while the others are common bond. The pilasters on the front façade are narrow and shallow with corbelled caps, which may have been intended to support a cornice gutter. Both of the chimneys have been rebuilt without the characteristic corbelled brick cap.

The windows are divided into 12 over 12 with some early sash. The sash is enclosed in frames set flush with the masonry, an early detail, and with slender wooden sills with drip grooves below.

The doorcase, which is offset in its panel, possibly to accommodate a balcony, is centred on the inside and was altered in the 1860's. It is a pilastered design with pedimented entablature, plain pilasters and simply divided sidelights. Ornamental grilles were added at a later date. The curved outline of an earlier fanlight can be traced in the plaster over the door.

The west, or rear, elevation exhibits signs of considerable change. The mark of a single storey wing with a loft is clearly indicated on the north third of the back wall creating an ell form that is also seen in the Davis and Woodruff Houses. This is partly obscured by a later two storey frame addition said to be of early timber frame construction below while the upstairs was added more recently. The entire addition is finished in board & batten.

The interior of the house is a centre hall plan with rooms heated by fireplaces on each side. The entrance hall contains a rebuilt staircase, which is suitable in form and scale for the age and style of the house. It has undecorated string and dowel balusters while the rail above with oval top section and beaded edges may be part of the original staircase. Upstairs the space is divided into larger rooms at the front and smaller rooms behind. An additional bedroom occupies the rear wing with a modern kitchen below.

The interior finish, where original, is plaster applied directly to the masonry, which is at least three bricks thick on the ground floor. There are high ceilings on both the ground and second floors but no ornamental plasterwork. Most of the floors are of the original pine of medium chestnut brown colour. The basement displays excellent square stone masonry. There is a bricked up fireplace in the south end and this section of the basement, which was the original kitchen, was finished with plaster.

Significant original details include the south room mantelpiece designed with a vertically reeded headboard between truncated plain pilasters surmounted by a broken front shelf with a gently curved centrepiece. In the north room the mantel appears to be a hybrid with flat curved and undercut centres to the pilasters and a heavy shelf with broad Greek Revival bed mould of cyma reversa and sloped fillet reminiscent of Willowbank (1834). There are various mouldings of Loyalist-neo-Classical form as well as complementary copies. An original mould topped base survives behind the radiator in the lower hall while elsewhere, beaded topped versions occur as both originals and copies. The doors are mainly six-panel with wide lock rails and Norfolk latches that are both original and excellent copies.

Designation

This designation applies to the lands and more particularly to the north, south and east façades and structure of the house and to interior features including the Georgian central hall plan, the two fireplace mantels in the north and south rooms on the ground floor; the staircase; original mouldings and trim; original doors and hardware; original pine floors and the bricked up fireplace in the basement.