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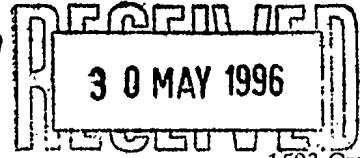
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JUN 4 1996



*Neils
Simpson*



Department of Planning
& Development Services
TELEPHONE (905) 468-3266
FACSIMILE (905) 468-2959

CULTURAL PROGRAMS
HERITAGE UNIT

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

The Town of Niagara-On-The-Lake

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18

AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

TO: ONTARIO HERITAGE FOUNDATION, 10 ADELAIDE STREET EAST, TORONTO, ONTARIO, M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including lands and buildings, at the following municipal address as a property of architectural and historical value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

164 RICARDO STREET, NIAGARA HARBOUR AND DOCK COMPANY OFFICE

Reasons for the Proposed Designation

The Niagara Harbour and Dock Company Office is recommended for designation for architectural and historical reasons. An architectural link to Niagara's prosperous industrial past, this distinctive building was part of the largest shipbuilding facility in Upper Canada and is the last surviving Dock Company building still on its original site. The Dock Company was formed in 1831 to meet the need for repair and dock facilities at this end of Lake Ontario following the opening of the Welland Canal in 1829. From its strategic location, the Dock Company played an important role in the development of Niagara and Upper Canada. The 1 1/2 storey building was constructed c.1835 and served as the Dock Company pay office. It was later converted to a residence and has been unoccupied for several years.

The property slopes down from Byron Street to Ricardo Street and the office building is at the north-east corner, on the north side of Ricardo Street, facing the marina. It sits on an angle to the street and is built into the hill which slopes down from the hotel above. The land is part of the approximately forty acre parcel granted to the Dock Company in 1831 for the purpose of constructing a harbour, wharf, dry and wet docks, in conjunction with an iron marine railway, to build, repair and refit ships. The original directors were Thomas McCormick, Robert Melville, Robert Dickson (president), Samuel Street, James Lockhart, John Wagstaff and Lewis Clement. Financial difficulties resulted in the lands being transferred to the Bank of Upper Canada in 1843 and later to Clark Gamble who rented out the property until the early 1850s when it was sold to Samuel Zimmerman. A rail line was extended to the wharf and rail car manufacturing was initiated but shipbuilding ceased by 1864 and in 1870 the Dock Company lands were divided and sold. Subsequent owners of the office site include: the Milloy family (1870-1895), Margaret and John Simpson (1895-1904), the Ball family (1904-1976), Andrew Ednie (1964), Century 21 Town Squire Realty

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(1976-1978), Allan Bowron and A. Bowron Ltd. (1977-1978), Robert and Elizabeth Johnston (1978-1984), Charles R. Vernon (1984-88), Fredlen Ltd. (1988), Queen's Landing Inn Ltd. and the current owner, 1006134 Ontario Limited.

The office building is set on a high foundation exposed to the front but fully below ground behind. The main one and a half storey frame section is of barn type construction, with heavy corner and intermediate posts and studs between. The floor framing consists of summer beams front to back, flanking the surviving chimney base and fireplace in the basement. Header beams carry joists to front and back, and joists on either side span from front to back, except where modifications to the chimney indicate the position of a former staircase. The one storey rear wing is linked to the post-1900 shed roof dormer extending from the main gable roof. Exterior features include: asphalt shingles; two brick end chimneys at original section and one brick end chimney at the extension; sloped soffit to the eaves in place of original eaves returns and possible built-in cornice gutter; clapboard siding with beaded corner board, plain starter board and beaded architraves with drip caps; 2/5 bay facade with stomacher windows above; central doorway with six-paneled door, modified by replacing the upper four panels, intermediate rail and stiles with glazing, and a four-paned transom; one door and four window openings at the west wall; one window, two second floor stomacher windows and two large openings at the south wall; one door and three window openings in the east wall; 2/2 windows, with original rails and stiles, in place of original 12/12 sash downstairs and 12/8 upstairs, all in 7" x 9" glass; five openings in the wing and two windows at the dormer; a verandah extending across the north and east sides of the main section, with straight rafters which have beaded lower edges, stop-chamfered posts with caps and fretted arabesque brackets and drops, possibly added in the late 1860s or early 1870s when the building was converted to a residence.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served on the Clerk of the Town of Niagara-on-the-Lake not later than the 24th day of June, 1996.

Over time, various changes have occurred to the building including: partial filling in of the original basement; removal of extensions; removal of transitional style shutters, with movable louvres in the lower panel and fixed louvres in the upper panel and self-locking shutter hinges of a mid- or later Victorian vintage; removal of verandah enclosure including doors from the Queen's Royal Hotel which was demolished c.1929; conversion of existing openings or addition of new openings to accommodate multiple dwelling units. Site features include the steep hill behind the building and the hotel constructed in 1988 on the section of the property above the Dock Company office. The Dock Company building exhibits a substantial amount of original detail and restoration is feasible.

This designation applies to the lands and more particularly the entire exterior facade and the structure of the office building. The 1988 hotel building is not included in the designation.

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Dated at the Town of Niagara-on-the-Lake this 25th day of May, 1995.

A handwritten signature in dark ink, appearing to read "R. G. Howse", written over a horizontal line.

R. G. Howse, Town Clerk