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79 x 80.



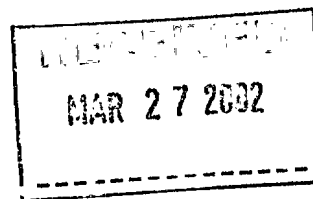
Department of Planning
& Development Services
TELEPHONE (905) 468-3266
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The Town of Niagara-On-The-Lake

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



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 ✓

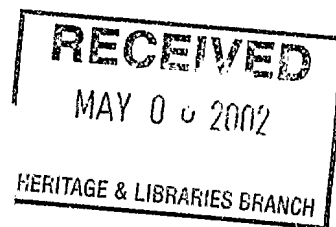
Sincerely yours

Holly Dowd

Holly Dowd
Town Clerk

Encl.

*find
file!*



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

BY-LAW NO. 3634-02
(433 King Street)
(Roll No. 26-27-010-003-180)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE POWELL-WISCH HOUSE, 433 KING 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 Powell-Wisch House at 433 King 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;

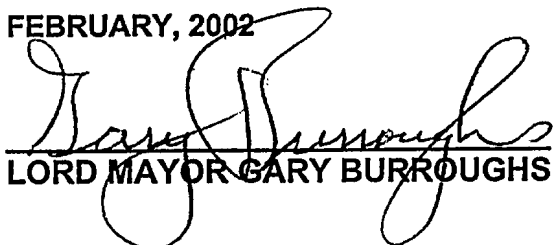
AND WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

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

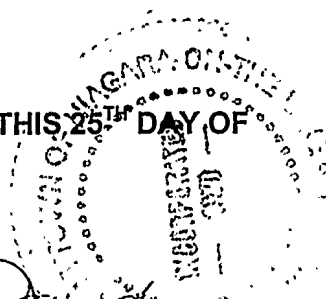
1. There is designated as being of architectural and historical value and interest the real property known as the Powell-Wisch House at 433 King Street in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby 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"

433 KING STREET

Part of Lot 280, Township Plan 86, as in Registry Office 721904, formerly in the Town of Niagara, now in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

PIN # 46400-0030 (R)

SCHEDULE 'B'

REASONS FOR DESIGNATION

**Powell – Wisch (Powell-Cavers) House c.1818 (A portion of the house, comprising two rooms and a kitchen may date from c.1809)
433 King Street, Niagara-on-the-Lake**

The Powell-Wisch House is recommended for designation for both architectural and historical reasons. It is historically significant for its association with such prominent Upper Canadians as Joseph Brant, who originally owned the property, John Powell, son of Chief Justice William Dummer Powell; James Boulton, barrister, who was prominent in legal and government affairs; Captain Duncan Milloy, a well-known sailing captain on the Great Lakes; and Dr. Frederick Morson, a skilful army surgeon. The house, which is known locally as Brockamour, has associations with Miss Sophia Shaw who was reputedly engaged to Sir Isaac Brock at the time of his death.

Architecturally the house displays neo-Classical and Regency characteristics. Although the building has been considerably changed over the years and suffered damage from a mid-twentieth century fire, the front section with its stuccoed brick incised to resemble coursed ashlar, maintains a vestige of its stately and austere presence in a lush and landscaped setting.

Historical Background

The house sits on a slight rise in the centre of a large corner lot at King and Mary Streets. There are a number of handsome old trees on the property, which appears to be a natural extension of the 4-acre Wilderness property next door (designated under Part IV of the Ontario Heritage Act).

John Powell purchased the lot in 1805 from Joseph Brant and built a house on the property c.1809 after his marriage to Isabella Shaw, sister of Sophia Shaw, reputed to be the fiancé of General Brock. Powell served as County Registrar and was taken prisoner and sent to Albany in 1813. His house was destroyed when Niagara-on-the-Lake was burned in December 1813 but his modest claim for loss may indicate that one wing, comprising two rooms and a kitchen, survived. He and his wife and children lived in this wing during 1816 while the house was rebuilt. Powell died in 1827 but his wife and children continued to live in the house until it was sold to James Boulton for £1000. Boulton, who was married 3 times, had a large family, which may have necessitated the addition of the nursery. The refurbishing that took place during the 1840's and the addition of the ballroom may have been occasioned by his third marriage in 1843. Boulton, who had connections with the prominent Boulton family of the Grange in York (now Toronto), moved with his wife and children to that city in 1850 and sold the house to Joseph A. Woodruff in 1854.

Between 1854 and 1868 the house changed ownership several times. It was during this period that the house was owned by Duncan Milloy, owner and Captain of the City of Toronto, which was built at the Niagara Dock in 1864, and who leased of the lands and assets of the failed Niagara Harbour and Dock Company in 1869 and purchased portions of the property in 1870.

In 1868 the trustees of the bankrupt Bank of Upper Canada sold the house to Dr. Frederick Morson, who served as the doctor for the Rye Home, which opened at approximately the same time. It is probable that he used a portion of the house as his offices. The Morsons occupied the house for 36 years. In 1904 the Morson's daughter sold the house to the widow Ellen Longhurst. After that the house again changes ownership several times and is used by the present owners for a bed & breakfast operation.

Schedule B, Page 2

Architectural Features

The house is a two storey, three bay, hipped roof structure with internal chimneys facing King Street. The building has solid masonry walls, which are apparently four brick widths thick on the ground floor and three on the floor above. It is covered in a smooth stucco finish that has been elaborately ashlar patterned to the front and sides with voussoirs to the arches of the door and window openings. The window openings also have raised wood architraves with plain corner blocks.

The wide entrance on the north side may have been added as an entrance to the ballroom addition with the nursery above, which was constructed at the northwest corner of the house in the 1840's but has since been demolished. The front entrance has been altered, reducing the fanlight to a flatter segmental shape to fit the later front porch, which may be a c.1900 addition. The doorway above the front entrance may have originally been a window.

Earlier alterations include the bracketed cornice resembling that on the Court House (1846) and the division of the sash, which is enormously wide with five panes in an arrangement of 15 over 15. If the sash were redivided into 10" x 12" glass, the lower windows would read 12 over 12, the upper ones 12 over 8, a much more appropriate division. The doorcase with its wide, simply divided sidelights and the leaded fan, are later treatments.

The interior has been considerably altered over the years as a result of changes in fashion, fire damage and the accommodation of a bed & breakfast operation. Some original trim remains. The matching marble mantelpieces appear to represent late 1830's or early 1840's style and were probably commissioned by James Boulton who undertook the renovations done during this period, including the addition of the ballroom.

Apparently, the three spaces across the front of the house were once interconnected. The north space originally contained an archway with folding doors like the Richardson-Kiely House and probably served as the principal reception room until the ballroom was added. The entrance to the south space has been replaced by a colonnade. However, the columns seem sparsely fluted with overemphasized entasis and may be turn of the 20th century modifications. The plasterwork that survives in the north room includes fine recessed Greek Revival rosettes and a cornice with small foliate paterae which resembles that of the Blain – Lansing House (Post House, 1835) and the Lyons – Jones House drawing rooms. A similar rosette without the same flatly ornamented surround has been restored in the south room. The ceiling cornice in the hall and north drawing room have beaded rod decoration with torch-like ends which seem to be turn of the 20th century. Original panelling and mouldings still surround the deeply set windows in the north room.

The staircase is located in the northwest hall. Its unusual location is probably a change that accompanied the ballroom addition. It has a detail resemblance to the Greek Revival staircase in the Crysler – Burroughs House, including the same broad, awkward rail and turned balusters in oak, and a likeness to that in the Old Rectory of 1858. However, here there are heavy square panelled newels with caps. At the upper turn of the stair is an alcove space for an ornament or statuette. Little original material remains on the second floor.

Designation

This designation applies to the lands and more particularly to the entire exterior façade and structure of the house and the surrounding gardens and trees.