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DATED:

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

BY-LAW NO. 983-79

A BY-LAW TO DESIGNATE THE PROPERTY
KNOWN MUNICIPALLY AS THE VAREY-HENDRIE
HOUSE, 105 JOHNSON STREET, NIAGARA-ON-
THE-LAKE, AS BEING OF ARCHITECTURAL
AND HISTORICAL VALUE OR INTEREST.

Registered as
Instrument No. 429611
Niagara North (No. 30)

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

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 983-79

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE VAREY-HENDRIE HOUSE,
105 JOHNSON STREET, NIAGARA-ON-THE-LAKE,
AS BEING OF ARCHITECTURAL AND HISTORICAL
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 Varey-Hendrie House at 105 Johnson Street, Niagara-on-the-Lake 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 the same newspaper having general circulation in the municipality 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 and historic value or interest the real property known as the Varey-Hendrie House at 105 Johnson 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 17th DAY OF December, 1979.
READ A THIRD TIME AND PASSED THIS 14th DAY OF January, 1980.


CLERK


LORD MAYOR



SCHEDULE "A"

All and singular that certain parcel or tract of land and premises, situate lying and being in the Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara and Province of Ontario, formerly in the Town of Niagara, in the County of Lincoln, and Province of Ontario, being composed of Part of Lot 100 as shown on a Plan registered in the Registry Office for the Registry Division of Niagara North, formerly the Registry Office for the Registry Division of the County Lincoln as Plan No. 86. for the said Town of Niagara, and more particularly described as follows:

COMMENCING at the intersection of the northerly boundary of Johnston Street with the westerly boundary of Victoria Street; THENCE North 55 degrees and 28 minutes west in the northerly boundary of Johnston Street, 83.6 feet; THENCE North 34 degrees and 53 minutes east in and along a fence, 69.3 feet; THENCE North 51 degrees and 35 minutes west, 20.2 feet; THENCE North 33 degrees and 35 minutes east, 20.6 feet; THENCE South 55 degrees and 49 minutes and 30 seconds east in and along a fence, 103.8 feet to a point in the westerly boundary of Victoria Street; THENCE South 34 degrees and 4 minutes west in the said last mentioned boundary 91.75 feet more or less to the place of beginning.

SCHEDULE "B"
TO BY-LAW NO. 983-79

The Varey-Hendrie House, c. 1837
105 Johnson Street (N.W. corner Johnson & Victoria Streets)
Part Lot 100, Plan 86
Niagara-on-the-Lake, Ontario

This building is an important example of the early Niagara house, largely inspired by influences of the late Regency in its rough-cast finish and hipped roof shape. The building is frame, of two storeys, with a three bay front and centre doorway and interior chimneys serving fireplaces and, originally, also stoves. The original exterior and interior detail is largely intact including three fireplaces, a bakeoven, two ground floor mantelpieces, six panel doors and sash of six panes over six. Part of the original staircase and front entrance have survived balustrade and doorcase respectively have been restored carefully. The roughcast has been renewed.

From examination of records it is believed that the house was constructed c. 1837 on the site, and possibly on the foundation of a building showing in Gray's map of 1810. Trim exhibits the profiles of the period 1830-40. In the course of preservation as much original material as possible was retained and alterations were designed to be compatible with the older building while adding modern amenity.

The house is now in excellent condition, the grounds fully landscaped and well-maintained with a surrounding paling fence of a local pattern.

The reasons for designation of the Varey-Hendrie House, c. 1837, include its value as townscape, since it occupies a prominent position at the corner of a block echoing its 1835 neighbour the Blain-(Lansing)-Black House across the street.

Furthermore, it typifies the house building of early Niagara in its form of centre hall, three bay, two storey hip roof with interior chimneys and particularly the building period 1830-40. Its two historical connections with the pre-1810 structure on the site and with its first owner, the local tailor, George Varey, are also important.

Finally it is noteworthy for its integrity, in the survival of the original detail, as well as being exemplary as a preserved building.

Designated parts include the exterior form and detail, the main reception rooms and entrance hall, including their original and restored joinery on the ground floor, and the basement kitchen.