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Department of Community
& Development Services

TELEPHONE 905-468-3266

FACSIMILE 905-468-0301

The Town of
Niagara-On-The-Lake

1593 FOUR MILE CREEK ROAD

P.O. BOX 100

VIRGIL, ONTARIO

L0S 1T0

ONTARIO HERITAGE TRUST

NOV 15 2013

RECEIVED

November 14, 2013

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

REGISTERED MAIL

**RE: The Barker-O'Connor-Rocchi House - 278 Regent Street,
Part Lot 147, Plan 86, Town of Niagara-on-the-Lake
Notice of Passing of By-law No.4671-13
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. 4671-13, being a by-law to designate the Barker-O'Connor-Rocchi
House, 278 Regent Street.

Sincerely yours

Holly Dowd
Town Clerk

Enc.

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

Properties

PIN 46399 - 0103 LT
Description PT LT 147 TP PL 86 NIAGARA AS IN RO732938; NIAGARA-ON-THE-LAKE
Address 278 REGENT 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. 4671-13 dated 2013/10/28.
Schedule: See Schedules

Signed By

Callum Shedden	39 Queen St. P.O. Box 24022 St. Catharines L2R 7P7	acting for Applicant(s)	Signed	2013 10 30
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 St. Catharines L2R 7P7	2013 10 30
Tel 9056881125		
Fax 9056885725		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : 36765

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4671-13**

(278 Regent Street, Roll No. 262701000320500)

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS, BARKER-O'CONNOR-ROCCHI HOUSE, 278
REGENT 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 Barker-O'Connor-Rocchi House, 278 Regent 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 Barker-O'Connor-Rocchi House, 278 Regent 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 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
28th DAY OF OCTOBER, 2013.**



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD

SCHEDULE 'A'
BY-LAW 4671-13
278 REGENT STREET

PIN: 46399-0103 (LT)

Legal Description: Part Lot 147 TP Plan 86 Niagara as in RO732938;
Niagara-on-the-Lake

SCHEDULE 'B'

278 Regent Street, c.1836

Description of Property

278 Regent Street is a 2 storey, neoclassical style house with a clapboard exterior. The property fronts onto Regent Street and is located between Johnston and Gage Street.

Statement of Cultural Heritage Value or Interest

Built in c.1836, 278 Regent Street is a five bay house incorporating many elements of neoclassical architecture, including a symmetrical, façade; a low side-gabled roof and large windows in relation to wall surface. Early clapboard with slim corner boards and the six over six sash are indications of an early date. There is a curious window in the gable on the north side of the building which may have been used as a means for hauling objects into the attic.

Tax records indicate that, prior to 1875, 278 Regent Street was a single dwelling unit, but later became a double unit, when it sold to the former Niagara Methodist Church, whose ministers occupied the north part of the house until the church bought the parsonage on Victoria Street in 1920. The south half of the house as rented to a number of tenants to assist in paying the ministers' salaries. At that time there were 2 entrance doors, each with a simple transom.

The entrance door and interior layout were altered when the house was converted back to a single dwelling unit. At that time one of two staircases was removed. The other still exists along with original trim such as baseboards and some doorcases. Original wide pine flooring is still visible in many parts of the house.

The dwelling was believed to have been constructed by John Barker, a prominent local politician in the 1830s. Barker was a carpenter, a yeoman farmer and captain of the town fire department. He is credited with making the two old pulpits in St. Mark's Church. He served in the First Lincoln Militia during the Rebellion of 1837 and in 1866, at the age of 82, he volunteered to fight the Fenians.

Additionally, the Lot was associated with George Hill, a career officer in the British army; Daniel Servos, a military captain in the War of 1812 and owner of vast tracts of land in the Town; and several ministers of the Methodist Church.

Description of Heritage Attributes

Key exterior and structural attributes include:

- Entire exterior of the original two storey dwelling excluding the front entranceway
- The clapboard with moderate exposure (5")
- The 6 over 6 sash and sash pattern

Key interior attributes include:

- The closed staircase on the south side of dwelling
- The wide pine plank floors
- All original interior trim including door cases and baseboards