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DATED:

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

BY-LAW NO. 984-79

A BY-LAW TO DESIGNATE THE PROPERTY
KNOWN MUNICIPALLY AS THE MOORE-STOKES
HOUSE, 244 KING STREET, NIAGARA-ON-THE-
LAKE, AS BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST.

Registered as
Instrument No. 429609
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. 984-79

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE MOORE-BISHOP-STOKES HOUSE,
244 KING 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 Moore-Bishop-Stokes House at 244 King 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 Moore-Bishop-Stokes House, 244 King Street, Niagara-on-the-Lake, more particularly described in Schedule "A" hereto.

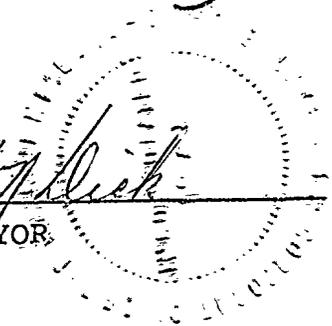
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

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



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, formerly in the Town of Niagara, in the County of Lincoln and Province of Ontario, and being composed of part of Block 31 as shown on a plan registered in the Registry Office for the Registry Division of the County of Lincoln as Plan No. 86, more particularly described as follows:

COMMENCING at the intersection of the Easterly boundary of King Street with the Northerly boundary of Platoff Street;
THENCE North 34 degrees and 44 minutes East in the Easterly boundary of King Street, 50.0 feet;
THENCE South 55 degrees and 16 minutes East, 100.0 feet;
THENCE South 34 degrees and 44 minutes West, 50.18 feet to a point in the Northerly boundary of Platoff Street;
THENCE North 55 degrees and 15 minutes West in the said last mentioned boundary, 100.0 feet more or less to the place of beginning.

Moore-Bishop-Stokes House, c. 1828.
 244 King Street,
 Part of Block 31, Plan 86.
 Niagara-on-the-Lake, Ontario.

This house is a substantial example of the background building of the post-War of 1812 expansion of the old Niagara into the New Survey east of King Street. Historically, it is important as being the oldest building in the New Survey. Its principal interest lies in its importance as prominent streetscape demarcating the King-Platoff corner, the recent restoration of original architectural features such as clapboard, sash, entrance doorcase, cornice gutters and eaves returns, wood shingle roofing and large interior chimney. The lean-to, a c. 1860 addition by the second owner, John Doritty, was reconstructed to the original dimensions and renovation has included sympathetic details such as the bay window, rear French windows and adaptations to the plan. Some original interior detail survives including doorcases, chairrails, parts of the staircase and the drawing room mantelpiece. Other interior details to be restored are the original best bedroom, possibly serving as an assembly room or ballroom, and missing trim. The three fireplaces and bakeoven have been rebuilt to original dimensions, these served by the single interior chimney stack, and kitchen mantelpiece added in keeping with the original detail. The house has an unusual form in the present off-centre doorway which, essentially, serves the centre hall to the main block of the two storey framebuilding. The northern third of the building is a modification in the course of construction, being the conversion of a storey and a half structure originally intended as a rear wing to become an end addition.

The history of the house is not noteworthy, but a school is reputed to have occupied the house at one time: a black painted wall occurs on the southside of the living room. In the 1870's the building was noted as a lodging house and this conversion may have occurred in the late 1850's. The building occupies the original 50' x 100' lot granted by the Hon. James Crooks to Francis Moore: later re-survey has created a small encroachment over Platoff Street.

Designation includes the exterior envelope and attendant detail including more recent modifications, the interior restoration of "kitchen" (now studio), drawing room, entrance hall and original and restored trim and joinery. The large silver maple in the rear yard, stated to have been planted by the Bishop family in 1892, is a majestic specimen considered essential to the landscape of the site and as such, incorporated in the designation.