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IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS **97 MELROSE DRIVE, IRONWOOD** (LOT 10), IN THE TOWN OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO REPEAL DESIGNATING BY-LAW

TO: THE ONTARIO HERITAGE TRUST, 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 repeal Designating By-law 3406-99 for the property known municipally as **97 MELROSE DRIVE, IRONWOOD** a by-law that designates 97 Melrose Drive in the Municipality of Niagara-on-the-Lake as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Any person may, not later than the 14th of January, 2017, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the repeal of the Designating By-law, together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Designation By-law 3406-99 is attached to this letter. To request additional information please contact Planning Staff.

Dated at the Town of Niagara-on-the-Lake the 15th day of December, 2016.

Holly Dowd,

Clerk

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

BY-LAW NO. 3406-99
(97 Melrose Drive)
(Roll No. 024-052)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 97 MELROSE DRIVE, IRONWOOD, 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. 1990, Chapter O.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 notice of intention to so designate Ironwood, 97 Melrose Drive having been duly published and served and notices of objection to such designation having been received, the Council of the Corporation of the Town of Niagara-on-the-Lake referred the matter to the Conservation Review Board for hearing and report;

AND WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council;

AND WHEREAS the aforesaid Council has considered the said report;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto.

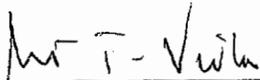
NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property known as Ironwood at 97 Melrose Drive in the Town of Niagara-on-the-Lake in the Province of Ontario more particularly described in Schedule 'A' attached 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 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 in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 22nd DAY OF NOVEMBER 1999.


LORD MAYOR ART T. VIOLA


TOWN CLERK R. G. HOWSE

SCHEDULE 'A' TO BY-LAW NO. 3406-99

DESCRIPTION:

Ironwood
97 Melrose Drive, Niagara-on-the-Lake

All and singular that certain parcel or tract of land and premises situate, lying and being in the former Township of Niagara, County of Lincoln, now Town of Niagara-on-the-Lake, in the Regional Municipality of Niagara, and Province of Ontario, and being composed of part of Township Lot No. 48, and part of Lot No. 10, according to Registered Plan No. 355, which said parcel is more particularly described as follows:

Premising that the bearing of the easterly limit of Registered Plan No. 355 is north 0 degrees, 24 minutes east and that all bearings herein are referred thereto;

Commencing at the south-easterly corner of Lot No. 10 according to Registered Plan No. 355;

Thence south 50 degrees, 24 minutes west in a southerly limit of said Lot No. 10, a distance of 150.12 feet to the south-westerly corner of said Lot No. 10;

Thence north 0 degrees, 24 minutes east in a westerly limit of said Lot No. 10, a distance of 26.11 feet to a north-westerly corner of said Lot No. 10;

Thence north 50 degrees, 24 minutes east in a northerly limit of said Lot No.10 and its production easterly 150.12 feet to a point in the easterly limit of said Lot No. 10, being also the easterly limit of said Registered Plan No. 355;

Thence north 28 degrees, 56 minutes east, 20.93 feet to a point;

Thence north 0 degrees, 24 minutes east parallel with the easterly limit of said Registered Plan No. 355, a distance of 279.5 feet to a point;

Thence north 40 degrees, 44 minutes east, 54.74 feet to a point;

Thence north 53 degrees, 45 minutes, 30 seconds east, 130.32 feet to a point;

Thence south 0 degrees, 24 minutes west parallel with the easterly limit of said Registered Plan No. 355, a distance of 443.45 feet to a point;

Thence north 89 degrees, 36 minutes west, 150.00 feet to the point of commencement.

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The lands above described being the lands shown bordered in red on the plan attached to Instrument No. 146024 dated at Niagara Falls, Ontario, June 9, 1961 and amended August 15, 1966 under File No. 61-55, which said plan forms part and parcel of this description.

Lands previously described in Instrument No. 699708 (1995)

SCHEDULE 'B' TO BY-LAW NO. 3406-99

REASONS FOR DESIGNATION:

Ironwood
97 Melrose Drive, Niagara-on-the-Lake

Ironwood is recommended for designation for architectural and historical reasons. Built in 1966 for [REDACTED], manager of Queenston Quarries until his retirement, and [REDACTED], this house is an excellent example of the 'Ranch Style' bungalow. The house and the surrounding landscape have been well maintained over the years and are in excellent condition.

The property, originally granted to Stephen Secord in 1804, is on top of the Niagara Escarpment on the fringe of the Redland Quarries holdings at the edge of the Bevan Heights subdivision. The main parcel is at the north-west corner of Niagara Township Lot 48 while the laneway providing access from Melrose Drive to the south-west corner of the property was part of Township Lot 91 which was granted to Peter Secord. Of Huguenot ancestry, mainly from valley of the Mohawk River in New York State, the Secords served in Butler's Rangers during the American Revolution. For their service to the Crown they received patents for 3200 acres of land and in 1783 were among the first Loyalist settlers in the St. Davids area that was named in honour of Major David Secord. Subsequent owners of the house site and the nearby quarry lands include: David Secord (1806-1833), Samuel Street (1833-1842), stonecutter John Brown (1842-1848), Thorold miller Samuel H. Smith (1848-1861), William Bradley Hendershot (1861-1873), Maria and William M. Hendershot (1874-1911), Queenston Quarry Co. Ltd. (1911-1921) and Queenston Quarries Ltd. (1921-1960). In 1960, Queenston Quarries Ltd. sold 2.7 acres to the [REDACTED] severed pieces to the north and west and built Ironwood on the remaining 1.5 acre lot. [REDACTED] 5.

The house is at the north end of the lot, with the entrance facing south and the rear facade near the edge of the Escarpment. The design was prepared by Overs and Zimmerman, Architects of Niagara Falls and built by D. Willms and features Queenston limestone at the principal or south front with brick at the north, east and west facades. Significant elements include the transition from the stone front to the brick sides, the balanced garage and bedroom wings and the placement of openings. The building is a simple, single storey, extended dwelling with the front in guillotined (i.e. rough-faced) limestone sawn as the facing material and laid in a broken coursed pattern, extended in short wing walls at either end. This supports a deeply overhanging, simple low pitch gable roof with asphalt shingles and a substantial chimney, also in limestone, roughly in the middle of the back slope. The front is modulated by simple undivided casement windows at three openings and accented by the modest projecting oriel to the dining room and the handsome though again simple entrance, recessed slightly with an intricately moulded double door panel edged with deeply cut multiple grooves to create a pilastered effect. There are two window openings in the east wall, one in the west wall and four in the north walls, along with three door openings. The double garage wing to the west, part of the design, is entered at a slightly lower level and though a wing, forms an integral part of the composition. Behind the masking limestone front the walls are treated with a long thin, so-called Roman, brick of dark reddish tan colour. The house takes advantage of its site with the windows carefully disposed to face outstanding views to the north and a serene outlook into the spacious treed lawn and surrounding woods in front.

The park-like setting for the house consists primarily of native Carolinian vegetation including red and white oak, ironwood, black walnut, sugar and red maple, American basswood and shagbark hickory. In developing the grounds further the present owners are building the more formal arrangements near the house while respecting the simple naturalness of the site beyond.

This designation applies to the lands and more particularly the entire exterior facade and structure of the house and the natural landscape.