



Town of Niagara-on-the-Lake

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SUBJECT: 287 Warner Road – Heritage Designation Report (File No. HER-04-2024)

1. EXECUTIVE SUMMARY

287 Warner Road (the “subject property”), known as Warner House is a listed property on the Niagara-on-the-Lake Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the “Heritage Register”). The subject property contains strong architectural, historical and contextual merit for designation and was shortlisted by Town staff for a heritage designation study.

Research and analysis of the subject property indicates that the subject property meets several of the *Ontario Heritage Act* (the “OHA”) criteria for designation (as set out in Ontario Regulation or O. Reg. 9/06). The subject property primarily contains heritage value in relation to Methodism in Canada. The residence has architectural or design value as it is a representative example of the Regency style architecture in Niagara-on-the-Lake, the residence has historical/associative value because of its association with the Warner family. Warner House also contains contextual value because it is historically and physically link to the area. Based on this evaluation, it is recommended for designation under Part IV, section 29 of the OHA.

2. PURPOSE

This Designation Report, which is required for any property that is considered for heritage designation under the OHA, details the background and historical context for the property. The subject property was identified within the Town’s work plan for priority designations in response to Bill 23 amendments to remove properties from local Heritage Registers after January 1, 2025.

3. BACKGROUND

3.1 Method

This report examines the design of the property, its history and context with the purpose of evaluating it against the criteria set out by O. Reg. 9/06 (as amended by 569/22).

3.1.1 Field Survey

A field survey was conducted from the public right-of-way in order to gain a better understanding of the property and the context. The field survey was conducted on January 22, 2024 by Sumra Zia, Heritage Planner II. Property owner permission to enter onto the private property may assist to gain a more fulsome understanding of the rear of the residence and any potential interior heritage attributes.

3.1.2 Research

Background research and information was obtained from the archives of Niagara-on-the-Lake, the draft Heritage Character Statement prepared by the Town in 2008, NOTL Museum and Public Library, Brock University Maps, Data and GIS Collection, Shannon Kyles website 'Ontario Architecture', Mark Fram's 'Well Preserved' and research by local historians.

3.1.3 Consultation

Town staff initiated this report, in consultation with the Municipal Heritage Committee, to address the deadline for all the listed properties on the Municipal Heritage Register. Properties listed on the Register as of January 1, 2023 must be designated or removed from the Register within two years (January 1, 2025).

3.2 Property Information

Civic Address: 287 Warner Road, Niagara-on-the-Lake, ON

Legal Description: 287 Warner Road, Part Lot 139, Town of Niagara-on-the-Lake, L0S 1J0, Niagara Township, ON



 Subject Property

Designation
 287 Warner Road
 Town of Niagara-on-the-Lake



Map 1: Subject Property in the Town of Niagara-on-the-Lake



- Subject Property
- Warner Road

Designation
 287 Warner Road
 Town of Niagara-on-the-Lake



Map 2: Subject Property Along Warner Road

3.3 Background Information

3.3.1 Architecture or Design

The Regency style in Ontario was influenced by the English taste for the picturesque in painting and gardens, and by the architectural forms in the other British colonies (Fram 2014). Most of the owners of Regency buildings were retired military men from Britain's colonies. Nineteenth century architects took location seriously. Regency buildings are always situated for maximum visual effect and the best possible view. Regency designs are generally year-round "cottages" or much larger "villas" (Kyle 2016). The period saw a new appreciation of setting and landscape and romanticized rusticity in garden design (Fram 2014).

The structure on 287 Warner Road is a residence called Warner House. It displays several characteristics of Regency style architecture including the symmetrical façade, single storey structure, large rectangular window openings, and the hip roof.

The architectural description of 287 Warner Road is as follows:

- The property parcel contains the Warner House (subject property), a detached garage and wooded land.
- The subject property is a single storey, detached residential building.
- It has a rectangular long façade with a wing addition towards the rear (south elevation).
- The façade (north elevation) of the house is symmetrical with five bays.
 - The east and west elevations of the subject property are also symmetrical with two bays.
- The subject property is constructed of Medina (or Cataract) sandstone which is regionally referred to as 'Grimsby red'. The stones are arranged in a cut stone, even course on the elevations.
- The house also features Queenston limestone details.
 - Limestone quoins are featured on the corners, window openings and the main entryway surrounds of the subject property.
 - Flat limestone lintels are located on the window openings.
 - A half elliptical lintel with a keystone is also featured on the main entryway.
- The house sits on a low stone foundation with Queenston limestone plinth course running across all the elevations.
- The subject property has a high-pitched hip roof with overhanging eaves featuring moulded frieze detail.
- Two single stone chimneys are located at the either ends of the side elevations.
- The elevations of the residence contain vertical rectangular window openings. The openings feature six over six, double hung windows with sills.
- The main entrance to the residence is located on the north elevation.
 - The doorway features a semi-elliptical arched opening with decorative classical cornice and an entablature on the top.
 - A semi-elliptical fan transom is set above the paneled wooden door.

- The entryway also features fluted doric columns on either side of the door.

When examined against the typical characteristics of the Regency style as outlined by Mark Fram in “Well-Preserved: The Ontario Heritage Manual of Principles and Practice for Architectural Conservation” (1988), Shannon Kyles’ Ontario Architecture Website (2016), Mikel’s “Ontario House Styles” (2004), John Blumenson’s “Ontario Architecture” (1990) 287 Warner Road meets most of the characteristics of the Regency style, and therefore, can be considered representative of the style (**Table 1**).

Table 1: Characteristics of Regency Buildings

Characteristics	287 Warner Road
Symmetrical façade	Yes
Single storey or 1 ½ storey	Yes
Five or three bay façades	Yes
Hip or gable roof	Yes
Broad eaves	Yes
Verandah or porches	No
Wooden treillage	No
Larger windows	Yes
Classical entrance	Yes
Stucco or brick walls	No



Image 1: Facade (North Elevation) of Warner House
(Image taken on: January 22, 2024)



**Image 2: Northwest Corner of Warner House
(Image taken on: January 22, 2024)**



**Image 3: Northeast Corner of Warner House
(Image taken on: January 22, 2024)**

3.3.2 History

Warner House is a residence on 287 Warner Street. The house was constructed by Matthew and Peter Warner in 1837, who were the sons of Christian Warner. Matthew and Peter Warner were stone masons and built the house with their own hands.

Below is a brief history of the residence and the prominent community members who called it home:

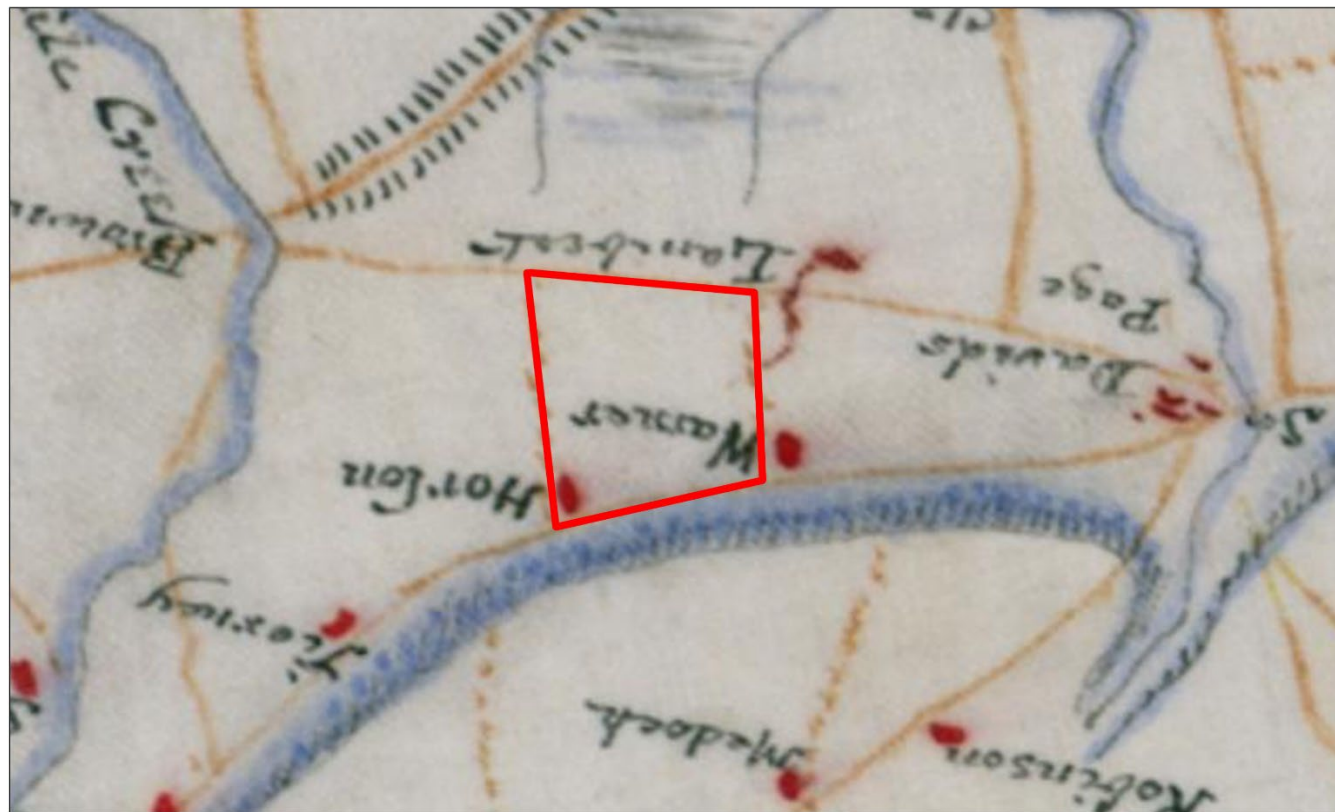
- The subject property is located near the municipal boundary of the Town of Niagara-on-the-Lake and City of Niagara Falls.
- The subject property is located along Warner Road. The road has been a primary connector of the rural area to St. Davids.
- Crown Patent granted Lot 139 to Edmund Horton in 1794.
 - Edmund Horton was a settler in the Niagara Region and served as a private in Butler's Rangers.
- Edmund Horton sold it to seven trustees that included, Christian Warner, Benjamin Williams, William Van Every, Philip Shaver, Robert McKinley, William Mann and George Keifer.
- Christian Warner was a Methodist Pioneer, a soldier and a loyalist settler. A plaque is installed in his honor at the Warner Methodist Burying Ground, on Warner Road, by the Ontario Heritage Trust. The plaque reads:
"Born in Albany County, N.Y., Warner served in Butler's Rangers during the American Revolution, and settled in this vicinity shortly after the corps was disbanded in 1784. Converted to Methodism, Warner became the leader of one of the earliest "Methodist Classes" in the province. Services were held at his home, and in 1801 a simple frame chapel was erected on his property. It became known as the "Warner Meeting House" and was the first Methodist church in Canada west of the Bay of Quinte. This structure was replaced about 1870 by a new chapel. The adjacent "Warner Burying Ground" contains the graves of Christian Warner and other pioneer Loyalist settlers of this region."
 - Warner converted to Methodism in 1790 through the preaching of Major George Neal.
 - During 1795 he was chosen as the first Circuit Steward and he also preached and encouraged Methodist doctrines.
 - Warner left a powerful legacy in the Niagara area. He has a road, cemetery and a house named after him. He is buried at the Warner Methodist Burying Ground along with various Loyalist settlers.
- In 1801, the first Methodist meeting house, west of Bay of Quinte, was constructed on Lot 139.
 - In 1810, the New York Conference of the Methodist Episcopal Church announced that it would gather at Niagara in 1812 at Warner's Chapel.
 - The meeting house was a wooden structure with high ceilings and large windows. The interior also had a gallery and a high pulpit.
 - 1870, the meeting house was replaced by a smaller building.
- In the following years the subject property changed hands. In 1837, John McKinley, who appears to be the son of Robert McKinley, commissioned

Matthew and Peter Warner for the construction of the current structure.

- Robert McKinley was one of seven trustees to whom Edmund Horton had sold Lot 139 to in 1794.
- Matthew and Peter Warner were the sons of Christian Warner.
 - Matthew Warner was commissioned with Crooks and McClellan's Coys of the 2nd Lincoln Regiment. He resigned from his commission in 1837 and appears to have started working as a mason with his brother.
 - Peter Warner served as a lieutenant in 2nd Lincoln Regiment. He also served as a sergeant in McClellan's Coy. He resigned from his commission in 1829 and appears to have started working as a mason.
- Subsequently, the house was acquired by the Warner family. The subject property has been owned by several members of the McKinley and Warner family.
- In 1937, S. Osbourne purchased the house and following his death the house was left vacant.
- The subject property was later acquired by Dr. Martin. He carried out a complete restoration of the house and it seems that the rear addition was also added during this restoration work.
- Warner House appears to be constructed of Medina (or Cataract) sandstone which is regionally referred to as 'Grimsby red' and Queenston limestone. Research indicates that both types of stones were quarried locally.

3.3.2.1 Analysis of Maps

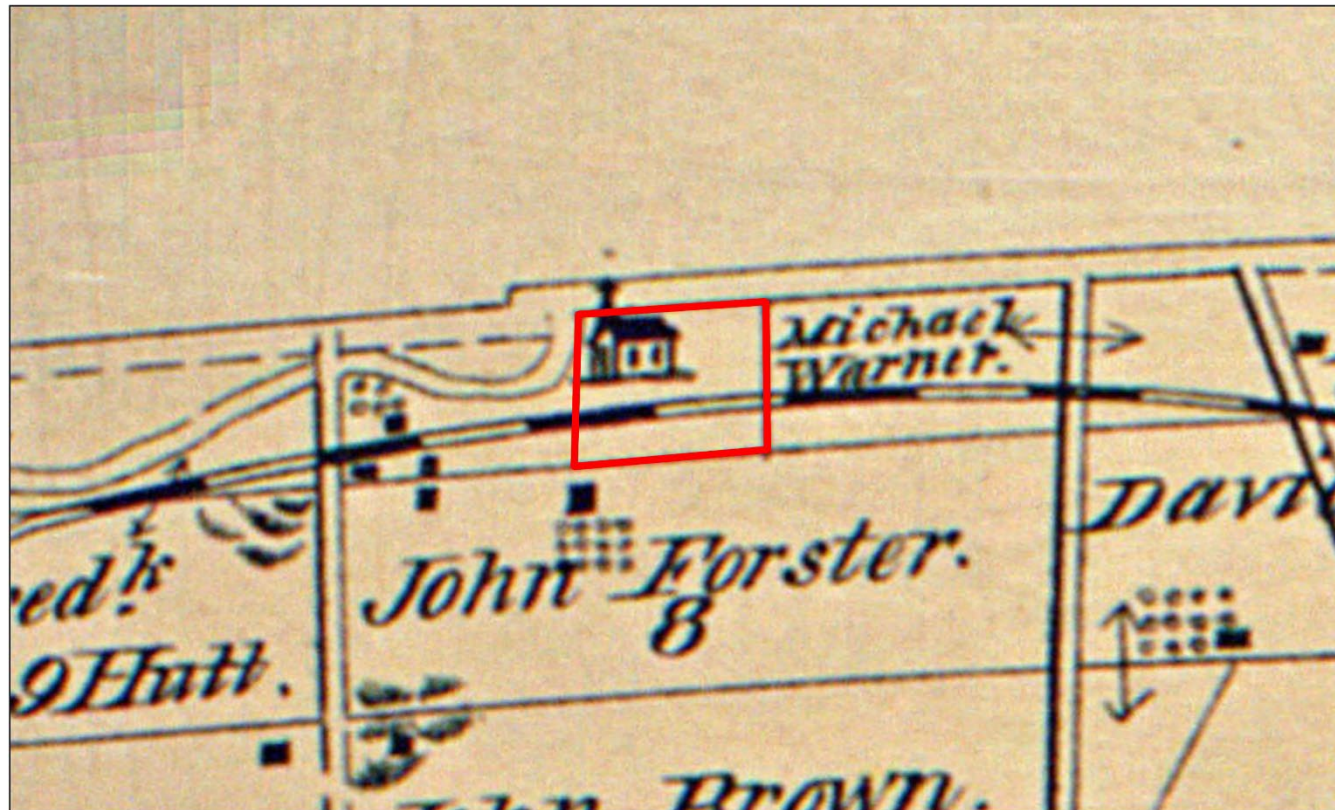
Map 3 - Map 7 provide an illustration of how the subject property has developed over time. Map 3 shows Lot 139 with its original extents under the original ownership of Edmund Horton with the adjacent lot belonging to Christian Warner. The map also shows the St. Davids urban area in the vicinity. Map 4 from 1876 shows a church building on Lot 139 with the adjacent lot now in the ownership of Michael Warner, who was the son of Christian Warner. Map 5 shows a cemetery appear near the subject property denoted by the letter C, the cemetery could be assumed to be the existing Warner Methodist Burying Ground. Map 6 and Map 7 are similar with both showing an increase in the built structures around the subject property.



 Subject Property



Map 3: 287 Warner Street Lot 139 – 1815
(Source: Niagara-on-the-Lake Museum – Author: W. A. Wesfield)

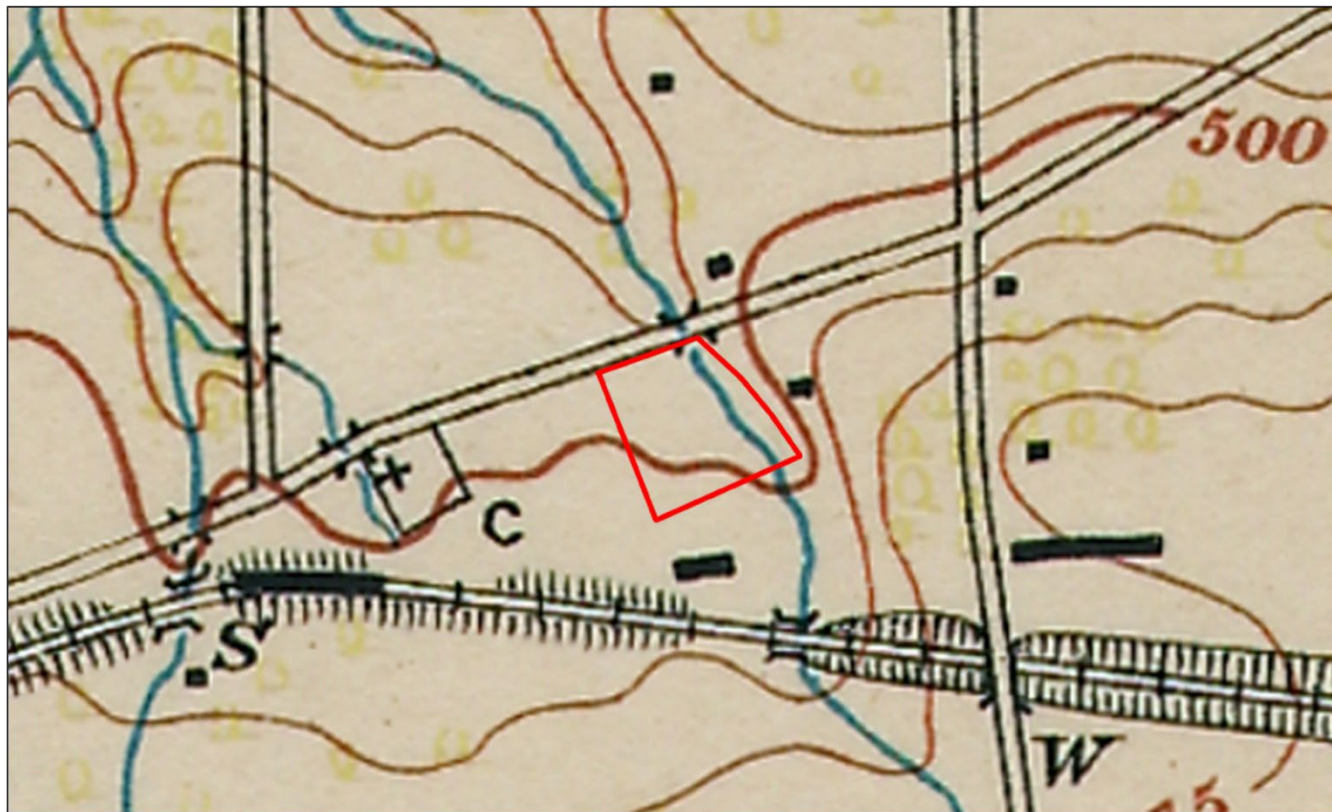


 Subject Property



Map 4: 287 Warner Road Lot 139 – 1876

(Source: Brock University Maps, Data and GIS Collection – Author: Ernest G. Barrow)



 Subject Property



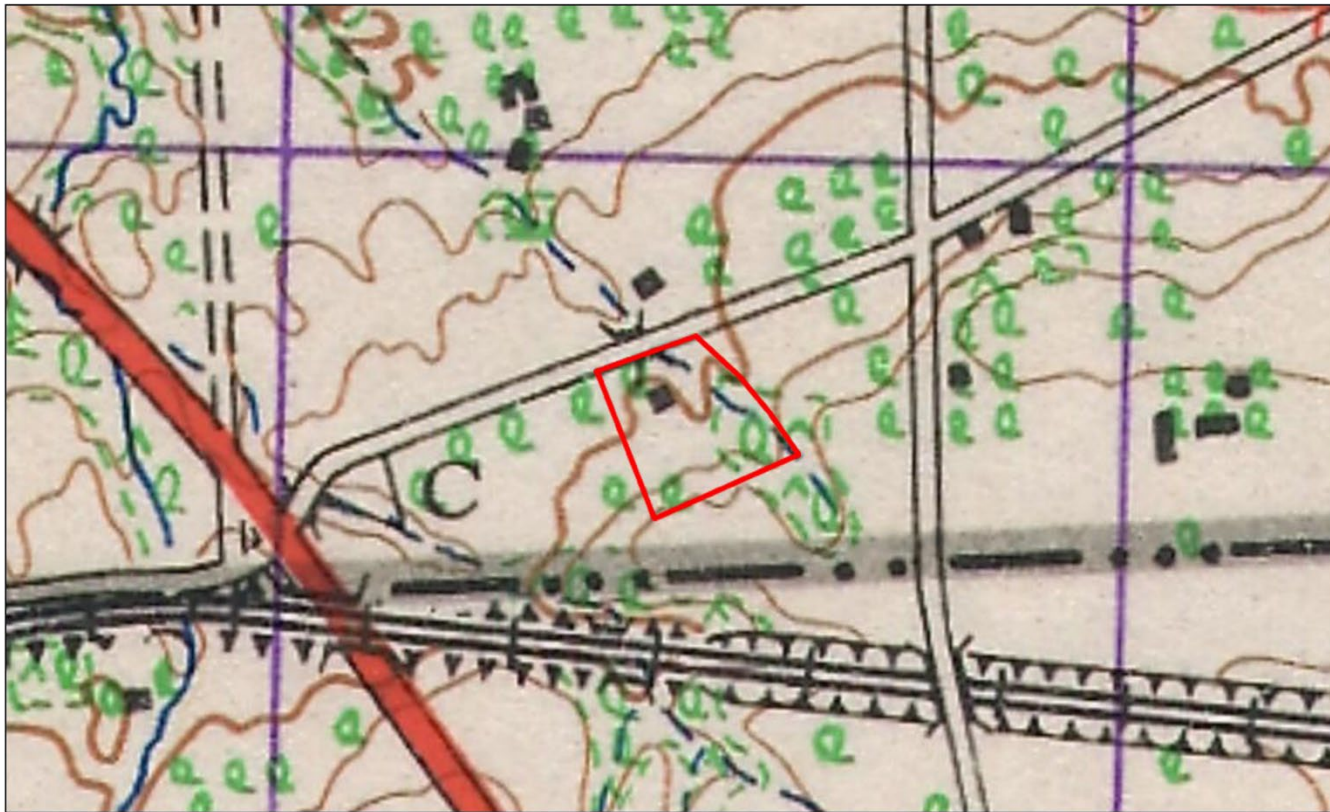
Map 5: 287 Warner Road Lot 139 – 1910
(Source: Brock University Maps, Data and GIS Collection)



 Subject Property



Map 6: 287 Warner Road Lot 139 – 1930
(Source: Brock University Maps, Data and GIS Collection)



 Subject Property



Map 7: 287 Warner Road Lot 139 – 1950
(Source: Brock University Maps, Data and GIS Collection)

3.3.3 Context

- 287 Warner Road is located approximately 2 km west of St. Davids urban area, which is accessed from the subject property through Warner Road.
- The subject property also lies in proximity to wooded lands towards the south, agricultural lands and vacant lots towards the north, and few residential properties towards the east and west and the Warner Methodist Burying Grounds towards the west.
- The subject is also located near a major highway in the region, which is known as the Queen Elizabeth Way. Queen Elizabeth Way lies towards the west of the subject property.
- Properties adjacent to the subject property towards the east and west used to be part of Lot 139.
 - Lot 139 contained the 'Warner Meeting House', which was the first Methodist Church in Canada, west of the Bay of Quinte.
 - The Warner Methodist Burying Ground is also located on Lot 139. It contains the graves of Christian Warner and other Loyalist settlers of the Region. The cemetery is a Part IV designated building in the Municipal Heritage Register.
- The Warner House is located on a large property parcel and the scale of the subject property compliments the surrounding landscape.
 - The placement of the structure on the tip of the slope was intentional based on the principles of the Regency style of architecture.
 - The landscape includes grassed land towards the north of the subject property and wooded land towards the south.
- The residence has a substantial setback from Warner Road and is partially visible from the road due to the thick foliage.
- 287 Warner Road also contains a detached garage towards the east of the subject property.
- The access to the residence is through the Warner Road. The driveway is used for both vehicular and pedestrian access and is gravel.
- The Warner Road streetscape can be described as:
 - The area is comprised of a variety of large estate lots and farmsteads.
 - The structures are comprised of two storeys structures with substantial setbacks from the road.
 - A mix of clapboard, brick and stone construction.
 - Single lane road with no pedestrian pathways on the side of the road.
 - Warner Road, from Concession 6 Road to Queen Elizabeth Way is a tertiary dirt road.



**Image 4: View of Warner Road Looking West Towards Queen Elizabeth Way
(Image taken on: January 22, 2024)**



**Image 5: View of Warner Road Looking East Towards Concession 6 Road
(Image taken on: January 22, 2024)**



**Image 6: View of Adjacent Property at 263 Warner Road
(Image taken on: January 22, 2024)**



**Image 7: View of Adjacent Property at 288 Warner Road
(Image taken on: January 22, 2024)**



**Image 8: View of Front Yard of the Subject Property
(Image taken on: January 22, 2024)**

4. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST (CHVI)

The following section provides an evaluation of the significance of 287 Warner Road based on the O. Reg 9/06 criteria (as amended by 569/22).

Table 2: Evaluation of CHVI of 287 Warner Road

Description	✓	Value
<p>The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method</p>	<p>✓</p>	<p>287 Warner Road is a representative example of the Regency style that was a result of the settlement of the retired military men in Canada from Britain's colonies. The single storey residential building features a rectangular plan with a wing addition on the south elevation, a symmetrical five bay facade and symmetrical side elevations. The residence is constructed of Grimsby red and contains details of Queenston limestone. Other elements representative of the Regency Style includes, the high-pitched hip roof, overhanging eaves with moulded frieze details, large rectangular window openings with sandstone quoins, and stone chimneys. The residence also features a Classical Revival doorway that features, a panelled wooden door, a semi-elliptical arched opening with fan transom and decorative classical cornice, an entablature on the top, and fluted doric columns on either side of the door.</p>
<p>The property has design value or physical value because it displays a high degree of craftsmanship or artistic value</p>	<p>✓</p>	<p>287 Warner Street displays a high degree of craftsmanship or artistic value as seen in the doorway and stone details of the house. The doorway features a semi-elliptical arched opening with decorative classical cornice and an entablature on the top. The wooden columns on either side of the panelled door are also fluted. The intricate details display a high degree of craftsmanship.</p> <p>Additionally, there may be some of the interior features that could hold physical value and could be examined at a later time. At the time of this designation report, the interior of the residence was not investigated.</p>

Description	✓	Value
<p>The property has design value or physical value because it displays a high degree of technical or scientific achievement</p>		<p>287 Warner Road does not display a high degree of technical or scientific achievement. The construction techniques used in its construction are typical of those used at the time of its construction.</p>
<p>The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community</p>	✓	<p>287 Warner Road has historical value as having direct association with Christian Warner and Methodism in Canada. The first Methodist meeting house, west of Bay of Quinte, was constructed on Lot 139 in 1801. Warner converted to Methodism in 1790 and during 1795 he was chosen as the first Circuit Steward. He also preached and encouraged Methodist doctrines. Warner left a powerful legacy in the Niagara area. He has a road, cemetery and a house named after him. He is buried at the Warner Methodist Burying Ground along with various Loyalist settlers.</p> <p>287 Warner Road also has associative value as being the residence of the Warner and McKinley family. The residence was constructed by Matthew and Peter Warner who were stone masons. Both the families played an important role in the propagation of Methodism in Canada and the Niagara Region.</p>
<p>The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture</p>	✓	<p>287 Warner Road has the potential to yield information that contributes to the understanding of Methodism in Canada and the Loyalist settlers in the region. Research into the location of the subject property has yielded information about the religious activities that were conducted on Lot 139 that might contribute in a better understanding of the Methodist community.</p>
<p>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community</p>	✓	<p>287 Warner Road was constructed by the brothers, Matthew and Peter Warner. The brothers were stone masons who built the house with their own hands. They were the sons of Christian Warner who was the pioneer of Methodism in Canada. Although the designer of the house is unknown, the brothers, as builders of the residence, are significant to the community in the region.</p>

Description	✓	Value
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	287 Warner Road is important in defining the character of the area. The subject property is located in a rural setting and is designed in the Regency style that gave significance to the picturesque gardens. The house sits on top of a slight slope overlooking the landscaped lawns and the wooded areas surrounding it.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	The subject property has contextual value because it is historically linked to its surrounding. The subject property lies along Warner Road that was named after Christian Warner who was essential for the spread of Methodism in Canada. The subject property also lies in close proximity to the Warner Methodist Burying Ground and was the site of the Warner Meeting House. 287 Warner Road has contextual value because it is physically linked to its surrounding through its construction materials. The stones used for the construction of the house were sourced locally. The Medina sandstone may have been sourced from Grimsby while the limestone used in the details seems to be Queenston limestone.
The property has contextual value because it is a landmark		287 Warner Street does not have contextual value because it is not considered a landmark.

5. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the statement of CHVI for 287 Warner Road which is located on Warner Road near the St. Davids urban area. It consists of a single storey Regency style residence which was constructed in 1837.

Statement of CHVI

287 Warner Road is a representative example of the Regency style that was a result of the settlement of the retired military men in Canada from Britain's colonies. The single storey residential building features a rectangular plan with a wing addition on the south elevation, a symmetrical five bay facade and symmetrical side elevations. The residence is constructed of Grimsby red and contains details of Queenston limestone. Other elements representative of the Regency Style includes, the high-pitched hip roof, overhanging eaves with moulded frieze details, large rectangular window openings with sandstone quoins, and stone chimneys. The residence also features a Classical Revival doorway that features, a panelled wooden door, a semi-elliptical arched opening with fan transom and decorative classical cornice, an entablature on the top, and fluted doric columns on either side of the door. 287 Warner Street displays a high degree of craftsmanship as seen in the doorway and stone details of the house. The doorway features a semi-elliptical arched opening with decorative classical cornice and an entablature on the top. The wooden columns on either side of the panelled door are also fluted. The intricate details display a high degree of craftsmanship.

Warner House has historical value as having direct association with Christian Warner and Methodism in Canada. Warner converted to Methodism in 1790 and during 1795 he was chosen as the first Circuit Steward. It was during this time that the first Methodist meeting house, west of Bay of Quinte, was constructed on Lot 139 in 1801. Warner also preached and encouraged Methodist doctrines and left a powerful legacy in the Niagara area. He has a road, cemetery and a house named after him. He is buried at the Warner Methodist Burying Ground along with various Loyalist settlers. 287 Warner Road is also associated to being the residence of the Warner and McKinley family. The residence was constructed by Matthew and Peter Warner who were stone masons in the Niagara Region. Both the families played an important role in the propagation of Methodism in Canada and the Niagara Region.

Warner House has the potential to yield information that contributes to the understanding of Methodism in Canada and the Loyalist settlers in the region. Research into the location of the subject property has yielded information about the religious activities that were conducted on Lot 139 that might contribute in a better understanding of the Methodist community. The property parcel and the rest of Lot 139 seems to have a high potential of buried archaeological resources that might provide insights into the rise of Methodism era.

The construction of Warner House is connected with the brothers, Matthew and Peter Warner. The brothers were stone masons who built the house with their own hands. They were the sons of Christian Warner who was the pioneer of Methodism in Canada.

Although the designer of the house is unknown, the brothers, as builders of the residence, are significant to the community in the region.

Warner House is located in the rural areas of Niagara-on-the-Lake near the St. Davids urban area. It lies at the border of the Town and the City of Niagara Falls. It is important in defining the character of the area. The subject property is designed in the Regency style which utilizes the rural setting and the picturesque location of the subject property. The house sits on top of a slight slope overlooking the landscaped lawns and the wooded areas surrounding it.

Warner House is also historically linked to its surrounding. The subject property lies along Warner Road that was named after Christian Warner who was essential for the spread of Methodism in Canada. The subject property lies in close proximity to the Part IV designated Warner Methodist Burying Ground and was also the site of the Warner Meeting House. The house is also physically linked to its surrounding through its construction materials. The stones used for the construction of the house were sourced locally. The Medina sandstone may have been sourced from Grimsby while the limestone used in the details seems to be Queenston limestone.

5.1 HERITAGE ATTRIBUTES

- Single storey Regency style residence
- Symmetrical five bay façade
- Symmetrical side elevations
- Use of Medina sandstone
- Queenston limestone quoins on elevation corners and window surrounds
- Rectangular window openings and stone lintels
- Half elliptical lintel with a keystone on the main entryway
- High pitched hip roof
- Overhanging eaves with moulded frieze
- Stone chimneys
- Stone foundation
- Main entryway on north elevation with semi-elliptical arched opening, decorative cornice, entablature, and fluted wooden doric columns.
- Location along Warner Road
- Historical connection to Warner Methodist Burying Ground
- Substantial setback from the road
- Location on a slope with surrounding landscape

6. CONCLUSION

O. Reg. 9/06 as amended by 569/22 of the OHA requires that to be designated, a property must meet at least two of the criteria. 287 Warner Road meets seven of the nine criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the Ontario Heritage Act.