

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. XXXX-24**

(287 Warner Road, Roll No. 262702001909700)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **WARNER HOUSE, 287 WARNER ROAD (PART LOT 139)**, 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 **WARNER HOUSE, 287 WARNER ROAD**, 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;

**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 cultural heritage value or interest the real property known as **WARNER HOUSE, 287 WARNER ROAD** 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 Trust 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 ..... DAY OF....., 2024.**

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**LORD MAYOR GARY ZALEPA**

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**TOWN CLERK GRANT BIVOL**

## SCHEDULE 'A'

Legal Address: Part Lot 139

PIN: XXXX

Civic Address: 287 Warner Road

DRAFT

## **SCHEDULE 'B'**

### **WARNER HOUSE, 287 WARNER ROAD**

#### **Description of Property**

The subject property is located on 287 Warner Road and is called the Warner House. 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 further west of the subject property.

#### **Statement of Cultural Heritage Value or Interest**

The property known as the Warner House has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The Warner House 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 wooden 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.

### **Description of Heritage Attributes**

Key exterior and structural attributes include:

- 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