

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

(463 King Street, Roll No. 262701000318100)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **BEST HOUSE, 463 KING STREET (PLAN 86 PART LOT 281 RP 30R8012 PART 2)**, 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 **BEST HOUSE, 463 KING 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;

**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 **BEST HOUSE, 463 KING 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 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: Plan 86 Part Lot 281 RP 30R8012 Part 2

**PIN: XXXX**

Civic Address: 463 King Street

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## **SCHEDULE 'B'**

### **BEST HOUSE, 463 KING STREET**

#### **Description of Property**

The subject property is located on 463 King Street and is called the Best House. 463 King Street is located in the urban area of Old Town in Niagara-on-the-Lake. The subject property is located across Butler's Barracks which is a National Historic Site of Canada. Property adjacent to the subject property towards the north at 433 King Street is a Part IV designated property in the Municipal Heritage Register. The subject property is located at the intersection of King Street and Mary Street. The residence has a substantial setback from King Street and Mary Street and is visible from the road.

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

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

463 King Street is a representative example of Gothic Revival architecture which was built on picturesque taste and revived mediaeval Gothic forms. The structure is a two-storey brick construction with some stone and wood details. The façade of the subject property is symmetrical and contains three bays. The side elevations of the building are balanced and contain symmetrical elements. Typical of Gothic Revival structures the roof of the structure is gable with overhanging eaves, moulded frieze and features a centre gable on the façade. The openings in the structure are segmentally arched with radiating brick voussoirs, carved keystones, wooden lug sills and wooden frames. The windows themselves are two over two windows. The main entryway to the subject property is simple and contains segmentally arched transom and sidelights. The subject property also features protruding bay windows on the north and south elevations. The bay windows have a mansard roof with overhanging eaves.

Best House is associated with being the residence of the mayor of the Town of Niagara-on-the-Lake, Thomas Frederick Best. Thomas Best constructed the residence in 1885. Thomas Best was a successful businessman and a popular local politician. He served several terms as councilman and as mayor from 1897 to 1901 and in 1912. He also constructed the canning factory adjacent to the subject property, which is now known as the Pillar & Post Inn. The subject property is historically associated as being owned by various important persons in the Town as Lot 281. It was owned by Joseph Edwards, who was the Town's warden, first postmaster and the first Justice of Peace and by James Whitten who was a local carpenter and a merchant. James Whitten is believed to have worked on multiple historic properties in the Town.

Best House supports the historical character of the area. King Street streetscape majorly consists of commercial properties that are two to three storeys high with large to moderate setback from the road. Most of the building are historic structures that are lined with mature trees. The area also consists of various designated sites that includes the Butler's Barracks which is a National Historic Site, and 433 King Street and 46 Mary Street which are part IV designated properties on the Municipal Heritage Register. 463 King Street is also functionally linked to its surroundings as being part of the Pillar and Post Inn. The building adjacent to the subject property was also constructed by Thomas Best as a canning factory and was later converted to the Pillar and Post Inn. The Pillar and Post Inn also have designated gardens towards the south of the subject property.

## Description of Heritage Attributes

Key exterior and structural attributes include:

- Two storeys Gothic revival style structure
- Red brick construction
- Symmetrical three-bay façade
- Gable roof with centre gable on façade
- Overhanging eaves and moulded frieze
- Segmentally arched openings with two over two windows
- Radiating brick voussoirs, carved stone keystone and wooden lug sill
- Protruding bay windows
- Main entryway with wooden panel doors, segmentally arched transom and sidelights
- Location along the King Street
- Setback from the road
- Location opposite to Butler's Barracks and adjacent to 433 King Street
- Historical connection to Pillar and Post Inn

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