

4 Walnut Street

Queenston ON

LOS 1L0

November 18, 2024



DELIVERED

Clerk of the Town of Niagara-on-the-Lake

Town of Niagara-on-the Lake Offices

1593 Four Mile Creek Road

Virgil Ontario

Dear Sir

Re: Proposed Heritage Designation of the House at 4 Walnut Street Queenston

We returned home today from France, where we had been since October 18.

Among the mail which was picked up by the people we engaged to check our house and pick up our mail during our absence was a letter dated October 29, 2024 from The Town of Niagara on the Lake and signed by Sumra Zia, Heritage Planner II. A copy of that letter is enclosed.

(You will note that the Letter is addressed to us, but the salutation is to someone named Melanie and Graham, neither of whom is known to us.)

The letter advises us that the property which we have owned and occupied as our home since June of 1973, i.e. for over 51 years, is being recommended for designation under the Heritage Act. The letter also advised us that we had the opportunity to attend a meeting of the Heritage Committee held on November 6 at which the details of the evaluation would be presented. We were not then, nor have we since been provided with those details. Nor was any time for the Heritage Committee meeting given.

So, had we been in the country, received the letter in time and been able to attend, we were on our own to try to find out when on November 6 the meeting was scheduled to take place.

This then is our first opportunity to record **our complete and unequivocal opposition to any heritage designation of the place we have called home for over 51 years and where we have raised our three children.**

Our house is called "Trimble House". It was built in 1881 for a Dr. Robert Trimble. Evidence we have discovered indicates that it was still under construction in the late autumn of 1881 and would not have been ready for occupancy until the end of the year or early 1882. Mrs. Trimble died in 1934 and Dr Trimble in 1935, so their period of occupancy was 52 and 53 years (ending 90 and 89 years ago) and

lasted only one and two years longer than our own, up to now. Yet the house continues to be identified by the Town as the "Trimble House".

The house was never just a single family home until we purchased it.

The east half of the house served as Dr. Trimble's office and surgery, the hall as his waiting room (clothes hooks for patients' coats still lined the hall when we bought the house).

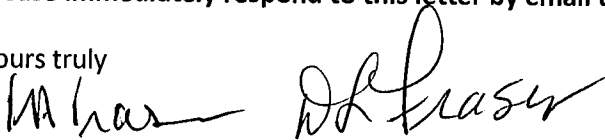
The house was converted into 2 apartments by the Hagans who bought it from the Trimble estate in the 1940s and it continued to be used as a duplex until just before we bought it. The upper floor apartment kitchen was still intact when we took possession.

During our period of ownership we have, with professional architectural advice, made the house and property into a comfortable single family home always mindful of its origins. The gardens and landscape which were also professionally designed, and now are professionally maintained, have been admired by a number of horticultural organizations.

It is a very expensive proposition to maintain this house and property. As you are surely aware, heritage designation makes that even more difficult and expensive. It also reduces the value of the property considerably by limiting the market. As we get older these are two burdens we think it very unfair to place on us and our children who will eventually inherit the property.

Please immediately respond to this letter by email to fafraser@sympatico.ca

Yours truly

The image shows two handwritten signatures in black ink. The signature on the left is 'M. Fraser' and the signature on the right is 'D. Fraser'. Both are written in a cursive, flowing style.

Frank Alexander Fraser and Donna Lynne Fraser

cc Lord Mayor Gary Zalepa, Councillors Erwin Wiens, Tim Balasiuk, Gary Burroughs, Wendy Cheropita, Maria Mavridis, Andrew Niven and Sandra O'Connor



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Frank Alexander Fraser and Donna Lynne Fraser
PO Box 137
Queenston, Ontario
L0S 1L0

October 29th 2024,

Greetings Melanie and Graham,

Re: Heritage Designation of 4 Walnut Street (Trimble House)

The Town's Municipal Heritage Committee and Council identified a list of priority properties from the Municipal Heritage Register that if lost due to demolition, neglect or inappropriate alteration, it would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity. Your property was identified on this list.

Following endorsement of the priority list, Staff circulated a letter to you indicating interest in designating your property for cultural heritage value. This letter was sent via registered mail on March 6th 2024.

Your property at 4 Walnut Street has been identified as having immense cultural heritage value and interest. Trimble House was recognized as containing important heritage value within the Town. Comprehensively, it has historical association with Doctor Trimble, it has architectural value as being a representative example of a Gothic Revival style building and has contextual value as contributing to the landscape.

The details of the evaluation of the property are scheduled to be presented to the Municipal Heritage Committee meeting on **November 6th, 2024**. Staff wish to advise you that you have the opportunity to attend the Municipal Heritage Committee meeting, being held at Townhall, either virtually or in-person.

Town Heritage Staff would welcome the opportunity to discuss the heritage designation report and meeting details with you. Our Heritage Planner can be contacted at the following email address heritage@notl.com or at 905-468-3266 ext. 0 to be directed.

Respectfully,

Sumra Zia, B. Arch., Dipl. Arch Conservation
Heritage Planner II