

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 2025-018

(187 Queen Street, Roll No. 010004041000000)

A BY-LAW TO AMEND THE DESIGNATION BY-LAW 3633-02 FOR THE PROPERTY KNOWN MUNICIPALLY AS, **CRYSLER-BURROUGHS HOUSE, 187 QUEEN STREET (PART 2, PLAN 30R-16334)**, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO UNDER SECTION 30.1 OF THE ONTARIO HERITAGE ACT.

WHEREAS Section 30.1 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to amend existing designation by-laws; and

WHEREAS Section 30.1, Part IV of the Ontario Heritage Act provides for an abbreviated process if a proposed amendment meets certain preconditions; and

WHEREAS the amendment for 187 Queen Street meets these preconditions; and

WHEREAS the municipality and the owner have agreed to amend the existing Ontario Heritage Act designation; and

WHEREAS the process set out under Section 30.1 has been completed; and

WHEREAS no notice of objection to the proposed amendment 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. The Designation By-law for **187 QUEEN STREET** (By-law 3633-02) shall be amended by replacing the existing Schedule “A” Legal Description and Schedule “B” Reasons for Designation with the amended Statement of Cultural Heritage Value or Interest hereto attached as Schedule “A” to this amending by-law.
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.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 25th DAY OF MARCH, 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Legal Address: Plan 30R-16334, Part 2

PIN: 463970075

Civic Address: 187 Queen Street

SCHEDULE 'B'

CRYSLER-BURROUGHS HOUSE, 187 QUEEN STREET

Description of Property

The Property municipally known as 187 Queen Street is an approximately 30-acre lot located on the north side of Queen Street at the north-east corner of Simcoe Street and Queen Street intersection. The lot contains a two storey, three bay, hipped roof clapboard, c. 1822, structure on a brick topped foundation with a unique eastward facing entrance. The OHA designation applies only to the c.1822 dwelling.

Statement of Cultural Heritage Value or Interest

The property has design/physical value because the house on the property is a representative example of an evolved structure exhibiting both neo-Classical and Greek Revival Influences. The c. 1822 house is a two storey, three bay, hipped roof clapboard structure on a brick topped foundation. The main entrance to the house is located on the east side of the building via a covered side porch with square pillars decorated with stylised anthemions. A magnificent Greek Revival doorcase gives access to the hallway.

There is an elaborate modillion cornice with built-in cornice gutter ornamented below with console brackets and finely worked pilaster treatment with carved Ionic caps of a design like those on the Neoclassical Breakenridge - Hawley and Clench Houses. There are two end chimneys on each side of the roof. One of the chimneys was built as a dummy to preserve the symmetry of the building. The entrance hall contains the main stair, which rises towards the front of the house. Executed in oak with turned balusters, the staircase includes a seahorse newel and a wide, low rail. Halfway up, as the stair turns towards the landing, is a shallow alcove for display of ornaments or a statuette.

The front parlour retains its pilastered marble mantel, another feature of the Greek Revival renovation. The former dining room retains its original neo-Classical mantel, although the fireplace has been rebuilt. Large double folding doors surmounted by wide trim of Greek design lead into what is now the dining room, located in the rear two storey wing. Original six-panel doors with contemporary locks, pine floors, doorcases, cornices and baseboard remain in this portion of the building. The original cooking fireplace remains with its hearth and bake oven. Upstairs, neo-Classical fireplaces, with their matching mantelpieces of a curious Niagara design of Germanic inspiration, remain, as does much of the original trim and cornice mouldings.

The house also has physical/design values due to the high degree of craftsmanship found in the decorative details, including the front staircase and existing interior woodwork, such as the joinery work of John Davidson.

The property has historical/associative value due to its direct association with several individuals prominent in the history of Niagara-on-the-Lake including Peter Desjardins, Ralph Morden Cryslar, Charles Lethum Hall, Dougal B. Macdougall and George K. Birge.

The lot was first granted c. 1795 but was not built on. A Patent was issued to Peter Desjardins, a French Loyalist refugee, in 1803. The house he built on the lot in 1805 was probably burned in 1813, but he constructed other buildings on the property, a portion of which he continued to own until his death in 1827. Desjardins is less prominent historically for Niagara than for the Hamilton area. He moved to the Head of the Lake in 1805 and in 1820 he petitioned the Executive Council for the land necessary to build a canal through Coates Paradise to facilitate the shipping of goods from Dundas to Burlington Bay. Even though the Council approved the petition, the canal that bears his name did not open until 1837, ten years after his death.

In 1821 Desjardins sold the south half of lot 49 to Ralph Morden Crysler for £100. In 1822 Crysler acquired a further 12' of property to the north and constructed the existing wooden house. He extended his frontage on Queen Street in 1830 and bought the remaining north half of lot 49 from Peter Desjardin's brother in 1837. Crysler was a local businessman who was born on the Crysler family farm in Niagara Township. With 11 of Niagara's citizens, he successfully petitioned for a charter for the Niagara Harbour and Dock Company in 1831, a shipbuilding enterprise that gave a tremendous boost to the local economy. However, financial setbacks relating to the Dock Company forced Crysler to sell the property to the lawyer Charles Lethum Hall for £900.

Hall, who was born in Sandwich (Windsor), was a lawyer and land speculator during the 1840s. He owned property throughout the town, including the Richardson-Kiely House. He and his wife were active citizens of Niagara-on-the-Lake and mention of both his business and the family's busy social life is referenced in the local papers throughout this period. Hall died in 1849, and is buried in St. Mark's churchyard, but the house continued to be owned by his descendants and leased to tenants until 1888 when Hall's daughter sold it to Dougal B. Macdougall. Macdougall sold the building to American businessman George K. Birge in 1895 and it remained in American hands throughout the Town's heyday as a summer resort.

The property also has historical/associative value due to its direct association with John Davidson, who created several of the key wooden and joinery elements of the property.

The property has contextual value because it helps to maintain and support the character of an area. The property is an important part of the Downtown Character Area as identified within the 2018 Estate Lot Study. It is part of a residential streetscape at the west end of Queen Street that includes the Rogers - Harrison House, the McDougall -Harrison House, the Cottage Hospital and the Richardson - Kiely House. It supports the Niagara- on-the-Lake National Historic Site of Canada.

The property also has contextual value as it is historically and visually linked to its surroundings as part of both the Downtown Character Area and as part of the Niagara-on-the-Lake National Historic Site of Canada.

Description of Heritage Attributes

The evolved c. 1822 structure exhibiting both neo-Classical and Greek Revival influence including its:

- Siting on a corner lot at Queen & Simcoe Streets (which illustrates its contextual value)
- Form, scale, and massing of the original structure (which illustrates its physical/design value)
- The exterior finish in clapboard (which illustrates its physical/design value)
- The hipped roof and two end chimneys on each side of the roof (which illustrates its physical/design value)
- The brick topped foundation (which illustrates its physical/design value)
- The two-storey gallery along the rear wing (which illustrates its physical/design value)
- The elaborate modillion cornice with built-in cornice gutter ornamented below with console brackets and
- finely worked pilaster treatment with carved Ionic caps (which illustrates its physical/design value)
- The covered side porch with square pillars decorated with stylised anthemions (which illustrates its physical/design value)
- The Greek Revival doorcase by John Davidson (which illustrates its physical/design value and historical/associative value)

- The Greek Revival style oak staircase in the front hall with turned balusters, seahorse newel and wide, low handrail (which illustrates its physical/design value)
- The shallow alcove on the front stair landing for display of ornaments or a statuette (which illustrates its physical/design value)
- The Greek Revival style pilastered marble mantel in the front parlour (which illustrates its physical/design value)
- The Neo-Classical mantel in the former dining room (which illustrates its physical/design value)
- The large double folding doors surmounted by wide trim of Greek design in the rear two storey wing (which illustrates its physical/design value)
- The original six-panel doors with contemporary locks (which illustrates its physical/design value)
- The pine floors, doorcases, cornices and baseboard on the 1st floor (which illustrates its physical/design value)
- The original cooking fireplace with its hearth and bake oven (which illustrates its physical/design value)
- The neo-Classical fireplaces on the 2nd floor, with their matching mantelpieces of a curious Niagara design of Germanic inspiration (which illustrates its physical/design value)
- Original trim and cornice mouldings on the 2nd floor (which illustrates its physical/design value)