

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

(167 Four Mile Creek Road, Roll No. 262702002503200)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **BLACK HOUSE, 167 FOUR MILE CREEK ROAD (PT LOT 91)**, 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 **BLACK HOUSE, 167 FOUR MILE CREEK 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 **BLACK HOUSE, 167 FOUR MILE CREEK 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.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Legal Address: Part Lot 91, Town of Niagara-on-the-Lake, Niagara Township,
ON

PIN: xxxx

Civic Address: 167 Four Mile Creek Road

DRAFT

SCHEDULE 'B'

BLACK HOUSE, 167 FOUR MILE CREEK ROAD

Description of Property

The subject property is located on 167 Four Mile Creek Road and is known as the Black House. The subject land is located east of Four Mile Creek Road with a moderate setback. The residence is set on a decent sized parcel which is flat towards the west of the parcel but slopes down towards the east, which is the rear of the property. The landscaping on the subject property includes a few trees towards the front and rear. The access to the residence is directly from Four Mile Creek Road through a paved pedestrian walkway and a separate gravel driveway.

Statement of Cultural Heritage Value or Interest

167 Four Mile Creek Road has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 167 Four Mile Creek Road is a representative example of the Queen Anne Revival style with influences from the Italianate style. The one and a half storey detached dwelling was constructed in 1902 and has a T-shaped plan. The subject property features a slightly asymmetrical façade with a tower protruding out on the façade, a central entrance and a pair of double windows on either side of the entrance. The façade also contains a covered porch with a pediment, which is supported on wooden posts and wooden railings. The frieze detail on the porch features a wooden cornice with dentils and pairs of wooden brackets. The main construction material of the residence is natural Queenston cement with partial stucco finish. Apart from the stucco finish, the central tower, side gables and dormers on the side elevations are clad in fish-scale and cedar shake shingles respectively. Black House also contains a complex roofline with the central tower having a steeply pitched hipped roof and the main structure of the residence with a cross-gable roof with gable ends on both the side elevations as well as the rear elevation. The gable ends feature moulded fascia with dentils. The overhanging eaves in the roofline contains wooden cornice with dentils and pairs of wooden brackets. The house has a bay window on the south elevation with a mansard roof, topped off with metal cresting detail. The window openings in the subject property range from segmentally arched openings on the first storey to rectangular vertical openings on the second storey. The windows on the first storey contain plain wooden trim within the structural openings of the windows with plain concrete lug sills. The windows on the second storey, on the other hand, contain plain wooden trim on the outside of the structural window openings with wooden slip sills.

The Black House displays a high degree of physical value as being an early example of poured concrete construction in the Town of Niagara-on-the-Lake. Research into the construction methodology indicates that floor joists were set on ledgers, and then cast into the concrete for all the floors. This method of construction varied from the general wooden frame structures found in the Town and therefore gives an insight into the alternate construction craftsmanship being utilized in the early 1900s.

167 Four Mile Creek Road also has historical associations with Queenston Cement Works company also known as Isaac Usher & Son. The company was run by Isaac Usher and Hudson Usher, between 1885 to 1904. The cement plant was established in 1885 towards the east of St. Davids and on the face of Niagara Escarpment. The raw material for the plant was sourced from the Niagara Escarpment. At the height of its operation, Queenston Cement Works, supplied natural cement to Sault Ste. Marie and St. Lawrence canals. Apart from the major infrastructure projects, Queenston Cement Works also supplied

cement to residences in the St. Davids urban area. Among these houses, the Black House is one of the few surviving examples of a residence constructed using natural cement. The house reflects the work of Isaac Usher as a cement masonry contractor. During the early 1900s the most common material for the construction of residences was considered to be stone or brick masonry with wooden frames. During this time, he experimented with cement as a construction material.

The Black House has contextual value because it is important in maintaining the character of the area. 167 Four Mile Creek Road is part of the historic fabric of St. Davids urban area as it lies in close proximity to various other historic buildings and also buildings listed and designated on the Municipal Heritage Register. It acts as a character supporting resource for St. Davids. The house also has contextual value because it is historically linked to its surroundings. It was constructed using natural cement produced by the Queenston Cement Works. The company was run by Mabel's father, Isaac Usher, and brother, Hudson Usher, between 1885 to 1904. The natural cement material used in the construction of the house was mined from the Niagara Escarpment.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the property at 167 Four Mile Creek Road include its:

- Two storey Queen Anne Revival style residence with Italianate influences
- Asymmetrical façade
- Tower on façade
- Main entryway featuring a transom and moulded trim with dentil details
- Pair of double windows on facade
- Covered porch, wooden posts and railings
- Frieze, cornice with dentils and pairs of wooden brackets on porch
- Natural Queenston cement used for construction
- Fish-scale and cedar-shake shingles on central tower and side gables
- Cross-gabled roof with hipped roof on the central tower
- Moulded fascia with dentils on gable ends
- Overhanging eaves with denticulated cornice and pairs of brackets
- Bay window on the south elevation with a mansard roof, topped off with metal cresting detail
- Segmentally arched openings on the first storey and basement and rectangular vertical openings on the second storey
- Location on Four Mile Creek Road