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MUNICIPAL HERITAGE COMMITTEE

Wednesday, April 2, 2025, 6:00 p.m.

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	Pages
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. ANNOUNCEMENTS	
3.1 Heritage BINGO winner - Michael Lampman	
4. CONFLICT OF INTEREST	
5. PREVIOUS MINUTES	
5.1 March 5, 2025	2
6. PRESENTATIONS	
6.1 Christophe Rivet from Cultural Spaces - HCD Expansion Study Update	6
7. CORRESPONDENCE	
8. BUSINESS	
8.1 Priority Designation Work - Heritage Designation Draft By-laws - CDS-25-059	31
9. NEW BUSINESS	
10. NEXT MEETING DATE	
Wednesday, May 7, 2025, at 6:00 p.m	
11. ADJOURNMENT	



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## MUNICIPAL HERITAGE COMMITTEE MEETING MINUTES

**March 5, 2025, 6:00 p.m.**

Members Present: Drew Chapman - Chair, Amanda Demers - Vice Chair, Councillor Tim Balasiuk, Councillor Gary Burroughs, Brian Marshall, John Morley, David Snelgrove, Alexander Topps, Rita Trudeau

Staff Present: Steve Burke - Manager of Policy and Heritage Planning, Sumra Zia - Heritage Planner, Shannon Mista - Legislative and Committees Coordinator

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### **1. CALL TO ORDER**

The meeting was called to order by Drew Chapman, Chair at 6:15 p.m.

### **2. ADOPTION OF AGENDA**

Shannon Mista, Legislative and Committees Coordinator, requested that Steve Burke, Manager of Policy Planning and Heritage, be added to Announcements to give a verbal update on 46 Paxton Lane.

Sumra Zia, Heritage Planner, requested to speak under New Business on Designation for the East and West Line property and Heritage BINGO Winner for Heritage Week

Moved by: Councillor Gary Burroughs

That the agenda be adopted as amended.

**APPROVED**

### **3. CONFLICT OF INTEREST**

There were none.

### **4. PREVIOUS MINUTES**

#### **4.1 February 5, 2025**

The January 8, 2025, minutes were received.

**APPROVED**

**5. PRESENTATIONS**

There were none.

**6. ANNOUNCEMENTS**

Steve Burke, Manager of Policy Planning and Heritage, provided a verbal update on 46 Paxton Lane.

**7. CORRESPONDENCE**

There were none.

**8. BUSINESS**

**8.1 [43 Queen Street - Revised Grant Application - Windows Replacement - CDS-25-050](#)**

Sumra Zia, Heritage Planner, gave an overview of the Heritage Grant Application.

Lynn Kennedy, the property owner, was present to answer any questions from the committee.

The Committee reviewed the attached material submitted as part of the Revised Grant Application CDS-25-050.

The Committee asked clarifying questions.

Moved by: Councillor Tim Balasiuk

It is respectfully recommended that:

1.1 Heritage Grant Application HIP-01-2025 for the replacement of the second storey windows at 43 Queen Street be recommended for approval subject to the following conditions;

1.1.1 The restoration is carried out substantially in accordance with the Heritage Grant Application in **Appendix I** and **Appendix II**;

1.1.2 All requirements of the Heritage Restoration and Improvement Grant program, as per implementing By-law 2024-037, be fulfilled;

1.1.3 The applicant enters into a Heritage Grant Agreement with the Town prior to the release of grant money, for the approved Heritage Grant amount provided to be contributed by the Town;

1.1.4 The Town provides up to \$7,500.00 in grant funding; and,

1.1.5 The Director of Community and Development Services reserves the right to reduce the amount of grant funding released if the final invoice for the project is less than the approved amount in condition 1.1.4.

1.2 Council requests the Lord Mayor and Town Clerk to sign the Heritage Grant agreement.

**APPROVED**

**8.2 [Heritage Easement Agreements - Tool for Conservation - CDS-25-051](#)**

Sumra Zia, Heritage Planner, presented the Heritage Easement Agreements—Tool for Conservation—CDS-25-051.

The Committee asked questions on the easement process and specific parts of the Heritage Act.

Moved by: Councillor Gary Burroughs

That the Committee receive report CDS-25-051

**APPROVED**

**8.3 [Priority Designation Work - Community Info-Session - CDS-25-053](#)**

Sumra Zia, Heritage Planner, presented on Priority Designation Work - Community Info-Session - CDS-25-053.

The Committee provided insight on how to present this information to the public.

Moved by: Alexander Topps

It is respectfully recommended that:

1.1 Council endorse the program prepared for the info-session, with the input of Municipal Heritage Committee;

1.2 Staff seek to invite an expert from the field of heritage to participate in the info-session; and

1.3 Council endorse the information guides prepared by Staff, attached as **Appendix I-III** to this report, to be distributed as part of the info-session and posted on the Town's website.

**APPROVED**

**8.4 [Updating Outdated Heritage Designation By-laws - CDS-25-052](#)**

Sumra Zia, Heritage Planner, presented Updating Outdated Heritage Designation By-laws - CDS-25-052.

The Committee provided feedback on this process and asked clarifying questions of Sumra.

Moved by: Amanda Demers - Vice Chair

That the Committee receive report CDS-25-052.

**APPROVED**

**9. NEW BUSINESS**

Sumra Zia, Heritage Planner, let the Committee know that a winner was selected for the Heritage BINGO and has asked the winner to come to the next committee meeting to receive their prize.

She also informed the Committee that she has a meeting with the property owners on East and West Line, Epp Farms tomorrow to discuss the designation process.

**10. NEXT MEETING DATE**

Wednesday, April 2, 2025, at 6:00 p.m.

**11. ADJOURNMENT**

Adjournment unanimously took place at 7:46 p.m.

# Heritage Conservation District Study for Old Town Niagara- on-the-Lake

Town of Niagara-on-the-Lake  
Presentation to the Municipal Heritage  
Committee

April 2nd, 2025



**Cultural Spaces**

People and Places

# HCD Study for Old Town

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**01**

The process

**02**

The results

**03**

Recommendations

**04**

Next steps

1.

# The Process

Why are we doing this and what methodology did we follow

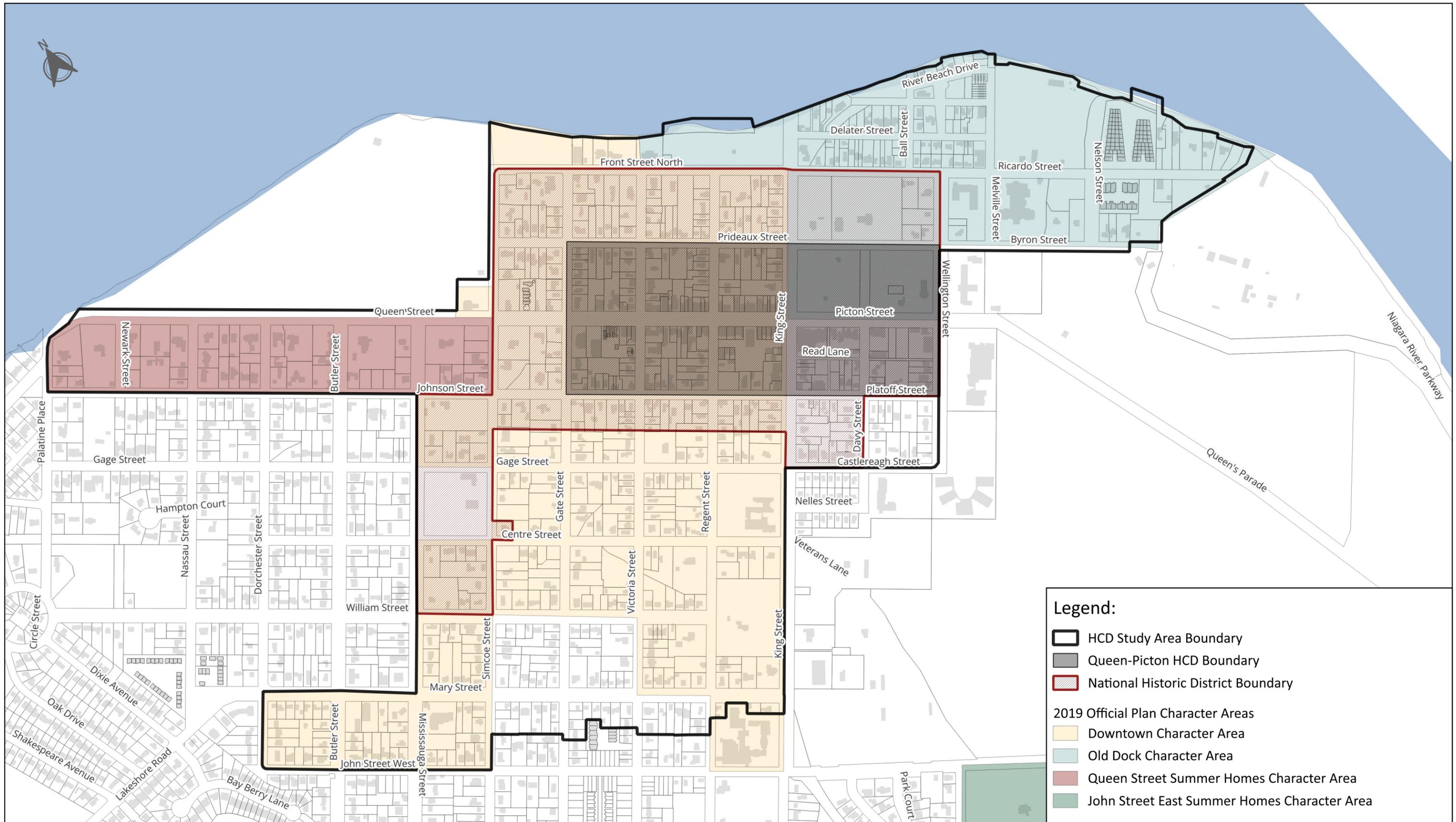
# The Process

- 01** Establish a Study Area – based on the existing HCD, character areas, national historic district **to focus attention on identifying significance**
- 02** Review existing inventories (HCD, Listed, Designated, NHS) to **establish completeness of inventory**
- 03** Research history and site visit to **determine periods of significance and draft statement of significance**
- 04** **Identify contributing properties** associated with the periods of significance, that meet the criteria in the OHA, and have a level of integrity
- 05** **Establish a boundary** based on the concentration of contributing properties and a coherent context
- 06** **The end result must meet the requirements of the OHA** based on a minimum of 25% the criteria, focus on architecture and key features

2.

# The results

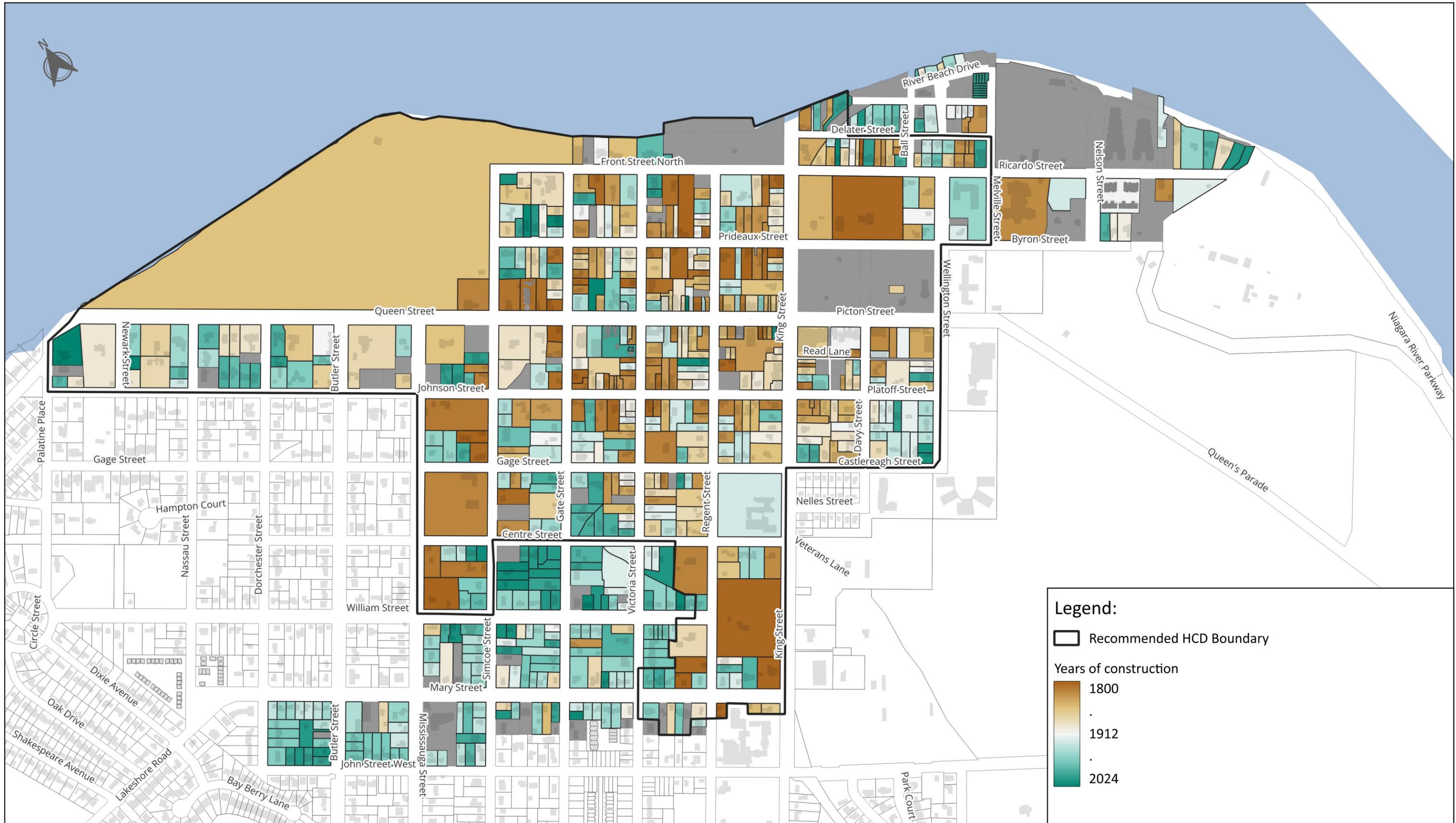
Boundary, statement of significance and contributing properties



**Legend:**

-  HCD Study Area Boundary
-  Queen-Picton HCD Boundary
-  National Historic District Boundary
- 2019 Official Plan Character Areas**
-  Downtown Character Area
-  Old Dock Character Area
-  Queen Street Summer Homes Character Area
-  John Street East Summer Homes Character Area

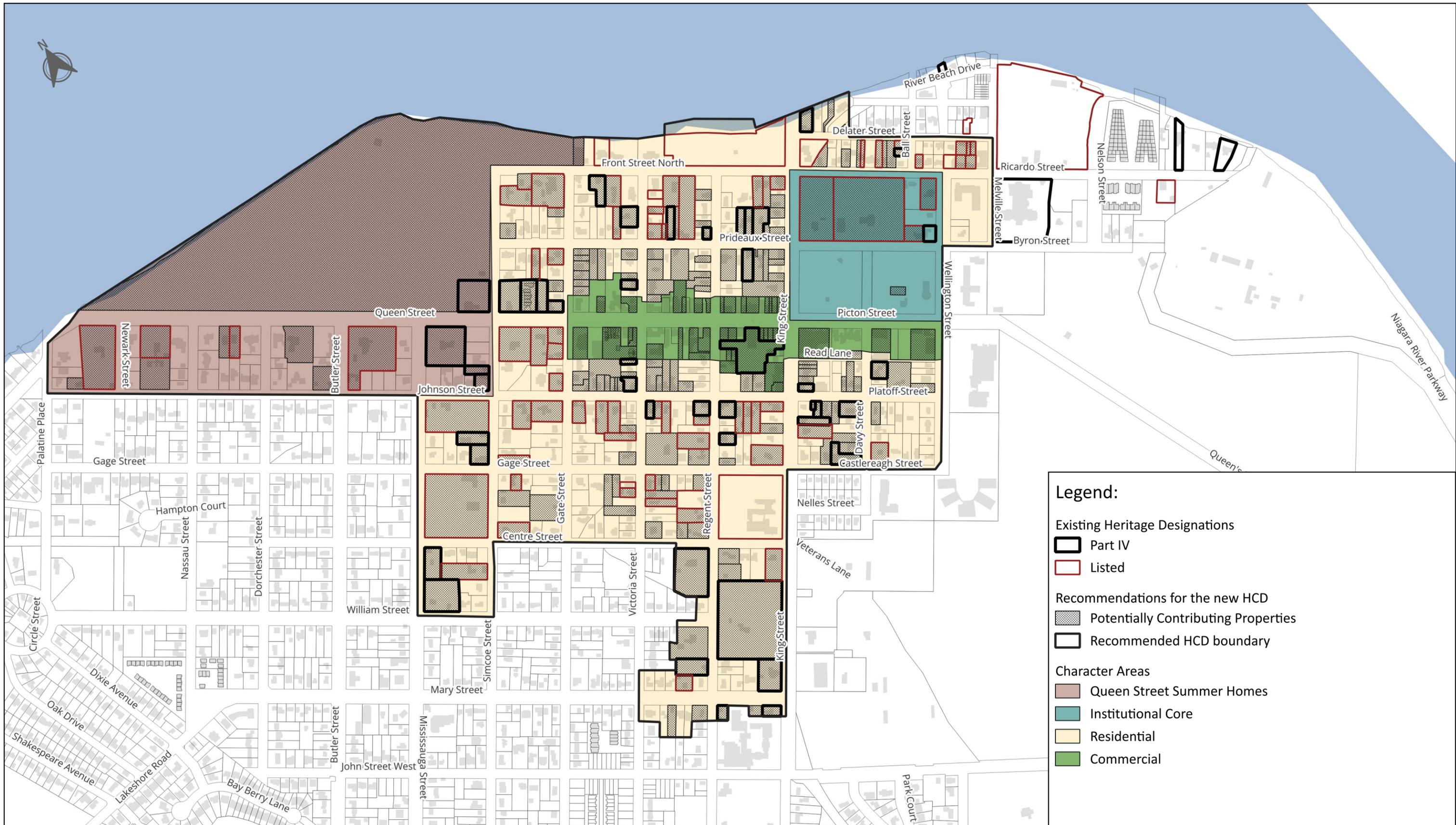




**Estimated Date of Construction Within the HCD Study Area**

Date: March 26th, 2025





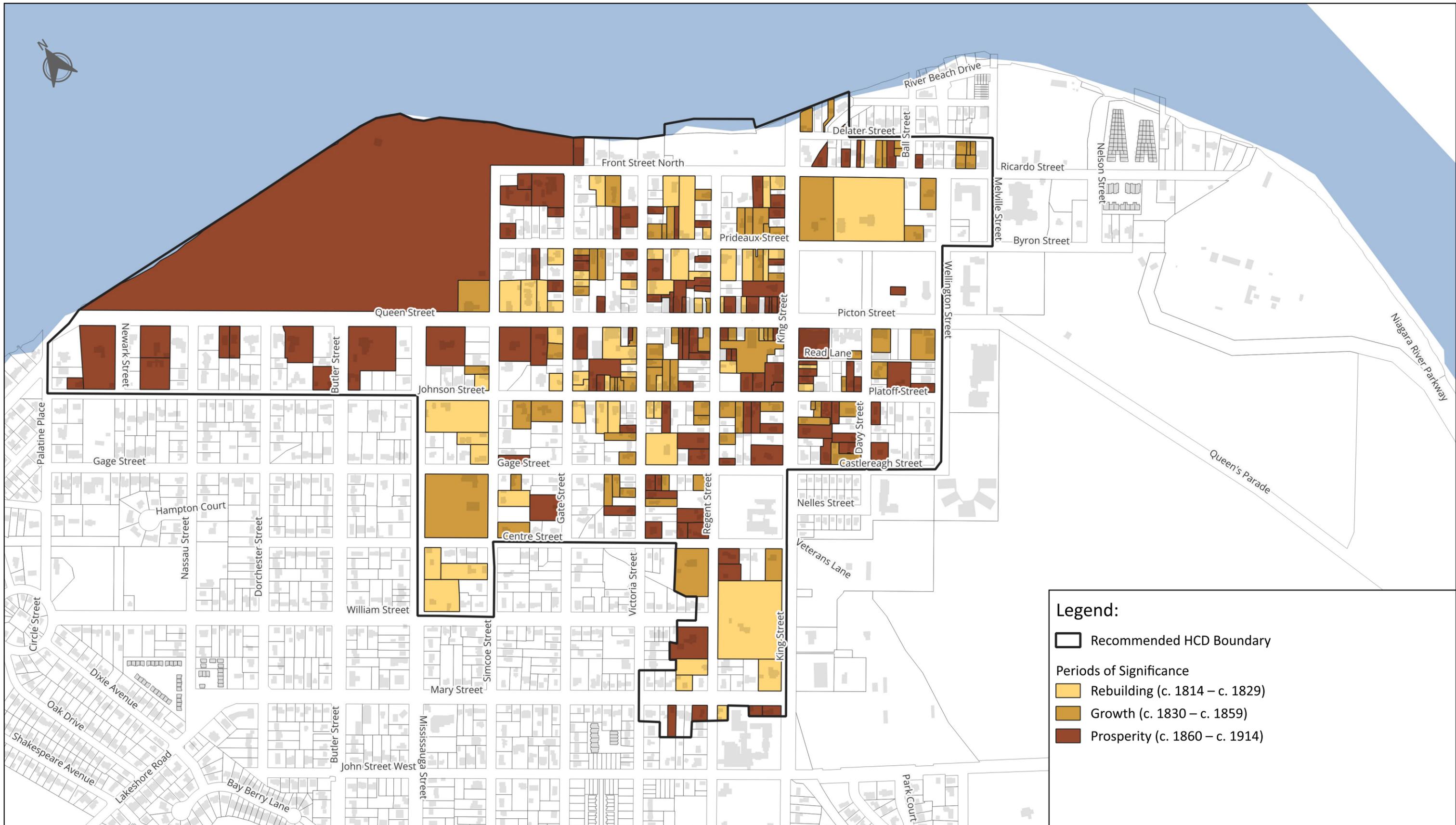
**Legend:**

- Existing Heritage Designations
  - Part IV
  - Listed
- Recommendations for the new HCD
  - Potentially Contributing Properties
  - Recommended HCD boundary
- Character Areas
  - Queen Street Summer Homes
  - Institutional Core
  - Residential
  - Commercial

**Recommended HCD Boundary and Potentially Contributing Properties**

Date: March 26th, 2025



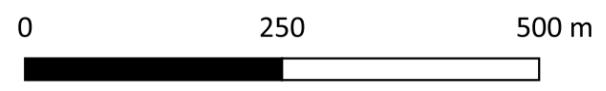


**Legend:**

-  Recommended HCD Boundary
- Periods of Significance**
-  Rebuilding (c. 1814 – c. 1829)
-  Growth (c. 1830 – c. 1859)
-  Prosperity (c. 1860 – c. 1914)

**Periods of Significance**

Date: March 26th, 2025



3.

# Recommendations

# 3.

**Heritage Conservation District (HCD) Designation:** It is recommended that a portion of the Study Area be designated as an HCD under Part V of the Ontario Heritage Act, as it meets OHA regulations, with at least 25% of properties contributing to its heritage value.

**Proposed HCD Boundary:** It is recommended that the proposed HCD boundary, which includes 259 potentially contributing properties, be approved to reflect and manage the area's heritage values.

**HCD Plan:** It is recommended that an HCD Plan be prepared to guide conservation efforts and manage future change within the designated district.

**Statement of Significance:** It is recommended that the provided Statement of Significance be adopted to define the heritage values, attributes, and justification for the proposed HCD designation.

**Individual Property Designations:** It is recommended that properties outside the proposed HCD boundary, particularly those in the Mary Street and Dock Area, be considered for individual designation under Part IV of the Ontario Heritage Act.

**Municipal Policy Alignment:** It is recommended that the Town review and update municipal policies, including the Official Plan, Zoning By-laws, and existing HCD Plan By-law, to align with the objectives of the proposed HCD.

4.

# Next Steps

4.

Should Council approve, prepare HCD Plan

Objectives, design guidelines to guide change

Public engagement to help craft the plan

# Introduction

## What is a Heritage Conservation District?

A Heritage Conservation District (HCD) is a defined area within a municipality that holds cultural, historical, or architectural significance and is legally protected under Part V of the *Ontario Heritage Act* (OHA). These districts are designated to conserve the unique character and heritage values of areas such as residential or commercial neighborhoods, main streets, rural landscapes, institutional campuses, or natural spaces.

HCDs often include a combination of heritage buildings, streetscapes, landscapes, and features like trees, open spaces, and historical development patterns. They convey a cohesive sense of time and place through characteristics like building scale, materials, and proportions. Each HCD is distinct and reflects its specific cultural heritage resources.

Once designated, an HCD is governed by a by-law and an HCD Plan, which provides policies and guidelines to manage change, ensuring conservation and allowing for contextually appropriate growth. Recent updates to the *Ontario Heritage Act* introduce new requirements for HCDs, with criteria for determining cultural heritage value outlined in Chapter 2, Section 2.4, *Criteria for Determination of Cultural Heritage Value*. The HCD plan helps protect the district from incompatible development while fostering renewal through cultural and economic vitality. By safeguarding their unique identity, HCDs contribute to the sustainability, livability, and appeal of communities across Ontario.

## Purpose of the HCD Study

The purpose of a Heritage Conservation District (HCD) study under the *Ontario Heritage Act* is to evaluate an area within a municipality to determine whether or not it warrants designation as a heritage conservation district. This process aims to safeguard and manage the area's cultural heritage value while balancing development and planning objectives. Key goals of the study include:

1. **Assessing Heritage Character:** The Study examines the area's character, including buildings, structures, and other features, to determine its cultural heritage significance and need for preservation.
2. **Defining Boundaries:** The Study identifies and recommends clear geographic boundaries for the proposed district based on heritage attributes.
3. **Establishing Objectives and Guidelines:** The Study outlines objectives for the designation and maps out the content for the required HCD plan, providing clear guidance for conservation and management.
4. **Aligning with Municipal Policies:** The Study recommends updates to the municipality's Official Plan and Zoning By-law to align with the objectives of the district designation.
5. **Consultation:** The process consults with the municipal heritage committee and town staff, ensuring the Study integrates local perspectives and expertise.

## Existing HCD

The current Queen-Picton HCD, in effect since 1986, includes the eight square blocks between Gate Street and Wellington Street, and between Prideaux Street and Johnson/Platoff Streets and Simcoe Park. The HCD consists of the central business artery of Old Town and the contiguous residential area. It attests to the historical settlement pattern of the town and displays a concentration of classical British architectural

tradition before the 20<sup>th</sup> century. An expansion area was established in 1991 for examination as a potential expansion of the Queen-Picton HCD. For existing HCD, see below “HCD Study Area and existing heritage boundaries”.

## Study Area Description

Niagara-on-the-Lake (NOTL) is recognized for its historical and cultural importance in Canada. Established in the late 18th century, it served as the first capital of Upper Canada and was a key battleground during the War of 1812. Part of Old Town is designated as a National Historic Site of Canada overlapping with a town section protected under the *Ontario Heritage Act* for its well-preserved 19th-century streetscape and architectural heritage. At the municipal level, the town recognises various character areas as culturally significant in the area of Old-Town. These boundaries overlap each other but do not offer a tool for heritage protection and are all considered in this HCD study.

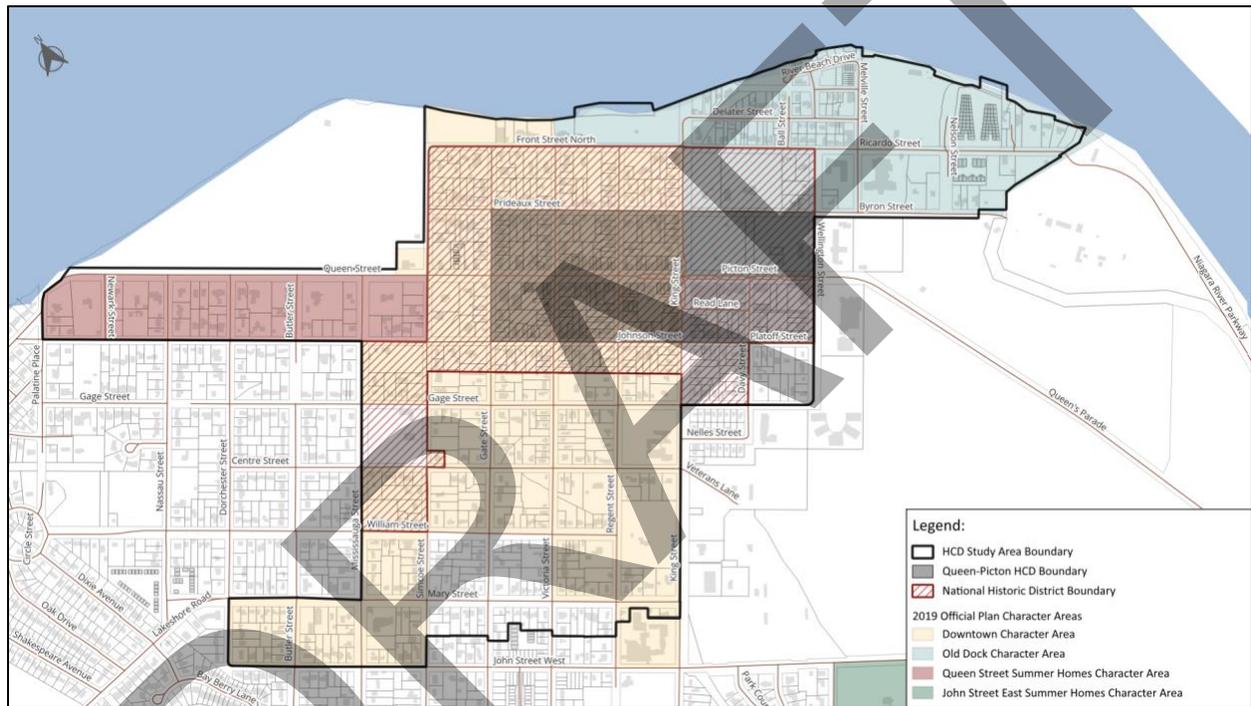


Figure : HCD Study Area and existing heritage boundaries.

The Study Area includes a significant concentration of buildings that are evidence to the historical development and evolution of Old Town until 1914. This area includes the National Historic District, the Downtown character areas, the Old Dock character area, the Queen Street Summer Homes character area, and the HCD Expansion area. The period before 1914 includes Old Town development patterns and architectural expressions which were inspired by British Classical and European styles, which give the distinct character to the Town.

Within the Study Area, the mandate is to identify whether an expansion of the existing Queen-Picton HCD is possible and coherent based on the defined cultural value that is already protected under the existing HCD.

## Methodology and Approach

The study methodology followed a structured approach to evaluate the heritage significance of the proposed Study Area in relation to the current Queen-Picton HCD. The process began with an **initial review of documentation**, historical sources, and inventories provided by the town. The team analysed sources such as historical maps, archival photographs, municipal records, and secondary literature to establish a foundational understanding of the area's historical and cultural significance. There were four surveys that provided the foundational information for the study:

- *Inventory performed in 1986 by the Town and consultants in relation to the designation of the current HCD.* This inventory follows the direction of the OHA at the time and does not include a statement of significance nor does it identify contributing properties. Instead, it assesses properties based on four categories (A, B, C, and D), with A having the highest interest and C and D not having significance. There is no explicit mention of a period of significance.
- *Inventory performed in 1996 by the Town in relation to a potential expansion of the HCD.* This inventory applied the same four categories to the properties in the potential expansion area. The information only partially meets the current expectations of the OHA.
- *Draft report completed in 2016 for the Historic Old Town Heritage Conservation District Plan.* The draft report for Heritage Conservation District Plan examined a district expansion study for the Queen-Picton HCD. It included a review of local policies and of buildings and properties within the potential HCD expansion area. Analysis included a Statement of Cultural Heritage Value or Interest, property surveys, and policies related to existing and future construction.
- *Inventory performed in 2004 by Parks Canada and the Town in relation to the designation of the district of national significance.* This inventory applied a different framework as it follows the direction for the designation of places of national significance by providing a statement of national significance and listing the properties that are character-defining. The emphasis is on the architectural qualities of the town up until 1900 which overlaps and is slightly different from the HCD.
- *Survey performed in 2024 by volunteers and the Town to identify potential heritage properties.* The objective of that survey is to identify properties of potential heritage interest. It only partially meets the current expectations of the OHA.

Additionally, the HCD study reviewed the properties that had an identified CHVI Statements, including those properties that were neither listed on the register nor designated, to consider their potential contribution to an expanded HCD.

The HCD study provides an overview of the historical context with a focus on identifying periods of significance, patterns of development, and identifying gaps in the available information.

The team conducted **fieldwork** in November 2024 to complement the community-initiated survey and collect comprehensive documentation of the Study Area. Each property within the Study Area, which excludes the current HCD, was assessed for its contribution to the district, and photographs were captured to provide a detailed record of the district's physical character. This fieldwork confirmed the accuracy of the preliminary inventory and filled in missing information, ensuring the integrity of the data used for the analysis. A cursory visit of the current HCD was also undertaken to assess whether significant changes may have occurred over time and to get a better understanding of the evidence that supports the stated significance.

The team reviewed the **current planning framework** to identify gaps and opportunities for improving heritage protections. The analysis included in chapter 4 is an overview of the regional and municipal official plans, the municipal Zoning By-law, the current HCD By-law and other relevant secondary plans or policies to determine their effectiveness in protecting heritage in the Study Area. Findings from this analysis informed the development of targeted recommendations to strengthen heritage conservation within the district.

A **heritage value assessment** was conducted based on previous steps. A Statement of Significance was prepared to articulate the area's historical, cultural, and architectural importance, including the identification of key periods of significance. Properties within the district were evaluated to determine their contribution to the integrity of the area and were mapped accordingly. Area boundaries were delineated to encompass the highest concentration of contributing elements while maintaining compliance with OHA requirements. It should be noted that the current HCD does not provide a statement of significance that meets today's requirements of the OHA. As such, the Statement of Significance is built on the argument that is expressed in the original 1986 HCD Plan for the significance of the current HCD. This provides a jumping off point for the new assessment, allowing the heritage value of the expansion area to be assessed based on similar reasoning to the reasoning which provided value to the current HCD.

The study concludes with a set of **recommendations** to guide the expansion and management of the Queen-Picton Heritage Conservation District. This includes a proposed new boundary, the identification of potential contributing and non-contributing properties, recommendations for planning and objectives for a revised HCD plan.

## Context and Setting

The strategic setting of the town of Niagara-on-the-Lake was a key part of the area's settlement, particularly with its proximity to the Niagara River and to Niagara Falls, both of which attracted Indigenous peoples to the region for millennia. The presence of geological landforms like the Niagara Escarpment influenced the flow of water patterns and contributed to the creation of the landscape today.

The Niagara River acted as a transportation and trade route, as well as provided abundant natural resources. Once national borders were established, the Niagara River served as a boundary between Canada and the United States, playing an important role in the movement of trade and in conflict, especially during European Colonial settlement in the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> centuries. In 1832, the Niagara Harbour and Dock Company altered the river structure by draining the original wetland in what is now Niagara-on-the-Lake to create docks, harbour infrastructure, and shipping warehouses, which increased trade and transportation both into Lake Ontario and along the Niagara River.

The Niagara Peninsula's fertile soil, particularly along the banks of the Niagara River, supported agriculture and a variety of flora and fauna. The region's temperate climate, influenced by its location near the Great Lakes and the protection of the Niagara Escarpment, created a microclimate with moderate temperatures and longer growing seasons. Eventually the combination of rich soils and temperate climate made the area important for agriculture, particularly for fruit orchards and vineyards which developed from the 1800s onwards.

The area's natural beauty and temperate climate played an essential role in the Town becoming a tourism attraction. The Town's early inclusion of green spaces for recreational uses in its urban design, such as the town parks and the Niagara-on-the-Lake golf course, reflected its evolution from a trade hub to a leisure destination.

## Key Historical Themes and Events

### Pre-European Contact and Settlement

The area now known as Niagara-on-the-Lake was originally the traditional lands of the Attiquandarok or Ongiara, also called the Neutral Nation by early French missionaries. Evidence of their presence dates from 9,000 BC until the mid-17<sup>th</sup> century, when they were decimated by conflict with the Haudenosaunee and sickness. The Ojibway (ancestors to the current Mississauga people) moved to the region for hunting and gathering, as well as for the area's connection to Niagara Falls, which held cultural and spiritual significance for many groups in the region. The traditional territories and boundaries of local Indigenous groups, as well as the stories, oral traditions, and cultural values associated with the history and heritage of the Niagara region, require further information. This will be encouraged through ongoing relationship building with the Indigenous groups of Niagara as part of a process to build understanding and recognition for all heritage within the area.

### Post-European Contact and Settlement

Europeans first arrived in the area in 1626, and in the following decades, it became significant for British and Indigenous relations and resource use, particularly in relation to the fur trade. A permanent European settlement was established in the 1780s by British Loyalists and their Indigenous allies fleeing the United States in the aftermath of the American Revolution to settle along the Niagara River. The establishment of the town located at the mouth of the Niagara River, then named Newark, made it strategically significant for military and trade purposes, and the construction of Fort George provided defense against American forces.

In 1764, the 'Treaty of Niagara' was signed following meetings between Sir William Johnson and representatives from 24 First Nations. The Treaty formalized British presence in the Great Lakes and provided one of the first significant land cessions along the Niagara River in exchange for trade goods and the return of prisoners. The Treaty was seen as foundational for the relationship between Indigenous groups and the British Crown and endured in times of conflict, including the American Revolution and the war of 1812.

The political and military importance of the Niagara Region was again highlighted in 1792 when Newark hosted the first provincial parliament and was designated as the capital of Upper Canada by Lieutenant-Governor John Simcoe. This period solidified Niagara-on-the-Lake's role as the nucleus of political and governance activity for the province, a position it maintained until 1796 when the capital was moved away from the American border to York (Toronto). Newark was renamed 'Niagara' in 1798.

Niagara played a critical role in the War of 1812, with the area being of strategic military importance for both American and British forces. American troops occupied the town and erected fortifications in 1813. However, as the British retook the town in 1813, the retreating American troops burned the area of what is now recognized as 'Old Town'. Little was left of the town after the American departure, but the residents quickly began to rebuild.

Agricultural development around Niagara-on-the-Lake began after the war in the early 1820s through a combination of field crops, orchards, and viticulture. The town's harbour and waterfront became more active in the 1830s, particularly with the establishment of the Niagara Harbour and Dock Company in 1832, leading to the construction of docks, mills, and shipping industries along the Niagara River. Increases in trade, shipping, and transport further boosted the economic success of the Niagara region, with Niagara-on-the-Lake at the forefront of these developments. The commercial hub of Queen Street and Picton Street expanded at this time, as did the surrounding residential areas.

Changes to railway lines and shipping practices in the mid- to late-1800s changed the economic focus of the town and surrounding area from trade to tourism, and the town became a well-known spot for visitors and summer residents, particularly from the United States. Leisure spaces and recreational activities grew in popularity, defining Niagara-on-the-Lake as a unique destination. This prosperity continued until WWI when tourism began to decline, and the Town of Niagara-on-the-Lake once again became the site of a military outpost and training centre. The Great Depression and the onset of WWII further reduced the number of tourists to the Niagara region.

Post-WWII, Niagara-on-the-Lake once again established itself as a tourism centre and leisure hub, gaining popularity through the internationally recognized Shaw Festival (launched in 1962). By the late 1980s, Niagara-on-the-Lake enhanced its tourism draw as part of the Niagara wine region, with vineyards and wineries becoming an important part of the local economy. Heritage preservation became an important part of Niagara-on-the-Lake's identity, with residents encouraging efforts to protect the 19<sup>th</sup> century architecture, historical landmarks, and the town's unique heritage.

## Historical Development of the Area

Niagara-on-the-Lake was originally established as a strategic military region at the mouth of the Niagara River, with multiple fortifications in place to protect the interests of Upper Canada along the border. The surrounding residential area originated in the late 18<sup>th</sup> century, and supported the United Loyalists and their Indigenous allies who had settled in the area after fleeing the United States.

The settlement plan of Niagara-on-the-Lake follows a grid pattern which was originally laid out in 1794 and followed the Imperial model plan for British colonial and military towns. This consisted of a series of four-acre blocks which began at the banks of the Niagara River and expanded inland, following the watercourses and established military fortifications. Despite the destruction following the War of 1812, the original settlement pattern was maintained during the rebuilding of the Town and can still be seen in the town planning today. The wide, tree-lined streets of the downtown core continue to create harmonious streetscapes, linking the waterfront, residential neighbourhoods and commercial area together.

The establishment of the Niagara Harbour and Dock Company in 1832 dramatically influenced the area's development. The waterfront and harbour areas were expanded along the Niagara River for shipping and industrial uses, with trade and transport becoming important elements of the Town's burgeoning economic success. Residential areas developed around the docks, catering to the increased number of sailors, merchants, shipbuilders, and labourers who were involved with shipping. As the Town grew, institutional buildings, like churches and schools, became established parts of the Town's physical makeup. The development of the commercial district along Queen Street was based heavily on the increased economic activity, trade, and transportation services, as is reflected in the architecture and wide-open streets which make up the district. Subsequent expansion of the surrounding residential areas extended the physical fabric of the town both inland and along the available waterfront.

New hotels, leisure areas, parks, and summer residences emerged along with the area's reputation as a tourism hub which began in the early 1860s and extended into the early 1900s. The introduction of tourist accommodations, along with the establishment of parks and a golf course, signaled the Town's evolution into a cultural resort. This development was particularly prevalent in the northeast corner of the town, close to Fort Mississauga. The lands immediately surrounding the fort had been set aside for military use until the 1870s. These lands were then converted into a golf course in 1875, the oldest still in operation in Canada. South of the golf course, lands that had once been reserved for a hospital and religious communities were sold to wealthy families who built exceptional summer homes.

# Inventory and Analysis of Heritage Value and Resources

## Designation within Study Area

The Study Area includes a number of properties with various levels of heritage recognition. These include **Part IV designated properties, listed properties**, and those with **cultural heritage value or interest (CHVI)**. As a first step in the inventory and analysis process, it is important to identify and categorize the types of heritage recognition within the Study Area to evaluate how properties contribute to the district's character and determine the best course of action for their protection.

### Part IV Designated Properties

Section 29 of the OHA protects individual properties that are considered important for their cultural heritage value or interest. These are buildings or sites that stand out because of their unique architecture, connection to historical events or figures, or their importance as landmarks. These properties cannot be altered, demolished, or removed without approval from the municipality, ensuring their key heritage features are preserved.

### Listed Properties

Listed properties are included on the municipal heritage register, under Section 27(3) of the OHA, but are not formally designated as Part IV properties under Section 29. Listing provides some protection, requiring owners to notify the municipality 60 days before demolishing the property. These properties often serve as a starting point for potential future designation or inclusion in the HCD. The most recent OHA was updated in 2024.

### Cultural Heritage Value or Interest (CHVI) Statements

Properties with CHVI Statements are identified based on specific criteria prescribed in Ontario Regulation 9/06, including, but not limited to, their design or architectural features, historical connections, or how they fit into the area's character. CHVI Statements are required to be prepared for Listed and Designated Properties on the municipal heritage register. Properties with identified CHVI Statements that have not been formally designated or listed under the OHA currently lack protection. As a result, any alterations or demolition can take place without requiring municipal review or approval.

In the Study Area, there are 48 properties designated Part IV and 77 listed properties. Most of those properties are concentrated around the existing HCD boundary.

## Built Form and Landscape Analysis

### Methodology

The character analysis of the HCD Study Area was conducted in three stages. The Town, with the help of volunteers, conducted the first step which consisted of the documentation and survey of the buildings in the Study Area. The Cultural Spaces team mapped and analysed the compiled data provided from municipal documentation and the data recorded by the Town. This data included date of construction, building material, building height, stylistic influences, and historical notes.

In the second phase, Cultural Spaces developed a Data Collection and Site Visit Strategy based on an initial understanding of the historical context and the significance of the current HCD. Considering the historical, architectural and contextual values of the existing Queen-Picton HCD, the work focused on the analysis of

properties of potential significance to the expanded District, namely those identified as category “A” or “B” buildings in the 1996 survey of the HCD expansion area and those built before 1940.

## Dates of Construction

The date of construction analysed in the Study Area range between 1815 (the earliest recorded property) and 1914 (the cutoff years for analysis). Major periods of growth happened after the War of 1812 to reconstruct the community, and between 1860 and 1914 as the Town experienced a period of prosperity due in large part to an increase in tourism and economic growth.



Figure : Number of Properties Constructed Throughout the Years

## Periods of Significance

### Rebuilding (c. 1814 – c. 1829)

From about 1814 to 1829, Niagara-on-the-Lake was being rebuilt following its destruction during the War of 1812. Indeed, in December 1813, American sympathizers and armed forces had captured the town and set fire to nearly all its buildings, including government structures and homes, to prevent it from falling into enemy hands. As a result, the town was left in ruins, with only a few buildings surviving.

Over the next several decades, the town was rebuilt, which gave shape to the first transformative period and impacted its design and architecture. The architecture during this period was heavily influenced by Georgian and Neoclassical styles, which were common in British colonial architecture. Georgian buildings were predominant in the town’s residential areas. Some elements of Regency styles also appeared in Niagara-on-the-Lake at this time.

St. Mark's Anglican Church, built in 1822, was one of the most notable structures from this time, reflecting the Georgian style. Several private homes also contributed to the Town's new architectural character.

By the late 1820s, Niagara-on-the-Lake was not only rebuilding its physical fabric, but also emerging as a cultural and agricultural hub, with its architecture playing a key role in shaping its identity.

## Growth (c. 1830 – c. 1859)

As Niagara-on-the-Lake continued to recover from the impact of the War of 1812, key developments in infrastructure and tourism during the 1830s led to an increase in growth and economic importance for the area surrounding Niagara-on-the-Lake that lasted until the late 1850s.

The establishment of the Niagara Harbour and Dock Company played a crucial role in the town's economic revitalization by improving its waterfront infrastructure, enhancing shipbuilding practices, and placing Niagara-on-the-Lake at the forefront of trade and transportation in the region. The increased accessibility to shipping and goods attracted new businesses and commercial opportunities to the dock area, including shipbuilding, a tannery, basket factories, and canning operations. These economic advancements promoted a shift of business towards the downtown core, with the establishment of the Queen-Picton Street commercial area centered around Queen Street, Picton Street, King Street, and Regent Street, which became the heart of the town's governmental, commercial, and institutional activities. The consistency of settlement pattern along with the diversity of building types and styles are illustrative of the shaping of this commercial district in the Queen-Picton Street area and serves as evidence of the Town's newfound prosperity and growth during the 19<sup>th</sup> century. Residential areas continued to expand between the dock area and the commercial district, extending further west along the waterfront and south towards agricultural areas.

As the town experienced an economic boom, residential architecture began to reflect more elaborate styles with additional decorative features. Regency and early Victorian styles began to appear in the late 1830s, introducing softer, more asymmetrical designs, rounded windows, and ornamental details.

By the late 1840s and early 1850s, the construction of the Welland Canal, the disappearance of the Dock and Harbour Company, and the decline of the shipping industry led to the disuse of the shipping and dock area. During this time, Niagara-on-the-Lake was also part of the Underground Railroad network of routes and safehouses which assisted enslaved people seeking freedom in Canada. The Town became an area for previously enslaved people to settle and put down roots in the Niagara region.

During the 1850s, Niagara-on-the-Lake shifted its focus as a trade hub to becoming a tourist destination, capitalizing on its natural beauty and historical significance. The establishment of the railroad from Niagara-on-the-Lake in 1854 once again boosted the town's tourism sector, making it easier for visitors to access. This development, combined with the increasing prominence of the orchards and viticultural industries and the town's appeal as a summer retreat, contributed to Niagara-on-the-Lake's economic boom in the mid-19<sup>th</sup> century.

During the late 1850s, wealthy families, drawn to the area by tourism and commerce, built homes with Gothic Revival and Italianate structures which often featured pointed arches, steep pitched roofs, ornamental cornices, and balconies.

This period of growth and economic improvement allowed for the expansion of religious institutions around Niagara-on-the-Lake, with the construction of St. Andrew's Presbyterian Church (1859) and renovations to St. Mark's Anglican Church. The economic influx supported a revitalized cultural life, with a rise in artistic and theatrical activities, mainly supported by the steady increase in tourism.

## Prosperity (c. 1860 – c. 1914)

From 1860 to 1914, Niagara-on-the-Lake experienced significant prosperity, transitioning to a cultural and architectural hub, particularly as a major tourist destination. By the late 1860s and 1870s, the town saw an influx of wealthy visitors, particularly from the United States, drawn to its lakeside setting, cultural attractions, and historical sites. During this time, tourism infrastructure expanded with an increase in hotels, guesthouses, and boarding houses, to support the growing tourism industry. Public buildings, like the Court House and the Public Library, along with several entertainment and theatrical venues, were also completed.

Wealthy visitors and locals expanded both the size and elaborateness of their residences, with larger homes and plots, particularly along the waterfront, reflecting the town's growing status as a resort community. New architectural styles included Late Victorian and Edwardian influences, such as the Queen Anne Revival. This style was used in some hotels and residences which was characterized by asymmetry, decorative woodwork, turrets, decorative trim, and vibrant colours. Second Empire elements also gained popularity, with dormer windows and mansard roofs, and were typically used in larger public buildings.

## Statement of Significance

Niagara-on-the-Lake's **design and physical value** is established through its rich architectural landscape, which includes residential, institutional, commercial, economic, and religious buildings, primarily dating from between 1814 to 1914. These buildings reflect the Town's historical development through a diverse catalog of architectural styles including Georgian, Neoclassical, Regency, Greek Revival, Italianate, Gothic Revival, Queen Anne Revival, Second Empire, and Colonial Revival. These examples of early architectural styles in Ontario provide an exceptional collection of architecture covering the 19<sup>th</sup> and early 20<sup>th</sup> century, highlighting the town's evolving character from a Loyalist settlement to an economic, commercial, and tourism hub.

The wide, tree-lined roads of Niagara-on-the-Lake's downtown complement the town's original grid pattern which was laid out in 1794 and was a key characteristic of the Imperial model plan for British military and colonial settlements. Despite the town's destruction of 1813, this original settlement pattern was maintained during the rebuilding of the town's physical fabric. In addition to the built environment, Niagara-on-the-Lake maintains several green spaces, including parks (such as Simcoe Park and the Queen's Royal Park), recreational areas (such as the Niagara-on-the-Lake golf course, established 1875), and open spaces along the waterfront. These open spaces are closely connected to the town's past as a leisure and tourist destination. Most notable are the parks and promenades along the lake front which offer a link to its 19<sup>th</sup>-century development as a cultural resort.

The town of Niagara-on-the-Lake maintains **contextual value** by being visually and historically linked to the evolution and physical value of the area. Following the destruction of the War of 1812, the Town developed along the harbour and waterfront, establishing Niagara-on-the-Lake as a regional hub for shipping, industry, and tourism.

The area's visual relationship is linked by consistent architectural details and materials, as well as the layout of the wide, tree-lined streets, creating a harmonious streetscape linking the harbour area, commercial streets and residential neighbourhoods together. The original grid settlement pattern maintains a connection between the Town and the waterfront, ensuring easy accessibility between the various areas, while also preserving the initial importance of Lake Ontario and the Niagara River to the town's history and identity.

The historic contextual value of the area is reflected in the relationship between the commercial, residential, and tourism sectors, highlighting the evolution of Niagara-on-the-Lake's development from 1814-1914.

The commercial Queen-Picton streetscape contains tightly built commercial structures with similar setbacks and a variety of facades, ages, styles, and sizes, which together emphasize a visual evolution of the Town's commercial district. The buildings reflect the area's importance as a commercial centre, highlighting the growth and prosperity of the town during the 19<sup>th</sup> century through a consistency of Georgian, Regency, and Victorian architectural features.

The surrounding residential streetscapes are defined by one- to two-storey buildings, set close to the road or slightly set back, detached, and often surrounded by gardens and trees. These residences were once inhabited by merchants, military officers, and trade professionals, and now create a transitional space between the town's waterfront and harbour areas and the Queen-Picton commercial area and surrounding residential spaces.

Hotels, guesthouses, and summer residences began to reflect the Town's emerging identity as a leisure and recreational destination from the 1860s to early 1900s. These tourist accommodations, and the establishment of several parks and a golf course marked the beginning of its transformation into a cultural resort.

The town's **historical and associative value** is related to Ontario's military, political and social history. The town was originally established in the late 18<sup>th</sup> century by Loyalist refugees and Indigenous allies fleeing war in the United States, who chose the location for its strategic defensive position. The town's importance was further solidified through its designation as the first capital of Upper Canada. During the War of 1812, the town's role as a political and military centre made it a target for conflicts between the British and American forces, and resulted in its burning in 1813. Post-war architecture related to the town's political and military history can still be seen, underscoring its historic significance as a key area in Canadian history. Additionally, Niagara-on-the-Lake has historical value for its role in the Underground Railroad, as a refuge for escaped enslaved people seeking freedom in Canada. This connection further enriches the town's significance by highlighting its role in broader social movements related to Canadian freedom and human rights.

## Proposed HCD Boundary

The results of the character analysis and evaluation of significance (Chapter 4) established that the heritage character of the HCD and its expansion area closely reflects the complete sequence of periods from the rebuilding of town after the 1812 War until WWI, namely the Rebuilding period (c. 1814- c. 1829), the Growth period (c. 1830 – c. 1859), and the Prosperity period (c. 1860 – c. 1914).

The proposed HCD boundary includes 528 properties and includes both contributing and non-contributing.

The boundary is divided into character-areas to better represent and manage the type of heritage they include:

**The Residential** character Area regroups the residential neighbourhoods that developed around the commercial, and institutional cores.

**The Commercial Area** character area includes the historic core of Niagara-on-the-Lake, featuring 19<sup>th</sup> and 20<sup>th</sup> century commercial buildings that reflect the town's economic evolution, while supporting ongoing commercial activity.

**The Queen Street Summer Homes** character area include those properties built along Queen Street and the Golf course built in the same period and still operating today.

**The Institutional Core** character area includes a concentration of religious and institutional establishment in the Town.

## Potentially Contributing and Non-Contributing Properties

Properties within the proposed expansion of the current HCD were individually evaluated to determine whether they contribute to the area's heritage value. The buildings that best exemplify the overall themes and periods of significance in the Study Area were mapped and reviewed. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district.

Buildings that have been identified as contributing to the heritage character of the Study Area include those that:

- were constructed during the area periods of significance, including rebuilding (c. 1814 – c. 1829), Growth (c. 1830 – c. 1859), Prosperity (c. 1860 – c. 1914); and
- are an example of a prevailing architectural style such as Georgian, Neoclassical, Regency, Classic Revival, Gothic Revival, Picturesque, Italianate, Second Empire, Queen Anne Revival, Edwardian, and the Ontario Cottage;
- maintain their integrity and/or has contextual value as part of an ensemble of historic buildings

Two categories of properties were identified:

1. Contributing properties that add to the overall cultural heritage values, character, and integrity of the district, and also possess architectural merit and design value in themselves; and
2. Non-Contributing properties that do not add to the overall cultural heritage values, character, and integrity of the district. Their demolition (in part or in whole) would not negatively impact the cultural heritage value of the district.

Following this sorting, the contributing properties were reviewed again to determine whether they retained enough architectural integrity to effectively contribute to the heritage character of the district. Properties that were determined not to have architectural integrity were classified as non-contributing properties.

In addition to the built form of the district, the street grid, streetscapes, and landscape features have also been identified as a contributing feature to its cultural heritage value. The Golf Course evidences the development and evolution of the Study Area – and as such, it is considered to be an important character-defining feature of the district.

While non-contributing properties do not contribute to the heritage character of the district, their proximity to and evolution alongside contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the district as a whole. Both contributing and non-contributing properties within the Study Area are listed in Appendix X.

The number of potential contributing properties within the proposed boundary is 259 out of 528.

# The Corporation of the Town of Niagara-on-the-Lake Information Report to Council

**SUBJECT:** Heritage Designation By-law – 167 Four Mile Creek Road, 238 Four Mile Creek Road, 1023 East and West Line

**DATE:** 2025-04-02

**REPORT #:** CDS-25-059

**PREPARED BY:** Sumra Zia, Heritage Planner

**DEPARTMENT:** Community & Development Services

## 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The designation by-laws for the properties at:
  - 167 Four Mile Creek Road,
  - 238 Four Mile Creek Road, and
  - 1023 East and West Line

be endorsed in principle based on the staff evaluation within the designation reports;

- 1.2 Staff send a midway letter to the owners of 167 Four Mile Creek Road, 238 Four Mile Creek Road and 1023 East and West Line to inform them of the designation process timeline; and
- 1.3 Council direct staff to issue the Notice of Intent to Designate (“NOID”) for each property to start the formal designation process under the *Ontario Heritage Act*.

## 2. BACKGROUND

The designation reports for [167 Four Mile Creek Road](#), [238 Four Mile Creek Road](#) and [1023 East and West Line](#) (the “subject properties”) were presented to the Municipal Heritage Committee (“MHC”) on [November 6, 2024](#), [January 8, 2025](#) and [February 5, 2025](#), respectively, for review and input (reports linked). Town Heritage Staff prepared the designation reports, which demonstrated that the required information, research, and evaluation to designate the properties under Part IV of the *Ontario Heritage Act* (“OHA”) was thoroughly conducted. The Committee received the designation reports and endorsed designation in principle based on the Staff evaluation within the reports.

The draft designation by-laws are provided based on the assessment of the heritage value of the properties at 167 Four Mile Creek Road (**Appendix I**), 238 Four Mile Creek Road (**Appendix II**) and 1023 East and West Line (**Appendix III**). The draft by-laws provide the Statement of Cultural Heritage Value and Interest and the heritage attributes associated with the properties. The draft by-laws are provided after the Staff evaluation concluded that the properties would merit a minimum of two criteria for designation and are strong candidates for Section 29, Part IV designation under the *OHA*.

This work is being undertaken as part of Council's Planning for Progress initiative to move forward with designations of listed properties prior to their required removal from the Town's Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the "Heritage Register") effective January 1, 2027, as per changes to the *OHA*. The process of designation and associated timelines are outlined in section 29 of the *OHA*, Designation by Municipal By-law.

Further to the direction to move forward with designations, the MHC and Council endorsed a list of 22 priority properties for individual designation via Report CDS-23-200 and another list of 20 priority properties via Report CDS-24-023. The priority properties were identified from the Listed Properties, which, if removed or damaged due to demolition, neglect, or inappropriate alteration, would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity. The subject properties located at 167 Four Mile Creek Road, 238 Four Mile Creek Road and 1023 East and West Line are identified on this list.

Letters have been sent to all property owners on the priority list advising of the Town's interest in heritage designation, along with information on the process. Per Municipal Heritage Committee's advisory direction, Staff have prepared a letter to send to the property owner to advise that the midway point in the designation process has been reached and includes an offer to discuss the process further with Heritage staff and/or answer any questions.

### **3. NEXT STEPS**

If the MHC recommends the endorsement of the draft designation by-laws for 167 Four Mile Creek Road, 238 Four Mile Creek Road and 1023 East and West Line the recommendation would be presented to Council for approval and a NOID would then be issued. Following the date of the issuance of the NOID, the municipality would have 120 days to pass the designation by-laws.

### **APPENDICES**

- **Appendix I** – 167 Four Mile Creek Road Draft By-law
- **Appendix II** – 238 Four Mile Creek Road Draft By-law
- **Appendix III** – 1023 East and West Line Draft By-law

Respectfully submitted,



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

**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

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. XXXX-25**

(238 Four Mile Creek Road, Roll No. 020025076000000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **DUGGAN HOUSE, 238 FOUR MILE CREEK ROAD (NIAGARA PT TWP LOT 90)**, 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 **DUGGAN HOUSE, 238 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 **DUGGAN HOUSE, 238 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....., 2025.**

\_\_\_\_\_  
**LORD MAYOR GARY ZALEPA**

\_\_\_\_\_  
**TOWN CLERK GRANT BIVOL**

## SCHEDULE 'A'

Legal Address: NIAGARA PT TWP LOT 90

PIN: xxxx

Civic Address: 238 Four Mile Creek Road

DRAFT

## **SCHEDULE 'B'**

### **DUGGAN HOUSE, 238 FOUR MILE CREEK ROAD**

#### **Description of Property**

The subject property is located on 238 Four Mile Creek Road and is known as the Duggan House. The subject property is located west of Four Mile Creek Road. The residence has a moderate setback and is set on a deep parcel which also contains an accessory structure at the rear of the property. 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**

238 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.

238 Four Mile Creek Road is a representative example of the Edwardian Classicism style. The two-storey residence is constructed using alternating layers of rusticated and plain concrete blocks with a narrow block stringcourse between the two storeys. The façade of the subject property is balanced while the north and south elevations are symmetrical. The north elevation also contains a two-storey bay window. The subject property features a covered porch on the façade that is supported on colonnettes with concrete bases and wooden railings. Typical of the Edwardian style, the structure has a high-pitched roof with a double hip on the façade, hipped dormers on the façade and south elevation, a polygonal dormer on the north elevation, and hipped roof on the covered porches. The subject property also features deep overhanging eaves that are supported by wooden brackets. The openings in the subject property are rectangular vertical openings, with the window openings containing plain wooden trim within the structural openings of the windows and the main entryway containing sidelights with wooden trims within the structural opening. The windows also feature plain concrete lug sills and lintels.

The Duggan House displays a high degree of artistic value as an example of rusticated concrete construction in the Town of Niagara-on-the-Lake, especially in the St. Davids urban area. The neighbourhood around the Four Mile Creek Road and York Street contains a wide variety of historic structures. Most of these structures are stone, brick or clapboard construction. With its concrete block construction, the subject property provides design value as a unique construction material.

The Duggan House also has historical associations with Charles E. Duggan and his family. Charles was a physician from St. David's and was an active physician in the area. He graduated from Trinity Medical College in 1903 and practiced medicine in St. Davids. Charles Duggan also constructed the Duggan House after purchasing the property in 1913. Apart from Charles, the house is also historically associated with both his sons, Frederick and Richard Duggan. Frederick and Richard both enlisted in the Royal Canadian Air Force where Frederick went on to become a qualified fighter pilot. He died during the Second World War and is commemorated at Queenston Cenotaph. Richard followed in his father's footsteps and graduated from Queens Medical School in 1941, and after the war, he took over his late father's practice.

238 Four Mile Creek Road reflects the work of James Calvert. James Calvert, started his career in the Niagara Region as a carpenter in 1912 and went on to become a contractor in the Village of Queenston. In 1921, He started a construction business with William Armstrong, known as Armstrong & Calvert, in St. David's. Around 1921, Calvert also appears to be working as a manager at Larkin Farms.

The property has contextual value because it is important in maintaining the character of the area. 238 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 urban area.

### **Description of Heritage Attributes**

Key exterior attributes that embody the heritage value of the property at 238 Four Mile Creek Road include its:

- Two storey Edwardian Classicism style residence
- Balanced façade with symmetrical north and south elevation
- Rusticated and plain concrete block construction with narrow stringcourse
- Two-storey Bay window on north elevation
- Covered porch on the façade with colonnettes with concrete bases and wooden railings
- High pitched hip roof with double hip on facade
- Hipped dormers on façade, and south elevation
- Polygonal dormer on north elevation
- Hipped roof on porches
- Deep overhanging eaves with wooden brackets
- Rectangular vertical openings
- Concrete lug sills and lintels
- Concrete block chimneys
- Location on Four Mile Creek Road

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. XXXX-25**

(1023 East and West Line, Roll No. 020012008010000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **1023 EAST AND WEST LINE (NIAGARA PT TWP LOT 69 RP 30R7654 PART 1)**, 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 **1023 EAST AND WEST LINE**, 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 **1023 EAST AND WEST LINE** 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....., 2025.**

\_\_\_\_\_  
**LORD MAYOR GARY ZALEPA**

\_\_\_\_\_  
**TOWN CLERK GRANT BIVOL**

## **SCHEDULE 'A'**

Legal Address: NIAGARA PT TWP LOT 69 RP, 30R7654 PART 1

PIN: xxxx

Civic Address: 1023 East and West Line

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## **SCHEDULE 'B'**

### **1023 EAST AND WEST LINE**

#### **Description of Property**

The subject property is located on 1023 East and West Line. The subject land is located near the intersection of East West Line and Concession 3 Road towards the south of East and West Line. 1023 East West Line contains a residential structure, and a detached garage towards the east of the residential structure. The structure on the subject land is located with a moderate setback from the road. Access to the subject lands is through a gravel driveway.

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

1023 East and West Line 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 1023 East and West Line is a representative example of a Gothic Cottage. The subject property is one and a half storeys in height with a symmetrical façade and balanced side elevations. The exterior walls are clad in plain fieldstone, laid in a random course which feature red brick quoins, radiating voussoirs, lintels and a stringcourse to differentiate the basement level. The roof of the subject property is a cross-gable roof with gable ends on the façade, and both the side elevations. The gable end on the façade is located centrally. The roof also contains overhanging eaves with plain fascia. The subject property contains rectangular window openings on the first storey while those on the upper storey are lancet windows. The openings on the first storey contain flat red brick lintels and the lancet windows on the upper storey contain radiating red brick voussoirs. All the windows also feature plain stone lug sills. The subject property has a celebrated main entrance which contains a pointed arched opening with glass panelled door with sidelights and transom. The transom contains decorative wooden fretwork. The main entrance also contains hood-mould detail with carved label stops on the base of red brick voussoirs.

1023 East and West Line has associative value as being a part of the Epp family fruit farm. The lands were acquired by the family sometimes in the late 1900s and were converted into a fruit farm. The Epp family has contributed to the agricultural growth of the rural areas of Niagara-on-the-Lake through their farmsteads. Research also indicates that they also lend a hand to their neighbouring farms whenever the need had risen, and sometimes at the cost of their own harvest being affected.

1023 East and West Line has the potential to yield information that contributes to the understanding of the cultural phenomenon created by the immigrant workers coming into Niagara Region as part of Seasonal Agricultural Work Program that was introduced in Canada in the mid-1960s. These workers have contributed to the local agricultural industry not only through physical labour but also through bringing in diverse knowledge from their countries.

The historic Gothic cottage has contextual value because it is important in maintaining the historic character of the area. East and West Line streetscape majorly consists of farmsteads, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the buildings are recent built structures or have been modified. The historic Gothic Cottage style structure reiterates the historic character of the area and connects the context to its historical agricultural roots. The subject property also has value because it is historically linked to its surroundings as being part of the Epps family fruit farm. The house structure was once a part of a larger farmstead. The land appears to have since been subdivided but the farms still exist towards the south and east of the subject property.

## Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the property at 1023 East and West Line include its:

- One and half storey Gothic Cottage
- Symmetrical façade and balanced side elevations
- Random fieldstone courses on exterior walls
- Red brick quoins, radiating voussoirs, lintels and stringcourse
- Cross-gable roof
- Gable ends on the façade and side elevations
- Overhanging eaves and plain fascia
- Rectangular window openings on first storey and lancet window openings on upper storey
- main entrance with pointed arched opening, glass panelled door with sidelights and transom.
- Transom with decorative wooden fretwork.
- Hood-mould on main entrance with carved label stops on the base of red brick voussoirs
- Location along the East West Line
- Setback from the road
- Historical connection to farmstead

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