



Town of Niagara-on-the-Lake

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SUBJECT: 14 Wesley Avenue – Heritage Designation Report (File No. HER-06-2024)

1. EXECUTIVE SUMMARY

14 Wesley Avenue (the “subject property”), known as Lansdowne Villa is a listed property on the Niagara-on-the-Lake Municipal Heritage Register of Properties of Cultural Heritage Value or Interest (the “Heritage Register”). The subject property contains strong architectural, historical and contextual merit for designation and was shortlisted by Town staff for a heritage designation study.

Research and analysis of the subject property indicates that the subject property meets several of the *Ontario Heritage Act* (the “OHA”) criteria for designation (as set out in Ontario Regulation or O. Reg. 9/06. The subject property primarily contains heritage value in relation to the Chautauqua movement. The residence has architectural or design value as it is a representative example of the Queen Anne Revival style in Niagara-on-the-Lake, the residence has historical/associative value because of its association with the Peake family. Lansdowne Villa also contains contextual value because it is historically and physically linked to the Chautauqua movement. Based on this evaluation, it is recommended for designation under Part IV, section 29 of the OHA.

2. PURPOSE

The purpose of this report is to provide a Designation Report, which is required for any property that is considered for heritage designation under the OHA. The subject property was identified within the Town’s work plan for priority designations in response to Bill 23 amendments to remove properties from local Heritage Registers after January 1, 2025.

3. BACKGROUND

3.1 Method

This report examines the design of the property, its history and context with the purpose of evaluating it against the criteria set out by O. Reg. 9/06 (as amended by 569/22).

3.1.1 Field Survey

A field survey was conducted from the public right-of-way in order to gain a better understanding of the property and the context. The field survey was conducted on February 28th, 2024 by Sumra Zia, Heritage Planner II. Property owner permission to enter onto the private property may assist to gain a more fulsome understanding of the rear of the residence and any potential interior heritage attributes.

3.1.2 Research

Background research and information was obtained from the archives of Niagara-on-the-Lake, the draft Heritage Character Statement prepared by the Town in 2008, NOTL Museum and Public Library, Brock University Maps, Data and GIS Collection, Shannon Kyles website 'Ontario Architecture', Mark Fram, 'Well Preserved', Google's website 'The Niagara Settlers', the United Church of Canada Archives 'Lewis Peake Fonds' and research by local historians.

3.1.3 Consultation

Town staff initiated this report, in consultation with the Municipal Heritage Committee, to address the deadline for all the listed properties on the Municipal Heritage Register. Properties listed on the Register as of January 1, 2023 must be designated or removed from the Register within two years (January 1, 2025). The properties that are removed from the register cannot be relisted for a period of five years.

3.2 Property Information

Civic Address: 14 Wesley Avenue, Niagara-on-the-Lake, ON

Legal Description: PLAN 73A LOT 162, Town of Niagara-on-the-Lake, Niagara Township, ON



Subject Property

Niagara Lake
-on-the-
EST. 1781

Map 1: Subject Property in the Town of Niagara-on-the-Lake



 Subject Property



Map 2: Subject Property in Old Town Urban Area

3.3 Background Information

3.3.1 Architecture or Design

The Queen Anne Revival Style was brought to Upper Canada by the wealthy upper middle class and the American architectural magazines during the final decades of the 19th century (Kyle 2016). Primarily based on rural, rustic Elizabethan and Jacobean forms, the style also incorporated some Classical motifs in vogue during the Queen Anne's reign (Fram 2014). The inspiration behind Queen Anne Revival style was to build according to medieval building principles to return to neighbourhoods and towns that had craftsmanship and community at their hearts (Kyle 2016).

The structure on 14 Wesley Avenue is a residence called the Lansdowne Villa. It displays several characteristics of Queen Anne Revival style including the complex roofline, decorative shingles, intricate woodwork, and a large verandah. The house represents the earliest phase of cottage-building in the area, at a time when Chautauqua meetings were still underway.

The architectural description of 14 Wesley Avenue is as follows:

- The south elevation of the subject property faces Wesley Avenue. From the public right of way, the south and east elevation of the subject property are visible and therefore, the architectural description is based on these observations.
- Two storey residential building that comprises of a rectangular plan.
- The subject property contains landscaped lawn, mature trees and an addition on the north elevation.
- The residence has an asymmetrical south elevation with a pair of rectangular windows located in the center, wrap-around verandah and the doorway.
 - The verandah projection from the exterior elevations is moderate and it wraps partially around both the south and east elevations.
- The roofline is complex with a variety of pitches and roof types with overhanging eaves.
 - The roof on the main structure is comprised of a combination of steeply pitched gable roof with gable ends on all the elevations.
 - The wrap-around verandah comprises of a steeply pitched hip roof.
 - The roofline also contains a protruding dormer on the east elevation that forms a balcony on the first storey. The dormer has a gable roof with a pediment.
 - The main material used on the roof is cedar shingles.
- A single square turret is located on the northeast corner of the subject property. The turret has a steep pyramidal roof.
- The exterior cladding of the residence consists of clapboard on the ground level and decorative shingles on the upper level and on the gable ends.
- The elevations of the residence contain pairs of vertical rectangular window openings.
 - The windows themselves appear to be double hung with decorative

- mullions on the upper window frame
- The structure also features intricate woodwork on its side elevations and the facade.
 - The wrap-around verandah is supported by wooden posts placed at equal intervals along the verandah and its sides.
 - The verandah also features wooden trellis running along the length of the roof of the verandah.

When examined against the typical characteristics of the Queen Anne Revival style as outlined by Mark Fram in “Well-Preserved: The Ontario Heritage Manual of Principles and Practice for Architectural Conservation” (1988), Shannon Kyles’ Ontario Architecture Website (2016), Mikel’s “Ontario House Styles” (2004), John Blumenson’s “Ontario Architecture” (1990) 14 Wesley Avenue meets most of the characteristics of the Queen Anne Revival style, and therefore, can be considered representative of the style. (**Table 1**).

Table 1: Characteristics of Queen Anne Revival Buildings

Characteristics	14 Wesley Avenue
Irregular plans and elevations	Yes
Wrap-around verandah supported by wooden columns/piers	Yes
Palladian windows in gables	No
Mix shingles wall surfaces	Yes
Spindle-work and intricate woodwork	Yes
Gable and hip roof	Yes
Overhanging eaves	Yes
Coloured glass in windows	Unknown
Projecting bays, turrets, towers and chimneys	Yes



Image 1: South Elevation of Lansdowne Villa
(Image taken on: February 28, 2024)



Image 2: South Elevation of Lansdowne Villa
(Image taken on: February 28, 2024)



Image 3: Southeast Corner of Lansdowne Villa
(Image taken on: February 28, 2024)

3.3.2 History

Lansdowne Villa is a residence on 14 Wesley Avenue. The house was constructed in 1870 and is the oldest house in the Mississauga Beach area. The land the structure is built upon was part of the Niagara Chautauqua Assembly lands in the area. The house is connected to both the outdoor learning and entertainment movement, as well as the later cottager movement.

Below is a brief history of the residence, the Chautauqua movement and how the neighbourhood came to be:

- Two brothers, William and James Crooks had immigrated from Scotland in the 1790s and set up their business on the east side of the Niagara River by Fort Niagara.
 - After the boundary dispute with the United States (U.S.) was settled and Fort Niagara became U.S property the Crooks brothers were able to acquire land in what is now the Chautauqua neighborhood around 1795.
 - The property included land at the mouth of One Mile Creek, stretching all the way to Fort Mississauga and the Golf course.
 - The brothers built a brick home on an estate and called it “Crookston”.
 - The brothers were merchants but they also farmed the land. They were also in the mercantile business and built a merchant vessel in 1811 called the Lord Nelson.
 - During the battle of 1813, Crookston was the site of the initial bombardment for the American invasion on Niagara during the War of 1813. Crook’s home and estate were destroyed as a consequence.
 - The Crooks family fled to Thorold but the property remained in the family.
- The Chautauqua movement was formed in New York in 1874 by the Methodist Minister John Vincent.
 - The Minister and a friend of his, a businessman named Louis Miller started the movement as a Sunday school, or as a summer school.
 - The movement began to add different lectures and seminars on a variety of subjects.
 - The Chautauqua movement soon became popular and there were daughter Chautauquas all over U.S.
- An interest in the Canadian Chautauqua began in the early 1880s.
 - In the mid-1880s a group of prominent citizens from Toronto decided to create a Canadian Chautauqua. The idea was based on the New York State concept and they formed what is today known as the Niagara Assembly.
- The Niagara Assembly purchased the lands known as the Crookston to develop the Canadian Chautauqua.
 - In 1887, the Niagara Chautauqua was established and Reverend Lewis C. Peake was made the secretary of the Niagara Assembly and the managing director of the Chautauqua.
 - The area was comprised of an amphitheater in the middle, a Chautauqua hotel, a 200 feet long wharf at the mouth of the One Mile Creek, tennis

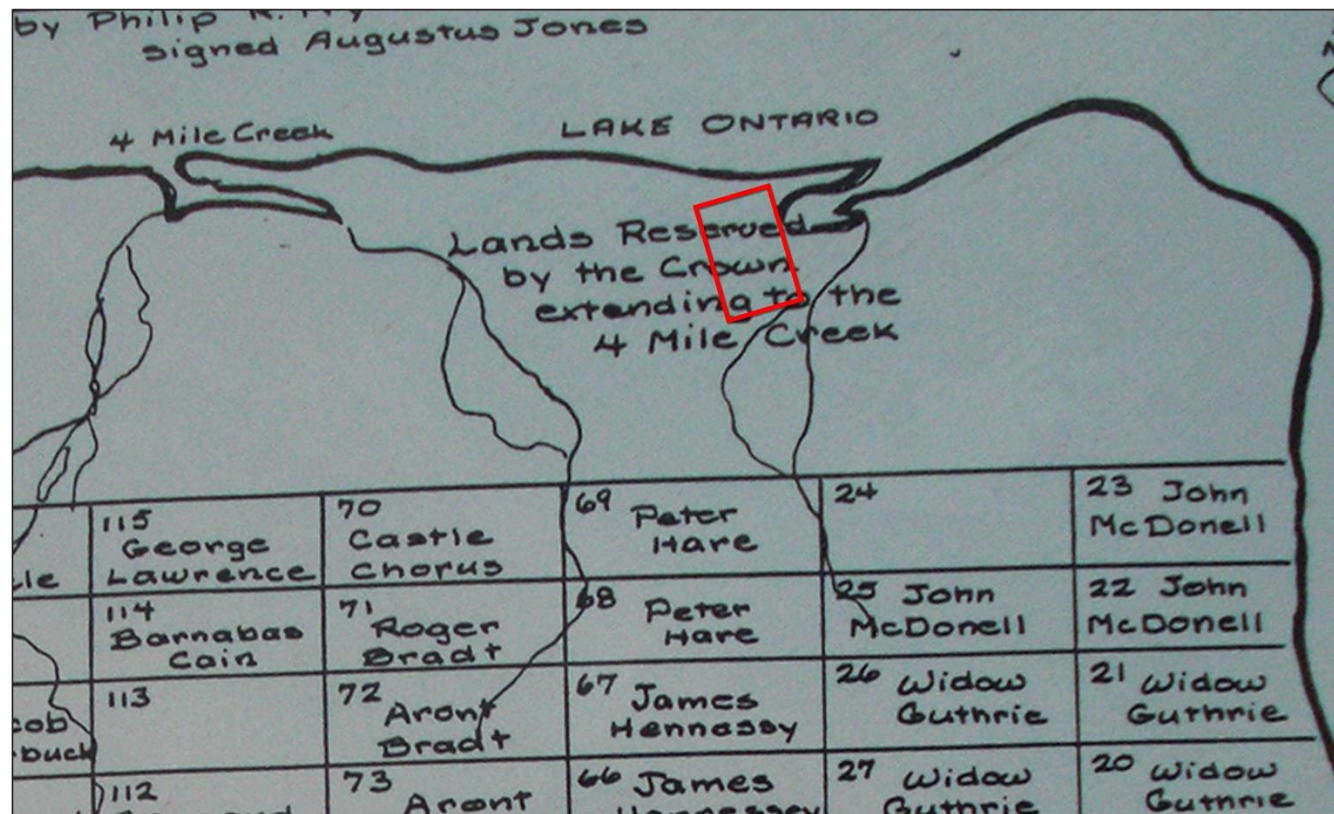
- courts, lawns, bowling facilities and croquet lawns.
 - Lots were also created and were available for sale and by 1888, seven cottages had been built.
 - The 1894 was the last season for the Chautauqua. The Niagara Assembly was dissolved and the Niagara Syndicate was formed. The syndicate took possession of all the property that had not been sold. In 1922, the Mississauga beach land company bought the remaining lots.
- The land where Lansdowne Villa stands today was originally patented by the Crown to the Honorable David W. Smith in August of 1796. It was re-granted in January of 1803 to Deborah Muirhead and William Crooks – who then sold it to the Honorable David Smith.
 - David William Smith along with Major John Smith, who appears to be his brother, presented an Upper Canada Land Petition in 1792 to be granted land for their services to the Crown.
 - David Smith was a loyalist who served for 14 years in the army, worked as the Surveyor General, represented Counties of Essex and Suffolk in the House of Assembly, and also served as the Secretary of the Land Board of Hesse.
- Lansdowne Villa was constructed in 1870 and Lewis Peake was the first owner of the dwelling.
 - Lewis Peake was born in 1842 in Plymouth, England and was the son of Thomas and Anne Peake.
 - He came to Canada in 1856 and got married to Margaret Monahan in Montreal in 1864. In 1867 he moved to Toronto.
 - Lewis Peake was the secretary of the Niagara Assembly and the managing director of the Canadian Chautauqua. He was the driving force behind the creation of Chautauqua in Niagara-on-the-Lake.
- Other owners of the property have included John Molson and George Davies, Daniel Tye and Alexander Betham, the Honorable Adam Crooks, Alexander Leith, Robert Warren, William Ryan, The Niagara Assembly Company, George Gooderham, John Donogh, William Gundy, Margaret Adam, Margaret Peake, Amelia Peake, Elizabeth Benton, Terrance and Donna Belleville, and Edyth McEwen.

3.3.2.1 Analysis of Maps

Map 3 - Map 7 provide an illustration of how the subject property has developed over time. Map 3 shows a survey conducted by Philip R. Fry and the lands where the Chautauqua movement would develop were reserved by the Crown. Subsequently, Map 4 shows the development of the Old Town urban area and the ownership of the lands being transferred to the Crook brothers. Map 5 shows the subject property in the plans for the Niagara Assembly Grounds. The plan shows the radiating pattern of the roads from a central point and all the lots positioned accordingly. The following aerial images in Map 6 and Map 7 show the development of the area in the radiating pattern form that was developed for the Niagara Assembly Grounds.



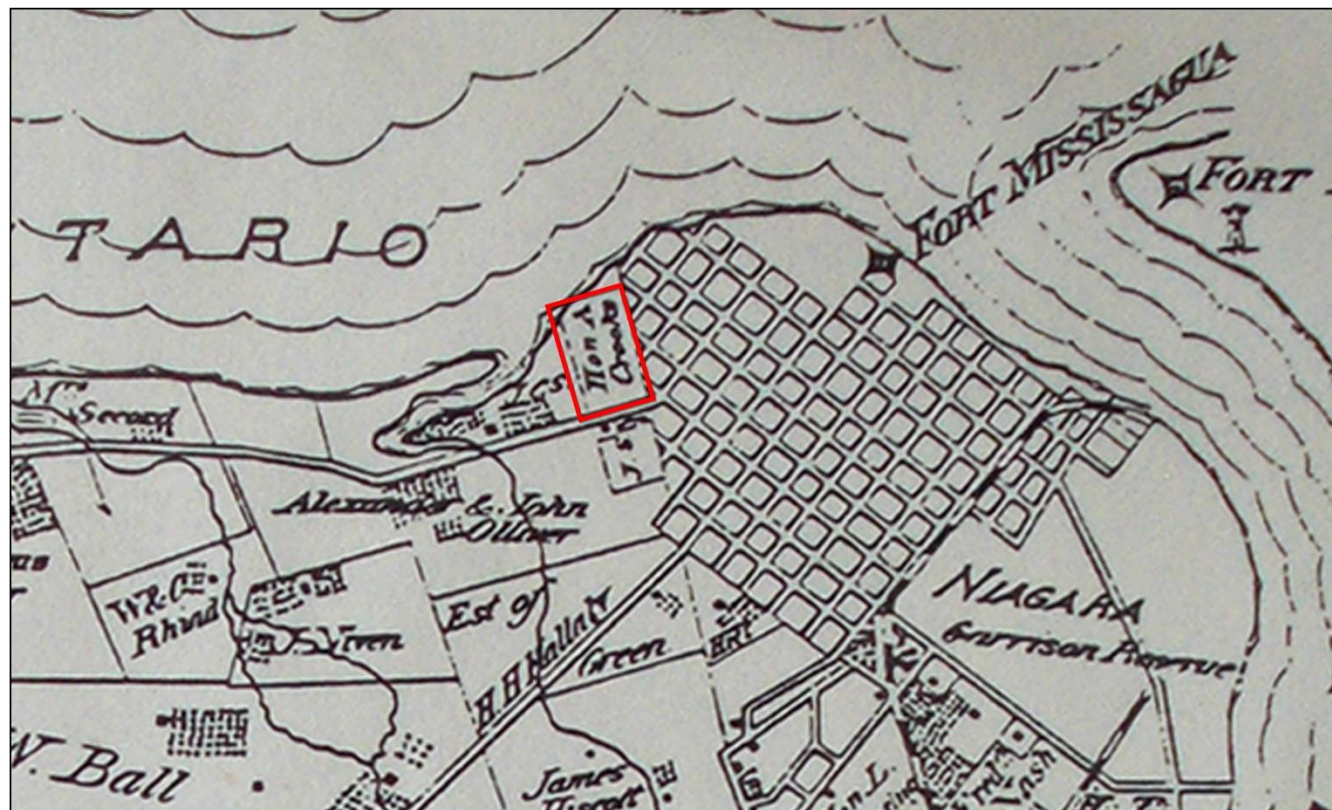
**Image 4: Historic Image of Lansdowne Villa – Date unknown
(Source: Niagara-on-the-Lake Museum)**



 Subject Property



Map 3: Crookston – 1787
(Source: Survey by Philip R. Fry Niagara-on-the-Lake Museum)



Subject Property



Map 4: Crookston – 1876
 (Source: Niagara-on-the-Lake Museum)



 Subject Property



Map 5: 14 Wesley Avenue as Lot 162 – 1887
(Source: Niagara-on-the-Lake Museum)



 Subject Property



Map 6: 14 Wesley Avenue – 1931

(Source: Niagara Air Photo Digital Images 1965 Series, Brock University Maps, Data & GIS)



 Subject Property



Map 7: 14 Wesley Avenue – 1953

(Source: Niagara Air Photo Digital Images 1965 Series, Brock University Maps, Data & GIS)

3.3.3 Context

- 14 Wesley Avenue is located in the urban area of Old Town in Niagara-on-the-Lake.
 - The urban area comprises of mixed-use structures, civic buildings and residential buildings.
 - The area also comprises of a variety of bed and breakfasts and Inns.
 - The subject property is located south of Ryerson Park and Mississauga Beach. The Mississauga Beach is significant due to it being the initial site of bombardment by the American invasion in 1813.
- 14 Wesley Avenue is situated within the area that was designed and developed as the Canadian Chautauqua. The design of the Chautauqua consists of a spoke and wheel pattern with streets radiating from a central point.
- The subject property is located at the end of Wesley Avenue at the cul-de-sac with One Mile Creek and the pond located towards the north. The East elevation of the subject property faces the creek and the heavily wooded area around the creek.
- The residence has a moderate setback from Wesley Avenue.
- A high number of mature trees, shrubs and hedges exist around the subject property.
- Lansdowne Villa is set within a picturesque landscape with its color and form complimenting the natural setting surrounding it. The form of the house is grounded and it creates a harmonious dialogue with the tall trees that surround the subject property.
- The access to the residence is indirect through a gravel driveway which leads to a stone paved pedestrian pathway. The pathway leads up to a covered porch.
- 14 Wesley Avenue appears to contain the historic Lansdowne Villa, an addition at the north of the subject property and a detached garage placed towards the south.
- The Wesley Avenue streetscape can be described as:
 - The structures are comprised of one and one and a half storey larger residences.
 - Dramatic design of the residences, similar to the subject property.
 - Moderate setbacks from the road with landscaped lawns and partial views.
 - Mature trees lining both sides of the streets.
 - A mix of clapboard and siding construction.
 - Single lane road with no pedestrian pathways on the side of the road.
 - The scale and size of the cottages represents the summer cottage movement in the region.



**Image 5: View of One Mile Creek Adjacent to Subject Property
(Image taken on: February 28, 2024)**



**Image 6: View of One Mile Creek Adjacent to Subject Property
(Image taken on: February 28, 2024)**



Image 7: View of Subject Property with Detached Garage
(Image taken on: February 28, 2024)



Image 8: View of Wesley Avenue Looking South
(Image taken on: February 28, 2024)



**Image 9: View of Wesley Avenue Looking North
(Image taken on: February 28, 2024)**



**Image 10: View of Adjacent Property at 7 Wilberforce Avenue
(Image taken on: February 28, 2024)**



**Image 11: View of Adjacent Property at 7 Wesley Avenue
(Image taken on: February 28, 2024)**



**Image 12: View of Adjacent Property at 5 Wesley Avenue
(Image taken on: February 28, 2024)**

4. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST (CHVI)

The following section provides an evaluation of the significance of 14 Wesley Avenue based on the O. Reg 9/06 criteria (as amended by 569/22).

Table 2: Evaluation of CHVI of 14 Wesley Avenue

Description	✓	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	✓	14 Wesley Avenue is a representative example of the Queen Anne Revival style. The two-storey rectangular plan residence has a complex gable roof with overhanging eaves, asymmetrical south elevation, a two-side wrap-around verandah, a square turret, decorative shingles and pairs of rectangular window openings. The complex structure also features a protruding gable dormer window on east elevation featuring a flat arched opening with rounded corners. The Queen Anne Revival house also contains woodwork in the form of spindle-work on the verandah, wooden posts, and wooden mullions on windows.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	✓	14 Wesley Avenue displays a high degree of artistic value through the use of unique materials. The various types of decorative shingles used throughout the residence blend seamlessly with the design of the residence. The usage of multiple types of shingles is unique to the residence and the region. The cedar shingles used as the roof material also provides artistic value. The cedar shingles have aged well with time and are well-matched with the other materials use in the residence. Additionally, there may be some of the interior features that could hold physical value and could be examined at a later time. At the time of this designation report, the interior of the residence was not investigated.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		14 Wesley Avenue does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a	✓	14 Wesley Avenue has historical value because it has historical association of being a part of the Crookston that belonged to

Description	✓	Value
theme, event, belief, person, activity, organization, or institution that is significant to a community		William and James Crooks. The brothers worked as merchants, farmers and also built ships. The subject property is also associated with the formation of the Canadian Chautauqua in Niagara. 14 Wesley Avenue has historical and/or associative value as being the residence of the Peake family. The Lansdowne Villa was constructed by Lewis Peake in 1870. Lewis Peake was the managing director of the Chautauqua and the secretary of the Niagara Assembly.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	✓	14 Wesley Avenue has the potential to yield information that contributes to the understanding of the Chautauqua movement. It also has the potential to yield information about the design principles that went into designing the Chautauqua neighbourhood and the lifestyle and leisure activities of the people during that time period.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		14 Wesley Avenue does not reflect the work or ideas of an architect or a builder. Although the house is a representative example of Queen Anne Revival style but research has not yielded any connections to a personality significant to a community.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	✓	14 Wesley Avenue has contextual value because it is important in maintaining the character of the area. The playful Queen Anne Revival style of the subject property reflects the impact of the Chautauqua movement on the design of the cottages in the region. This is also reflected through the other dramatic residence styles found on Wesley Avenue. The subject property acts as a character supporting resource for the diminishing structures reflective of the Chautauqua.

Description	✓	Value
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	✓	14 Wesley Avenue has contextual value because it is physically linked to its surroundings. Physically, the property at 14 Wesley Avenue is located on Lot 162 in the Chautauqua neighbourhood. It maintains the original demarcation of the Lot and is a part of the radial design of the neighbourhood.
The property has contextual value because it is a landmark		14 Wesley Avenue is not considered a landmark.

5. STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This section provides the statement of CHVI for 14 Wesley Avenue which is located in the Chautauqua neighbourhood of the Old Town urban area. It consists of a two storey Queen Anne Revival style residence which was constructed in 1870.

Statement of CHVI

Lansdowne Villa is a representative example of the Queen Anne Revival style. The two-storey rectangular plan residence has a complex gable roof with overhanging eaves, asymmetrical south elevation, a two-side wrap-around verandah, a square turret, and decorative shingles. The complex structure also features a protruding gable dormer window on east elevation featuring a flat arched opening with rounded corners. The Queen Anne Revival house also contains woodwork in the form of spindle-work on the verandah, wooden posts, and wooden mullions on windows. The residence displays a high degree of artistic value through the use of unique materials. The various types of decorative shingles used throughout the residence blend seamlessly with the design of the residence. The usage of multiple types of shingles is unique to the residence and the region. The cedar shingles used as the roof material also provides artistic value. The cedar shingles have aged well with time and are well-matched with the other materials use in the residence.

Lansdowne Villa has historical value because it has historical association of being a part of the Crookston that belonged to William and James Crooks. The brothers worked as merchants, farmers and also built ships. The subject property is also associated with the formation of the Canadian Chautauqua in Niagara. 14 Wesley Avenue has historical value as being the residence of the Peake family. The Lansdowne Villa was constructed by Lewis Peake in 1870 and was among the first houses to be built for the Canadian Chautauqua. Lewis Peake was the managing director of the Chautauqua and the secretary of the Niagara Assembly.

14 Wesley Avenue has the potential to yield information that contributes to the understanding of the Chautauqua movement. It also has the potential to yield information about the design principles that went into designing the Chautauqua neighbourhood and the lifestyle and leisure activities of the people during that time period.

Lansdowne Villa is important in maintaining the character of the area. The playful Queen Anne Revival style of the subject property reflects the impact of the Chautauqua movement on the design of the cottages in the region. This is also reflected through the other dramatic residence styles found on Wesley Avenue. The subject property acts as a character supporting resource for the diminishing structures reflective of the Chautauqua. 14 Wesley Avenue is physically linked to its surroundings. The Lansdowne Villa is located on Lot 162 in the Chautauqua neighbourhood. It maintains the original demarcation of the Lot and is a part of the radial design of the neighbourhood.

5.1 HERITAGE ATTRIBUTES

- Two storey Queen Anne Revival style residence
- Complex gable roof with overhanging eaves
- Cedar shingles on roof
- Decorative shingles on elevations
- Wrap-around verandah
- Square turret
- Protruding dormer on east elevation
- Pairs of rectangular window openings
- Wooden posts, spindle-work, and wooden mullions
- Location of Lansdowne Villa within Chautauqua neighborhood
- Location besides One Mile Creek
- Mature trees

6. CONCLUSION

O. Reg. 9/06 as amended by 569/22 of the OHA requires that to be designated, a property must meet at least two of the criteria. 14 Wesley Avenue meets six of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the Ontario Heritage Act.