

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

(23 Vincent Avenue, Roll No. 262702000719200)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **PEAKE INN, 23 VINCENT AVENUE (PLAN 73A LOT 195)**, 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 **PEAKE INN, 23 VINCENT AVENUE**, 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 **PEAKE INN, 23 VINCENT AVENUE** 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.**

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**LORD MAYOR GARY ZALEPA**

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**TOWN CLERK GRANT BIVOL**

**SCHEDULE 'A'**

Legal Address: Plan 73A Lot 195

**PIN: XXXX**

Civic Address: 23 Vincent Avenue

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## **SCHEDULE 'B'**

### **PEAKE INN, 23 VINCENT AVENUE**

#### **Description of Property**

The subject property is located on 23 Vincent Avenue and is called the Peake Inn. It is located in the urban area of Old Town in Niagara-on-the-Lake. The residence is located on Vincent Avenue and has a moderate setback from the road. The subject property is located within the area that was designed and developed as the Canadian Chautauqua. The design consists of a spoke and wheel pattern with streets radiating from a central point. 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 number of steps unto the covered porch. The open space surrounding the residence is landscaped with a few mature trees located towards the north and south of the subject property. The backyard towards the north of the residence is gated.

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

The property known as the Peake Inn has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The Peake Inn has architectural value because it is a representative example of the Queen Anne Revival style. The two-storey rectangular plan residence has a complex gable and hip roof with overhanging eaves, symmetrical façade, a three-side wrap-around verandah, red brick chimney, and colourful decorative shingles. The complex structure also features a combination of triangular and gable dormer windows with the façade gable end featuring a flat arched opening with rounded corners. The Queen Anne Revival house also contains intricate woodwork in the form of spindle-work on the verandah, wooden columns, raised wooden railings, wooden brackets, and vergeboard.

The Peake Inn 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. 23 Vincent Avenue has historical and associative value as being the residence of the Peake/McEwen family. It was bought by Charles Nicholas Peake in 1919, who was the son of Lewis Peake. Lewis Peake was the managing director of the Chautauqua and the secretary of the Niagara Assembly. The house is named Peake Inn, also named after the Peake family.

The subject property 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 Peake Inn is of immense 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 playful cottage styles found on Vincent Avenue. The subject property acts as a character supporting resource for the diminishing cottages reflective of the Chautauqua. 23 Vincent Avenue also has contextual value because it is physically linked to its surroundings. Physically, the property at 23 Vincent Avenue is located on Lot 195 in the Chautauqua neighbourhood. It maintains the original demarcation of the Lot and is a part of the radial design of the neighbourhood.

## Description of Heritage Attributes

Key exterior and structural attributes include:

- Two storey Queen Anne Revival residence
- Symmetrical facade
- The main entrance opening and rectangular window openings
- Complex gable and hip roof with overhanging eaves
- Wrap-around verandah
- Triangular and gable dormer windows
- Façade gable with a flat arched opening with rounded corners
- Colorful decorative shingles cladding
- Red brick chimney
- Intricate woodwork in the form of spindle-work on the verandah, wooden columns, raised wooden railings, wooden brackets, and vergeboard
- Location of Peake Inn within Chautauqua neighborhood
- Mature trees and landscaped lawns

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