

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

(14 Wesley Avenue, Roll No. 262702000723200)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **LANSDOWNE VILLA, 14 WESLEY AVENUE (PLAN 73A LOT 162)**, 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 **LANSDOWNE VILLA, 14 WESLEY 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 **LANSDOWNE VILLA, 14 WESLEY 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 162

PIN: XXXX

Civic Address: 14 Wesley Avenue

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## **SCHEDULE 'B'**

### **LANSDOWNE VILLA, 14 WESLEY AVENUE**

#### **Description of Property**

The subject property is located on 14 Wesley Avenue and is called the Lansdowne Villa. It is located in the urban area of Old Town in Niagara-on-the-Lake. 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 subject property is located within the area that was designed and developed as the Canadian Chautauqua.

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

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

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 importance as 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.

#### **Description of Heritage Attributes**

Key exterior and structural attributes include:

- 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

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