

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

(15618 Niagara River Parkway, Roll No. 262702001104700)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **GRAND VICTORIAN, 15618 NIAGARA RIVER PARKWAY (PART LOT 19)**, 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 **GRAND VICTORIAN, 15618 NIAGARA RIVER PARKWAY**, 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 **GRAND VICTORIAN, 15618 NIAGARA RIVER PARKWAY** 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 19

PIN: XXXX

Civic Address: 15618 Niagara River Parkway

DRAFT

SCHEDULE 'B'

GRAND VICTORIAN, 15618 NIAGARA RIVER PARKWAY

Description of Property

15618 Niagara River Parkway is located near the Queenston urban area on the Niagara River Parkway. The Grand Victorian is located on a large estate lot and integrates picturesque effects to complement its architecture. The estate faces the Niagara River on the east. The residence has a moderate setback from Niagara River Parkway and is partially visible from the road due to the mature trees lining the side of the road. The access to the residence is through Niagara River Parkway. The estate is enclosed in a boundary wall comprised of hedges and mature trees.

Statement of Cultural Heritage Value or Interest

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

The Grand Victorian has architectural value because it is a representative example of the Queen Anne Revival style architecture. The white stucco house features an irregular plan with protruding portions on elevations. The two and a half storey residence has a complex hipped and gable roof with overhanging eaves and cornice details, an asymmetrical façade, wrap-around verandah, double chimneys, fish scale shingles and wooden sidings. The complex structure also features pediments and shed dormer windows and varying sizes of rectangular window openings. The Queen Anne Revival house also features intricate woodwork in the form of spindle-work on the verandah, wooden columns, raised wooden railings, and wooden brackets.

The Grand Victorian displays a high degree of craftsmanship and artistic value as seen in the pediments, cornice, wooden columns in verandah and the double brick chimneys. The pediment on the northeast corner of the building features fish scale shingles as well as wooden siding. The pediment also contains three windows with wooden surrounds. The scale of the double brick chimneys is very imposing on the structure. The chimneys feature corbelled cornice detail and plain panels on its sides.

15618 Niagara River Parkway has historical value as being the residence John Geale Dickson and being associated with the Dickson family. John Geale Dickson was the grandson of Honourable William Dickson and the son of Walter Hamilton Dickson. William Dickson was the cousin of Robert Hamilton and was in the trading business with him. He is also credited for the settlements of lands around Galt. John Geale Dickson himself was the founding father of the Niagara-on-the-Lake golf club. He encouraged the establishment of the Club. In 1881 he appointed his brother to be the captain. The Golf Club is one of the oldest in North America. The Grand Victorian is also associated as being the summer residence of Willis Kingsley Jackson. Jackson was a respected businessman from Buffalo and purchased the property as a summer home for his family. At this time the property was known as Riverscourt. Jackson was an officer and a member of the Niagara Golf Club along with the Dickson brothers.

The Grand Victorian is important in maintaining the character of the area. 15618 Niagara River Parkway is part of the 'Scenic Route' of Niagara River Parkway. The area majorly comprises of large estate lots and farmhouses with substantial setbacks from the road, with winding driveways and landscaped lawns with mature trees.

Description of Heritage Attributes

Key exterior and structural attributes include:

- Two and a half storey Queen Anne Revival style residence
- Asymmetrical façade
- White exterior finish
- Protruding northeast and southeast corners
- Complex hipped and gable roof with gable ends and pediments
- Overhanging eaves with cornice and wooden brackets
- Wrap-around verandah
- Two pairs of double chimneys
- Fish scale shingles and wooden siding
- Shed dormer on south elevation
- Varying sizes of rectangular window openings
- Intricate woodwork in the form of spindle-work on verandah, wooden columns, and raised wooden railings
- Historical association with John Geale Dickson and Willis Kingsley Jackson
- Location along the Niagara River Parkway
- Moderate setback from the road

DRAFT