

**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