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TOWN OF NIAGARA-ON-THE-LAKE

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Handwritten: Mr. & Mrs. [illegible]
Stamp: MAR 20 1995
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REGISTERED MAIL

March 14, 1995

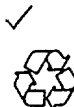
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario, M5C 1J3

Re: 214 CREEK ROAD, NIAGARA-ON-THE-LAKE, WOODBOURNE
ONTARIO HERITAGE ACT, PART IV
NOTICE OF PASSING OF BY-LAW No. 2846-95

Pursuant to the provisions of Section 29 (6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, please find enclosed a copy of By-law No. 2846-95, being a by-law to designate "Woodbourne" under Part IV of the Act.

Yours truly,

Robert G. Howse
Town Clerk



THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 2846-95

(214 Creek Road)
(Roll # 25-81)

MAR 22 1995

A BY-LAW to designate the property known municipally as 214 Creek Road, Woodbourne, in the Town of Niagara-on-the-Lake in the Province of Ontario as being of architectural and historical value and interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic 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 owners of the lands and premises known as Woodbourne at 214 Creek Road in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; 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;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property known as Woodbourne at 214 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 in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 27TH
DAY OF FEBRUARY, 1995.



LORD MAYOR MICHAEL M. DIETSCH



TOWN CLERK R. G. HOWSE

SCHEDULE 'A'

DESCRIPTION:

Woodbourne

214 Creek Road, Niagara-on-the-Lake

Part of Lot 90, formerly in the Township of Niagara, now Town of Niagara-on-the-Lake, Regional Municipality of Niagara, Province of Ontario, being shown as Part 1 on Plan 30R-4415 registered in the Land Registry Office for the Registry Division of Niagara North.

As previously described in Instrument No. 643956-92

SCHEDULE 'B'

REASONS FOR DESIGNATION:

Woodbourne

214 Creek Road, Niagara-on-the-Lake

Woodbourne is recommended for designation for architectural and historical reasons.

One of the historic residences in St. Davids built by members of the Woodruff family, Woodbourne sits on spacious landscaped grounds, the remainder of a large fruit farm. The Woodruffs, among the earliest settlers in St. Davids, were instrumental in the founding and development of the community and active in all aspects of St. Davids life: religion, education, agriculture, politics, military and business. Five generations of the family have occupied Woodbourne which was built in 1839 by William Woodruff, the great-great-grandfather of the present owner. The house consists of three sections: the original Georgian wing, the 1865 west wing and the elaborate Victorian wing added in 1880 by William's son, Henry Counter Woodruff. An extensive restoration program was initiated in 1992.

Woodbourne sits on the west half of Niagara Township Lot 90, facing Four Mile Creek Road and on the south side of Warner Road. Each section of this impressive residence consists of clapboard siding over a frame structure. The original two storey symmetrical Georgian wing has a low pitch end gable roof with end chimneys and sloped soffits at the eaves, 6/6 sash, and a full basement. Exterior detail on the 3/5 bay facade includes the original entrance doorcase with part of the original trim modified and with sidelights. The small, 1 1/4 storey west wing and coal shed has a low pitch gable roof, originally with an internal chimney, and a crawlspace below. The elaborate, two storey with attic, south or Victorian wing has a medium pitch gable roof, side chimney, side entrance, offset two storey bay at front and a crawl space. This section is notable for its elaborate exterior detail of window architraves, bay details, part of the verandah, decorative pierced arch bargeboard at the front gable, re-used 6/6 sash as well as 1885 glazing, the original elaborate entrance doorcase and double-leaf doors.

Significant interior detail includes the following:

Georgian wing - main rooms including entrance hall, north end living room which was enlarged c.1910 and south-east corner room (library), including original trim at staircase, baseboards, architraves, north room mantel, panelled doors and comparable trim upstairs (remaining ground floor space and west/rear wing have been renovated)

Victorian wing - main spaces including entrance hall with staircase, trim and plasterwork including cornice and ceiling rosettes, east end drawing room with elaborate marble and marbleized mantel (Eastlake influence), trim including baseboards, architraves and spandrels plus elaborate ceiling plasterwork with moulded cornice, ceiling patterned with band mouldings and rosette, upper hall with trim, stair balustrade, wall alcove and ceiling rosettes and other plainer areas with original trim, panel doors and sashing.

Restoration work which began in 1992 includes: Georgian and west wing windows, hurricane entry, chimneys, living room fireplace, library wall and door, floors, plaster, clapboard, Victorian wing bay window, porch and bargeboard, Georgian wing front door and painting in original white (siding) and green (trim) exterior colours.

Lot 90, consisting of 100 acres, was originally owned by members of the Secord family before large sections were acquired by the Woodruffs, who were among the first to join Major David Secord in settling in St. Davids and creating a thriving community before the War of 1812. William Woodruff purchased parts of the lot in the 1820s and several more pieces in the 1830s and 1840s and built the original section of Woodbourne in 1839. William was a merchant and a Township official, built the first steam grist mill in Upper Canada in 1818 with his brother Richard and was one of the founders of St. Davids Methodist Church c.1820. After his death in 1860, his holdings passed to his family and son Henry Counter Woodruff, a fruit grower, Township official and merchant, added the elaborate two storey Victorian wing in 1880. Title to a 13 acre parcel of land, including Woodbourne, passed to Henry's son, Hugh M. Woodruff, also a fruit grower, who in turn sold it to his son, [REDACTED] in 1928. [REDACTED], a veteran of both World Wars, and his wife [REDACTED] became the sole owners in 1946. Parts of the large plot were sold off in the 1950s and the existing parcel was transferred in 1992, via [REDACTED], to their son [REDACTED] and his spouse [REDACTED], the present owners.

This designation applies to the lands and more particularly the entire exterior facade and structure of the house and the significant interior detail as noted above.