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IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 31 PRIDEAUX STREET IN THE TOWN OF NIAGARA-ON-THE-LAKE IN THE PROVINCE OF ONTARIO

**NOTICE OF INTENTION TO DESIGNATE**

TO: THE ONTARIO HERITAGE TRUST, 10 ADELAIDE STREET EAST,  
TORONTO, ONTARIO, M5C 1J3

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property, including the lands and building known municipally as **31 Prideaux Street (PLAN 86 PT LOT 30, PIN 463970061)**, as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

**Description of Property**

The property at 31 Prideaux Street contains a two-storey residence, which sits centred and approximately 20 metres back on an approximately 0.25 acre lot in Niagara-on-the-Lake's Old Town urban area.

**Statement of Cultural Heritage Value or Interest**

The cultural heritage value of 31 Prideaux Street stems from its historical/associative values, and its contextual values.

The property has historical/associative value due to its direct association with several persons who are significant to Niagara-on-the-Lake. Land registry records allow the property to be traced back to John Jones, who received a Crown patent for it in 1804. The house itself was likely begun by William Wilson circa 1841, while the most obvious architectural feature, the Mansard roof, dates to a later renovation, possibly in the 1870s under Edward Thompson.

Thompson sold the house to Mary Ball Servos (granddaughter of Captain Bernard Frey) in 1875. The Servos Estate sold it in 1907 to James Aikins, who served Niagara-on-the-Lake as Mayor for two non-consecutive terms (1902-1903, 1910-1911) – thus, it was his home during his second administration.

The property at 31 Prideaux Street has cultural heritage value for its historical/associative values. Specifically, it has direct associations with a theme and activity that is significant to a community. The property at 31 Prideaux Street has been

identified in the Niagara-on-the-Lake Historic District (herein referred to as the "National District") designation, and the dwelling is identified as an early structure in the "Submission Report" prepared by the Historic Sites and Monuments Board of Canada. The commitment of local citizens to the rehabilitation, renovation and/or restoration of these early buildings in the National District is a testament to the larger heritage conservation movement in Canada that occurred from the 1960s to 1970s.

The property has contextual value as it is important in defining and supporting the character of an area. The National Historic District possesses a significant collection of buildings in Canada from the period following the War of 1812, that is from 1815 to 1859 (of which 31 Prideaux Street is one), especially houses, designed in the British Classical tradition as well as vernacular buildings with features derived from this tradition which speak to the era when Niagara-on-the-Lake was a prominent Loyalist colonial town. The property is also physically, visually and historically connected to other properties within the National Heritage District.

The property also contains cultural heritage value in its contextual value, as it is physically and visually connected to the adjacent neighbouring properties at 21 and 27 Prideaux Street. The three properties represent a nested cultural heritage landscape and provide a sense of uniformity, all of which have a deep setback from the street.

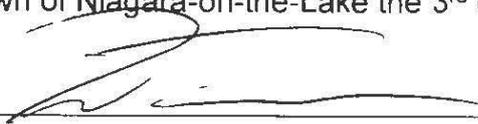
#### **Description of Key Heritage Attributes**

The heritage attributes that embody the cultural heritage value of 31 Prideaux Street include:

- The two storey, circa 1840 dwelling including its
  - Form, Scale, and Massing
  - Mansard roof
  - Three dormers
  - Board-and-batten cladding
  - Shuttered windows on main floor, with decorative pediment above
  - Unusual shuttered door, with similar transom
- The specific placement of the main dwelling with an approximately 20 metre setback

Further information respecting the proposed designation is available from the Municipality. Notice of objection to the designation may be served on the clerk within 30 days after the October 3, 2019 date of publication in the newspaper.

Dated at the Town of Niagara-on-the-Lake the 3<sup>rd</sup> day of October 2019.

  
Peter Todd,

Clerk