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Department of Community
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The Town of Niagara-On-The-Lake

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VIRGIL, ONTARIO
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February 21, 2012

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

FEB 24 2012

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REGISTERED MAIL

**RE: The Baikie-Jacques-Vint House – 230 Davy Street, Part Block 32,
Plan 86, Town of Niagara-on-the-Lake
Notice of Passing of By-law No.4490-11
Ontario Heritage Act, Part IV**

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.4490-11, being a by-law to designate the Baikie-Jacques-Vint House, 230 Davy Street.

Sincerely yours

Holly Dowd
Town Clerk

Enc.

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

BY-LAW NO. 4490-11

(230 Davy Street)

(Roll No. 2627 010 001 18800 0000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE BAIKIE-JACQUES-VINT HOUSE, 230
DAVY STREET, 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 Secord-Murdoch House at 230 Davy Street, 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.

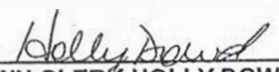
NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as the Baikie-Jacques-Vint House at 230 Davy Street 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 Foundation 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 29th DAY
OF AUGUST, 2011



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD

**SCHEDULE "A" TO
BY-LAW 4490-11
230 DAVY STREET**

Part Block 32, TP Plan 86, Niagara as in RO593504; Niagara-on-the-Lake

PIN #46405-0034 (LT)

SCHEDULE 'B'

Description of Property

The Baikie-Jacques-Vint House is a 2 storey, 3 bay vernacular frame building with a front porch. The house has a clapboard exterior with and a centre hall plan. The house is located on a relatively large lot on the east side of Davy Street between Platoff and Picton Streets in the Town of Niagara-on-the-Lake and is situated on the south side of the lot. Recent additions include an attached studio/carriage house and an accessory structure, both on the north side of the property.

Statement of Cultural Heritage Value or Interest

The original Baikie-Jacques-Vint House's cultural heritage value consists of the fact that it is one of the earlier houses constructed in the "New Survey" deeded to James Crooks in the 1820's and its unique design features including a generous front porch with bellcast roof and intricate fretwork and long French windows on the ground floor which appear to be original. The house is situated on a relatively large lot (originally $\frac{1}{4}$ of an acre) and is located relatively close to the street with a small front lawn. The slightly increased setback is indicative of the fact that the house was constructed in the 1840's rather than the 1820's or 1830's when many houses were located literally on the street edge. Its frame construction, scale and unique architectural details contribute to the streetscape on the east side of Davy Street.

The original house has a 3-bay façade with long French windows on either side of a door surmounted by a four light transom. The shallow shape of the house with a single room on either side of the hall follows a style common in Niagara. Upper windows and the front door on the façade appear to be later Victorian alterations. The three upper windows on the rear elevation are earlier with 12 over 12 divisions and appear to be contemporary with the c.1842 date of the house.

The front of the original house is enhanced by a porch extending the full length of the building. The porch has a bellcast roof, simple delicate posts and intricate fretwork which may be a slightly later Victorian addition. This coupled with the French windows gives the house a distinctive late Regency or early Victorian appearance which contributes to its unique character. Some of the interesting architectural details such as the fretwork on the porch could have been executed by the owner Peter Baikie who was a shipwright.

The interior of the original house remains largely intact. Original window trim and baseboards on the ground and second floors, original wide pine floors and the staircase, balusters and substantial newel post have been retained.

The Baikie-Jacques-Vint House's cultural heritage value also includes its association with Peter Baikie, a shipwright who worked at the Niagara Harbour and Dock Company which, at its height, in the late 1830's and early 1840's, employed up to 400 men and became the largest shipbuilding facility in Upper Canada. Mr. Baikie acquired the original quarter acre lot in 1842. Interestingly, he sold his original holding on Platoff Street in 1841 to a Mr. Malcolmson. A house belonging to Mr. Malcolmson still exists on Platoff Street and is designated under Part IV of the Ontario Heritage Act.

Description of Key Heritage Attributes

Key exterior and interior attributes that reflect the value of the Baikie-Jacques-Vint property as a fine and unique example of an early Regency/Victorian house include:

- The entire exterior of the original c.1842 Baikie House including the clapboard, front porch with bellcast roof and decorative fretwork.
- The original 12 over 12 windows on the second floor rear elevation.
- The 4 light transom over the front entrance door.
- Wide pine floors on the first and second floor in the original house.
- Staircase with balusters and newel post in the original house.
- Existing original door and window trim and baseboards.