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ONTARIO HERITAGE ACT

MAY 05 2011

RECEIVED

Department of Planning
& Development Services
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The Town of Niagara-On-The-Lake

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P.O. BOX 100
VIRGIL, ONTARIO
L0S 1T0

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 **230 DAVY STREET, THE BAIKIE-JACQUES-VINT HOUSE** (Part Block 32, Plan 86), 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 **230 DAVY STREET, THE BAIKIE-JACQUES-VINT HOUSE** 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 Baikie-Jacques-Vint House is a 2 storey, 3 bay vernacular frame building with a front porch. The house has a clapboard exterior with 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 ¼ 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

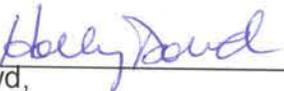
Key exterior and interior attributes that reflect the value of the Baikie-Jacques-Vint property as a fine and unique example of an early Regency/Victorian house include:

- 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.

Any person may, not later than the 3rd day of June, 2011, send by registered mail or deliver to the Clerk of the Town of Niagara-on-the-Lake notice of their objection to the proposed designation, together with a statement of the reasons for the objection and

all relevant facts. If such a Notice of Objection is received the Council of the Corporation of the Town of Niagara-on-the-Lake shall refer the matter to the Conservation Review Board for a hearing.

Dated at the Town of Niagara-on-the-Lake the 5th day of May 2011.



Holly Dowd, Clerk