



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



Department of Community & Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301

www.notl.com

June 6, 2024

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

REGISTERED MAIL

**RE: 14 WESLEY AVENUE, LANSDOWNE VILLA (PLAN 73A LOT 162), Town of
Niagara-on-the-Lake
Notice of Intention to Designate
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(3) (a) (b) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, please find enclosed a copy of:

Intention To Designate 14 Wesley Avenue, Lansdowne Villa (Plan 73A Lot 162)

Sincerely yours,

Grant Bivol
Town Clerk

Enc.

Received

JUN 10 2024

Ontario Heri...



NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18 AND IN THE MATTER OF THE LANDS AT THE FOLLOWING LOCATION IN THE PROVINCE OF ONTARIO

TAKE NOTICE that the Council of the Corporation of the Town of Niagara-on-the-Lake intends to designate the property at **14 WESLEY AVENUE, LANSDOWNE VILLA (PLAN 73A LOT 162)** 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 subject property is located on 14 Wesley Avenue and is called the Lansdowne Villa. It is located in the urban area of Old Town in Niagara-on-the-Lake. The subject property is located at the end of Wesley Avenue at the cul-de-sac with One Mile Creek and the pond located towards the north. The East elevation of the subject property faces the creek and the heavily wooded area around the creek. The subject property is located within the area that was designed and developed as the Canadian Chautauqua.

Statement of Cultural Heritage Value or Interest

The property known as the Lansdowne Villa has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

Lansdowne Villa is a representative example of the Queen Anne Revival style. The two-storey rectangular plan residence has a complex gable roof with overhanging eaves, asymmetrical south elevation, verandah on facade, a square turret, and decorative shingles. The complex structure also features a protruding gable dormer window on east elevation featuring a flat arched opening with rounded corners. The Queen Anne Revival house also contains woodwork in the form of spindle-work on the verandah, wooden posts, and wooden mullions on windows. The residence displays a high degree of artistic value through the use of unique materials. The various types of decorative shingles used throughout the residence blend seamlessly with the design of the residence. The usage of multiple types of shingles is unique to the residence and the region. The cedar shingles used as the roof material also provides artistic value. The cedar shingles have aged well with time and are well-matched with the other materials use in the residence.

Lansdowne Villa has historical importance as being a part of the Crookston that belonged to William and James Crooks. The brothers worked as merchants, farmers and also built ships. The subject property is also associated with the formation of the Canadian Chautauqua in Niagara. 14 Wesley Avenue has historical value as being the residence of the Peake family. The Lansdowne Villa was constructed by Lewis Peake in 1870 and was among the first houses to be built for the Canadian Chautauqua. Lewis Peake was the managing director of the Chautauqua and the secretary of the Niagara Assembly.

14 Wesley Avenue has the potential to yield information that contributes to the understanding of the Chautauqua movement. It also has the potential to yield information about the design principles that went into designing the Chautauqua neighborhood and the lifestyle and leisure activities of the people during that time period.

Lansdowne Villa is important in maintaining the character of the area. The playful Queen Anne Revival style of the subject property reflects the impact of the Chautauqua movement on the design of the cottages in the region. This is also reflected through the other dramatic residence styles found on Wesley Avenue. The subject property acts as a character supporting resource for the diminishing structures reflective of the Chautauqua. 14 Wesley Avenue is physically linked to its surroundings. The Lansdowne Villa is located on Lot 162 in the Chautauqua neighborhood. It maintains the original demarcation of the Lot and is a part of the radial design of the neighborhood.

Description of Key Heritage Attributes

Key exterior attributes that embody the heritage value of 14 Wesley Avenue in Niagara-on-the-Lake include its:

- Two storey Queen Anne Revival style residence
- Complex gable roof with overhanging eaves
- Cedar shingles on roof
- Decorative shingles on elevations
- Verandah on façade
- Square turret
- Protruding dormer on east elevation
- Pairs of rectangular window openings
- Wooden posts, spindle-work, and wooden mullions
- Location of Lansdowne Villa within Chautauqua neighborhood
- Location besides One Mile Creek

Objections

Any objection to this designation must be filled no later than 30 days after the date of publication of the Notice of Intent to Designate. Objections should be directed to Grant Bivol, Town Clerk, 1593 Four Mile Creek Road, Niagara-on-the-Lake, L0S 1T0. The last date to file a notice of objection is **July 5th 2024**.

Queries

Any further queries should be directed to Sumra Zia, Heritage Planner at (905) 468-3266 ext. 327 or through email at sumra.zia@notl.com.

Dated at the Town of Niagara-on-the-Lake this 6th day of June 2024
GRANT BIVOL, CLERK