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ONTARIO HERITAGE FOUNDATION

AUG 29 2005

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Department of Planning
& Development Services

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The Town of Niagara-On-The-Lake

1593 FOUR MILE CREEK ROAD

P.O. Box 100

VIRGIL, ONTARIO

LOS 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 **228 QUEEN STREET, THE KETCHUM-THOMAS-PHILLIPS HOUSE (PEACE ACRES)** (Lot 74, 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 **228 QUEEN STREET, THE KETCHUM-THOMAS-PHILLIPS HOUSE (PEACE ACRES)**, as a property of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Reasons for the Proposed Designation

The Ketchum-Thomas-Phillips House (Peace Acres) is recommended for designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest.

The building and grounds represent a significant example of the type of elegant summer properties constructed by wealthy Americans who spent their summers in Niagara-on-the-Lake during the heyday of the grand summer estates that sprang up in the Town in the late 19th and early 20th centuries.

The property is associated with a number of prominent early citizens of the Town including William Jarvis, Provincial Secretary and Registrar in Lieutenant Governor John Graves Simcoe's government, William McKean and John McEwen, prominent Niagara merchants and Robert Dickson, son of the Honourable William Dickson.

The property is also associated with a number of wealthy Americans from the Buffalo area including Watts Sherman Lansing whose father, General Henry Lansing, owned Randwood; Edwin Thomas who was a prominent manufacturer of early cars including the Thomas Flyer, which won the New York to Paris race in 1908, and G.F. Phillips, a Buffalo attorney whose family owned and maintained the property as their summer home for 47 years.

Architecturally the building epitomizes the American summer estate residence of the type constructed in Niagara-on-the-Lake during the resort era at the end of the nineteenth century and the beginning of the twentieth century before the advent of mass automobile travel, when wealthy visitors came to Town for the summer bringing their extended families, friends and servants.

Stylistically, the building is a amalgamation of a number of revival styles including neo-Classical Revival and neo-Greek Revival with generous, light filled reception rooms, spacious bedrooms, screened porches, open loggias of symmetrical arrangement and a multiplicity of fireplaces, columns and trims. Over the years various owners have renovated and added to the house but have always maintained and enhanced the look and character of the house as a fine building constructed to be a summer home.

The landscape setting, including the greenhouse and the specimen trees located throughout the property is an integral defining element of the property marking it as one of the few remaining significant summer estates in Niagara-on-the-Lake.

The full particulars of the Reasons for Designation are available in the Clerk's office, 1593 Four Mile Creek Road, during regular office hours.

Any person may, not later than the 26th day of September 2005, 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 27th day of August 2005.



Holly Dowd,

Clerk