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P.O. BOX 100

VIRGIL, ONTARIO

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

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 **646 KING STREET, THE CAPPON-CASH HOUSE** (Part Lot 20, RP30R-6529, Part 2, Plan 692), 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 **646 KING STREET, THE CAPPON-CASH 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.

### **Statement of Cultural Heritage Value or Interest**

The cultural heritage value of the Cappon-Cash House consists, in part, in its simple Regency cottage style, which is relatively rare in Niagara-on-the-Lake, and in its many original details which have survived intact in spite of the fact that the building has been moved several times.

The house is a 3-bay, one storey clapboard structure with a hip roof and centre hall plan. A front porch extending the full length of the front façade was added in the late 1990's replacing a smaller porch with a simple sloped roof which was not original to the house. Original exterior features include the clapboard cladding, large window openings with original trim and shutters, the door surround and 3-light transom and the simple cornice moulding.

In 2005 the house was moved from its lot at 66 Picton Street, where it was designated under Part V of the Ontario Heritage Act as part of the Queen-Picton Street Heritage Conservation District, in order to accommodate new development which, if integrated with the house, would have compromised or destroyed many of its important cultural heritage features. When the house was moved to its current site it was restored and all of its significant heritage features, both exterior and interior, were retained.

Although the house is not as architecturally distinctive as many of the buildings in the Town it has 2 important characteristics that distinguish it from other simple vernacular

structures constructed at approximately the same time. First it illustrates a particular trait of early citizens of the Town whose frugal nature resulted in the habit of moving frame buildings from one site to another rather than tearing them down. The architectural history of the Town relates a number of stories of such houses that were relocated, several more than one. Second, the house is a unique example of a simple vernacular Regency cottage of the type that is seen more commonly in towns and cities such as Brantford, Cambridge and Guelph. In Niagara-on-the-Lake this particular style is a rare occurrence. Here it has been interpreted in wood. The typical picturesque Regency details such generous windows or French doors and elaborate door casings have been pared down to a minimum without sacrificing the refined sense of scale and simple elegance of design that is characteristic of this style.

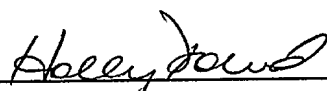
### **Description of Key Heritage Attributes**

Key exterior attributes that demonstrate that the house is an example of a simple vernacular Regency cottage that is rare in Niagara-on-the-Lake include:

- The single storey cottage shape and configuration
- The hip roof configuration
- The clapboard siding and exterior trim
- The generous window openings on the front façade and side elevations.
- The shutters
- The door casing with 3-light transom

Any person may, not later than the 4<sup>th</sup> day of January 2010, 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 this 3<sup>rd</sup> day of December 2009.

  
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Holly Dowd, Clerk