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August 7, 2024

The Ontario Heritage Trust  
10 Adelaide Street East  
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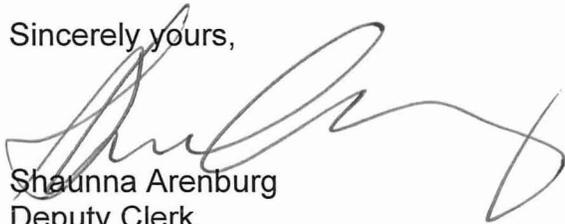
**REGISTERED MAIL**

**RE: 1823 NIAGARA STONE ROAD (PT LOT 70 RP30R-4849 PARTS 1 & 3),  
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 0.18, please find enclosed a copy of:

Intention To Designate 1823 NIAGARA STONE ROAD (PT LOT 70 RP30R-4849 PARTS 1 & 3)

Sincerely yours,



Shaunna Arenburg  
Deputy Clerk

Enc.

Received

AUG 13 2024

Ontario Heritage Trust



# 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 **1823 NIAGARA STONE ROAD (PT LOT 70 RP30R-4849 PARTS 1 & 3)** 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 1823 Niagara Stone Road. The subject land is located near the intersection of Niagara Stone Road and East and West Line towards the southeast of the Niagara Stone Road. The two-storey structure is located with a moderate setback from Niagara Stone Road. The access to the house is through a narrow gravel driveway from Niagara Stone Road.

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

The property has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 1823 Niagara Stone Road is a representative example of Gothic Revival architecture which was built on picturesque taste and revived mediaeval Gothic forms. The structure is two storey red brick construction with wood details. The façade of the subject property is asymmetrical with symmetrical elements. The side elevations of the building are balanced and contain symmetrical elements. The corners of the structure contain protruding brick quoins. Typical of Gothic Revival structures the roof of the structure is gable with overhanging eaves, moulded fascia, cornice and features a gable end on the façade with a centre gable on side elevations. The structure also has a wrap-around verandah with a hip roof, overhanging eaves, wooden dentils, brackets, fretwork and balustrade details. The window openings of the structure are round arched with radiating brick voussoirs, wooden lug sills and moulded wooden frames. The main entryway to the subject property is simple and contains segmentally arched opening with radiating brick voussoirs. The subject property also features protruding bay windows on the façade, northeast and southwest elevation. The roof of bay windows features overhanging eaves with wooden brackets and dentil details on the cornice. The bank barn on 1823 Niagara Stone Road is a unique example of a surviving barn in the Gothic Revival style in the Town of Niagara-on-the-Lake. The barn has a raised rubble stone foundation. The barn features a steeply pitched gable roof with a centre gable on façade, a vertically protruding dormer in the centre of the gable roof, wooden finials on gable ends and overhanging eaves with plain cornice. The roof is clad in cedar shingles. The openings in the barn are rectangular.

1823 Niagara Stone Road has physical value because it displays a high degree of craftsmanship. The intricate wood work found on the residential structure holds immense value. The wood work is featured on the wrap-around verandah and the protruding bay windows. It consists of wooden fretwork, dentil details on verandah and bay windows cornice, moulded brackets and decorative wood posts.

1823 Niagara Stone Road has historic association with George Varey. George Varey was an immigrant from England who first moved to Montreal and then to the Niagara Region. He was a successful tailor who supplied clothes to both the military and the civilians. He purchased various properties across the Town and even constructed terrace houses for the workers of the Niagara Harbour and Dock Company. He acquired 15 acres of the original Lot 70 of 1823 Niagara Stone Road in 1841 and practiced farming on the land. George Varey played a role in the development of various property parcels around the Town of Niagara-on-the-Lake. 1823 Niagara Stone Road also has historical association with James Hiscott. He was a farmer and used to farm on the subject property. He was also an important political figure who represented Lincoln in the Legislative Assembly of Ontario. James Hiscott served as the chief magistrate for the Niagara Township and was also the warden of the Lincoln County.

1823 Niagara Stone Road has contextual value because it is important in defining the historic character of the area. Niagara Stone Road streetscape majorly consists of wineries, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the buildings are recent built structures or have been modified. The historic structure reiterates the historic character of the area and connects the context to its historical roots. 1823 Niagara Stone Road is also historically linked to its surroundings as being part of the Corus farmstead. The house structure and the bank barn were once a part of a larger farmstead. The land appears to have since been subdivided but the farms still exist towards the southeast of the subject property.

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

Key exterior attributes that embody the heritage value:

#### Residential structure

- Two storeys Gothic revival style structure
- Red brick construction
- Balanced elevation with symmetrical elements
- Protruding brick quoins
- Gable roof with centre gable on side elevations
- Overhanging eaves and moulded fascia, and cornice
- Segmentally arched entryway openings
- Round arch window openings
- Radiating brick voussoirs, moulded wooden frame and wooden lug sill
- Protruding bay windows with overhanging eaves, wooden brackets and dentil details on the cornice
- Wrap-around verandah with a hip roof, overhanging eaves, wooden dentils, brackets, fretwork and balustrade details
- Location along the Niagara Stone Road
- Setback from the road
- Historical connection to farmstead on Lot 70

#### Bank Barn

- Gothic revival style structure
- Raised rubble stone foundation
- A steeply pitched gable roof with a centre gable on façade
- Vertically protruding dormer in the centre of the gable roof
- Wooden finials on gable ends and overhanging eaves with plain cornice
- Cedar shingles roof
- Rectangular openings

## 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 the Town Clerk, 1593 Four Mile Creek Road, Niagara-on-the-Lake, L0S 1T0. The last date to file a notice of objection is **September 8<sup>th</sup> 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](mailto:sumra.zia@notl.com).

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Dated at the Town of Niagara-on-the-Lake this 7th day of August 2024  
SHAUNNA ARENBURG, DEPUTY CLERK

Received

AUG 13 2024

Ontario Heritage Trust