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May 6, 2025

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
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REGISTERED MAIL

**RE: 238 FOUR MILE CREEK ROAD, THE DUGGAN HOUSE (NIAGARA PT TWP
LOT 90),
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 238 Four Mile Creek Road, Duggan House (Niagara Pt Twp Lot 90)

Sincerely yours,

Grant Bivol
Town Clerk

Enc.

Received

MAY 07 2025

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 **238 FOUR MILE CREEK ROAD, THE DUGGAN HOUSE (NIAGARA PT TWP LOT 90)** 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 238 Four Mile Creek Road and is known as the Duggan House. The subject property is located west of Four Mile Creek Road. The residence has a moderate setback and is set on a deep parcel which also contains an accessory structure at the rear of the property. The access to the residence is directly from Four Mile Creek Road through a paved pedestrian walkway and a separate gravel driveway.

Statement of Cultural Heritage Value or Interest

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

238 Four Mile Creek Road is a representative example of the Edwardian Classicism style. The two-storey residence is constructed using alternating layers of rusticated and plain concrete blocks with a narrow block stringcourse between the two storeys. The façade of the subject property is balanced while the north and south elevations are symmetrical. The north elevation also contains a two-storey bay window. The subject property features a covered porch on the façade that is supported on colonnettes with concrete bases and wooden railings. Typical of the Edwardian style, the structure has a high-pitched roof with a double hip on the façade, hipped dormers on the façade and south elevation, a polygonal dormer on the north elevation, and hipped roof on the covered porches. The subject property also features deep overhanging eaves that are supported by wooden brackets. The openings in the subject property are rectangular vertical openings, with the window openings containing plain wooden trim within the structural openings of the windows and the main entryway containing sidelights with wooden trims within the structural opening. The windows also feature plain concrete lug sills and lintels.

The Duggan House displays a high degree of artistic value as an example of rusticated concrete construction in the Town of Niagara-on-the-Lake, especially in the St. Davids urban area. The neighbourhood around the Four Mile Creek Road and York Street contains a wide variety of historic structures. Most of these structures are stone, brick or clapboard construction. With its concrete block construction, the subject property provides design value as a unique construction material.

The Duggan House also has historical associations with Charles E. Duggan and his family. Charles was a physician from St. David's and was an active physician in the area. He graduated from Trinity Medical College in 1903 and practiced medicine in St. Davids. Charles Duggan also constructed the Duggan House after purchasing the property in 1913. Apart from Charles, the house is also historically associated with both his sons, Frederick and Richard Duggan. Frederick and Richard both enlisted in the Royal Canadian Air Force where Frederick went on to become a qualified fighter

pilot. He died during the Second World War and is commemorated at Queenston Cenotaph. Richard followed in his father's footsteps and graduated from Queens Medical School in 1941, and after the war, he took over his late father's practice.

238 Four Mile Creek Road reflects the work of James Calvert. James Calvert, started his career in the Niagara Region as a carpenter in 1912 and went on to become a contractor in the Village of Queenston. In 1921, He started a construction business with William Armstrong, known as Armstrong & Calvert, in St. David's. Around 1921, Calvert also appears to be working as a manager at Larkin Farms.

The property has contextual value because it is important in maintaining the character of the area. 238 Four Mile Creek Road is part of the historic fabric of St. Davids urban area as it lies in close proximity to various other historic buildings and also buildings listed and designated on the Municipal Heritage Register. It acts as a character supporting resource for St. Davids urban area.

Description of Key Heritage Attributes

Key exterior attributes that embody the heritage value of 238 Four Mile Creek Road in Niagara-on-the-Lake include its:

- Two storey Edwardian Classicism style residence
- Balanced façade with symmetrical north and south elevation
- Rusticated and plain concrete block construction with narrow stringcourse
- Two-storey Bay window on north elevation
- Covered porch on the façade with colonnettes with concrete bases and wooden railings
- High pitched hip roof with double hip on facade
- Hipped dormers on façade, and south elevation
- Polygonal dormer on north elevation
- Hipped roof on porches
- Deep overhanging eaves with wooden brackets
- Rectangular vertical openings
- Concrete lug sills and lintels
- Concrete block chimneys
- Location on Four Mile Creek Road

Objections

Any objection to this designation must be filed 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 **June 5th 2025**.

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 7th day of May 2025
GRANT BIVOL, CLERK