

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. 2025-002

(18 Wilberforce Avenue, Roll No. 262702000722000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, PAGE-TARNOY HOUSE, 18 WILBERFORCE AVENUE (PLAN 73A LOT 186), IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as the **PAGE-TARNOY HOUSE, 18 WILBERFORCE AVENUE**, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and


WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as **PAGE-TARNOY HOUSE, 18 WILBERFORCE AVENUE** in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 28th DAY OF JANUARY, 2025.


LORD MAYOR GARY ZALEPA


TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Legal Address: Plan 73A Lot 186

PIN: 463940092

Civic Address: 18 Wilberforce Avenue

SCHEDULE 'B'

PAGE-TARNOY HOUSE, 18 WILBERFORCE AVENUE

Description of Property

The subject property is located at 18 Wilberforce Avenue. It is located in the Old Town urban area. The subject property is located within the area that was designed and developed as the Canadian Chautauqua. The design consists of a spoke and wheel pattern with streets radiating from a central point. The residence has a moderate setback from the road.

Statement of Cultural Heritage Value or Interest

The property known as 18 Wilberforce Avenue has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residence at 18 Wilberforce Avenue is a representative example of the Queen Anne Revival style and was constructed in 1894. The two-storey residential building comprises of a rectangular plan, featuring an asymmetrical façade and irregular elevations with a two-storey rectangular bay window projection on the façade and a polygonal bay window at the rear. The structure is clad in wooden shiplap and a variety of decorative wooden shingles that includes fish scale pattern, straight edge squared shingles and staggered squared shingles. The Queen Anne Revival structure also features a complex roofline comprising of a combination of gable, hip and polygonal roof and multiple types of dormers, including triangular, gable, shed and polygonal dormer. The window openings in the subject property range from rectangular vertical openings to rectangular bay windows with flat moulded wooden trims on the outside of the wooden frame and wooden sill and apron details. The rectangular bay windows feature wooden panelled trims with round and segmentally arched openings. The other wooden architectural details include moulded cornice, moulded brackets and moulded fascia in the overhanging eaves. 18 Wilberforce Avenue also displays a high degree of artistic value through the use of unique materials including wooden shiplap and decorative shingles. 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 and playful to the residence and the context.

18 Wilberforce Avenue has historical value as being associated with 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 by Robert Warren, who was a postmaster for Niagara, a business owner, a volunteer firefighter, a noted fruit grower, and a proud member of the Methodist church. The property 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 neighbourhood and the lifestyle and leisure activities of the people during that time period.

18 Wilberforce Avenue has contextual value because it 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 Wilberforce Avenue. The subject property acts as a character supporting resource for the diminishing structures reflective of the Chautauqua. 18 Wilberforce Avenue has contextual value because it is physically linked to its surroundings. Physically, the property at 18 Wilberforce Avenue is located on Lot 186 in the Chautauqua neighbourhood. It maintains the original demarcation of the Lot and is a part of the radial design of the neighbourhood.

Description of Heritage Attributes

Key exterior and structural attributes include:

- Two storey Queen Anne Revival style residence
- Two-storey rectangular bay window on façade with a hip roof
- Central projection on façade with gable roof and pediment
- Wooden shiplap cladding
- Fish-scale, straight edge and squared staggered shingle cladding
- Complex roofline with gable, hip and polygonal roof
- Overhanging eaves with moulded fascia
- Triangular, gable and shed dormer
- Entrance portico with a pediment
- Rectangular window openings
- Pivoted storm windows
- Flat moulded wooden trims outside wooden frames
- Wooden sill and apron detail
- Wooden panelled trims around bay windows.
- Cornice and moulded brackets
- Location of 18 Wilberforce Avenue within Chautauqua neighbourhood