

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

BY-LAW NO. 4807-15
(214 Four Mile Creek Road)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS WOODBOURNE, 214 FOUR MILE CREEK ROAD, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST; AND TO REPEAL BY-LAW NO. 3949-05

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 Woodbourne at 214 Four Mile Creek Road, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Foundation, 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;

AND WHEREAS at the March 2, 2015 Council Meeting a recommendation from the Municipal Heritage Committee minutes dated February 10, 2015, was adopted to lift the designation By-law 3949-05 for property located at 214 Four Mile Creek Road.

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 Woodbourne at 214 Four Mile Creek Road 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 Foundation and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the municipality.

4. By-law No. 3949-05 is hereby repealed.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 11th
DAY OF MAY, 2015.**


LORD MAYOR PAT DARTE


TOWN CLERK HOLLY DOWD

SCHEDULE "A"

Legal Description:

Lands that are designated as being of Cultural Heritage value or interest:

PIN 46373 - 0731 (LT)

Description: PT TWP LOT 90 NIAGARA, DESIGNATED AS PT 1, 30R 14343;
TOWN OF NIAGARA-ON-THE-LAKE

Lands from which original by-law 3949-05 registered as NR71754 is being repealed:

PIN 46373 - 0383 LT

Description PT TWP LT 90 NIAGARA PT 1, 30R11433; NIAGARA-ON-THE-LAKE

PIN 46373 - 0550 LT

Description PT TWP LT 90 NIAGARA BEING PT 3 ON 30R11433; NIAGARA ON THE LAKE

PIN 46373 – 0729 LT

Description PT TWP LOT 90 NIAGARA, DESIGNATED AS PT 2 ON 30R14343;
TOWN OF NIAGARA-ON-THE-LAKE

PIN 46373 - 0730 LT

Description PT TWP LOT 90 NIAGARA, PT 1, 30R13798 & PT 1, 30R4415
EXCEPT PTS 1, 2 & 3 ON 30R11433, EXCEPT PTS 1 & 2 ON 30R-14343;
TOWN OF NIAGARA-ON-THE-LAKE

PIN 46373 - 0731 LT

Description PT TWP LOT 90 NIAGARA, DESIGNATED AS PT 1, 30R 14343;
TOWN OF NIAGARA-ON-THE-LAKE

SCHEDULE 'B'

REASONS FOR DESIGNATION:

Woodbourne 214 Creek Road, Niagara-on-the-Lake

Woodbourne is recommended for designation for architectural and historical reasons.

One of the historic residences in St. Davids built by members of the Woodruff family, Woodbourne sits on spacious landscaped grounds, the remainder of a large fruit farm. The Woodruffs, among the earliest settlers in St. Davids, were instrumental in the founding and development of the community and active in all aspects of St. Davids life: religion, education, agriculture, politics, military and business. Five generations of the family have occupied Woodbourne which was built in 1839 by William Woodruff, the great-great-grandfather of the present owner. The house consists of three sections: the original Georgian wing, the 1865 west wing and the elaborate Victorian wing added in 1880 by William's son, Henry Counter Woodruff. An extensive restoration program was initiated in 1992.

Woodbourne sits on the west half of Niagara Township Lot 90, facing Four Mile Creek Road and on the south side of Warner Road. Each section of this impressive residence consists of clapboard siding over a frame structure. The original two storey symmetrical Georgian wing has a low pitch end gable roof with end chimneys and sloped soffits at the eaves, 6/6 sash, and a full basement. Exterior detail on the 3/5 bay facade includes the original entrance doorcase with part of the original trim modified and with sidelights. The small, 1 1/4 storey west wing and coal shed has a low pitch gable roof, originally with an internal chimney, and a crawlspace below. The elaborate, two storey with attic, south or Victorian wing has a medium pitch gable roof, side chimney, side entrance, offset two storey bay at front and a crawl space. This section is notable for its elaborate exterior detail of window architraves, bay details, part of the verandah, decorative pierced arch bargeboard at the front gable, re-used 6/6 sash as well as 1885 glazing, the original elaborate entrance doorcase and double-leaf doors.

Significant interior detail includes the following:

Georgian wing - main rooms including entrance hall, north end living room which was enlarged c.1910 and south-east corner room (library), including original trim at staircase, baseboards, architraves, north room mantel, panelled doors and comparable trim upstairs (remaining ground floor space and west/rear wing have been renovated)

Victorian wing - main spaces including entrance hall with staircase, trim and plasterwork including cornice and ceiling rosettes, east end drawing room with elaborate marble and marbleized mantel (Eastlake influence), trim including baseboards, architraves and spandrels plus elaborate ceiling plasterwork with moulded cornice, ceiling patterned with band mouldings and rosette, upper hall with trim, stair balustrade, wall alcove and ceiling rosettes and other plainer areas with original trim, panel doors and sashing.

Restoration work which began in 1992 includes: Georgian and west wing windows, hurricane entry, chimneys, living room fireplace, library wall and door, floors, plaster, clapboard, Victorian wing bay window, porch and bargeboard, Georgian wing front door and painting in original white (siding) and green (trim) exterior colours.

Lot 90, consisting of 100 acres, was originally owned by members of the Secord family before large sections were acquired by the Woodruffs, who were among the first to join Major David Secord in settling in St. Davids and creating a thriving community before the War of 1812. William Woodruff purchased parts of the lot in the 1820s and several more pieces in the 1830s and 1840s and built the original section of Woodbourne in 1839. William was a merchant and a Township official, built the first steam grist mill in Upper Canada in 1818 with his brother Richard and was one of the founders of St. Davids Methodist Church c.1820. After his death in

1860, his holdings passed to his family and son Henry Counter Woodruff, a fruit grower, Township official and merchant, added the elaborate two storey Victorian wing in 1880. Title to a 13 acre parcel of land, including Woodbourne, passed to Henry's son, Hugh M. Woodruff, also a fruit grower, who in turn sold it to his son, Wilfred A. Woodruff and Julia Perry in 1928. Wilfred, a veteran of both World Wars, and his wife Marion became the sole owners in 1946. Parts of the large plot were sold off in the 1950s and the existing parcel was transferred in 1992, via Marion and Wilfred Woodruff's estates, to their son Bruce Woodruff and his spouse Gloria, the present owners.

This designation applies to the lands and more particularly the entire exterior facade and structure of the house and the significant interior detail as noted above.