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Department of Community & Development Services  
1593 Four Mile Creek Road  
P.O. Box 100, Virgil, ON L0S 1T0  
905-468-3266 • Fax: 905-468-0301

[www.notl.com](http://www.notl.com)

March 6, 2024

The Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

**REGISTERED MAIL**

**RE: 1 PAXTON LANE, LOCUST HALL (PART 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 1 Paxton Lane, Locust Hall (Part Twp Lot 90)

Sincerely yours,

Grant Bivol  
Town Clerk

Enc.

**Received**

MAR 07 2024

Ontario Heritage Trust



## NOTICE OF INTENTION TO DESIGNATE

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**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 **1 PAXTON LANE, LOCUST HALL (PART 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**

1 Paxton Lane was named Locust Hall due to a large number of locust trees found on the subject property located at the intersection of Paxton Lane and York Road, towards the west of Paxton Lane. The residence has a moderate setback from Paxton Lane and a substantial setback from York Road. The residence is set on a rise of land which slopes down to the Four Mile Creek located towards the west of the subject property.

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

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

The residence is a representative example of the Neo-Classical style. The Neo-Classical style influences can be seen in the doorway design as well as the second storey window and the semi-elliptical windows below the gable ends. The two-storey rectangular plan residence has a side gable roof with return eaves, symmetrical façade with five bays, cornice details, twelve over twelve double hung windows, the Neo-Classical doorway and brick and stone finish. The balanced, simple and symmetrical side elevations are also characteristic of the neo-classical style.

1 Paxton Lane displays a high degree of craftsmanship or artistic value as seen in the doorway detail of the house. The doorway features a semi-elliptical arched opening with decorative classical cornice and an entablature on the top. It also contains side lights with wooden panels underneath. The wooden moulding details on the doorway contains egg and dart and classical motifs. The wooden pilasters that vertically separate door and sidelights are also fluted. The intricate wooden craftsmanship is also featured in the second storey window above the main entrance. These details are said to be the work of shipwrights in their off-season or the winter months.

The Locust Hall has historical and/or associative value as being the residence of the Woodruff family. The settled community of St. Davids was founded by Richard Woodruff who was also known as King Dick. King Dick was a leading businessman, a veteran of the war and also a member of the Legislative Assembly of Upper Canada. Richard also formed a partnership with his younger brother William as a merchant. They also built and operated the first steam powered grist mill in Upper Canada. The Woodruff family has been an essential part of the economic and social fabric of St. Davids and still maintain the ownership of the house.

1 Paxton Lane has the potential to yield information that contributes to the understanding of the Woodruff family and the life of the early United Empire Loyalists who settled in the Niagara region. The house is situated in close proximity to the Paxton House, which was the primary residence of

the Secord family and is a designated property on the Municipal Heritage Register. Research into the house has yielded information that the integrity of the Neo-Classical house is exceptional which may contribute to a better understanding of the structures and architecture of the early 1800s.

Locust Hall has contextual value because it is important in maintaining the character of the area. 1 Paxton Lane is part of the historic fabric of St. Davids urban area. It lies in close proximity to various other historic buildings and also buildings listed on the Municipal Heritage Register. It acts as a character supporting resource for St. Davids. Historically, the house was named after the many Locust trees that were found in the area. These trees could still be found along Paxton Lane and along Four Mile Creek.

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

Key exterior attributes that embody the heritage value of the dwelling at 1 Paxton Lane in Niagara-on-the-Lake include its:

- Two storey Neo-Classical style residence
- Symmetrical five bay façade
- The neoclassical main entrance and the second storey window
- Side gable roof with return eaves
- Cornice and sash details below the roofline
- Rectangular window openings
- Brick finish
- Stone quoins
- Red brick chimneys
- The woodwork on the façade
- Carriage stoop located at the border of the driveway and pedestrian pathway.
- The continued association of Locust Hall with the Woodruff family
- Location of Locust Hall within St. Davids at the intersection of Paxton Lane and York Road
- Mature trees and landscaped lawns

### **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 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 **April 5<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 6th day of March 2024  
GRANT BIVOL, CLERK

Received

MAR 07 2024

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