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The City of  
Niagara Falls  
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Doug Darbyson  
Director of Planning &  
Development

December 1, 1995

**REGISTERED MAIL**

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

**RECEIVED**  
IN THE OFFICE

**DEC 7 1995**

CULTURAL PROGRAMS  
HERITAGE UNIT

Dear Sir or Madam:

**Re: Notice of Passing of By-law  
3174 St. Patrick Avenue  
Niagara Falls, Ontario**

The Council of the Corporation of the City of Niagara Falls has passed a by-law which designates the above-noted land and building as property of historic and architectural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990. Enclosed is a copy of By-law 95-255 which includes the reasons for the designation. A public notice advising of the passing of this by-law is being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act.

Should you have any questions or require further information, please contact the Planning and Development Department.

Yours truly,

Alex Herlovitch  
Deputy Director of Planning & Development

RW/tc  
Encl.

c: E. C. Wagg, City Clerk

File: S:\HISTORY\INV\HRP.40\OHFPASSD.LTR

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**CITY OF NIAGARA FALLS**

**By-law No. 95-.255.**

A by-law to designate the property at 3174 St. Patrick Avenue, known as the Russell Cottage, to be of historic and architectural value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, within the municipality to be of historic or architectural value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner of the property described in Schedule "A" hereto and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to designate to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

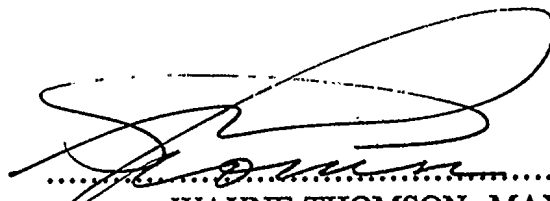
AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. The property, more particularly described in Schedule "A" hereto, known as the Russell Cottage, is hereby designated to be of historic and architectural value and interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Niagara Falls.

Passed this 27th day of November , 1995.

  
.....  
GARY D. ATACK, DEPUTY CITY CLERK

  
.....  
WAYNE THOMSON, MAYOR

First Reading    November 27    , 1995  
Second Reading   November 27    , 1995  
Third Reading    November 27    , 1995

**SCHEDULE "A" to By-law No. 95-255.**

Part of Lot No. 33, on the east side of St. Patrick Avenue, south of Brock Street, according to registered Plans 1791 and 1328, for the Township of Stamford, County of Welland, now known as Plans 7 and 6, City of Niagara Falls, Regional Municipality of Niagara, more particularly described as follows:

COMMENCING at a stake planted in the northerly boundary of the said Lot No. 33 (being the southerly boundary of Brock Street) at a distance therein south 87 degrees, 40 minutes east 95.7 feet from an iron stake planted at the northwest angle of the said Lot 33;

THENCE north 87 degrees, 40 minutes west in the northerly limit a distance of 6 feet;

THENCE south 1 degree, 05 east 111.7 feet to the southerly limit of Lot 33;

THENCE westerly along the southerly limit of Lot 33 89.7 feet more or less to the southwest angle of the lot;

THENCE northerly in the westerly boundary of the said Lot 33 (being the easterly boundary of St. Patrick Avenue) a distance of 108.9 feet more or less to the northwesterly angle of the lot;

THENCE easterly in the northerly limit 89.7 feet to the place of commencement.

## **SCHEDULE "B" to By-law No. 95-255.**

### **HISTORICAL SIGNIFICANCE**

The house dates from the first half of the nineteenth century and the earliest settlement of the former Township of Stamford. Situated on land which was part of the original 1805 Crown patent to the Presbyterian Church of Stamford, early owners of the home included Rheddy Cusack and Andrew Rorback who may have been responsible for its construction. Andrew Rorback came to Canada from New Jersey about 1799. He kept a store and conducted a saddlery business. He was adjunct of the Second Regiment of the Lincoln Militia in 1813-14 and in 1837-38 commanded the Regiment with the rank of Lieutenant Colonel. Matthew Ottley, the third owner of the home is attributed with many of the changes which provide much of its current appearance. Several other prominent members of the community have resided in the dwelling including Grace Russell, the widow of the first minister of the Presbyterian Church of Stamford. Grace Russell would have retained her high social standing in the community because of the very important role the church played in the settlement of the Stamford area. Following her residency, the house became known as the "Russell Cottage".

### **ARCHITECTURAL SIGNIFICANCE**

The house is a simple dwelling in a local vernacular, blending details from several periods of nineteenth century architecture. The early house has two distinct phases while there have been two more recent additions. The first phase of the house predates 1830 and forms the south extent of the current front facade. This portion sits on a stone foundation and exhibits early construction techniques including the use of logs for floor joists and roof rafters. A recess in the masonry walls of the basement may indicate the existence of an early cooking fireplace. The second phase of the dwelling was erected on the north side and perpendicular to the original house with its gable end facing St. Patrick Avenue. Construction of this part of the house occurred circa 1830-35, utilizing sawn lumber with plaster walls on split accordion lath. The stone cellar foundation provides a walk-out at grade. A treillage verandah on the front facade is the dominant architectural feature, characteristic of the Regency period of construction. The verandah is termed a Stamford treillage in the book The Ancestral Roof and is a rare example of early porch joinery. The house has an asymmetrical arrangement of openings across the front facade. This informal arrangement of openings adds to the picturesque qualities of the dwelling. Window openings on the west, north and east facades of the early phases of the house retain the original 6 over 6 window sash with fine mutin bars separating the glazing. The eaves returns attest to the influence of the Classical Revival Style of the second and third quarters of the nineteenth century. Vinyl siding and aluminum soffit and fascia have been applied over the original clapboard siding and wood eaves. Modern additions are located to the rear of the original structures. The large rear yard provides a landscaped setting with mature coniferous and deciduous trees.

### **Sources**

Niagara South Land Registry Office records

The Ancestral Roof, Marion McRae and Anthony Adamson

Restoring Old Houses, Nigel Hutchins

Stamford Presbyterian Church records