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Corporate Services Department

The City of  
Niagara Falls  
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**RECEIVED**  
2006/11/06  
(YYYY/MM/DD)  
Ontario Heritage Trust

Doug Darbyson  
Director

October 30, 2006

Mr. Richard Moorehouse  
Executive Director  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Mr. Moorehouse:

**Re: Amended Reasons for Designation  
Battle Ground Hotel Museum  
6137 Lundy's Lane, Niagara Falls**

Please find enclosed a copy of the amended Designating By-law which was registered on title to the property on October 27, 2006.

Should you require any additional information, or have any questions, please contact me. I can be reached by telephone at 905-356-7521 ext. 4334 or e-mail [pboyle@niagarafalls.ca](mailto:pboyle@niagarafalls.ca).

Yours truly,



Peggy Boyle  
Assistant Planner  
Ext. 4334

PB:mb  
Encl.

S:\HISTORY\INV\Lundys6137BattleGrndHotel.OHTNoticeofPassing of Amend.Bylaw.ltr.wpd

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**CITY OF NIAGARA FALLS**

**By-law No. 2006 -191**

A by-law under section 30.1 of the Ontario Heritage Act, R.S.O. 1990 to amend By-law No. 99-109 being a by-law to designate the Battle Ground Hotel Museum located at 6137 Lundy's Lane as a building of cultural heritage value;

**WHEREAS** By-law No. 99-109 designated the property located at 6137 Lundy's Lane to be of cultural heritage value;

**AND WHEREAS** it is deemed necessary to amend the Reasons for Designation of the aforementioned property;

**AND WHEREAS** notice of the amendment was served on the owner of the designated property and no notice of objection was filed within the 30 day period;

**AND WHEREAS** Council has consulted with the Municipal Heritage Committee,

**THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:**


1. By-law 99-109 be amended to read Cornice Gutters were found extant and insitu at the second floor level of the house. Other details remain, including sponge painted walls in the pantry on the first floor.
2. That By-law No. 99-109 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
3. The City Solicitor is hereby authorized to cause a copy of this amending by-law to be served upon the owner of the property and upon the Ontario Heritage Trust.
4. The Mayor and Clerk are hereby authorized to execute all documents that may be required for the purpose of carrying out the intent of this by-law and the Clerk is hereby authorized to affix the corporate seal thereto and to deliver such documents.

This By-law shall be final and come into force on the day of passing.


Passed this sixteenth day of October, 2006.

  
.....  
DEAN IORFIDA, CITY CLERK

First Reading:      October 16, 2006  
Second Reading:    October 16, 2006  
Third Reading:      October 16, 2006

  
.....  
R.T. (TED) SALCI, MAYOR

I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of By-law 2006-191, dated October 16, 2006, of the said City. Given under my hand and the seal of the said Corporation this 16th day of October, 2006.

  
.....  
Clerk

**SCHEDULE "A" to By-law No. 2006- 191**

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the Village of Niagara Falls and being composed of Lot 8, on the north side of Lundy's Lane, west of Main Street, adjoining the Tower Lot in the said Village and having a frontage of 79 feet, 2 inches more or less and a depth of 312.84 feet, more or less, as shown by Plan No. 32, duly registered, according to Plan No. 653.

Save and except that part expropriated by the Corporation of Niagara Falls as described in instrument No. 712343.

All as previously described in Instrument No. 446497.

## SCHEDULE "B" to By-law No. 2006 - 191

### SUMMARY OF HERITAGE SIGNIFICANCE

The site is part of the lands involved in the 1814 Battle of Lundy's Lane. The Battle was the bloodiest conflict on Canadian soil and an important event in National history. At the time of the Battle, the lands belonged to Thomas Millard, Sr. whose family was one of the first ten settlers in Stamford Township. The lands were subsequently divided through various transactions. Adam Fralick purchased approximately 20,000 square feet in 1836 for a tavern. In 1841, Fralick purchased the lot to the east and erected the third observation tower next to his tavern. The Tavern property was passed through the Fralick family. James Fralick sold the property in 1898 to James A. Lowell. There were six further transactions until the property was acquired by [REDACTED] [REDACTED] [REDACTED] donated the land and building along with other properties to the City in 1996.

Architecturally, the Battle Ground Hotel follows the form of the Temple Facade in the Classical Revival style characteristic of the 1830's to 1850's. This would correspond with Fralick's acquisition of the property in 1836. The building is symmetrical in appearance with a one and a half-storey section flanked by one-storey wings. The wings project forward and create an open verandah with two fluted Greek Doric columns. From the verandah are three points of entry perhaps reflecting its early operation as a public house and inn. The original east and west six panel doors with heavy mouldings remain with a replicated front door. The door surrounds are composed of incised panel pilasters with heavy cornice. The doors have been grained to resemble hardwood. The original six over six window sash have been restored. Shutters have also been restored. Also extant are eave returns, one element of the Classical Revival style. Cornice gutters were found extant and insitu at the second floor level of the house. The original clapboard siding has been restored. On the interior, the east parlour retains its fireplace with pilastered mantlepiece, baseboards and trim and panels beneath the windows. A simple, yet early, bannister is intact on the second floor. Elsewhere, original trim details remain. Other details remain including sponge painted walls in the pantry on the first floor. Evidence of split lath plaster, an early construction technique, was found in some locations. The designation would dovetail with the Heritage Conservation Easement already held by the Ontario Heritage Foundation.