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**NOTICE OF
AMENDING BY-LAW NO. 2014-96**

**PURSUANT TO THE PROVISIONS OF
THE ONTARIO HERITAGE ACT R.S.O. 1990, SECTION 30.1,**

AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN MUNICIPALLY AS

**Lundy's Lane History Museum
5810 Ferry Street**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 78-26 on the 12th day of August, 2014.

PURPOSE AND EFFECT OF THE AMENDMENT

The amendment to the designating by-law has updated the legal description contained in Schedule A and the Reasons for Designation contained in Schedule B.

EXPLANATION OF AMENDMENT

The 1978 by-law described the heritage attributes of the property in general terms. Schedule B, Reasons for Designation has been revised to describe the associative and architectural value of the property including the setting and also updated to reflect a more detailed description of the property and the heritage attributes contained within.

Dated at the City of Niagara Falls this 11th day of November, 2014.

Alex Herlovitch
Director of Planning, Building & Development
City of Niagara Falls
4310 Queen Street, P.O. Box 1023
Niagara Falls, ON L2E 6X5

Corporate Services Department
Legal Services

Inter-Department Memorandum



TO: Dean Iorfida
City Clerk

DATE: October 20, 2014

FROM: Lynne Banks
Law Clerk, Property
Ext. 5209

RE: **Historic Designation By-laws**
5810 Ferry Street
Our File No.: 2014-166

Enclosed herewith, for the City's record, please find By-law No. 2014-96 regarding the above matter. The By-law was registered in the Registry Office for the Registry Division of Niagara South on September 25, 2014 as Instrument Number RO824591.

Should you require anything further, please do not hesitate to contact me.

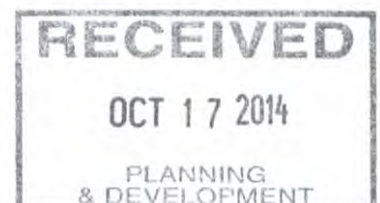
A handwritten signature in cursive script, appearing to read "Lynne", is located to the right of the main text.

/lb

Enc.

c. - P. Boyle

Assistant Planner



I, the undersigned, Deputy Clerk of The Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of By-law 2014-96

CITY OF NIAGARA FALLS

By-law No. 2014 - 96

Given under my hand and the seal of the said Corporation this 10 day of September, 2014.
Deputy Clerk

A by-law to amend By-law No. 78-26, being a by-law to designate 5810 Ferry Street, known as the Old Stamford Township Hall, to be of cultural heritage value and significance.

WHEREAS By-law No. 78-26 designated the former Old Stamford Township Hall located at 5810 Ferry Street to be of cultural heritage value and interest;

AND WHEREAS pursuant to Section 30.1 (2) (a), the council of a municipality may by by-law amend a by-law designating property under Section 29 of the *Ontario Heritage Act* to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;

AND WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled;

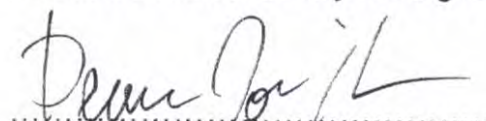
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

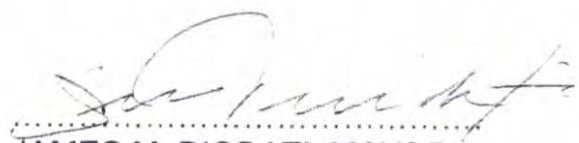
AND WHEREAS no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 78-26 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 78-26 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 by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
4. 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 Trust.

Passed this twelfth day of August, 2014.


DEAN IORFIDA, CITY CLERK


JAMES M. DIODATI, MAYOR

First Reading: August 12, 2014
Second Reading: August 12, 2014
Third Reading: August 12, 2014

SCHEDULE "A" to BY-LAW NO. 2014-96

Plan 653, Lot 4, Part of Lots 8,11 & 13, City of Niagara Falls, Township of Stamford.

SCHEDULE "B" to BY-LAW NO. 2014-96

Description of Property – Old Stamford Township Hall, 5810 Ferry Street

The Old Stamford Township Hall is a two-storey civic building located at the south west corner of Ferry Street and Sylvia Place. The building's eclectic Italianate appearance changed little over the years.

Statement of Cultural Heritage Value or Interest

In 1873, the Stamford Township Council ruled in favour of the creation and financing of a township hall. Enlisting noted architect and contractor John Latshaw, the purchase of a 100 x 156 ft. lot was made for the building's construction. The Township Hall was erected the following year in December 1874. Due to its size, the Council rented out space in the building to the local community, reserving the ground floor for Township use. The basement was let to the Drummondville Fire Department which was housed there until 1913. In 1876, the Drummondville Concert Band began using the hall's stage and auditorium for practice sessions. This began a long tradition in local entertainment, as the stage and auditorium became the setting for concerts, socials, plays, religious meetings, and even school classes.

In 1881, the neighbouring Town of Clifton changed its name to the Town of Niagara Falls. The following year, the Village of Drummondville became the Village of Niagara Falls. During that time, the Township Council signed an agreement with the Village of Niagara Falls for joint use of its premises. However, in 1904 the Town and Village of Niagara Falls amalgamated to become the City of Niagara Falls, and opted to use the old Clifton Town Hall located on Queen Street at Erie Avenue for its political affairs. After unsuccessfully trying to sell the building, the Stamford Township Council retained ownership until 1963 when it too amalgamated with the City of Niagara Falls. In 1971, the Lundy's Lane Historical Society was given the Township Hall for use as a museum of City and Township history. A large scale restoration project was conducted in 2010 which included the addition of a two storey structure added to the building's west elevation. Several aspects of the original building were restored, including its roof, windows, and masonry.

The Old Stamford Township Hall is two storeys, with a symmetrical, three bay façade. Its exterior is limestone laid with ribbon pointing. Designed with a high basement, the foundation of the building features a base string course made of larger ashlar masonry. The hip roof is high-pitched and features gable ends on the north (front) and south (rear) façades. It is covered by cedar shingles, believed to be an alteration from the building's original terne-plate roof. The roof cornice and overhanging eaves are supported by decorative brackets and are accentuated with wooden dentils. A gingerbread feature is set into each gable. Four red brick chimneys project from the east and west sides of the hipped roof. The south east chimney was rebuilt as part of the exterior restoration and renovation project in 2010. The roof vents, similar to those originally built on the structure, were replaced during 2010 renovations. Evidence of an internal gutter system was found during the restoration. It has since been replaced with an external metal gutter attached to the eaves.

On the north (front) façade, the central entrance is flanked by two windows. The door features a divided transom, and a semi-circular window originally containing the municipal coat of arms. The front entrance has a segmental arch composed of stone voussoirs and keystone with a date stone just above. All the windows on the north (front), east and south (rear) façades were removed, restored and re-installed during the 2010 restoration. The first floor windows are double-hung, 4 over 4 wood sash in segmental arched openings. The windows on the second floor are round headed 2 over 2, and shorter in proportion. A variation of a Florentine window is located above the entrance door and is repeated in the gable above.

The east façade consists of six windows on the first and second floor. These windows have segmental arch openings with double-hung, 4 over 4 sash and a limestone surround. The basement level features a set of large wood doors under a segmental stone arch. These doors originally provided access for the Drummondville Fire Department. The west façade is connected to a two storey addition to the structure through a glazed walkway. The addition does not attempt to imitate the style of the original building, but instead contrasts with the existing structure through more modern construction. The original west façade still exists between the two structures, although it has been altered to accommodate the new addition to the site. It features preserved ribbon pointed masonry and restored windows original to the building.

The stone retaining wall on the north and east property lines was originally introduced in the 1930's. During the 2010/2011 restoration/renovation it was demolished and replaced with a concrete wall utilizing the original stone work as a veneer. The wall still incorporates building stones and plaques from various demolished buildings in the Niagara area. On the north east corner of the property is the Queen Victoria Memorial Fountain. Originally located at the northwest corner of Main and Ferry Street in 1901, it proved to be too much of a traffic hazard, so was moved to the northwest corner of the site in 1923 and during the restoration project in 2010/2011 was moved to its present location at the north east corner of the property. This move was necessary as it was located within the footprint of the new addition.

The contextual value of the former Stamford Township Hall lies in its affiliation with the original settlement of Niagara Falls and County of Lincoln. As a centre of political and social activity in the community, the building's multiple uses have remained an intrinsic part of the area. The building's uses assist in understanding the history and development of the Township of Stamford and its relationship to the City of Niagara Falls.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 5810 Ferry Street includes the following heritage attributes:

- two storey rectangular structure with a symmetrical, three bay façade
- exterior of limestone with ribbon pointing
- built in the Italianate style popular in the third quarter of the 19th century
- the building has a projected band of ashlar masonry between the foundation and the exterior walls

- hip roof with gables on the north (front) and south (rear)
- roof is made of cedar shingles, a 1981 alteration from the original terne-plate roof and replaced during the 2010/2011 restoration/renovation
- roof features decorative brackets and wooden dentils
- small gingerbread feature in each gable
- central front entrance which features a transom and semi-circular window
- segmental stone arch with keystone above the entrance; with a date stone just above.
- double-hung, 4 over 4 sash with segmental arched openings; the east and west façade windows have limestone surrounds
- two windows similar to a Florentine window located on the north (front) façade, flanked by two round-headed openings with stone voussoirs
- east façade basement level features a set of large wood doors under a segmental stone arch
- Queen Victoria Memorial Fountain placed on the north east corner of the property; previously set on the north west corner having been moved from Main and Ferry
- connected to noted architect John Latshaw, who had designed multiple civic buildings in the Niagara area
- assists in understanding the history and development of the Township of Stamford and the City of Niagara Falls