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April 27, 2015

[REDACTED]
3289 St. Paul Avenue
Niagara Falls, ON L2J 2M2

Dear [REDACTED]:

**Re: Alexander Robinson House
3289 St. Paul Avenue**

Please find attached a copy of the updated Designating By-law that was registered on title to the above noted property.

The updated By-law replaces the original designating by-law and will continue to act as a guide for any future restoration work as it sets out the important features of the property in the Heritage Attributes section of the by-law.

If you have any questions, please let me know.

Yours truly,

Peggy Boyle
Assistant Planner

PB:mb
Attach.

S:\HISTORY\INV\StPaul3289.dp\Designating Bylaw Ltr.docx

Working Together to Serve Our Community

Planning, Building, &
Development
Ext 4334 Fax 905-356-2354
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**NOTICE OF
AMENDING BY-LAW NO. 2014-142**

**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

**Alexander Robinson House
3289 St. Paul Avenue**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 81-79 on the 11th day of November, 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 1981 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 12th day of December, 2014.

A handwritten signature in cursive script, reading "Alex Herlovitch".

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

CITY OF NIAGARA FALLS

By-law No. 2014- 142

A by-law to amend By-law No. 81-79, being a by-law to designate 3289 St. Paul Avenue, known as the Alexander Robinson House, to be of cultural heritage value and significance.

WHEREAS By-law No. 81-79 designated the Alexander Robinson House located at 3289 St. Paul Avenue 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 to correct the legal description;

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

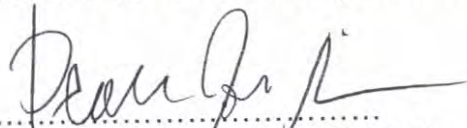
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

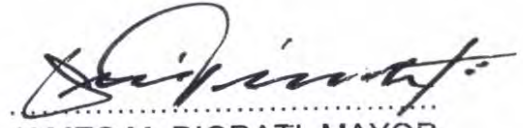
THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law 81-79 is amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 81-79 is 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 eleventh day of November, 2014.



DEAN IORFIDA, CITY CLERK



JAMES M. DIODATI, MAYOR

First Reading:	November 11, 2014
Second Reading:	November 11, 2014
Third Reading:	November 11, 2014

SCHEDULE "A" to By-law No. 2014- 142

Part Lot 7 Plan 6-7 Stamford, Part Lot 8, Plan 6-7 Stamford as in RO705527,
Niagara Falls.

SCHEDULE "B" to By-law No. 2014-142

Description of Property – Alexander-Robinson House, 3289 St. Paul Avenue

The Alexander-Robinson House is located near the junction of St. Paul Avenue and Portage Road, opposite Stamford Green. The large storey and a half house, the central portion which dates to c. 1821 has a distinctive roof arrangement due to wings being added to either end of the central portion of the house.

Statement of Cultural Heritage Value or Interest

Historical/Associative Value

As one of the first storekeepers in the former Township of Stamford, Hugh Alexander was a merchant and magnate by trade. Born in 1780, Alexander first came to the area in 1782 with Thomas McMicking. In 1811-12 he first began operating a shop and sailing vessel out of Fort Erie, and proceeded to open an additional store in Stamford circa 1813. There, he sold dry goods along the historic portage road that connected Queenston to Chippawa. In 1813, Alexander joined the 3rd Lincoln militia as a lieutenant. In addition to being captured in Albany for his ties with the United Empire Loyalists, his vessel was captured by the enemy, his home and shop in Fort Erie were destroyed, and his store in Stamford was looted. After re-establishing his businesses, Alexander died in November 1817 and was buried in the Stamford Presbyterian cemetery.

After his death, Alexander's widow, Susannah Alexander, had signed a lease for two and a half acres of land from the Trustees of the Stamford Presbyterian Church. The church, in an effort to gain revenue and to stimulate growth in the area, required that all lessees build on their land within two years of signing. As Susannah's lease was signed in 1819, the building was then believed to have been built circa 1821. In George Seibel's book *The Niagara Portage Road: 200 Years*, further evidence is found that suggests the centre portion of the Alexander-Robinson house was the store that Hugh owned and operated in his lifetime. This suggests that the building may have actually been built circa 1813. The property's original two and a half acres of land were divided and sold in the 20th century. The house is located on an approximate 4,940 sq. ft. (1,510 sq. m.) lot. From 1913 to 1995, the house belonged to the Robinson family, from which it derives its name, and continues as a dwelling.

Design/Physical Value

The Alexander-Robinson House is a storey and a half, rectangular post and beam building with a five bay façade. Although originally finished with clapboard siding, the building's exterior has been covered with white stucco. Evidence of the house's construction suggests that the centre portion of the house was the original structure built on the property while the north and south wings were later additions to the building. During restoration work it was discovered that the oldest portion of the house had log floor joists. The dwelling's most dominant feature is a distinctive roof arrangement, which incorporates three gables across the east

(front) façade. Of these, the two end gables are large and dominant, while the centre gable is more a dormer which pierces the original eave.

The off-centre position of the main entrance contributes to the asymmetrical arrangement of the east (front) façade. The four-panel front door consists of two upper panels which are glazed. Similarly, the building's fenestration consists of segmental openings with wood surrounds and 2 over 2 sash windows, which contain 19th century glass. The windows feature wood louvered shutters.

Before renovations had occurred in the late 1960's, the house featured a hip-roofed verandah. It was supported by several decorative posts consisting of two slim shafts connected at the top and bottom with an arch and base. These posts feature a molding from which brackets extend to support the eave. This provides the building with Italianate style features. The verandah has since been replaced by a gabled portico supported by two Doric order columns. The portico's pediment features a series of dentils, and an applied decorative ornament in its tympanum.

Contextual Value

The Alexander Robinson house is connected to the development and history of the historic Portage Road. As the home of one of the earliest merchant storekeepers of record in the Township of Stamford, it is a cultural landmark of the area, and is intimately linked to the history of the Stamford village.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 3289 St. Paul Avenue include the following heritage attributes:

- One and a half storey, rectangular building with an asymmetrical five bay façade
- Exterior clad in white stucco, original clapboard siding still under the stucco
- distinctive roof arrangement that incorporates three gables with projected eaves across the east (front) façade
- central dormer; large gables
- gabled portico supported by two Doric order columns; replaced the original hip-roofed verandah with paired pillar posts
- 2 over 2 sash windows with segmental openings, wood surrounds and replacement louvered-style shutters
- front door offset from centre, segmental in shape with wood surround
- connected to prominent figure in the Stamford Township history: Hugh Alexander
- landmark for the development of both the Stamford Green and historic Portage Road