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April 27, 2015

[REDACTED]  
3360 St. Patrick Avenue  
Niagara Falls, ON L2J 2N4

Dear [REDACTED]

**Re: Mitchell Cottage  
3360 St. Patrick 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.

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***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. 2014-143**

**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**

**Mitchell Cottage  
3360 St. Patrick Avenue**

**TAKE NOTICE** that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 78-23 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 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 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 - 143**

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 2014-143* .....

Given under my hand and the seal of the said Corporation this *22* day of *Dec* *2014*.

A by-law to amend By-law No. 78-23, being a by-law to designate 3360 St. Patrick Avenue, known as the Mitchell Cottage, to be of cultural heritage value and significance.

**WHEREAS** By-law No. 78-23 designated the Mitchell Cottage located at 3360 St. Patrick 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;

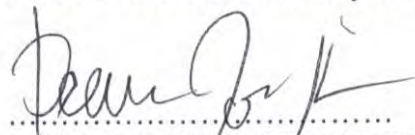
**AND WHEREAS** The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

**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 78-23 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 78-23 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 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

WILLIAM GLEN MASON, a Commissioner, etc.,  
Deputy Clerk for the City of Niagara Falls,  
Municipality of Niagara,  
Province of Ontario

**SCHEDULE "A" to By-law No. 2014 - 143**

Part Lot 115 Plan 6-7 Stamford, Part 1, 2 ,5 of 59R9434, Niagara Falls.



## **SCHEDULE "B" to By-law No. 2014-143**

### **Description of Property – Mitchell Cottage, 3360 St. Patrick Avenue**

Mitchell Cottage is located at the southeast corner of Russell Street and St. Patrick Avenue, near the designated Stamford Green. As one of the only remaining log structures in the area, the one and a half storey dwelling is an architecturally significant site in the City of Niagara Falls. Before it was amended in 1996, the original by-law designation had included the lands adjacent to the property. The house is now settled on an area of 7,688 sq. ft. (686 sq. m.).

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

Erected circa 1805, Mitchell Cottage dates to the earliest settlement of the former Township of Stamford, and is one of the oldest buildings in the City. The house was built on a part of the 200 acres of land granted to the Stamford Presbyterian Church in the original 1805 Crown patent. The church, in an effort to gain revenue and stimulate growth in the area, proceeded to divide the land and lease properties in perpetuity. The house is believed to have been first owned by John Mitchell, from which it derives its name. Although little is known about Mitchell and his time in Stamford, a documented history of the house's ownership has been carried from 1837 when it was leased to John Hawkins up until its current ownership. Built prior to the War of 1812, it would have originally stood as a modest log cabin. Much of the additions to the structure, including its enlarged size and refined front entrance, are tentatively attributed to Hawkins' residency in the 1840's.

The house's most important characteristic is its log cabin understructure, together with the addition of Classical revival features early in the second quarter of the nineteenth century, makes it an architecturally significant structure. It is a one and a half storey dwelling with a medium pitched gable roof with asphalt shingles. The 4 bay façade has an asymmetrical appearance due, in part, to the later addition, different window sizes and the irregular alignment. It rests on a stone foundation.

The first storey of the house is covered with a white stucco exterior, while the top half storey is finished with clapboard siding. The north façade contains a typical gable end form, while the south gable end has the rake extending further towards the east. The eaves then extend along the east elevation to the centre of the house, which creates an unusual roof structure. Both gables feature eave returns typical of the Classical revival style of the mid-19<sup>th</sup> century. Two inset brick chimneys are located on either end of the roof. A shed dormer is centred above the front entrance. It incorporates three double hung sash windows and has clapboard siding. This addition, like the two similar dormers on the east (rear) façade of the building, was constructed in the 20<sup>th</sup> century, in response to the need for more living space. A long one storey addition was built in 1978 and extends from the east (rear) façade towards the back of the lot.



The front entrance is designed in a style known as "Georgian Wilderness". Placed in the centre of the west (front) façade, the opening it features four pilasters with Doric capitals. The six panel door is capped by a detailed architrave and flanked by two recessed 5-light panels.

It is the west (front) façade's that contributes to the asymmetrical arrangement of the building. On the left of the west façade is a pair of 6 over 6 sash windows with plain surrounds. In contrast, the right portion of the façade contains a single 12 over 12 sash window with moulded trim. All windows feature pairs of inoperable louvered shutters. The north façade of the building is plain except for two double hung sash windows located on the top half storey. All of the windows were restored in 2003.

### **Description of Heritage Attributes**

Key exterior features that embody the heritage value and are important to the preservation of 3360 St. Patrick Avenue includes the following heritage attributes:

- the only known log structure remaining in the City
- one and a half storey with an asymmetrical four bay façade
- first storey is white stucco while the top half storey is clad in clapboard
- rectangular form with an inverted north east corner
- medium-pitch gable roof with plain eave trim and eave returns
- north façade is a typical gable end
- south façade gable end has the rake extending further towards the east
- Eaves extend from the south façade gable along the east façade to the centre of the house, which creates an unusual roof structure.
- Two inset brick chimneys located on either side of the structure.
- centered front door case containing a "Georgian Wilderness" style opening; of a six panel door, two recessed 5-light panels and four pilasters with Doric capitals
- a pair of 6 over 6 sash with plain surrounds on the north west façade
- single 12 over 12 sash with the plain surround on the south west and south façades
- double hung sash windows in the north and south façades
- connection to the Stamford Presbyterian Church and the history of the Stamford Township