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November 28, 2018

REGISTERED MAIL

Ms. Beth Hanna
Executive Director
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

Re: 2358
on July 10 2019
PB:pb

ONTARIO HERITAGE TRUST

JUL 11 2019

RECEIVED

Dear Ms. Hanna:

**Re: Notice of Passing of By-law – The Halfway Stone Building
2358 Portage Road, 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 cultural heritage value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990.

Enclosed is a copy of By-law 2018 - 122 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 me.

Yours truly,

Peggy Boyle
Assistant Planner

PB:pb

Attach.

c.William G. Matson, Acting City Clerk

S:\HISTORY\INV\Portage2358\Notice of Designation OHT.docx

Working Together to Serve Our Community

Planning, Building, &
Development
Ext 4334 Fax 905-356-2354
pboyle@niagarafalls.ca

CITY OF NIAGARA FALLS

By-law No. 2018 - 122

A by-law to designate a portion of the property known as 2358 Portage Road, also known as "The Halfway" being a part of PIN 64274-0307 (LT) and being further described as Part of Township Lot 24 Stamford designated as Part 1 & 2 on 59R16232; the City of Niagara Falls, to be of cultural heritage value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Part IV, section 29, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and/or structures thereon, within the municipality, to be of cultural heritage value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner(s) of the property, as described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate the property on August 20, 2018 and has caused such notice of intention to designate to be published in The Niagara Falls Review, a newspaper having general circulation in the municipality, on August 18, 2018;

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

AND WHEREAS no objections to Council's Notice of Intention to Designate were received by the City Clerk;

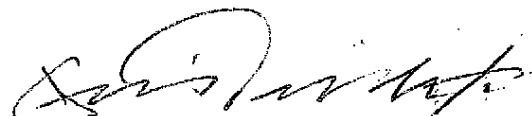
THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. The property, more particularly described in Schedule "A" hereto, known as 2358 Portage Road, is hereby designated to be of cultural heritage 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(s) of the property and upon the Ontario Heritage Trust, 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 thirteenth day of November, 2018.



.....
WILLIAM G. MATSON, ACTING CITY CLERK



.....
JAMES M. DIODATI, MAYOR

First Reading	November 13, 2018
Second Reading	November 13, 2018
Third Reading	November 13, 2018

SCHEDULE "A"

Part of Township Lot 24 Stamford designated as Part 1 & 2, on 59R16232; City of Niagara Falls being part of PIN 64274-307 (LT)

SCHEDULE “B”

REASONS FOR DESIGNATION

The property, locally known as the “halfway” is located on the south west corner of Portage Road and Stanley Ave. The property contains three buildings and one underground cold cellar type structure. The property is known locally as ‘the halfway’ for it was a halfway point used during the operation of a horse drawn railway. The railway ran from Queenston Dock area to Chippawa. The intersection of Stanley Avenue and Portage Road was a halfway point where the horses used to draw the cars up the escarpment from Queenston would be changed for a fresh team of horses to continue the journey to Chippawa. A small settlement grew around the intersection, including a tavern, called The Halfway House, a bakery, a general store and a blacksmith’s shop.

The house on the property is dated c. 1895 and appears to be of later construction than the stone structure that is the subject of this designation. This conclusion has been made due to the fact that the stone foundation of the house is a later type of construction than the stone building as well as its setting is at a slightly different angle than the setting of the stone structure.

The other structure on the property is a wood frame building that may have been a blacksmith’s shop and was later used as a garage.

THE STONE BUILDING

Building measures approximately 6.4 m x 4.4 m = 28.1 m² (300 ft²) and has a low pitched gable roof. The roof is covered with modern asphalt shingles. It is unknown what the original covering may have been.

There are two windows on the sides of the building which are the longest portions of the building. The windows are centred in the side walls and each have limestone lintels and sills, the same as the single door that is set in the end wall, slightly off-set of centre. The walls of the building are rough-cut stone.

The building is set slightly into the ground as evidenced by the step down to the floor of the structure. The interior floor is concrete.

On the inside rear wall there are two holes in the wall. These look as though they were used for chimneys at various times. Photos taken of the interior of the chimneys show them as unobstructed.

The ceiling of the building is made of wood strips approx. 2"-3" in width. The gable roof of the building is not reflected in this flat ceiling. The interior walls have been coated in a plaster type material, which has been removed in some portions and exposes brick and also stone.

A similar small stone building has been researched in the Town of Oakville and it has been discovered that the building was called a stone dairy and from photos of the interior of this building, it seems very similar in construction and interior condition. The white plaster walls and two round chimney or vents are found in the rear wall. This building was said to have been used for the production of butter, which due to its propensity to absorb odours, necessitated its own separate structure to make and store the butter.

The stone used in the building is limestone, likely quarried from the Queenston Quarry, just a short distance north on Stanley Avenue. The stone has scars through it, evidence of how it was quarried, likely in the late 1800's.

There are other properties in the city that have buildings that have been called 'smoke houses' and it could be that this is a building that was used for that purpose. Over time, this building may have had many uses and there does not appear to be any one definitive feature that points to its exact use.

Jon Jouppien, a local, noted Conservationist, restoration expert and stone mason, has described the stone as being "laid in a random rubble coursing with often only one face dressed to give the appearance of regularity in cut stone blocks (ashlar). The lime mortar has deteriorated significantly on all sides of the building.

Mr. Jouppien has suggested that the building may have been originally used as a powder magazine for the storing of explosives for the nearby Queenston Quarry. The solid stone construction with a loosely framed roof meant to allow the release of expanding gases in the event of an explosion; its proximity to the quarry without being on-site; its low framed door opening and apparent changes to the window openings over time, indicating they are later, all of which he feels strongly imply the storage of black powder.

There are other properties in the City that have small stone buildings called smoke houses , which were used for the hanging and smoking of meat. The smoke house would not have evidence of a chimney as the smoke was intended to remain in the building for as long as possible with the smoke dissipating through the roof. There does not appear to be any evidence of soot to support the idea that this building was used as a powder magazine, or open rafters with evidence of hooks to support the functions of a smoke house, nor an earthen floor to support the idea of an ice house.

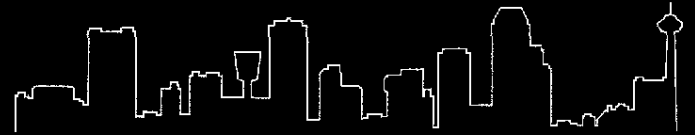
HERITAGE ATTRIBUTES

Key features that embody the heritage value and are important to the preservation of the stone structure at 2358 Portage Road include the following heritage attributes:

- Single storey stone building set slightly into the ground
- Stone laid in random rubble coursing
- Low pitched gable roof
- Window on each side
- Doorway opening on north side
- Limestone lintels
- Prominent setting corner of Portage Road and Stanley Ave
- Association with use of property as 'halfway' point for exchange of horses used in the Erie & Ontario Railroad.



PUBLIC NOTICE



NOTICE OF DESIGNATION

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, and in the matter of the property known as the Stone Building at the Halfway, 2358 Portage Road, described as Part of Township Lot 24 Stamford designated as Part 1 & 2, on 59R16232, City of Niagara Falls being part of PIN 64272-307 (LT).

TAKE NOTICE that on the 13th day of November 2018, the Council of the Corporation of the City of Niagara Falls passed By-law No. 2018-122, to designate the above property to be of cultural heritage value or interest under s. 29, Part IV of the Ontario Heritage Act, R.S.O. 1990 Chapter O.18.

REASONS FOR DESIGNATION:

This site has cultural heritage significance to the City of Niagara Falls through its location within the larger property known as the "Halfway". The property became known as the halfway as it was deemed to be the halfway point used during the operation of a horse drawn railway. The railway ran from Queenston Dock area to Chippawa. The intersection of Stanley Ave and Portage Road was a halfway point where the horses used to draw the cars up the escarpment from Queenston would be changed for a fresh team of horses to continue the journey to Chippawa. A small settlement grew around the intersection including a tavern called the Halfway House, a bakery, a general store and a blacksmith's shop.

The small stone building on the property is thought to have been a small dairy barn used in the production of butter. As butter has a propensity to absorb odors, a separate building was constructed to make and store the butter.

A full Statement of Cultural Heritage Value or Interest can be found in the Planning, Building and Development Division at City Hall.

Dated at the City of Niagara Falls this 3rd day of December, 2018
William G. Matson, City Clerk
City of Niagara Falls

