



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



FEB 05 2014

February 3, 2014

REGISTERED MAIL

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

Dear Ms. Hanna:

**Re: Notice of Passing of By-law - McMurray House
5257 River 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 2014 - 03 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:mb
Attach.

c. Dean Iorfida
S:\HISTORY\INV\River5257\Notice of Designation OHT.wpd

Working Together to Serve Our Community

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

CITY OF NIAGARA FALLS

By-law No. 2014 - 03

A by-law to designate the property known as 5257 River Road, being PIN 64342-0131 (LT) and being further described as Lot 39, Plan 294, Town of Niagara Falls, Niagara Falls, Regional Municipality of Niagara 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 December 2, 2014 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 November 30, 2013;

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

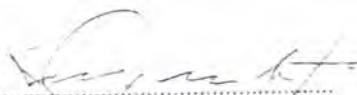
AND WHEREAS no objections to Council's Notice of Intention to Designate were received by the City Clerk;

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 5257 River 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.

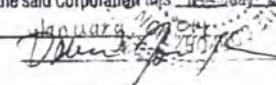
Passed this fourteenth day of January, 2014.


DEAN IORFIDA, CITY CLERK


JAMES M. DIODATI, MAYOR

First Reading: January 14, 2014
Second Reading: January 14, 2014
Third Reading: January 14, 2014

I, the undersigned, ~~Mayor of the Corporation of~~ the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of ~~the~~ By-law 2014-03 of the said City. Given under my hand and the seal of the said Corporation this 14th day of January, 2014.


Clerk

SCHEDULE "A" TO BY-LAW NO. 2014-03

Lot 39, New Plan 294, City of Niagara Falls, Regional Municipality of Niagara.

SCHEDULE "B" to By-law No. 2014 - 03

Description of Property – McMurray House, 5257 River Road

The McMurray House is located on the west side of River Road midway between Otter Street and Eastwood Crescent. It is prominently located on a rise of land and features a large oak tree on the front lawn.

Statement of Cultural Heritage Value or Interest

Historical/Associative Value

The McMurray House was built for William McMurray's new bride in 1893, Grace Menzie. Mr. McMurray is listed in City records as the City's treasurer from 1898 to 1925. Unfortunately, Mr. McMurray died in 1925, but his wife, three sons and later, other members of his family, lived in the house until 1985.

Design/Physical Value

The McMurray House features several elements associated with the Queen Anne architectural style such as the asymmetrical façade with a central tower, the overall large mass, 2 storeys, a steeply pitched roof, tall chimney and verandah. Other features less prominent, although still associated with the Queen Anne style are the windows on the south side that feature smaller panes of glass set above one single large pane below; the evidence of fish scale shingles on the verandah walls and pediment, and the decorative eave brackets and dentils all adding to its overall sense of grandeur. The lower level windows feature an entablature with dentils and brackets incorporated into the surround with a small pediment above the window.

From a copy of the 1932 Fire Insurance Atlas it shows the building is made of wood with a tar and gravel or composite roof covering with a rough cast exterior.

The building foundation is coursed quarry faced stone.

The roof is multi gabled with one gable dormer facing out from the front of the house towards the river and one towards the rear of the property. There is also a gable running parallel to the street.

Many of the windows are double hung and paired on the first and second floors. The shape of the windows is more vertical than horizontal. There are two windows that are single large pane and two nine-light windows located on the rear enclosed porch. There are two large single light windows on the front of the house facing the river with the balance of the windows on the front being vertical. On the north and south elevations of the house there are a pair of frieze-band windows that are hinged at the bottom located in the gable ends. There is also one triple window located on the rear of the house that has storm windows over each section of the window. The storms have 3 vertical lights on either end of the larger central window storm that has six lights. The trim around most of the windows is plain with the exception of the large single light windows which trim includes small dentils located beneath a pediment.

The front door is located within the verandah and features a large single light that is divided in nine and has three vertical panels beneath. The trim around the front door is also plain.

The back door leading off the enclosed porch is also nine lights and sits above 2 horizontal panels. The interior door leading into the house has two lights above the cross created by four inset panels, two smaller over two larger.

The house features a large verandah which wraps around the base of the tower set in the corner of "L". The access to the verandah is by a staircase that leads to front door. The verandah has eight posts and there is in-situ evidence that it was originally clad in fish scale shingles both on the walls and in the pediment, but has been covered in stucco at some time. Like the rest of the house, eave brackets and dentils are also present on the verandah.

There is a large red brick chimney on the north side of the house which extends up through the roof of the house and is very prominent.

The entire house has been covered in stucco at some point in time, but it may not be the original cladding on the house as clapboard siding can be found inside the rear enclosed porch.

The property also contains a garage at the rear of the property that is accessed from River Lane. The lane runs behind all the properties on this section of River Road as not all properties have a driveway entrance from River Road.

The house features several interior elements that are very unusual and speak to the character of the Queen Anne style. In the front entrance or foyer, there is decorative gingerbread fretwork supporting the staircase to the second storey. The detailed woodwork seen in the staircase, ceiling medallions, fireplace mantel, cove moulding, baseboard are all part of the overall decorative elements associated with the Queen Anne style of architecture. In addition to this wood detailing, there are two large ionic columns separating the living room or front parlour from the dining room. These columns extend from the floor to the ceiling and have fluted channels, typical of the Ionic order columns. Some other features are the embossed doorknobs and hinges found on all the main floor doors and the parquet flooring in the living and dining room.

Contextual Value

The McMurray house, as is the case with most Queen Anne style houses, was a large house and built for a prominent member of the community who was relatively well-to-do. As the City treasurer, Mr. McMurray would have been considered to be a prominent member of the community. The house sits prominently on a rise of land on River Road and when first built would have had scenic views down into the gorge and up and down the river, but now visibility is reduced due to the growth of the trees in the gorge. The other houses along this section of River Road are of similar size and scale and would likely have been built for other prominent citizens of the day.

The property also features a Red Oak tree prominently on the front lawn. The tree has been estimated to be between 25-250 years old and is in relatively good health at the time of the writing of this by-law.

Description of Heritage Attributes

Key elements that embody the heritage value and are important to the preservation of 5257 River Road include the following interior and exterior heritage attributes:

Interior:

- Decorative wood spindle work under the staircase in main entrance
- 2 ionic order columns in between living room and dining room

Exterior:

- Two storey asymmetrical structure
- Steep roof and large chimney
- Large verandah with fish scale shingles
- Large prominent central tower
- Eave brackets
- Prominent location on rise above River Road
- Large red oak tree on front lawn estimated to be 225-250 years old
- Association with William McMurray, former City Treasurer