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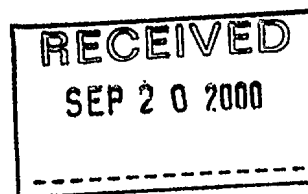


Planning & Development Department

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Doug Darbyson
Director



September 15, 2000

REGISTERED MAIL

Ontario Heritage Foundation
10 Adelaide Street, East
Toronto, ON M5C 1J3

Dear Sir or Madam:

**Re: Notice of Passing of By-law - Bampfield Hall
4761 Zimmerman Avenue, Niagara Falls**

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 historic and architectural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990. Enclosed is a copy of By-law 2000-193 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 at extension 4231.

Yours truly,

Alex Herlovitch
Deputy Director of Planning & Development

AH:gd
Encl.

c. E. C. Wagg, City Clerk

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9/25/00
RC ✓

CITY OF NIAGARA FALLS

By-law No. 2000- 193

A by-law to designate the property known as Bampfield Hall, being PIN No. 64328-0224(LT) within the City of Niagara Falls, to be of historic and architectural value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, S. 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 historic value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner of the property as described in Schedule "A" hereto and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to designate to be published in a newspaper having general circulation in the municipality on June 17, 2000;

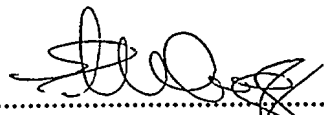
AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

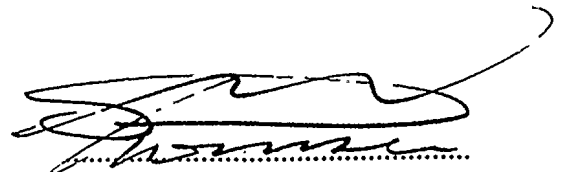
AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality.

NOW THEREFORE 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 Bampfield Hall, is hereby designated to be of historic 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 of the property and upon the Ontario Heritage Foundation, 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 11th day of September, 2000.


.....
E. C. WAGG, CITY CLERK


.....
WAYNE THOMSON, MAYOR

First Reading	September 11, 2000
Second Reading	September 11, 2000
Third Reading	September 11, 2000

SCHEDULE "A" to By-law No. 2000-193

DESCRIPTION

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly Town of Niagara Falls and being composed of Lot 9, Block E, Plan 999-1000, identified as PIN No. 64328-0224(LT).

SCHEDULE "B" to By-law No. 2000 - 193

Heritage Significance:

The property was purchased by James Bampffield Jr. in 1872 for \$600. In 1879 he sold the property to Mary Bampffield for \$4,000. The increase in value indicates that James built a house shortly after he bought the land.

The Bampffields were an important family in the economic development of Niagara Falls in the 19th and 20th centuries. The Bampffields emigrated from Devonshire, England in 1834 and initially settled in Kingston, Ontario, arriving in Niagara Falls about 1860. James Bampffield (the elder) owned and operated the Great Western Restaurant at the Railway Station of Bridge Street. He was also a stockholder in the Niagara Falls Electric Light and Power Company started in 1891. James was the owner of the Morningstar and Bampffield Insurance Company, later Mortimer and Bampffield Insurance Company.

The house remained in the Bampffield family possession until 1969.

Architectural Significance:

The house is a blend of the Gothic Revival Style and the Second Empire Style. The gables exhibit gingerbread trim and a variation of the pointed (lancet) windows associated with Gothic details. The tower, with its brackets and iron cresting (previously along the roof ridge), are details common to the Second Empire period. The roof was originally slate with scalloped details.

The windows retain their original sash. The front door, located in the base of the tower, retains the cut and etched glass panel in the upper section of the door. The house is constructed of red brick which has been painted. The front porch is a replacement of the original and probably was constructed during the first 10 to 15 years of the 20th century.