



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**.



April 27, 2015

[REDACTED]

2922 St. Paul Avenue
Niagara Falls, ON L2J 2L4

Dear [REDACTED]:

**Re: James Oswald House
2922 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\StPaul2922.dpl\Designating Bylaw Ltr.docx

Working Together to Serve Our Community

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



**NOTICE OF
AMENDING BY-LAW NO. 2014-140**

**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

**JAMES OSWALD HOUSE
2922 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 78-70 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

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 No. 2014-140. Given under my hand and the seal of the said Corporation this 11th day of November 2014. Deputy Clerk

CITY OF NIAGARA FALLS

By-law No. 2014 - 140

A by-law to amend By-law No. 78-70, being a by-law to designate 2922 St. Paul Avenue, known as the James Oswald House, to be of cultural heritage value and significance.

WHEREAS By-law No. 78-70 designated the James Oswald House located at 2922 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 of the property;

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

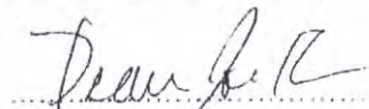
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

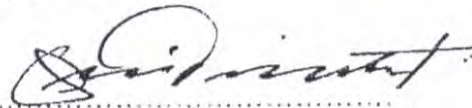
THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law 78-70 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 78-70 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

SCHEDULE "A" to By-law No. 2014-140

Part Road Allowance between Lot 36 & 37 Stamford (as closed by By-law RO89305); Part road allowance between Township Lots 43 & 44 Stamford (as closed by By-law RO89305) Part Township Lot 37 Stamford; Part Township Lot 43 Stamford being Part 2 on 59R-8429; Part road allowance between Township Lots 36 & 37 Stamford (as closed by By-law RO89305); and Part road allowance between Township Lots 43 & 44 Stamford (as closed by By-law RO89305); Part Township Lots 36 & 44 Stamford being Part 1 on 59R-14168; Part road allowance between Township Lot 43 & 44 Stamford (as closed by SN283700) being Part 2 on 59R-14168; subject to an easement in gross over part road allowance between Township Lots 43 & 44 Stamford and part road allowance between Township Lots 36 & 37 Stamford (as closed by By-law RO89305) being Part 1 on 59R-14168 as in SN347001; subject to an easement over Part 1 Plan 59R14971 in favour of Lots 4 and 13 Plan M40, Part Block B Plan M40, Part 1 Plan 59R3785 as in SN387351.

SCHEDULE "B" to By-law No. 2014-140

Description of Property – Oswald House, 2922 St. Paul Avenue

The Oswald House is located on the northeast corner of St. Paul Avenue and Church's Lane. Built circa 1845, the house is an excellent example of a Regency style cottage, and retains most of its original components. It holds a prominent position on the street corner bordered on two sides by a stone wall with iron fence.

Statement of Cultural Heritage Value or Interest

James Oswald was an American-born businessman who, along with his brother, owned the Stamford Springs Brewery in nearby St. David's. It was one of two breweries in operation in Niagara Falls at the time; both were said to have been the largest industries in the city during this period. The Stamford Springs Brewery was built in 1836 by John H. Sleeman, a renowned brewer throughout Upper Canada. Sleeman sold the brewery to Mr. I.A. Hatt, who later sold it to Mr. Oswald. By 1876, the operation spanned seven buildings, indicating the business' growth and success. When the brewery closed in 1918, it was converted to a dance hall and also a spring water bottling works. Oswald also owned the Whirlpool Inn, another designated property in the City of Niagara Falls, for nearly 30 years.

In addition to his own business operations, Oswald was also a business partner of Samuel Zimmerman, another very prominent businessman in the area. Attributed as the founder of the Town of Clifton, Zimmerman enlisted Oswald and other contractors to aid in the reconstruction of the Welland Canal, the Grand Trunk railway, and several other business ventures throughout the Niagara area.

The James Oswald House is one and a half storey dwelling with a symmetrical five bay façade. Built in a rectangular form, the exterior of the house is stucco with a rubble stone foundation. The house has a low pitched gable roof clad in fibre glass shingles, with a small shed dormer facing the west (front). The dormer, which contains a horizontal window opening, is a later addition to the house, built sometime after 1927. Two large inset chimneys are located approximately a quarter of the roof length in from the gable ends.

The west (front) façade features a central door and two sets of French doors on either side. Photographs taken in the early 20th century show louvered shutters on either side of these French doors, but they have since been removed. The central doorcase features the original six panel door flanked by 4 paned sidelights and pilasters on either side. The house features a broad veranda, characteristic of the Regency style, along the west (front) and south facades of the house. The verandah once extended along a portion of the rear facade, but has now been filled in and forms part of the interior living space. The veranda has a bell cast roof supported by wooden trellis, known as "Stamford Treillage". The treillage consists of two posts with diamond pattern lattice between. Each treillage is interconnected with an elliptical wood arch which springs from a small wood corbel. In the spandrel of the arch is an open fan like pattern in wood. The

upper level of the house features two windows on either gable end that have had the original 6 over 6 windows restored. On the south façade, beneath the veranda, are two more French doors.

A stone wall with iron fence borders the property on two sides. The iron work, completely restored in 2011/2012, is said to have been brought to Canada from England and may have been added later, circa 1860. The fence is made of cast iron, in a scroll work pattern and is mortised to the stone caps with lead. The stone wall is comprised of rubble stone with cut stone caps. Caps of two different widths are present. Those on the east/west section (Church's Lane) are wider than those used on the north/south (St. Paul Ave) section. At some time, one wider cap, salvaged from a demolished part of the east/west section of the wall was used to replace a cap in the north/south section suggesting that the wall was damaged and repaired at some time. The fence features a gate in the centre of the fence along the west side.

Prior to the extensive restoration work completed in 2006, the house had several small additions at the rear of the house. These additions were removed in favour of one large addition to the rear of the house including a garage.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 2922 St. Paul Avenue include the following heritage attributes:

- one and a half storey dwelling with a symmetrical five bay façade
- stucco exterior with a rubble stone foundation
- low pitched gable roof clad in asphalt shingles
- two large inset chimneys
- central door features the original six panel door flanked by 4 paned sidelights and pilasters
- two sets of French doors on either side of central door with another two sets on the south elevation (six sets total)
- broad veranda along the west (front) and south facades of the house featuring a bell cast roof supported by a wooden trellis, known as "Stamford Treillage"
- treillage consists of 2 posts with diamond pattern lattice with interconnected elliptical wood arches springing from a wood corbel
- two 6 over 6 sash on either gable end
- stone wall with iron fence bordering the property on two sides; made of cast iron, in a scroll work pattern and is mortised to the stone caps with lead
- owned by James Oswald, a prominent business man in the Niagara area, owner of one of the most profitable industries of his time, and business partner to Samuel Zimmerman, founder of the Town of Clifton
- proximity to Portage Road and on the corner of two historic streets in the former Township of Stamford