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April 23, 2015

[REDACTED]
4761 Zimmerman Avenue
Niagara Falls, ON L2E 3M8

Dear [REDACTED]

**Re: Bampfield Hall
4761 Zimmerman 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. 2014-146**

**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

**Bampffield Hall
4761 Zimmerman Avenue**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 2000-193 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 2000 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 - 146

A by-law to amend By-law No. 2000-193, being a by-law to designate 4761 Zimmerman Avenue, known as Bampffield Hall, to be of cultural heritage value and significance.

WHEREAS By-law No. 2000-193 designated the Buchner House located at 6172 Buchner Place 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 WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled;

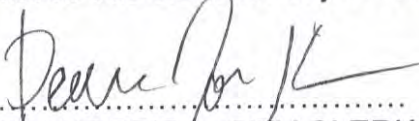
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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 2000-193 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
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 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. 2014-146

Lot 9, Block E, Plan 999-1000, Town of Niagara Falls, Niagara Falls.

SCHEDULE "B" to By-law No. 2014-146

Description of Property – Bampfield Hall, 4761 Zimmerman Avenue

Bampfield Hall is located on Zimmerman Avenue near the Morrison Street intersection. Its recognizable Gothic attributes are an integral part of the area's unique historical character, which in turn contributes to the wider heritage setting of the City.

Statement of Cultural Heritage Value or Interest

As one of the most prominent families in the City of Niagara Falls, the Bampfields played a crucial role in the City's economic and commercial development. Having emigrated from Devonshire, England in 1834, they had initially resided in Kingston, Ontario before settling in Niagara Falls around 1860. Shortly after their arrival, they had commissioned the construction of their first home on Bampfield Street (now known as the "First Bampfield House"), and had lived there for over a decade. In 1872, James Bampfield purchased the subject property from John H. Cannon for a sum of \$600. The construction of the house itself, attributed to Margaret Bampfield's distaste for their first home, is believed to have been completed circa 1875 based on an increase in property value in subsequent years.

As a leading citizen of the Town of Clifton, James Bampfield had owned and operated the Great Western Restaurant at the C.N.R Station on Bridge Street, and held stock in the Niagara Falls Electric Light and Power Company. He was also the owner of the Mortimer and Bampfield Insurance Company, later known as the Morningstar and Bampfield Insurance Company. James and Margaret Bampfield moved into the small cottage next to the property near the turn of the century when their son, John Joseph Bampfield, a customs collector and former City Alderman, occupied the larger house. The property remained with the Bampfields until it was finally sold by the family in 1969.

Bampfield Hall is a two storey dwelling with a rubble stone foundation. Its exterior is composed of bricks laid in stretcher bond which has been painted over several times since the mid-20th century. First coated in white and then a bright blue, the brick was painted in 2009 in a method known as "re-painting" to match the original look of the house. The building incorporates an asymmetrical three bay façade and a three storey square tower. In accordance with the Second Empire architectural style, the tower features a high-pitched mansard roof with bracketing beneath the eaves. The tower's original iron cresting was re-established in 2007, and is now placed on the roof's ridge. The tower also incorporates a gabled dormer on each façade containing bull's-eye openings. Its current aluminium siding is a replacement of the original scalloped slate shingles.

The roof was originally clad in slate shingles and is built in the jerkin head style. Like the tower, it features iron cresting along the ridge of the roof. The gables exhibit gingerbread trim with drop finials at their ends, an element of the Gothic revival style. Also in keeping with Gothic revival architecture are the paired lancet

windows found beneath each of the gables. These windows, as well as featuring a flat brick arch and moulded trim, each share a mullion. The space between the pointed windows contains a recessed wooden panel with an ornamental decoration. Extending across the front (east) façade, and part way into both the north and south façades, is the building's characteristic veranda. Restored in 2004 and again in 2013, the veranda features a closed gable pediment, dentils and fish scale siding. It is supported by several plain columns with simple capitals. The pediment itself is supported by four of these columns and features dentils, heavy crown moulding and a fish scale pattern tympanum. The front entrance, located in the base of the tower, retains the cut and etched glass panel in the upper section of the door.

Apart from the paired lancet windows found beneath the gables and the singular lancet windows located on both the front (east) and north façades of the tower, the rest of the fenestration consists primarily of segmental windows. A paired segmental 1 over 1 window with moulded trim is placed on the left of the front entrance. A singular segmental window with similar surrounds was placed to the right of the entrance. On the south façade is a triangular bay window featuring two segmental window openings, a bracketed entablature and wooden pilasters. The north façade features a short segmental 2 light window with a flat brick arch. The windows retain their original sash.

An additional two wings are attached to the back of the building. The first wing is one and a half storeys in height and is visible from the north façade. The second wing is one storey and features a relatively high gable.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4761 Zimmerman Avenue includes the following heritage attributes:

- two storey dwelling with a rubble stone foundation, composed of bricks laid in stretcher bond
- brick painted in 2009 in a method known as "re-painting" to match the original red brick
- asymmetrical three bay façade
- three storey square tower with a high-pitched mansard roof
- tower features bracketing beneath the eaves
- iron cresting along the ridge
- four gabled dormers in the tower containing bull's-eye openings
- Dormers had original scalloped slate shingles.
- roof originally clad in slate shingles and is built in the jerkin head style
- Gables have gingerbread trim, associated with Gothic revival details.
- paired lancet windows found beneath each of the gables
- front elevation has a closed gable pediment and fish scale siding
- veranda supported by 9 columns
- pediment supported by 4 columns and features a series of dentils, heavy crown moulding and a fish scale pattern tympanum

- front entrance has a cut and etched glass panel in the upper section of the door; a pair of 1 over 1 windows on the left and single window on the right
- Projecting bay featuring two segmental window openings, a bracketed entablature and wooden pilasters.
- two wings at rear of the main house
- connected to the Bampfild family, who contributed to the social and economic development of the City