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April 23, 2015

[REDACTED]
4851 River Road
Niagara Falls, ON L2E 3G4

Dear [REDACTED]:

**Re: Doran Marshall Burke House
4851 River Road**

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\River4851.dp\Designating Bylaw Ltr.docx

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. 2014-147**

**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

**Doran Marshall Burke House
4851 River Road**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 86-65 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 1986 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 - 147

A by-law to amend By-law No. 86-65, being a by-law to designate 4851 River Road, known as the Doran Marshall Burke House, to be of cultural heritage value and significance.

WHEREAS By-law No. 86-65 designated the Doran Marshall Burke House located at 4851 River Road 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;

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

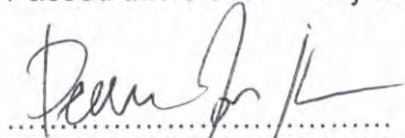
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

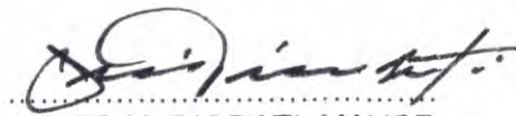
THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law 86-65 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 86-65 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 - 147

Part Lot 70 Plan 283 Town of Niagara Falls; Part Lot 71 Plan 283 Town of Niagara Falls, as in RO319847; Niagara Falls.

SCHEDULE "B" to By-law No. 2014 - 147

Description of Property – Doran-Marshall-Burke House, 4851 River Road

The Doran-Marshall-Burke house is located on the northwest corner of Ellis Street and River Road. The house and its carriage house are well preserved and excellent examples of Queen Anne revival style architecture. The main house features a large rounded corner tower and yellow brick composition and is often seen in textbooks of architecture in Ontario.

Statement of Cultural Heritage Value or Interest

The Doran-Marshall house was built in 1886 by William Lowry Doran, a prominent businessman in Niagara Falls. Along with his brother Charles, he owned the Dominion Suspender Co., one of the city's earliest manufacturing industries. Doran was one of the original investors of the city's first electric plant, the Niagara Falls Electric Light and Power Company. In fact, the Dominion Suspender Co. building was the first factory to receive electricity from the company. Doran also served as one of the original members of the Niagara Falls Board of Trade in 1889.

The building's second owner was John W. Marshall, a well-known educator and Senior Inspector of Public Schools. The public elementary school on St. James Street in the city of Niagara Falls was named in his honour. John Marshall was a devout Presbyterian and a member of the Drummond Hill Presbyterian Church and clerk of the Kirk Session. He was also on the executive of the Board of Education of the Presbyterian Church in Canada. During its time, the Doran-Marshall Residence served as an unofficial social club and was often the hub of social activities.

Design/Physical Value

The Doran-Marshall-Burke house is a two storey structure built in the Queen Anne revival style. It is constructed of yellow brick laid in stretcher bond, with dichromatic brick work used on the building's decorative features. Limestone blocks make up the building's foundation, while further stonework is used on the building's corbelled southwest corner. Shingling is also used on portions of the south façade. Much of the building has been restored through efforts beginning in the late 20th century.

The building's front façade faces towards the east and is made up of a complex rectangular shape with multiple-gables and articulated façades. A large, curved verandah, restored in 1988, extends across the east (front) and south sides. It has modern steel roofing, dentils under the eaves, and several Doric order columns. On the east (front) façade, the verandah terminates in a closed gabled pediment, under which is the building's front entrance. The south end of the verandah ends in an enclosed porch area (a modern alteration by the current owner), with a low-pitch gabled roof and eave returns. The porch features a Palladian window. Adjacent to the porch is a multi-paned rectangular window with a heavy stone jamb and sill. On the second storey, directly above this window, the wall is dressed in half-cove shingling and is projected forward from

the building. Featuring another multi-paned rectangular window with detailed surrounds, the half-cove shingling of this storey continues up into the gable end where an aureole window is in place. Additionally, two windows identical to the detailed opening on the corner tower are found on the first storey of the east (front) façade.

Notably, the house features a rounded tower on the southwest corner. The tower's cone-shaped roof is supported by several wooden brackets and is clad in alternating rectangular and scalloped cedar shingles. A rectangular window opening is incorporated into the tower, and features a round, brick hood mould with corbelled label stops and a plain limestone sill. A brick pattern of alternating yellow and red bricks is found directly beneath the hood mould. An outset brick chimney is located on the south façade and another on the west (rear) façade.

The house features a multi-gabled roof with a built-in cornice gutter. It is decorated with scalloped cedar shingles, dentil moulding, and acorn drops under the eaves. The east (front) façade features two gable ends dressed in vertical wood slat siding, each containing an ogee window opening with plain surrounds. On the gable closest to the corner tower, brackets are placed on either side of the ogee window and support a simplified pediment.

The coach house is located in the northwest corner of the property. It is an "L" shaped building, with the longest section extending towards the south end of the property. The longest section of the structure features a medium-pitch hip roof with a shingle dressed shed dormer. The roof is cedar shingles which were restored in 2011. On its south façade is a window opening, with a simplified pediment and matches the shape and materials of the roof. On the east façade of the coach house are four 24 light windows with segmental arches. The coach house has been converted to a dwelling and is used as part of the current bed and breakfast operation of the property.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4851 River Road includes the following heritage attributes:

- two storey Queen Anne revival style
- multi-gabled roof with a built-in cornice gutter with scalloped cedar shingles, dentil moulding, and acorn drops under the eaves
- rounded tower on the southwest corner
- constructed of yellow brick laid in stretcher bond
- limestone block foundation
- cone-shaped roof on the corner tower with wooden brackets and rectangular and scalloped cedar shingles
- two outset chimneys on the south and west façades
- two gable ends with vertical wood slat siding, each containing an ogee window opening with plain surrounds
- sweeping curved verandah with modern steel roofing, dentils, and seven Doric order columns
- a number of window styles, including coloured glass transom, diamond cross patterns, and multiple square panes

- building's fenestration primarily consists of rectangular window openings with plain limestone sills and flat brick arches; four windows on the west (rear) façade, six on the north façade, and three on the east (front) façade
- two-storey coach house incorporating many of the features of the main building, including a cedar shingle roof, yellow brick construction, and articulated façades
- Known for its association with Doran and Marshall Families both of whom were influential in the community