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June 6, 2011



Mr. Richard Moorhouse
Executive Director
Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Mr. Moorhouse:

**Re: Amended Reasons for Designation
Spence Weaver Homestead
6590 Dunn Street**

Please find enclosed a copy of the Notice of Intention to Amend and the amended Designating By-law which was registered on title to the property on June 6, 2011. A notice of the amended by-law will appear in the Niagara Falls Review on Saturday, June 11, 2011.

Should you require any additional information, or have any questions, please contact me. I can be reached by telephone at 905-356-7521 ext. 4334 or e-mail pboyle@niagarafalls.ca.

Yours truly,

Peggy Boyle
Assistant Planner

PB:mb
Attach.

S:\HISTORY\INV\Dunn6590.dp\OHTNoticeofPassing of Amend.Bylaw.ltr.wpd

Working Together to Serve Our Community

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CITY OF NIAGARA FALLS

By-law No. 2011 - 59

I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of By-law 2011-59, dated May 16, 2011, of the said City. Given under my hand and the seal of the said Corporation this 6th day of June, 2011.

[Signature] Clerk

A by-law to amend By-law No. 78-66, being a by-law to designate the property known as the Spencer Weaver Homestead, 6590 Dunn Street within the City of Niagara Falls, which aforesaid by-law deemed the property to be of cultural heritage value and interest.

WHEREAS By-law No. 78-66 was passed by the Municipality on April 17, 1978 designating the property at 6590 Dunn Street as having architectural value and historical interest;

AND WHEREAS the Ontario Heritage Act, R.S.O. 1990, s. 30.1 allows the Council of a municipality to enact amending by-laws 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 Council of the municipality proposes to amend Schedule "A" in By-law No. 78-66 to include additional lands;

AND WHEREAS the Council of the municipality proposes to update the Reasons for Designation described in Schedule "B" of By-law No. 78-66, now called the Statement of Cultural Heritage Value;

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 amended Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of proposed amendment for the property on March 23, 2011 and has caused such notice of proposed amendment to be published in The Niagara Falls Review, a newspaper having general circulation in the municipality, on March 26, 2011;

AND WHEREAS the amended legal description is set out in Schedule "A" and amended reasons for designation are set out as Schedule "B" hereto;


AND WHEREAS no appeal was lodged against the proposed amendments;

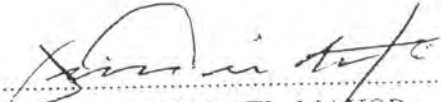
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law No. 78-66 is hereby amended by repealing Schedule "A" and Schedule "B" in their entirety and replacing Schedule "A" and Schedule "B" as 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, 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 sixteenth day of May, 2011.


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DEAN IORFIDA, CITY CLERK


.....
JAMES M. DIODATI, MAYOR

First Reading:	May 16, 2011
Second Reading:	May 16, 2011
Third Reading:	May 16, 2011

SCHEDULE "A"

Lot 18 PL NS 25, Niagara Falls; S/T RO 193070 and Part of Lot 15 PL NS 25, Niagara Falls described as Parts 1 & 5 on Reference Plan 59R-14208; S/T RO 193070, City of Niagara Falls, Regional Municipality of Niagara.

SCHEDULE "B"

Statement of Cultural Heritage Value

The property known municipally as 6590 Dunn Street is recommended for designation pursuant to s. 29, Part IV of the Ontario Heritage Act, based on its historical associative value and its design value.

Historical Associative Value

The lands were originally part of a 94 ha (232 ac.) parcel of land owned by the Skinner family who were United Empire Loyalists. In the 1830's, they contracted with Henry Spence, a local stone mason/bricklayer to build a house. In 1854, Andrew Skinner sold approximately 28.3 ha (70 ac.) to Henry Spence. Mr. Spence lived there for the next 31 years until he sold the farm, including the homestead to George Messinger. The Messinger family lived on the farm for a brief 8 year period before selling to the Weaver family, who operated a dairy farm on the property for the next 78 years until 1971. The farm was sold in 1971 and in 1973, a Plan of Subdivision was registered on the land as the 28.3 ha (70 ac.) was subdivided into smaller residential lots for single detached homes. Through this process, the lot was separated into two parcels: one with the house and the other, essentially the front yard. The latter lot was deeded to the City during the subdivision process.

The developer worked with the previous owners to retain the view of the original farm home by entering into a renewable agreement with the City that the lot fronting onto Dunn Street would be kept undeveloped as long as the lot was maintained and kept in good order by the home owner. The lands between Dunn Street and the dwelling provide an important setting for the dwelling. More recently, the City deemed the lot surplus and sold it to the owners of the Spence Weaver House. No development is permitted in the area in front of the dwelling. The yard features a number of mature evergreen trees. The City's Zoning By-law has been amended to preclude development on the lot.

Architectural Value

Information from City files recounts that the house was constructed in a number of stages, the first, presumably, was the settler's cabin built around 1800 and then the front portion built by Henry Spence, in the 1830's. A subsequent single storey addition on the west side is said to have been built in 1834. A brick scullery containing the well preserved remains of a cauldron, bread oven, well and an engraved iron plate dated 1827 adjoins the cabin portion of the house.

Because the house evolved rather than being built in one period, the architecture combines details from several periods resulting in a local vernacular which is not easily categorized. The overall design of the house is a two storey, red brick structure, simple in its rectangular form with a 1 storey wing extending to the west and a 1 storey tail. A low pitched front facing gable roof distinguishes the two storey portion. It features shallow eaves and lack of decorative features which are characteristic of the Georgian style. A chimney on the south end of the two storey portion is inset from the gable end.

The 2 storey portion of the house exhibits an asymmetrical 3 bay opening with an off-set front door on the front facade. The front door opening features a double rowlock arch. The front door has a double light transom above the door and sidelights with four lights that extend to the top of the

opening. The window openings on the front facade have segmental arches with a single rowlock course above each shuttered window resting on stone sills. The windows are all six over six. The segmental arches are more in keeping with the Italianate style.

The east elevation of the two storey portion features a single roundheaded opening containing an inset doorway. The ground floor has one window that is located to the left of the doorway. The second storey windows on the east side are set in a pair above the roundheaded doorway in the centre of the facade.

The single storey red brick wing on the west side of the 2 storey house is said to have been the last addition and was built in 1834. There are two window openings on the front facade only, seemingly placed to balance the existing front facade. The chimney is inset slightly from the gable end on the west end.

The tail of the house is believed to be the original settler's cabin based on its layout of 1 large central room with 2 slip rooms and attached brick scullery said to have been erected circa 1800. The scullery is presently accessed via double doors from the existing kitchen. The cabin features a doorway set between two windows on the east facade with 2 small windows in the gable end on the south. It appears as though a second storey window on the end of the two storey house has been bricked in, perhaps due to a replacement roof on the settler's cabin from a flat roof to a gable roof.

Each of the additions feature the same simple gable style roof.

The structure has a rubble stone foundation with a ashlar cut limestone sill. The brick is laid in an English bond pattern with a header course every eight rows.

A verandah along the north side of the house has been recreated using historical photographs of the house. A faint shadow or 'ghost' of the structure as well as the nailing blocks that would have supported the roof structure helped determine the design and location of the verandah.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 6590 Dunn Street include the following heritage attributes:

- Form and setting of the house on the remaining portion of the original homestead;
- Simple but solid, 2 storey red brick dwelling with simple low pitched gable style roof and shallow eaves;
- 3 bays placed asymmetrically across front facade with 2 additional bays on wing addition on the west side;
- 6/6 windows
- Front door with double light transom above the door and sidelights that extend to top of the opening with rowlock arch;
- Brick scullery on west side of 2 storey portion;
- Lack of decorative features;
- Rubble stone foundation with ashlar cut limestone sills;
- Recently re-established verandah along north facade of 2 storey portion.