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The City of  
Niagara Falls  
Canada



City Hall  
Niagara Falls, Ontario  
L2E 6X5  
(416) 356-7521

April 2nd, 1986.

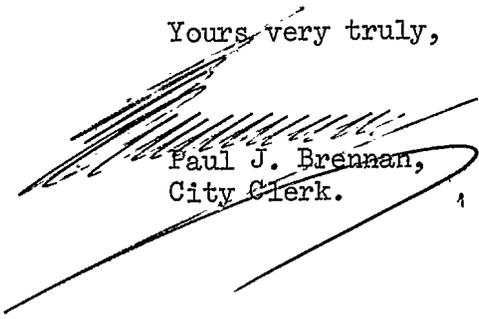
Ontario Heritage Foundation,  
7th Floor,  
77 Bloor St. West,  
Toronto, Ontario.  
M7A 2R9.

Dear Sirs:

As required under the provisions of the Ontario Heritage Act,  
I have enclosed two certified copies of By-law No. 86-65 which was passed  
by the Council of the City of Niagara Falls on March 24th, 1986.

The By-law designates the "Marshall/Doran Residence and  
Coach House" in the City of Niagara Falls as having architectural value  
and historical interest.

Yours very truly,

  
Paul J. Brennan,  
City Clerk.

RS  
Encl.

CITY OF NIAGARA FALLS

By-law No. 86 - 65

.....

A by-law to designate the "Marshall/Doran" Residence & Coach House at 4851 River Road of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS The Council of the Corporation of the City of Niagara Falls has caused to be served upon the owner of the lands and premises municipally known as 4851 River Road, commonly known as the Marshall/Doran Residence & Coach House, and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Municipality once for each of 3 consecutive weeks;

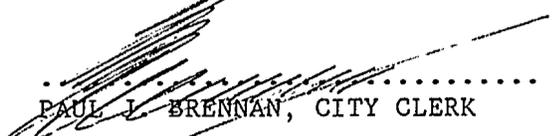
AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

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. That the real property more particularly described in Schedule "A" hereto, known as the Marshall/Doran Residence & Coach House at 4851 River Road, be designated as being of architectural value or 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 aforesaid 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 24th day of March, 1986.

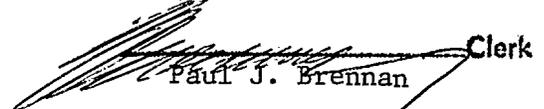
  
.....  
PAUL J. BRENNAN, CITY CLERK

  
.....  
WILLIAM S. SMEATON, MAYOR

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.....

First Reading: March 24th, 1986.  
Second Reading: March 24th, 1986.  
Third Reading: March 24th, 1986.

By-law No. 86-65  
of the said City. Given under my hand and the seal of the said Corporation this 2nd day of April 1986

  
Clerk  
Paul J. Brennan

SCHEDULE "A"

to

CITY OF NIAGARA FALLS

By-law No. 86 - 65

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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 in the Town of Niagara Falls, in the County of Welland) and being composed of those parts of Lots numbers 70 and 71 according to Plan No. 603 for the Town of Niagara Falls, now known as Plan 283, more particularly described as follows:

COMMENCING at the northeast angle of said Lot 70;

THENCE westerly in and along the northerly boundary of said Lot 70, a distance of 150 feet;

THENCE southerly and parallel to the westerly limit of said Lots 70 and 71 to the southerly limit of said Lot 71;

THENCE easterly in and along the southerly limit of said Lot 71, which is the northerly limit of Ellis Avenue a distance of 98 feet 6 inches more or less to the southeast angle of said Lot 71;

THENCE in a northeasterly and northerly direction along the westerly limit of Front Street and Clifton Avenue, being the easterly limits of Lots 70 and 71 to the northeast angle of said Lot 70 being the place of beginning. Said lands described in Instrument No. 319847 registered on October 6th, 1978.

SCHEDULE "B"

to

CITY OF NIAGARA FALLS

By-law No. 86 - 65

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REASONS FOR DESIGNATION OF THE MARSHALL/DORAN RESIDENCE & COACH HOUSE

The Marshall/Doran residence and coach house, located at 4851 River Road was built in approximately 1886. Both structures are architecturally significant, and are unique to the area in both style and materials, as well as being culturally and historically important. The architectural style of the home is considered to be a prime example of the Queen Anne revival in Ontario. It is a very well preserved example of construction and is in excellent condition. The interior of the home, as well, is extremely attractive and unique. The adjacent coach house which has space for a coachman's quarters alludes to the opulent lifestyle of the owners in a former era.