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**Planning & Development Department**

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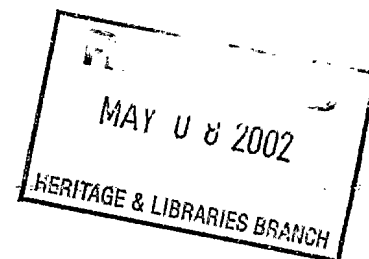
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*File*

April 17, 2002

**REGISTERED MAIL**

Ontario Heritage Foundation  
10 Adelaide Street, East  
Toronto, ON M5C 1J3



Dear Sir or Madam:

**Re: Notice of Passing of By-law - Leeming House  
5781 Highland Avenue, Niagara Falls**

The Council of the Corporation of the City of Niagara Falls has passed a by-law which designates the above-noted land and building as property of historic and architectural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990. Enclosed is a copy of By-law 2002-054 which includes the reasons for the designation. A public notice advising of the passing of this by-law was being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act.

Should you have any questions or require further information, please contact me at extension 4342.

Yours truly,

William Matson  
Assistant Planner  
Ext. 4342

19 -U4- 2002

WM:am  
Encl.

c. Dean Iorfida, City Clerk

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*19 -U4- 2002*

## CITY OF NIAGARA FALLS

### **By-law No. 2002-054**

A by-law to designate the property known as the Leeming House, 5781 Highland Avenue, being PIN No. 64314-0055(LT) within the City of Niagara Falls, to be of historic and architectural value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, S. 29 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and/or structures thereon, within the municipality to be of historic value or interest;

AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served upon the owner of the property as described in Schedule "A" hereto and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to designate to be published in a newspaper having general circulation in the municipality on December 15, 2001;

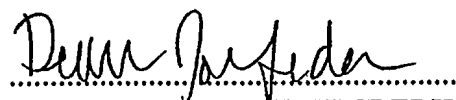
AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

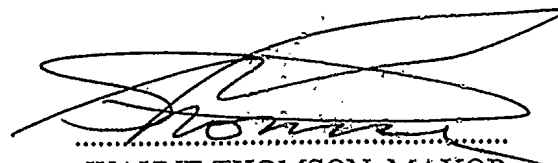
AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality.

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

1. The property, more particularly described in Schedule "A" hereto, known as the Leeming House, is hereby designated to be of historic value and 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 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 eighteenth day of March, 2002.

  
.....  
DEAN IORFIDA, CITY CLERK

  
.....  
WAYNE THOMSON, MAYOR

First Reading	March 18 <sup>th</sup> , 2002.
Second Reading	March 18 <sup>th</sup> , 2002.
Third Reading	March 18 <sup>th</sup> , 2002.

**SCHEDULE "A" to By-law No. 2002-054**

**DESCRIPTION**

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 the Township of Stamford and being composed of all lots Nos. 19, 21 and 23, according to registered Plan No. 32, identified as PIN No. 64314-0055 (LT).

## **SCHEDULE "B" to By-law No. 2002-054**

### **Heritage Significance:**

The property was purchased in 1821 by Margaret Hickman Shaw, whom the Reverend William Leeming married in 1823. Reverend William Leeming was the second Church of England Missionary to the Niagara Peninsula and the first Anglican minister in the area. The Reverend oversaw the building of several churches within the boundaries of present day Niagara Falls.

After Reverend Leeming died in 1863, the property came under various ownerships. In 1913, it was purchased by brothers, Yves Marie Biller and Yves Biller. The Biller family operated a produce distribution business in the City. The fact that the property has remained in the ownership of the Biller Family for 88 years has meant that the house was respected for its past and was not subjected to major renovations over time. The house is an architectural time capsule with an interesting history.

### **Architectural Significance:**

The house is thought to have been constructed just after the War of 1812, perhaps prior to 1821, and its lean-to addition possibly shortly after that date. The house, constructed of brick-filled, post and beam bent timber frame, now a broken-pitched saltbox, one-and-a-half storey form, is a remarkable survival of an early nineteenth century building in the neo-Classical (Loyalist) tradition with vernacular character. The house features a veranda across the front created by the extension of the main roof beyond the front wall. The porch pediment and columns are later embellishments. The facade is symmetrically arranged with 3 bays (openings); two twelve-over-twelve paned windows across the front with the door in the central position. The roof has a medium pitch with two brick chimneys. The exterior is clapboard. The side elevations each have two windows, originally twelve-over-twelve on the ground floor.