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ONTARIO HERITAGE TRUST

MAY 21 2013

RECEIVED

May 16, 2013

**REGISTERED MAIL**

Ms Beth Hanna  
Executive Director  
Ontario Heritage Trust  
10 Adelaide Street, East  
Toronto, ON M5C 1J3

Dear Ms Hanna:

**Re: Notice of Passing of By-law - Le Page House  
4888 Hunter Street, Niagara Falls, Ontario**

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 cultural value and interest under the terms of the Ontario Heritage Act, R.S.O. 1990.

Enclosed is a copy of By-law 2013 - 80 which includes the reasons for the designation. A public notice advising of the passing of this by-law is 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.

Yours truly,

Peggy Boyle  
Assistant Planner

PB:mb

Attach.

c. Dean Iorfida, City Clerk

S:\HISTORY\INV\Hunter4888\Notice of Designation OHT.wpd

*Working Together to Serve Our Community*

Community Services Department  
Planning & Development  
Ext 4334 Fax 905-356-2354  
pboyle@niagarafalls.ca

**CITY OF NIAGARA FALLS**

**By-law No. 2013 - 80**

I, the undersigned, Deputy Clerk of The Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of... By-law 2013-80

Given under my hand and the seal of the said Corporation this 14th day of May, 2013.

Deputy Clerk

A by-law to designate the property known as 4888 Hunter Street, being PIN 643449 (36/17) and being further described as Lot 472, Plan 9, Town of Niagara Falls within the City of Niagara Falls, to be of cultural heritage value and interest.

**WHEREAS** the Ontario Heritage Act, R.S.O. 1990, Part IV, section 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 cultural heritage value or interest;

**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 Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate the property on April 5, 2013 and has caused such notice of intention to designate to be published in The Niagara Falls Review, a newspaper having general circulation in the municipality, on April 6, 2013;

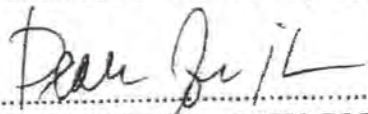
**AND WHEREAS** the reasons for designation are set out as Schedule "B" hereto;

**AND WHEREAS** no objections to Council's Notice of Intention to Designate were received by the City Clerk;

**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 4888 Hunter Street, is hereby designated to be of cultural heritage 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(s) 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 fourteenth day of May, 2013.

  
DEAN IORFIDA, CITY CLERK

  
JAMES M. DIODATI, MAYOR

First Reading	May 14, 2013
Second Reading	May 14, 2013
Third Reading	May 14, 2013

# **SCHEDULE "A" TO BY-LAW No. 2013-80**

**Lot 472, Plan 9, Town of Niagara Falls, now City of Niagara Falls, Regional Municipality of Niagara.**



# SCHEDULE "B" to BY-LAW 2013- 80

## Statement of Cultural Heritage Value or Interest

### Description of Property

The two storey stucco house on the south west side of Hunter Street, number 4888, has been described as a humble version of a Queen Anne style. The 50 x 100 ft. lot that the house sits on was originally laid out as part of the Wesley Park camp ground and summer resort, part of the Methodist Camp movement in 1885.

### Historical/Associative Value

The lot at 4888 Hunter Street is connected to the Niagara Falls International Camp Meeting Association who opened Wesley Park in 1885. Wesley Park is described in the book *Niagara Falls, A history*, 1967, as being "a huge camp ground and summer resort that covered the area bounded by Simcoe Street, River Road, Roberts Street and west to Stanley Avenue and Stamford Street. (almost 200 acres) The land was laid out in circles, crescents and streets with 914 building lots, most 50 x 100 ft. Wesley Park was to have its own post office and railway station."

Although just outside the boundary of the Wesley Park subdivision, the house on Hunter Street is listed in the Registry Office records as being owned by the Methodist Camp meeting Association in 1885. In 1888, the Camp Association sold a lot to Abby A. Daniels, whose husband was Josiah R. Daniels, who may be the same Rev. J.R. Daniels that is listed in *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ont.* Toronto: H.R. Page & Co. 1876 as the President of the Camp Association.

The lot at 4888 Hunter Street is a 50 x 100 ft. lot that is described as the type of lots the Camp Association owned. These lots were sold off by lottery in 1887 when the camp meeting concept failed. From the Registry office records, the value of the property increased from \$900 to \$1900 and a mortgage of \$3250 was also recorded during the sale dated 1904-1905 from Edith Book to William Dunmead. This would indicate that a house was erected on the lot sometime in that two year period.

### Design/Physical Value

The house has been described as a 'poor man's Queen Anne due to its small scale and lack of abundance of detail normally associated with the Queen Anne style. A rubble stone foundation supports the two storey house. The house has a tower, typical of Queen Anne style, and is the central feature of the house. There are two diamond pane casement windows on the south and east elevations of the tower. The top of the tower is adorned with a finial with a copper ball. The house plan is a simple 'L' shape, with the front porch filling in the space of the 'L'. The porch is supported by three Doric columns. The exterior is clad in stucco. The front door has 12 recessed panels, three above and nine below the single lite.

The back elevation of the house is relatively simple in detail with the exception a single storey addition that may have been constructed in two parts. One side of the addition has a gable roof and is stucco clad with the rear wall and corner of the addition being made of glass. The other portion is flat roofed and has a wooden exterior.

### *Contextual Value*

The house, but more specifically, the lot, is important for its relationship to part of the Methodist Camp Association's existence in the City. By virtue of its location, very near the site of the Niagara Falls Methodist camp ground and by virtue of the title search which shows the owners as the Niagara Falls Camp Meeting Association it can be directly associated with this religious event and activity of that period. It would be some 20 years after the lot was owned by the Camp Meeting association that the house was built.

### **Description of Heritage Attributes**

Key exterior features that embody the heritage value and are important to the preservation of 4888 Hunter Street include the following heritage attributes:

- Small scale Queen Anne style house;
- Central tower with copper ball atop a finial
- Diamond pane casement windows in tower
- Steeply pitched roof
- 12 panel front door with single light;
- Front verandah supported by three Doric columns
- Property associated with Methodist Camp Meeting Association grounds.