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**NOTICE OF
AMENDING BY-LAW NO. 2014-99**

**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

**Chippawa Town Hall
8196 Cummington Square West**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 83-280 on the 12th day of August, 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 1983 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 11th day of November, 2014.

Alex Herlovitch
Director of Planning, Building & Development
City of Niagara Falls
4310 Queen Street, P.O. Box 1023
Niagara Falls, ON L2E 6X5

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.

Given under my hand and the seal of the said Corporation this 12th day of August 2014.

CITY OF NIAGARA FALLS

By-law No. 2014 - 99

A by-law to amend By-law No. 83-280, being a by-law to designate 8196 Cummington Square West, known as the Chippawa Town Hall, to be of cultural heritage value and significance.

WHEREAS By-law No. 83-280 designated the Chippawa Town Hall located at 8198 Cummington Square to be of cultural heritage value and significance;

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

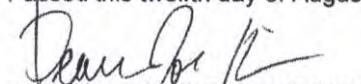
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

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

1. That By-law 83-280 be amended by deleting Schedule "B" thereto and substituting Schedule "B" 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.

Passed this twelfth day of August, 2014.


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DEAN IORFIDA, CLERK


.....
JAMES M. DIODATI, MAYOR

First Reading:	August 12, 2014
Second Reading:	August 12, 2014
Third Reading:	August 12, 2014

SCHEDULE "A" to BY-LAW NO. 2014-99

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 Village of Chippawa, in the County of Welland) and being composed of that part of Lot 101 (J. Flett Lot) on the southwesterly side of Cummington Square according to Corporation Plan 251 for the said Village of Chippawa, designated as Part 2 on reference plan deposited in the Land Registry Office for the Registry Division of Niagara South as Plan 59R-908.

SCHEDULE "B" to BY-LAW NO. 2014-99

Description of Property – Chippawa Town Hall, 8196 Cummington Square West

The Chippawa Town Hall is located at the intersection of Main Street and Cummington Square in the former village of Chippawa. Its solid, rectangular form exhibits Classical revival style elements, and remains as one of the only original façades of the designated Cummington Square.

Statement of Cultural Heritage Value or Interest

The settlement of Chippawa had originally functioned as the southern annex of the Niagara peninsula, and was the origin of boat navigation routes above the falls and rapids. With the opening of the Welland Canal in 1829, Chippawa had become a thriving town, with a wide variety of business establishments that framed the Cummington Square. Initially, the land for the Chippawa Town Hall had been owned by James Cummings. It was purchased by Fraser and Stephenson in 1841 for the operation of a general store. The structure was built a year later, and after the dissolution of the Fraser-Stephenson partnership, was sold to the Chippawa Council sometime between 1851 and 1865. The council, intending to use the structure as a town hall, had their offices moved into the upper floor of the building. During this time, the lower floor was rented out to tenants who continued to use it for grocery and dry goods trade.

Over the years, part of the space upstairs was rented out for dances, church benefit shows, religious plays, and local civic association meetings. The remaining area was used to conduct political business for the town, establishing the building as a civic landmark. After the amalgamation of the Village of Chippawa with the City of Niagara Falls in 1970, the building became a community centre and continues to offer a variety of craft classes and goods to nearby residents.

With a symmetrical three bay façade, and elegant ashlar limestone finish, the Chippawa Town Hall is an excellent example of the commercial vernacular of the Classical revival style. The two storey building is rectangular in form and features a shingled mansard roof. Though the northeast (front) façade is composed of ashlar limestone blocks, the foundation and side façades of the building are composed of course rubble, a prevalent building material of the area at that time. The lower storey of the northeast (front) façade is evenly divided by four plain pilasters with Doric capitals. The central entrance is recessed and contains a 12-light, wooden door with a transom. The entrance is flanked by two large plate glass windows that have pilasters on either side. An unornamented frieze separates the first storey from the second storey and is capped by a simple cornice. The transition from the limestone material of the front façade to the rough stone foundation seen on the south side is achieved through massive quoins at corners of the building.

The front façade's balanced appearance is achieved by three windows with plain sills located above the frieze. These windows are all 2 over 2. Five more windows of the same design can be found on the southeast façade, but have much more decorative surrounds. These windows have large limestone surrounds, sills and lintels. A central clock tower is clearly visible above the other

buildings in the area, and is shaped not unlike a dormer. The tower has a row of wooden eaves brackets, and is topped by a mansard roof and a simple, grey weathervane.

Records show that the current mansard roof was a later addition to the structure, built sometime in the late 19th century. This would explain the contrast between the Classical revival elements of the structure and the Mansard roof of the Second Empire style. Photos from the early 20th century show a row of wooden eave brackets, similar to those below the current clock tower, placed along the soffits of the roof. Also shown in the early photos are sets of two, rounded dormers with attached finials, located on the northeast, northwest and southeast sides of the roof.

As one of the only remaining original façades left fronting on the Cummington Square, the Chippawa Town Hall is a visual reminder of the history and character in what is still an active meeting ground for residents. Contributing to the community's social, political, and economic development, the building's characteristic Classical architecture and engaged social history establishes Chippawa Town Hall as a local landmark.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 8196 Cummington Square West includes the following heritage attributes:

- 2 storey Classical Revival building
- symmetrical three-bay ashlar stone facade
- four-sided mansard roof with a clock tower was a later addition
- two over two sash windows found along the front and side façades
- heavy limestone quoins, sills and lintel surrounds on the south façade
- four limestone pilasters with Doric capitals
- two large single pane windows found between pilasters on front
- unornamented frieze with a simple cornice separating the first and second storeys
- quoins found along the building's northeast and northwest corners
- foundation and side façades of the building composed of course rubble, a prevalent building material of the area
- central raised, recessed entrance with a 12-light wood door
- ribbon-pointing on the southeast (side) façade
- one of the remaining original façades fronting on the designated Cummington Square
- a common meeting centre for social activity in the in community
- significant to the economic, social and political development of the Chippawa area