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**NOTICE OF
AMENDING BY-LAW NO. 2014-103**

**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

**Willoughby Town Hall
11211 Sodom Road**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 96-243 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 1996 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.

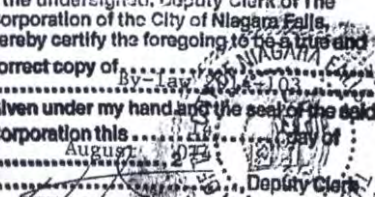
Dated at the City of Niagara Falls this 11th day of November, 2014.

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

CITY OF NIAGARA FALLS

By-law No. 2014 - 103

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 No. 2014-103. Given under my hand and the seal of the said Corporation this 12th day of August, 2014.



A by-law to amend By-law No. 96-243, being a by-law to designate 11211 Sodom Road, known as the Willoughby Township Hall, to be of cultural heritage value and significance.

WHEREAS By-law No. 96-243 designated the Willoughby Township Hall located at 11211 Sodom Road to be of cultural heritage value and interest;

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;

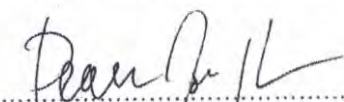
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

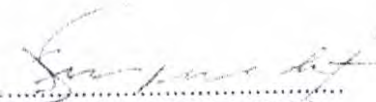
AND WHEREAS no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 96-243 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 96-243 be amended by deleting Schedule "B" thereto and substituting Schedule "B" attached hereto.
3. 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.
4. 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.


DEAN IORFIDA, CITY 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.

Part of Lot 12, Concession 3, Willoughby as in W1561 & W1581, except
BB60225, Niagara Falls, Regional Municipality of Niagara. Being all of PIN
64259-0090(LT)

SCHEDULE "B" TO BY-LAW NO. 2014-103

Description of Property – Willoughby Township Hall, 11211 Sodom Road

The Willoughby Township Hall is a small one-storey civic building located on Sodom Road. Situated in the former Willoughby Township, the building has an intrinsic cultural and historical value to the community. Its simple form and styling represents the type of rural public building common in Ontario in the late 19th century.

Statement of Cultural Heritage Value or Interest

The Township of Willoughby was settled in 1784; with most of its pioneers coming from the disbanded Butlers' Rangers. Settling along the river and inland creeks, Willoughby received its name in 1792 from Lieutenant-Governor John G. Simcoe. The following year, Simcoe had the Town Offices Act passed at Niagara, which gave Willoughby its first officials. In 1798, a Crown Patent for 400 acres of land was granted to Samuel Street which included the lot on which the Hall is situated.

Despite the land's marshy interior and the setbacks from the War of 1812-1814, Willoughby became an incorporated township in 1850 with a Reeve and Councillor. This local political body had no meeting place to conduct township business so monthly meetings were held in various inns and taverns. In 1877, after 27 years of these transient meetings, the township council, under Reeve William Marshall, purchased lands for a permanent township hall. On March 31, 1877, Jacob Morningstar conveyed one acre of land in the southeast part of Lot 12, Concession 3 to the Corporation of the Township of Willoughby for \$75. The Willoughby Township Hall, a one storey clapboard building was erected that same year. In addition to its political usage, the building was also used for church and social programs and was the regular setting for community concerts and stage performances. Notably, two important township organizations began there. The Willoughby Women's Institute, founded in 1907, and the Willoughby Volunteer Fire Department. The Women's Institute has met at the Hall monthly since its inception, while the Fire Department is now located directly across the road.

With the amalgamation of Willoughby and the City of Niagara Falls in 1970, the political usage of the building ceased. However, it has continued to serve the community as a meeting place for various social groups in the area.

The Willoughby Township Hall is a one storey building with a symmetrical three bay façade. Although its appearance has been altered since its construction in the late 19th century, the building's round headed windows and medium pitch gable roof are still reflective of the building's vernacular Italianate style. Its simple rectangular form features a rear addition on the west (rear) façade and a cement block addition on the south façade near the southwest corner. Both additions were most likely constructed sometime during the mid 20th century. The building's original clapboard exterior has since been covered with asbestos siding. Its medium-pitch roof was likely clad in wood shingles, originally, but has

most recently been replaced by asphalt shingles in 2009. On the ridge of the roof near the rear of the structure, is a corbelled brick chimney.

The east (front) façade is symmetrically arranged with a round headed window on either side of a central doorway. A modern roofed porch protects the front entrance. The door is a replacement of the original double door. From historic photos, it originally featured a semi-circular fanlight and a round-headed hood mould. Above the door was once a bull's-eye opening that had its mullion arranged in a swirl pattern and featured raised letters and date stone around its perimeter. This window has since been removed. The building's windows consist of round-headed 4 over 4 sash with plain sills. In addition to the two located on the east (front) façade, three more windows are located on the north façade of the building and two on the south façade. The third window on the south façade had been removed with the introduction of the cement block addition. The windows were restored in 2008.

To the north of the building is a board and batten maintenance structure, reflecting the rural nature of the area.

The Township Hall represents the last vestige of the former rural Township now lost to amalgamation of communities through regionalization of the county government. It is the tangible evidence of the community pride and spirit which developed around the agricultural settlement of Welland County. The Township Hall has a strong historical significance to the area as it was used widely by the community.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 11211 Sodom Road includes the following heritage attributes:

- one storey civic building with a symmetrical three bay façade
- exterior asbestos siding, a replacement of the original clapboard exterior
- medium-pitch roof clad in asphalt shingles, a likely replacement of the original wood shingles
- round headed window on either side of a central doorway on the east (front) façade
- round-headed 4 over 4 sash windows with plain sills
- two windows on the east (front) façade, three windows on the north façade and two on the south façade (originally three)
- location of many community group activities
- strong significance to the history and development of the Willoughby Township and several of its key political figures.