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April 21, 2015

[REDACTED]
3800 Bridgewater Street
Niagara Falls, ON L2G 6H4

Dear [REDACTED]:

**Re: Laura Secord House
3800 Bridgewater Street**

Please find attached a copy of the updated Designating By-law that was registered on title to the above noted property.

The updated By-law replaces the original designating by-law and will continue to act as a guide for any future restoration work as it sets out the important features of the property in the Heritage Attributes section of the by-law.

If you have any questions, please let me know.

Yours truly,

Peggy Boyle
Assistant Planner

PB:mb
Attach.

S:\HISTORY\INV\Bridgewater3800.dp\Designating Bylaw Ltr.docx

Working Together to Serve Our Community

Planning, Building, &
Development
Ext 4334 Fax 905-356-2354
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**NOTICE OF
AMENDING BY-LAW NO. 2014-81**

**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

**Laura Secord House
3800 Bridgewater Street**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 83-19 on the 8th day of July, 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 By-law 2014-81.

CITY OF NIAGARA FALLS

By-law No. 2014 - 81

Given under my hand and the seal of the said Corporation this 17 day of September, 2014.
Deputy Clerk

A by-law to amend By-law No. 83-19, being a by-law to designate 3800 Bridgewater Street, known as the Laura Secord House, to be of cultural heritage value and significance.

WHEREAS By-law No. 83-19 designated the Laura Secord House located at 3800 Bridgewater Street 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

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

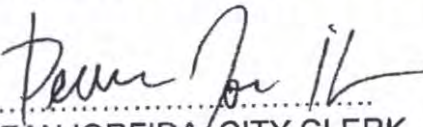
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

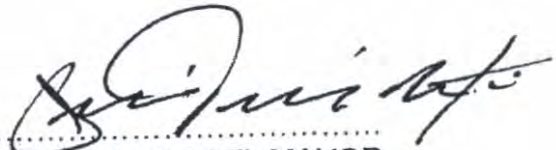
AND WHEREAS no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 83-19 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 83-19 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 eighth day of July, 2014.


DEAN IORFIDA, CITY CLERK


JAMES M DIODATI, MAYOR

First Reading:	July 8, 2014
Second Reading:	July 8, 2014
Third Reading:	July 8, 2014

SCHEDULE "A" to By-law No. 2014-81:

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 Village of Chippawa, in the County of Welland) and being composed of Lot Nos. 108 and 109 situate on the corner of Bridgewater Street and Laura Secord Place (formerly Water and Adelaide Streets) according to Plan 251 for the said former Village of Chippawa all being identified as PIN 64255-0085 (LT).

SCHEDULE 'B' to By-law No. 2014-81:

Description of Property – Laura Secord House, 3800 Bridgewater Street

The Laura Secord House is located on the southeast corner of Bridgewater Street and Laura Secord Avenue, on the bank of the Chippawa Creek. Its association with Laura Secord and her well known walk during the War of 1812-1814 is of significant historical value to the greater community. As the result of a fire in 1930, the house suffered severe interior damage. The rebuilt house remains a well-preserved example of a typical Upper Canada dwelling.

Statement of Cultural Heritage Value or Interest

In May 1797, approximately 200 acres of Crown land was given to Thomas Cummings, a United Empire Loyalist from Albany, New York and the founder of the former village of Chippawa. Upon his death in 1823, the land was equally divided amongst his children, wherein his son, James Cummings, after receiving lot 22 of his father's lands, had a small house constructed on the property in 1837. The lot was registered to Laura Secord in 1841 for a cost of 155 pounds.

Laura Secord was born in Great Barrington, Massachusetts in 1775. Following the American Revolution, her father, Thomas Ingersoll, who had supported the Loyalists, moved his family to Canada via Fort Niagara in 1795. In 1797, Laura married James Secord, a United Empire Loyalist. They resided in what is now Queenston. On June 24, 1813, she made her famous 20 mile walk from Queenston to Beaverdams to warn Fitzgibbons of an impending attack by American forces. Had the attack succeeded, the victory would have furthered American control in the Niagara Peninsula. Fortunately, her information resulted in triumph for the British at the Battle of Beaverdams. Despite this critical contribution, it took Secord almost 50 years to gain recognition for her deed.

In July 1834, James Secord was made collector of Customs for Chippawa, prompting their move to the village. Upon her husband's death in 1841, Laura Secord purchased the cottage from Cummings and used the house as a small private school for young children to help augment her income. She resided there until her death in 1866.

The Laura Secord House is a one and a half storey dwelling with a symmetrical three bay façade. It is a modest, cottage-style structure with a rectangular form. It is constructed of red brick laid in common bond and with a rubble stone foundation. Irregular shaped limestone quoins are built into the building's corners. The medium-pitch gable roof is clad in asphalt shingles and is a reconstructed roof. Early photographs indicate the original was a hipped roof, and it was destroyed in the 1930 fire. The gable ends are sided with clapboard. Two inset corbelled brick chimneys are placed on either end of the building's roof. To the right of the main building is a modern addition that replaced an earlier wing.

In the centre of the front (north) façade of the main building is a modern wooden arbour, sheltering the building's front entrance. Although not original to the

structure, its construction attempts to mimic photographs taken of the building's early form. The entryway itself contains a solid wooden door with six recessed panels. The door is flanked by two engaged Doric order fluted columns, and features a simple entablature and a 5 light transom. There are two Venetian style windows with 12 over 8 sash and 5 paned sidelights, plain trim and sill, and a splayed brick arch. In the gable ends on both the east and west façade are 4 over 4 sash windows with plain trim. The sash and trim of the building was restored in 2008.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 3800 Bridgewater Street includes the following heritage attributes:

- one and a half storey structure with a symmetrical three bay façade
- constructed of red brick laid in common bond and with a rubble stone foundation
- irregular limestone quoins built into the building's corners
- reconstructed medium-pitch gable roof is clad in asphalt shingles
- clapboard siding on the gable ends
- corbelled, stacked brick chimneys placed near each gable end of the roof
- wooden arbour sheltering front entrance
- solid wooden door with six recessed panels, flanked by two engaged Doric fluted columns, and featuring a simple entablature, transom and sidelights
- two Venetian style windows with 12 over 8 sash and sidelights, plain trim sill, and a splayed brick arch
- 4 over 4 windows with plain trim in the east (2) and west (1) gable ends
- associated with Laura Secord, known for her contribution in the War of 1812-1814
- associated with Thomas Cummings and James Cummings, prominent figures in the founding and development of Chippawa