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April 21, 2015

[REDACTED]
4325 Bampffield Street
Niagara Falls, ON L2E 1G8

Dear [REDACTED]

**Re: First Bampffield House
4325 Bampffield 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\Bampffield4325.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. 2014-84**

**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

**First Bampfield House
4325 Bampfield Street**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 81-78 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 1981 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 - 84

A by-law to amend By-law No. 81-78, being a by-law to designate 4325 Bampfield Street, known as the First Bampfield House, to be of cultural heritage value and significance.

WHEREAS By-law No. 81-78 designated the First Bampfield House located at 4325 Bampfield 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,

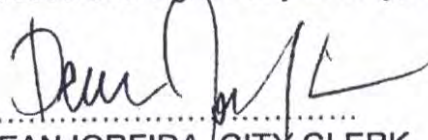
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

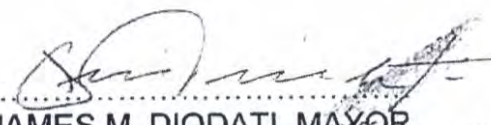
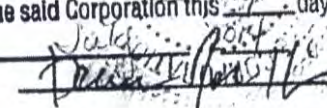
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. That By-law 81-78 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 81-78 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

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


JAMES M. DIODATI, MAYOR
I, the undersigned, Clerk of the Corporation of the City of Niagara Falls, hereby certify the foregoing to be a true and correct copy of By-law 2014-84 of the said City. Given under my hand and the seal of the said Corporation this 9th day of July, 2014.
 Clerk

SCHEDULE "A" to By-law No.:

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 County of Welland, and being composed of Lot 6 and Lot 7 and part of Lot 8, Plan 320 and Part of Lot 17, Plan 276, Town of Niagara Falls identified as PIN No. 64342-0068 (LT).

SCHEDULE "B" to By-law No. 2014-84:

Description of Property – First Bampfield House, 4325 Bampfield Avenue

The First Bampfield House is located on the north side of Bampfield Street, set back substantially from the property line. The house was built in 1860 and features several Italianate architectural elements. The building's front façade faces east, originally overlooking the Niagara River. The house borrows its name from its first residents, the Bampfield family, who played a significant role in the growth of the City of Niagara Falls.

Statement of Cultural Heritage Value or Interest

As one of the most prominent families in the City of Niagara Falls, the Bampfields played a crucial role in the City's economic and commercial development. Having emigrated from Devonshire, England in 1834, they had initially resided in Kingston, Ontario before settling in Niagara Falls around 1860. The house was built that year by John Merral, a lumber merchant in the former Town of Clifton. The Bampfields lived in the house for over a decade before constructing their second home on Zimmerman Avenue (now known as Bampfield Hall) circa 1875. For many years, the building's lawns extended to River Road, and the house had a commanding view of the Niagara River.

As a leading citizen of the Town of Clifton, James Bampfield had owned and operated the Great Western Restaurant at the C.N.R. Station on Bridge Street, and held stock in the Niagara Falls Electric Light and Power Company. He was also the owner of the Mortimer and Bampfield Insurance Company, later known as the Morningstar and Bampfield Insurance. His son James Bampfield Jr. was particularly crucial for his role in bringing electricity to the City. The Bampfields remained highly involved in the community for several decades.

The First Bampfield House is single storey and features a symmetrical five bay façade. It sits on a high basement foundation constructed of rubble stone and the later addition of dormers in the hip roof have made the attic space usable and create the appearance of more than one storey. The building is square, with a limestone exterior laid in broken course. An attached enclosed porch constructed in 1991 replaces an earlier porch on the west façade. The building's low-hipped roof is consistent with the Italianate style. A hipped roof dormer projects on each side of the roof, clad in wood shingles and featuring a rectangular window opening. The roof has a broad overhang with modillion brackets that are spaced at regular intervals under the eaves. The cornice along the roof's edge is boxed and moulded.

The east (front) façade of the house is the building's most elaborate. In the centre of the façade is a round headed arched opening leading to a recessed door. This arch is formed by splayed limestone voussoirs. Round headed window openings flank either side of the front entrance. The windows openings are formed by splayed limestone voussoirs and have 4 over 4 sash. Below each of these arched openings is a rectangular 2 over 1 sash window with plain surrounds in the basement level.

The south façade faces Bampfield Street and contains two arched windows with rectangular openings underneath. The surrounds and mouldings on these windows are similar to those found on the east (front) façade. Between the two arched windows is a small square window opening with moulded surrounds believed to be a 20th century alteration. All of the building's window openings contain a flat sill.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4325 Bampfield Avenue includes the following heritage attributes:

- roof clad in asphalt shingles with hipped-roof dormers on all façades
- single storey with a symmetrical five bay façade
- square building with a plain limestone exterior laid in broken course
- high basement with a rubble stone foundation
- Italianate style elements including the low-hipped roof, rounded openings and brackets
- modillion brackets under the broad eaves
- a centred round headed arched opening leads to a recessed front door
- double front door contains glass panels with a transom above.
- rounded arched window openings with 8 light sash have splayed limestone voussoirs
- rectangular 2 over 1 window with plain surrounds in basement level
- small square opening containing coloured glass window with moulded surrounds
- modern enclosed porch on the west façade of the structure
- associated with the Bampfield family, who were involved in the social and economic development of the City