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April 27, 2015

[REDACTED]
3174 St. Patrick Avenue
Niagara Falls, ON L2J 2M9

Dear [REDACTED]:

**Re: Russell Cottage
3174 St. Patrick Avenue**

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\StPatrick3174.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. 2014-141**

**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

**Russell Cottage
3174 St. Patrick Avenue**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 95-255 on the 11th day of November, 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 1995 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 12th day of December, 2014.

A handwritten signature in dark ink, appearing to read "Alex Herlovitch", written over a horizontal line.

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- 141

A by-law to amend By-law No. 95-255, being a by-law to designate 3174 St. Patrick Avenue, known as the Russell Cottage, to be of cultural heritage value and significance.

WHEREAS By-law No. 95-255 designated the Russell Cottage located at 3174 St. Patrick Avenue 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 to correct the legal description of the property;

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

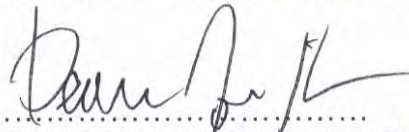
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;


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

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

1. That By-law 95-255 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 95-255 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 eleventh day of November, 2014


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DEAN IORFIDA, CITY CLERK


.....
JAMES M. DIODATI, MAYOR

First Reading:	November 11, 2014
Second Reading:	November 11, 2014
Third Reading:	November 11, 2014

SCHEDULE "A" to By-law No. 2014-141

Part Lot 33 Plan 6-7 Stamford as in RO569355, Niagara Falls.

SCHEDULE "B" to By-law No. 2014-141

Description of Property – Russell Cottage, 3174 St. Patrick Avenue

Russell Cottage is located at the corner of Brock Street and St. Patrick Avenue, near the designated Stamford Green. The one storey dwelling is characterized by its large front verandah with diamond-patterned Stamford treillage.

Statement of Cultural Heritage Value or Interest

Erected circa 1830, Russell Cottage dates to the earliest settlement of the former Township of Stamford. Built on land of the original 1805 Crown patent to the Stamford Presbyterian Church, early owners of the home included Rheddy Cusack and Andrew Rorback who may have been responsible for its construction. Andrew Rorback came to Canada from New Jersey about 1799. He was a store keeper and conducted a saddlery business. He was adjunct of the Second Regiment of the Lincoln Militia in 1813 -14, and in 1837 -38 commanded the Regiment with the rank of Lieutenant Colonel. Matthew Ottley, the third owner of the home is attributed with the changes which provide much of its current form. Several other prominent members of the community have resided in the dwelling including Grace Russell, the widow of the first minister of the Presbyterian Church of Stamford. Grace Russell would have retained her high social standing in the community because of the very important role the church played in the settlement of the Stamford area. Following her ownership, the house became known as the "Russell Cottage".

The house is a simple ell-shaped one-storey dwelling, built in the local Regency vernacular style. Blending details from early styles of 19th century architecture, the house was constructed in two distinct phases. The first phase of the house predates 1830 and forms the south extent of the current house. This portion sits on a mortared stone foundation and exhibits early construction techniques such as the use of logs for floor joists and roof rafters. The second phase of the dwelling was erected circa 1830-35, and utilized sawn lumber with plaster walls on split accordion lath. It was constructed on the north side, perpendicular to the original house, with its gable end facing St. Patrick Avenue.

The house features an asymmetrical four bay façade, whose informal arrangement of openings adds to the picturesque qualities of the dwelling. The front entrance is positioned under the northwest gable end, and contains a modern four panel door with an elliptical window pane.

A large verandah extends across the west (front) façade, and is the dominant architectural feature of the building, characteristic of the Regency style. The verandah features a rare example of early porch joinery. The verandah has a bell cast roof supported by wooden trellis, termed by Anthony Adamson and Marion McRae in the book *the Ancestral Roof* as "Stamford Treillage". The trellis consists of two posts with diamond pattern lattice between. Each trellis is interconnected with an elliptical wood arch which springs from a small wood corbel. In the spandrel of the arch is an open, fan-like pattern in wood.

Window openings on the west (front), north and east (rear) façades of the early phases of the house retain the original 6 over 6 window sash with plain trim. Vinyl siding and aluminium soffit and fascia have been applied over the original clapboard siding and wood eaves. The gable roofs feature eave returns characteristic of the Classical revival style and asphalt shingles. Modern additions are located to the rear of the original structures.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 3174 St. Patrick Avenue includes the following heritage attributes:

- built in the local Regency vernacular style, blending details from several styles of 19th century architecture
- one storey dwelling with an asymmetrical four bay façade
- mortared stone foundation
- verandah extending across the entire west (front) façade which has 6 posts and features trellis known as the "Stamford Trellis"
- original 6 over 6 window sash window openings on the west (front), north and east (rear) façades
- eave returns on gable ends
- housed several prominent figures in the former Township of Stamford, including Grace Russell, widow to Stamford Presbyterian's first Minister Rev. John Russell
- connected to the history and development of the former Township of Stamford and the Stamford Presbyterian Church