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April 27, 2015

[REDACTED]
4891 Portage Road
Niagara Falls, ON L2E 6B2

Dear [REDACTED]

**Re: John Thomson Jr. House
4891 Portage Road**

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\Portage4891.dp\Designating Bylaw Ltr.docx

Working Together to Serve Our Community

Planning, Building, &
Development
Ext 4334 Fax 905-356-2354
pboyle@niagarafalls.ca



**NOTICE OF
AMENDING BY-LAW NO. 2014-148**

**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

**John Thomson Jr. House
4891 Portage Road**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 78-69 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 1978 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", positioned above 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 - 148

A by-law to amend By-law No. 78-69, being a by-law to designate 4891 Portage Road, known as the John Thomson Jr. House, to be of cultural heritage value and significance.

WHEREAS By-law No. 78-69 designated the John Thomson Jr. House located at 4891 Portage 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;

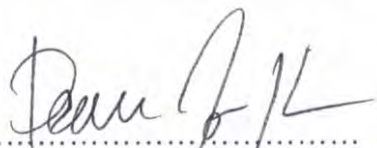
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

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

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

1. That By-law 78-69 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 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 - 148

Lot 9, Plan 178 Stamford; Lot 10, Plan 178, Stamford; Niagara Falls.

SCHEDULE "B" to By-law No. 2014 - 148

Description of Property – John Thomson Jr. House, 4891 Portage Road

The John Thomson Jr. House is situated on the historic Portage Road near the Morrison Street intersection. Having been built in 1825, the house is a well-preserved example of the Loyalist architectural style, as exhibited by the building's balanced façades, inset chimneys and gable roof. Its large square form and simple dressings belies the house's beautiful ornamental details, especially in its front portico and dormers.

Statement of Cultural Heritage Value or Interest

Settling along various points of the Niagara River, the Thomson's were pioneer settlers of the former Township of Stamford. Archibald Thomson, of Hawick, Scotland, immigrated to America in 1773, subsequently moving to Upper Canada six years later as a Loyalist and a member of the Butler's Rangers. He was joined by his brothers John and James Thomson in 1785. John Thomson resided at Whirlpool Farm and worked as a private contractor with the Portage Syndicate, who operated a transportation network which hauled goods from Queenston to Chippawa along the Portage Road. After further clearing and cultivation of his land, Thomson operated a small saw mill and two limestone kilns through the resources extracted from his property. At the time of writing, the property is used as the site of the Niagara Parks Whirlpool Golf Course, which extends to the edge of the Whirlpool Ravine.

The house was built in 1825 by John Thomson Jr., a prominent citizen of the Stamford Township, and the son of John Thomson. It was his brother, James Thomson, who took over the Whirlpool Farm and the lime business after their father's death in 1814. The property was once part of a large farm that extended to Stanley Street from Drummond Road. A small section at the rear of the house is dated back to circa 1800, where it is believed to have been the site of the first meeting of the Free Masons in the Stamford area.

The John Thomson Jr. House is a two storey building with a symmetrical five bay façade. It is constructed of solid limestone blocks laid in even course with a quarry faced finish, with a stone foundation. Evidence of ribbon pointing can be found on portions of the house. Built in the Loyalist style, the house would have originally been a one and a half storey structure with a low-pitched gable roof and no dormers. An early change to the roof structure has led to the building's current high-pitch gable form, which incorporates three shed dormers along the front (west) façade and three inset chimneys. The roof is clad in asphalt shingles and features decorative brackets and wood mouldings beneath the eaves. The clapboard gable ends, feature a projected entablature supported by brackets and fan-like wood detailing. Centered above the building's front entrance is the largest of the dormers which features brackets beneath the eaves and incorporates a closed pediment with a fantail tympanum. The center dormer features a paired rectangular 2 over 2 sash window with a shared wood mullion between. Carved wood panels are found beneath the window. Two more panels are positioned on either side of the window, mimicking the appearance of

louvered shutters. The other two dormers are smaller in size and simpler in form. Both contain a 2 over 2 sash window. Like the gable ends, the dormers all feature fan-like ornamental siding and brackets beneath the eaves.

The front (west) façade features four 2 over 2 windows with plain trim and louvered style shutters. In the centre is a hip-roofed portico containing the building's front door. Supported by four Doric order columns, the portico was likely added in the 1890s. Brackets jut out from the columns, decorated with fan-like ornamentation and diamond pattern motifs. The wooden door features pilasters, recessed panels and sidelights. On both the north and south façade are four recessed 2 over 2 sash windows with plain trim and sill. Several rectangular openings are located on the foundation level of the building. To the rear of the north façade is a long rectangular structure which is incorporated into the main building. Composed of the same limestone blocks and featuring a medium-pitch gable roof, the structure contains several double hung sash windows and a simple wooden barn door. On the rear (east) façade of the main structure is a square addition dressed in wooden shingles.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4891 Portage Road includes the following heritage attributes:

- Loyalist style two storey building with a symmetrical five bay façade
- constructed of solid limestone blocks laid in even course with a quarry faced finish
- stone foundation.
- high-pitch gable roof incorporating three shed dormers
- decorative brackets and wood mouldings beneath the eaves
- gable ends with a projected entablature supported by brackets and fan-like wood detailing
- large central dormer with brackets beneath the eaves, a closed pediment with a fantail tympanum, and paired rectangular 2 over 2 sash windows with a shared wood mullion between.
- shed dormers with a 2 over 2 sash window, fan-like ornamental siding and brackets beneath the eaves.
- four 2 over 2 sash windows with plain trim and louvered shutters on the west (front) façade
- hip-roofed portico supported by four Doric order columns with decorative brackets
- front door features pilasters, recessed panels and sidelights
- three inset brick chimneys
- associated with the Thomson family – developers of Portage Road and Stamford Township