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April 23, 2015

[REDACTED]
1372744 Ontario Ltd.

Dear [REDACTED]:

**Re: Old Police Building
4177 Park 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,

A handwritten signature in cursive script that reads "Peggy Boyle".

Peggy Boyle
Assistant Planner

PB:mb
Attach.

S:\HISTORY\INV\Park4177.dp (formerly 4582 Zimmerman)\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. 2014-115**

**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

**Old Police Building
4177 Park Street (formerly 4582 Zimmerman Avenue)**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 78-25 on the 9th day of September, 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 9th day of September, 2014.

A handwritten signature in cursive script that reads "Alex Herlovitch".

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 No. 2014-115. Given under my hand and the seal of the said Corporation this 18 day of September 2014.

CITY OF NIAGARA FALLS

By-law No. 2014 - 115

A by-law to amend By-law No. 78-25, being a by-law to designate 4582 Zimmerman Avenue now known as 4177 Park Street and known as the Old Police Building, to be of cultural heritage value and significance.

WHEREAS By-law No. 78-25 designated the Old Police Building located at 4582 Zimmerman Avenue, now known as 4177 Park Street, to be of cultural heritage value and interest;

AND WHEREAS on January 23, 2003, the owner of the property requested and was granted an address change to 4177 Park Street;

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 or to correct the legal description;

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

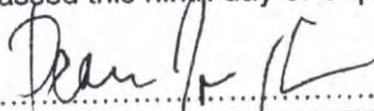
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner a Notice of the proposed Amendment;

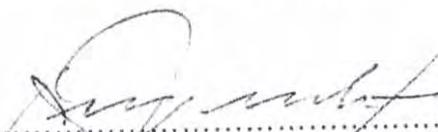
AND WHEREAS no objections have been filed with the Clerk of the Municipality.

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

1. That By-law 78-25 be amended by deleting Schedule "A" thereto and substituting Schedule "A" attached hereto.
2. That By-law 78-25 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 ninth day of September, 2014.


.....
DEAN IORFIDA, CITY CLERK


.....
JAMES M. DIODATI, MAYOR

First Reading	September 9, 2014
Second Reading	September 9, 2014
Third Reading	September 9, 2014

SCHEDULE "A" TO BY-LAW No. 2014-115

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 1 and Part Lots 2 & 3, Block A, Plan 999-1000, Town of Niagara Falls and Part 1 on 59R-12254, City of Niagara Falls as identified in PIN 64445-0216 (LT).

SCHEDULE "B" TO BY-LAW No. 2014- 115

Description of Property – Post Office/Customs House, 4177 Park Street

The Post Office and Customs House is located on the northeast corner of Zimmerman Avenue and Park Street. As a part of the core business area of the former Town of Clifton, this massive three storey structure is one of the City's only Romanesque Revival style buildings.

Statement of Cultural Heritage Value or Interest

The Niagara Falls suspension bridge was opened in 1848, allowing for international traffic between the Canadian village of Elgin (later Clifton, then Niagara Falls) with the American Village of Bellvue (now Niagara Falls New York). It was eventually deemed Port Stamford located at the terminus of the G.N.R. railway station in Upper Canada. A collection of workmen's shanties and houses developed around the new bridgehead, and in 1853, became the incorporated Village of Elgin. The village's success can be attributed to the efforts of Samuel Zimmerman, whose infrastructure and economic investments lead to Elgin's prosperity. In May, 1855, the Zimmerman Bank was constructed, and served as the community's first bank and post office, as well as what was known as "Port" Stamford's customs house.

The building was constructed in 1883, as the new post office and customs house. The designer was Thomas Fuller, a renowned government architect, predominantly recognized for his work on the first Parliament buildings in Ottawa. The building remained relatively intact until a furnace explosion in 1927 nearly destroyed the structure. After temporarily relocating its services, the building was enlarged and remodelled. From 1930 until 1953, the building contained only the customs house, as the post office had moved to Queen Street and St. Clair Avenue. After it ceased its use as a customs building, the building was used as police station until 1978. It was during this time that the post office and customs house was briefly featured in Marilyn Monroe's classic movie "Niagara".

The post office and customs house is an impressive two-storey with attic structure. Built in the Romanesque revival style, the building features massive stone elements and detailed decorative stonework. At the time of writing, the building has deteriorated, the roof has lost much of its covering, the window sash remain behind the plywood covering, but no glazing exists, and much of the stone structure is in ruins. The exterior of the building consists of quarry faced limestone blocks laid in a random course. Cut finished limestone is used for decorative elements, such as the quoins and window opening surrounds.

The truncated hip roof with gable ends retains some of the original slate shingles. A diamond patterned tympanum and a central rosette ornament decorate the gable ends. Directly beneath the gables are three deeply recessed window openings that are now boarded up. The three panels below them feature rosette decoration. On the south façade of the building, the middle panel contains a date stone. Several truncated hip dormers are placed along the roof, two on both the north and south façades and one on the rear (east). Each dormer is supported by three heavy limestone brackets and topped with a finial. Underneath the eaves are a series of wooden brackets.

The west elevation features an asymmetrical three bay façade. On the left of the façade is an elaborate entryway containing a large round headed arch, limestone surround, a detailed ornamental tympanum, and a wooden six panel door. Within the arch is an oval ornament carved with the letters "VR". This refers to "Victoria Regina" after the reigning British monarch of the time. In the centre of the façade is a paired set of 1 over 1 sash with square transoms. These windows feature a decorated limestone sill and lintel, with a matching limestone divide. Like the segmental opening found above it, this window contains a limestone surround. Beneath the windows is a finished limestone band that separates the foundation of the building. On the southwest corner of the building are two round headed arches supported by a limestone Corinthian pillar. A double stairway within the arches leads to the building's main entrance. The entrance had once contained double leaf wood doors with glass panes on the upper half. The second storey of the west façade contains two recessed rectangular windows openings with limestone surrounds. These openings flank the central segmental window opening that has a splayed limestone arch.

The south façade exhibits a similar arrangement as the west elevation. The second storey features two rectangular recessed windows on either side of a centered segmental window opening. Underneath the second storey window sills are two projecting stringcourse bands separated by four courses of limestone. Between the bands are 10 stone panels, placed directly below the rectangular windows. On the first storey of the façade are several round headed arches, decorated with finished limestone. Above each arch is a projecting band, terminating in a small circular bead. In the centre of the façade is a paired set of 1 over 1 sash windows with square transoms. Like those found on the west façade, these windows feature a decorated limestone sill and lintel, with a matching limestone divide. Unlike the north and west (front) façades, a projecting stringcourse band is placed above the foundation of the building.

On the east façade is an attached structure that is stepped back from the south elevation, also made of the same quarry faced limestone. The structure features a stringcourse bands, round headed arches, and a stepped central parapet with a shell ornament. According to early photographs of the site, this structure is believed to be a later addition to the property.

At the back of the building is a smaller, separate structure, built in the same style as the main building. The structure features a large segmental window opening with splayed voussoirs, a stepped central pediment, a carved panel with acanthus ornamentation, and two outset stone chimneys with dentils. Along its side facing the north façade are rows of rectangular window openings with limestone quoin surrounds.

The Post Office and Customs House is valuable to the landscape of the downtown area, as one of many heritage properties deemed significant to the development of the downtown core and the wider community. It is a significant location both for its ties to government operations, and its long standing service to the City and the community.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4177 Park Street includes the following heritage attributes:

- Romanesque revival style
- exterior made of quarry faced limestone blocks laid in a random course
- finished limestone is used for the building's decorative elements
- separate similar smaller structure on the west elevation
- truncated hip roof originally clad with slate shingles

- cross gables with heavy stringcourse bands, diamond patterned tympanums, and central floral ornaments
- dormers placed along the roof
- finials placed on the gable and dormers
- block modillions beneath the eaves
- asymmetrical three bay façade
- main entry on the west façade contains a large round headed arch and a wood six panel door.
- southwest corner features two magnificent round-headed arches supported by limestone pillars with Corinthian details.
- central segmental window opening that has a splayed limestone arch on the west and south façades
- connection to the development and core areas of the Town of Clifton
- connection to renowned government architect Thomas Fuller
- significant location both for its ties to communication and government operations, and due to its service to the City and the community.