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April 4, 2017

REGISTERED MAIL

Ms. Beth Hanna
Executive Director
Ontario Heritage Trust
10 Adelaide Street, East
Toronto, ON M5C 1J3

ONTARIO HERITAGE TRUST

APR 05 2017

~~RECEIVED~~

Dear Ms. Hanna:

**Re: Notice of Passing of By-law – Spence-Sheriff House
5993 Barker Street, Niagara Falls, Ontario**

The Council of the Corporation of the City of Niagara Falls has passed a by-law which designates the above-noted land and building as property of cultural heritage value or interest under the terms of the Ontario Heritage Act, R.S.O. 1990.

Enclosed is a copy of By-law 2017 - 38 which includes the reasons for the designation. A public notice advising of the passing of this by-law is being published in the local newspaper in accordance with the requirements of the Ontario Heritage Act.

Should you have any questions or require further information, please contact me.

Yours truly,

Peggy Boyle
Assistant Planner

PB:nv

Attach.

c. Dean Iorfida, City Clerk

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Working Together to Serve Our Community

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

CITY OF NIAGARA FALLS

By-law No. 2017 - 38

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 2017-38
of the said City. Given under my hand and the seal of the said Corporation this 29th day of _____

March, 2017.
Dean Iorfida Clerk

A by-law to designate the property known as 5993 Barker Street, being PIN 64354-0039 (LT) and being further described as Part Lot 07, Plan 653, City of Niagara Falls, Regional Municipality of Niagara to be of cultural heritage value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Part IV, section 29, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and/or structures thereon, within the municipality to be of cultural heritage value or interest;

AND WHEREAS the Corporation of the City of Niagara Falls has caused to be served upon the owner(s) of the property, as described in Schedule "A" hereto, and upon the Ontario Heritage Trust, notice of intention to designate the property on February 23, 2017 and has caused such notice of intention to designate to be published in the Niagara Falls Review, a newspaper having general circulation in the municipality on February 2, 2017;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no objections to Council's Notice of Intention to Designate were received by the City Clerk;

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

1. The property, more particularly described in Schedule "A" hereto, known as 5993 Barker Street, is hereby designated to be of cultural heritage value and interest.
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 property Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner(s) of the property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Niagara Falls.

Passed this twenty-eighth day of March, 2017.


DEAN IORFIDA, CITY CLERK


JAMES M. DIODATI, MAYOR

First Reading: March 28, 2017
Second Reading: March 28, 2017
Third Reading: March 28, 2017

SCHEDULE 'A' to BY-LAW 2017 - 38

**Part Lot 7, W/S Main Street, S of Lundy's Lane, PL653 Abstracted as
BLK 15, Village of Niagara Falls as in RO150078; Niagara Falls**

SCHEDULE 'B' to BY-LAW No. 2017- 38

Description of Property – Spence-Sherriff House, 5993 Barker Street

The Spence-Sherriff house is located on the north side of Barker Street abutting the battlefield associated with the Battle of Lundy's Lane. It is a two-storey red brick house with verandah. What is not seen from the street is the smaller single storey tail that is attached to the rear of the two storey portion. There is also a separate barn at the rear of the property that is now used as a garage.

Statement of Cultural Heritage Value and Interest

Historical/Associative Value

The Spence-Sherriff house was built by Henry Spence c. 1885. Henry Spence was a noted brick-layer, mason and builder in the Drummondville area. Born in 1809 he emigrated with his family from England in 1817 and over the years acquired a significant amount of property in the Drummondville area including a homestead farm on Township Lot 161, south of what is now Dunn Street.

Design/Physical Value

The two storey red brick house features several elements that would be typical of an Italianate style of architecture. The low hip roof features decorative eave brackets on three sides. The back wall of the two storey portion does not have the eave brackets. There is a single storey tail at the rear of the house that has interior elements that suggest it was built prior to the front two storey portion. This single storey tail has a gable roof and has a small porch structure attached to it that has a shed style roof.

The exterior cladding is red brick laid in a common bond pattern. There is a small wood sided entry porch at the rear of the main house, which is also an Italianate feature.

All of the one-over-one windows with vertical proportions are also typical of the Italianate style. The current owner advises that the windows were replaced by a previous owner.

The front of the house features a porch across the entire façade. The current porch is very likely not the original porch as there is a visible 'ghost' outline to the left of the front door that shows a very different support post that would have been laid up against the front wall of the house. The current verandah supports are square pillared, which is

also typical of the Italianate style. Within the porch, the front door is to the left side and features a small transom window of frosted glass. A rowlock arch over the doorway is just visible as the roof of the present porch covers most of the arch feature. The front window of the house is in 3 segments and has different coloured limestone sills, which may indicate that the window was replaced at some time. This window also features a double rowlock arch.

The east elevation along the driveway has a bay window with decorative eave brackets and fluted pilasters. The bay window sits beside a main floor entrance, which if the rear portion of the house was the original house, may have been the main entrance before the two storey portion was constructed.

The west elevation contains only two windows, one on the second storey and the other on the ground floor. Both windows have a rowlock arch and limestone sills.

The structure has a rubble stone foundation.

Contextual Value

Contextual value of the property lies in its proximity to the battlefield connected to the Battle of Lundy's Lane. More particularly, the area where this property is now located is seen on maps describing the Battle of Lundy's Lane as the position of the U.S. troops as they entered the battle.

Further contextual value of the property may be associated with the structure located at the end of the driveway. It is presently used as a garage, measuring approximately 10 m x 7.5 m. Its construction is a board and batten style with vertical boards on three sides with the front elevation being clad in wood shingles. The interior of the structure can be seen to be post and beam construction. The roof presently has asphalt shingles, but may have originally had wood shingles.

From maps of the area depicting the Battle of Lundy's Lane there appears to be a fruit orchard and the Peer Farm, in this general area. It is possible that the barn was there during the time of the battle of 1812-1814, although it is difficult to put an exact date on barn structures.

Description of Heritage Attributes

Key elements that embody the heritage value and are important to the preservation of 5993 Barker Street include the following exterior heritage attributes:

- Location just south of the Battleground of Battle of Lundy's Lane and on the eastern flank of the U.S. position.
- Two storey red brick house with Italianate features
- Eave brackets
- Low pitched roof
- Symmetrical window and door openings
- Slightly rounded transom window above front door
- Bay window on east side of house
- Side entrance
- Verandah across entire front of house
- Single storey post and beam garage at rear of property
- Association with noted local bricklayer/mason Henry Spence