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April 27, 2015

Leap Properties Ltd.
[REDACTED]

Dear Sir/Madam:

**Re: Glenview Mansion
4223 Terrace 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\Terrace4223.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. 2014-145**

**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

**Glenview Mansion
4223 Terrace Avenue**

TAKE NOTICE that the Council of the Corporation of the City of Niagara Falls passed a by-law amending Designating By-law 2003-137 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 2003 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 black 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

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 2014-145
.....
Given under my hand and the seal of the said Corporation this 22 day of Dec, 2014
..... Deputy Clerk

CITY OF NIAGARA FALLS

By-law No. 2014 - 145

A by-law to amend By-law No. 2003-137, being a by-law to designate 4223 Terrace Avenue, known as the Glenview Mansion, to be of cultural heritage value and significance.

WHEREAS By-law No. 2003-137 designated the Glenview Mansion located at 4223 Terrace 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 WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1 (5) has been fulfilled;

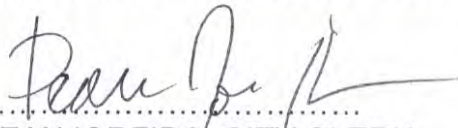
AND WHEREAS The Corporation of the City of Niagara Falls has caused to be served on the owner and the Ontario Heritage Trust, a Notice of the proposed Amendment;

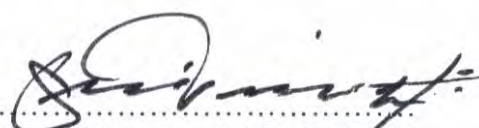
AND WHEREAS no objections have been filed with the Clerk of the Municipality;

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

1. That By-law 2003-137 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.


.....
DEAN IORFIDA, CITY CLERK


.....
JAMES M. DIODATI, MAYOR

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

WILLIAM C. M. M. P. Commissioner, etc.
Deputy Clerk for the City of Niagara Falls,
City of Niagara Falls,
Province of Ontario

SCHEDULE "A" to By-law No. 2014 - 145

Lot 12 Plan 314 Niagara Falls, Lot 13 Plan 314 Niagara Falls, Niagara Falls.

SCHEDULE "B" to By-law No. 2014 - 145

Description of Property – Glenview Mansion, 4223 Terrace Avenue

The Glenview Mansion is located above Terrace Avenue, positioned high above River Road on a large property with mature trees. Although seemingly hidden from the rest of the area, its' imposing size and solid masonry construction is evidence of the wealthy country manor.

Statement of Cultural Heritage Value or Interest

The Glenview Mansion, built in 1870, was owned by three prominent men in the City's history. John Drew, the builder and first resident of Glenview, was an accomplished mason and contractor whose professional skills and community involvement helped to develop the Town of Clifton/Niagara Falls. The second owner, Dr. John Ferguson, made his fortune constructing railroads, canals and water works for the improvement of the Niagara area. He served as a Member of Parliament for the Welland County (1882-1891) and helped develop tourism near the Whirlpool. During the time he owned Glenview, it became not only a prosperous agricultural estate, but also one of the towns' main social venues hosting the most prominent people of Niagara. The third owner of the home, R. P. Slater, was an influential businessman and developer who served several terms as mayor and who was instrumental in bringing hydroelectric development to Niagara Falls, ushering the City into the twentieth century. Thus, for the first fifty years of its existence, Glenview was at different times a locus of civic, government and industrial power in Niagara Falls.

The Glenview Mansion is a remarkable example of Italianate vernacular architecture from the mid-Victorian period. The two-storey detached dwelling features a symmetrical three bay façade. The main section of the building, which includes the front (east) façade, is situated away from the entrance to the property. From this main section, two rectangular tails of decreasing width extend to the west of the site. Currently, the exterior is painted stucco while the foundation is made of rubble stone. From historical photographs, its original exterior of brick is found on many of the decorative elements of the house, including the three-sided projecting bay windows on the front (east) façade, the raised quoins on all exterior corners of the building, and the curved hood moulds over the window and door openings. Brick was also used to construct the three remaining chimneys positioned near the northeast, southeast, and southwest corners of the houses' main section.

The building's low pitch hip roof is typical of the Italianate architectural style. It features broad eaves with tongue and groove soffit and a moulded fascia. It is supported by large paired brackets. A small wooden gable with cornices forms the roof of the projecting central bay on the front (east) façade. The gable forms a closed pediment with a deeply recessed tympanum and raking courses of small, regularly spaced brackets which give the building the impression of a Classical dentil course. In the centre of the tympanum is a decorative round

window flanked by triangular panes. The roof on the main section terminates in a flat deck, originally supporting a wood frame belvedere. The roof bears several shed dormers that were built for lighting purposes. The front (east) façade contains two of dormers on either side of the pediment, one faces the south and a larger dormer is located on the north. Each dormer contains a horizontal sliding window.

The front entrance consists of a modern steel double door, with a large glass panel with a segmental transom. On either side of the entrance is a three-sided projecting bay, each side containing a rectangular 2 over 2 sash window with hood mould. These same window styles are found on the second storey of the façade. In the centre of the second storey are narrow paired windows set with round headed openings with hood moulds. On the south façade, the house's main section features six rectangular window openings with a keystone decoration. Along the extending tails are several more segmental openings, either with a keystone or hood mould used for decoration. Alterations are evident along the north façade, where only one segmental window exists on the upper floor and of the two on the ground floor, one has had the bottom half blocked up and covered with stucco.

Originally, the property is said to have contained a number of outbuildings, including a grist mill, stable, and a tennis court to the south of the house. These have disappeared with time and with the subdivision of the original property. A significant change to the façade was the removal of the original mid-Victoria era porch. Located on the front (east) façade, the porch was an open wood structure with a raised deck and side railings. Although still in place in the beginning of the 20th century, it had been replaced with the present overhang by 1955. Another original porch, attached to the midsection of the south wall has survived in situ. It features a sloped roof and four chamfered support posts topped with a curved scroll bracket.

Description of Heritage Attributes

Key exterior features that embody the heritage value and are important to the preservation of 4223 Terrace Avenue include the following heritage attributes:

- Italianate vernacular architecture from the mid-Victorian period
- large two storey detached dwelling
- rectangular form, with a square main section and two rectangular tails
- current stucco exterior and rubble stone foundation
- brick was used for many of the decorative elements of the house
- three chimneys near the northeast, southeast, and southwest corners
- low pitch hip roof, typical of the Italianate architectural style
- broad eaves with tongue and groove soffit supported by paired brackets
- small wooden gable with raking cornices
- closed pediment with recessed tympanum and brackets
- shed dormers
- modern metal double doors, with glass panels and segmental transom

- 2 projecting bays containing 2 over 2 sash windows with hood moulds
- the porch on north side has sloped roof, four posts with curved scroll brackets.
- connected to several prominent figures in the history of the City of Niagara Falls including John Drew, John Ferguson, and R. P. Slater
- relevant to the social and political history of the City of Niagara Falls
- positioned high on large property at the end of a long driveway overlooking the Niagara River