

THE CORPORATION OF CITY OF WELLAND

BY-LAW NUMBER 9424

A BY-LAW TO DESIGNATE 204 EAST MAIN STREET IN THE CITY OF WELLAND, KNOWN AS LAWRENCE/SINGER HOUSE (GINGERBREAD HOUSE), OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST

WHEREAS the Ontario Heritage Act, R.S.O. 1980, chapter 337, authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Welland has caused to be served upon the owner of the lands and premises municipally known as 204 East Main Street, commonly known as Lawrence/Singer House (Gingerbread House), and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality, once a week for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation was served upon the Clerk of the City of Welland.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:


1. That the real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law, known as Lawrence/Singer House (Gingerbread House) in the City of Welland, be designated as being of historic or architectural value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in said Schedule "A" attached 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 aforesaid property and upon The Ontario Heritage Foundation and to cause

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notice of this By-law to be published in a newspaper having general circulation in the City of Welland.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS 5th DAY OF JUNE 1990.

 \_\_\_\_\_ MAYOR

 \_\_\_\_\_ CLERK

SCHEDULE "A"

TO

CITY OF WELLAND BY-LAW 9424

PASSED THE 5th DAY OF JUNE 1990.

Roland Harder MAYOR

[Signature] CLERK

In the City of Welland in the Regional Municipality of Niagara and more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being composed of part of lot 3, <sup>Plan 553</sup> ~~Plan 1649, formerly in the Township of Crowland, now known as Plan 564,~~ in the City of Welland and part of lot 3, on the Thomas Burgar Plan, now known as Plan 553 in the City of Welland.

SCHEDULE FOR DESCRIPTION

THOSE certain parcel or tract of land situate, lying and being in the City of Welland, in the Regional Municipality of Niagara, formerly in the County of Welland, and being composed of

FIRSTLY:- The most westerly 52 feet of Lot No. 3, on the north side of East Main Street, on the Thomas Burgar Plan, now known as Plan 553

SECONDLY:- Part of Lot No. 3 on the south side of Dorothy Street as shown on the Thomas Burgar Plan, now known as Plan 553, described as follows:

COMMENCING at the south-west corner of said Lot No. 3 on Dorothy Street;

THENCE easterly along the south boundary thereof 52 feet to a point;

THENCE Northerly parallel with the western limit of said Lot, 9 feet to a point;

THENCE westerly parallel with the south limit of said Lot, 52 feet to a point in the west limit thereof;

THENCE southerly along said west limit 9 feet to the place of beginning, said piece of land lying immediately north of the first above described lot.

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**REASONS FOR DESIGNATION  
OF LAWRENCE/SINGER HOUSE (GINGERBREAD HOUSE)  
204 EAST MAIN STREET, WELLAND  
PURSUANT TO THE  
ONTARIO HERITAGE ACT, R.S.O. 1980, CHAPTER 337  
SECTION 29 (6)(A)(i)**

The "Lawrence/Singer House" was built circa 1890 by Alfred E. Lawrence. Mr. Lawrence arrived in Welland in 1899 to take possession of one of Welland's earliest establishments, a furniture and undertaking business founded by F.X. Sauter in 1857. Lawrence remained in business in downtown Welland for the next 17 years. As a furniture maker, Lawrence constructed his house in the latest architectural style, with an abundance of ornament and variety of woodworking techniques which would showcase his skill as a cabinet maker and which would also befit his position within the community. In 1914, the house was sold to Mary L. Singer and remained in the Singer family until 1978.

The "Gingerbread House" is an excellent example of the eclectic and highly ornamented late Victorian style. Elements of Ontario "Cottage Gothic" can be seen in the irregular "L" shaped plan, steeply pitched gables and small front porch tucked into the curve of the "L". Bay windows on the south, east and west facades, an Italianate "Tuscan" tower set within the porch at the "L" and the abundance of "Gingerbread" on the porch and gables add to the variety and irregularity of the exterior in accordance with the Victorian "picturesque" ideal. The Italianate tower is topped with an Mansard roof, often called the "Second Empire".

The front bay window, with its stained glass, the front door, with its elaborate carved relief patterns and diaper work, stained glass and "quarter wheel" glazing, both show the influence of yet another late Victorian style, the Queen Anne Revival. The wheel motif of the front door is repeated in the "sawn" Gingerbread located in the Gable peaks, while a scalloped verge fascia of dripping loops and curving lines flows along the eaves.



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CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT  
NIAGARA SOUTH/W/QUE (89)WELLAND

'90 06 20 15 22

*[Signature]*  
LAND REGISTRAR / ENREGISTRATEUR

(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages
(3) Property Identifier(s) Block Property		Additional: See Schedule <input type="checkbox"/>
(4) Nature of Document By-law 9424		
(5) Consideration Dollars \$		
(6) Description  In the City of Welland in the Regional Municipality of Niagara and more particularly described as follows: ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being composed of part of lot 3, <del>Plan 1679, formerly in the Township of Crowland, now known as Plan 564, in the City of Welland and part of lot 3, on the Thomas Burgar Plan, now known as Plan 553 in the City of Welland.</del>		
(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>

New Property Identifiers

Executions

Additional: See Schedule

(8) This Document provides as follows:

Copy of By-law 9424 is attached.

A BY LAW TO DESIGNATE 204 EAST MAIN STREET  
INT HE CITY OF WELLAND, KNOWN AS LAWRENCE?  
SINGER HOUSE (GINGERBREAD HOUSE), OF HISTORIC  
OR ARCHITECTURAL VALUE OR INTEREST

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF WELLAND	<i>[Signature]</i> Roland Hardy, Mayor	1990 06 13
	<i>[Signature]</i> Craig Stirtzinger, City Clerk	1990 06 12

(11) Address for Service: 411 East Main Street, Welland, Ontario L3B 3X4

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property 204 East Main Street Welland, Ontario	(15) Document Prepared by: GEORGE C. M. BANKS, City Solicitor 411 East Main Street Welland, Ontario L3B 3X4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td>Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td><b>Total</b></td> <td> </td> </tr> </tbody> </table>	Fees and Tax		Registration Fee						<b>Total</b>	
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