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August 17, 2007

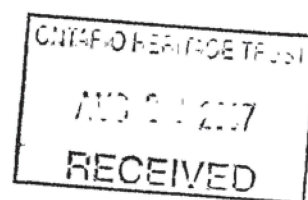
Heritage Cornwall  
340 Pitt Street  
Cornwall, Ontario K6H 5T9

Attention: Mr. Christopher Granger, UE  
Chairperson

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Sonic Amusements Limited  
c/o Port Theatre  
132 Montreal Road  
Cornwall, Ontario  
K6H 1B3

Attention: Mr. Glenn McGillivray, President



Dear Sirs:

**RE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF  
THE PORT (ROXY) THEATER AT 132 MONTREAL ROAD**

This is to advise you that Council, at its regular meeting of Monday, August 13, 2007, passed a Motion concurring with the request of the Heritage Cornwall Chair and instruct staff to implement and follow through the legislated procedures to designate the Historic Port (Roxy) Theater under Part IV of the Ontario Heritage Act (i.e. posting a Notice of Intent to Designate, passing the Bylaw, Notice of Passing, etc.).

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## **NOTICE OF INTENT TO DESIGNATE**

### **NOTICE**

**Notice of Intention** to pass a Designating By-law for The Port (Roxy) Theater, located in the Le Village area of East Cornwall, 132 Montreal Road, under Part IV of the Ontario Heritage Act, as amended.

**Take Notice**, that the Council of The Corporation of the City of Cornwall intends to pass a designating By-law under chapter 337, Section 29, Part IV of the Ontario Heritage Act, as amended.

**And Take Notice** that any person or agency may appeal to the Conservation Review Board (CRB) in respect of the proposed Designating By-law by filing with the Clerk of the City of Cornwall, no later than thirty (30) days from the first date of publication of this Notice of Intention, a Notice of Appeal setting out the objection to the proposed By-law and the reasons in support of the objection.

**The Property** subject to the proposed By-law is legally described as Plan 16 Part of Lot 213, City of Cornwall and specifically situated east of Lawrence Avenue on Montreal Road. The property has a frontage that measures approximately 51.15 feet and a depth of 137.5 feet, totaling an area of 0.16 acres.

### **REASONS FOR THE PROPOSED BY-LAW AND SPECIFIC ELEMENTS FOR THE COVERAGE UNDER SAID BY-LAW**

#### **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST (FORMERLY REFERRED TO AS "HISTORICAL/NARRATIVE")**

Officially opened on Friday, December 26, 1941 as the Roxy Theater, the building was a state of the art movie theater employing the latest in construction techniques, audio equipment and safety features. Designed by noted Toronto architect Benjamin Swartz, the theater was part of a chain of movie theaters owned by Samuel Fingold under the name of Roxy Theaters. Described in the December 26, 1941 issue of the Daily Standard-Freeholder as "One of the finest theaters in the province...costing approximately \$75,000 the new Roxy...displays the very finest in theater construction and convenience." Safety of patrons was a primary concern reflected in the construction materials of reinforced concrete and structural steel used in the building to fireproof walls, ceiling, floors, balconies and staircases. The local newspaper also provided a detailed description of the "refinements" that added to the overall experience of the patrons.

"The handsome front of the theater is in black vitrolite trimmed with red stripping creating a pleasing ultra modern effect. From the exterior, the box office is the most unique feature of all, being made of maccotta which bears a close similarity to vitrolite but posses a concrete base. It is designed in such a manner that patrons are allowed to buy tickets from the outside in the summer and from the inside during the winter...Upon entering the theater one is impressed with the attractive terrazzo floor in the foyer which is spectacularly colored on a grey base. The lobby is highly decorative, the color scheme being a rich tangerine which gradually shades off to a lighter shade at every panel...Fixtures are the last word in illumination, featuring a screed process glass in the front and carrying the same design as is found in the box office, namely love birds scattered profusely. The new theater displays something entirely new in draping effects with draperies extending from wall to wall instead of the usual stage curtains. Drapes are a soft rich tangerine made from velour material..."

- the V shaped marquis with "a million little light bulbs", which is held in place by two heavy chains
- three main vertical brick piers (layered raised pilasters) on the upper section of the front façade (lending a three dimensional quality to the façade)
- the scalloped cornice
- the side walls supported by simple white brick buttresses
- the Corbiestep style roofline.  
(Heritage Cornwall, 2007).

The Corporation of the City of Cornwall  
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Denise Labelle-Gélinas, City Clerk

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