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PORT COLBORNE

CITY OF PORT COLBORNE

Municipal Offices
66 Charlotte Street
Port Colborne, Ontario
L3K 3C8
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PLANNING AND DEVELOPMENT DEPARTMENT

Planning Division

Erin Semande, Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

ONTARIO HERITAGE TRUST

NOV 05 2019

RECEIVED

November 1st 2019

RE: Notice of Intention to Amend Heritage Designation By-law 2831/10/93

This letter is to notify you that on October 15, 2019, City Council stated an intention to amend By-law 2831/10/93, which designates 380 King Street as a property of architectural and historical value or interest. A detailed notice of Council's intention is enclosed with this letter.

As required by the *Ontario Heritage Act* sections 30.1(1) and 29(3), the City is providing notice to the property owner and to the Ontario Heritage Trust, as well as publishing notice of Council's Intention in *Niagara This Week*, a newspaper having general circulation within the municipality. The notice will be published in the newspaper on November 7, 2019.

Any person who objects to the proposed amendments may, within thirty days after publication of the notice of intention, serve a notice of objection to the City Clerk. The notice of objection must set out the reason for objection and all relevant facts. **Notice of Objection must be submitted no later than 4:30pm on Monday, December 9, 2019, to Amber LaPointe, City Clerk, 66 Charlotte Street, Port Colborne, Ontario, L3K 3C8.**

Please contact me if you have any questions regarding this notice.

Sincerely,

David Schulz, BURPI
Planner, Planning and Development

Cc: Amber LaPointe, City Clerk

Notice of Intention to Amend the Heritage Designation By-law for 380 King Street.

In the matter of the *Ontario Heritage Act* and in the matter of the lands in the City of Port Colborne, municipally known as 380 King Street.

Notice is hereby given that the City of Port Colborne intends to amend Designation By-law 2831/10/93, which designates 380 King Street as a property of architectural and historical value or interest.

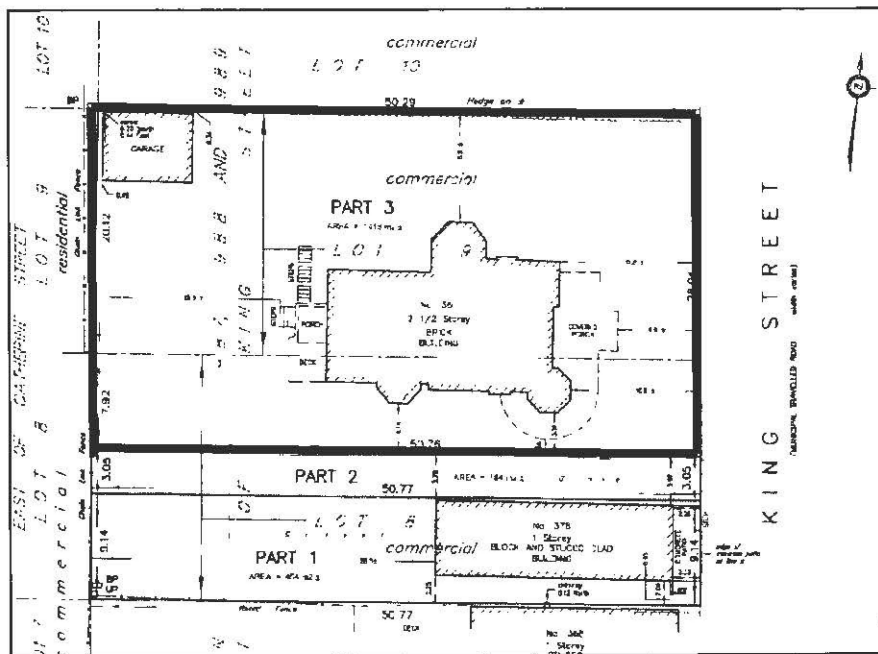
A Description of the Property, Statement of Cultural Heritage Value or Interest, and a Legal Description of the Lands to which the intended amendment applies are attached.

Purpose of Amendments

By-law 2831/10/93 was enacted in 1993 to designate 380 King Street as a property of architectural and historical value or interest. The owner has requested the removal of heritage designation from Part 2 of the lands affected by Committee of Adjustment decision B15-19-PC. Part 3 of the property will remain under heritage designation.

Additionally, the *Heritage Act* requires the City to pass further amendments that will update the By-law to satisfy new *Heritage Act* requirements that came into effect in 2005. For that reason, the City of Port Colborne intends to replace the "Reasons for Designation" section of the By-law with a new "Statement of Significance" that more clearly describes the protected heritage attributes of the property.

Description of Property



 - Property subject to amending By-law

The property at 380 King Street is located on the west side of King Street, north of Delhi Street. The amending By-law is in reference to Part 3 shown on the sketch above.

Legal Description:

Lot 9 and the adjacent 7.92 metres of Lot 8 on the Merritt Survey, now known as Plan 987, 988 and 989, City of Port Colborne, Regional Municipality of Niagara.

Through the consent process, the legal description will change to recognize the merging of Parts 1 and 2 shown above. Part 3 will retain its heritage designation while Part 2 will be removed.

Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The house is the only example in Port Colborne of the Romanesque Revival style in both shape (broken wall lines, bay windows, and tower), and in the choice of materials. This includes the dark red brick, heavy cut stone lintels and sills, and the unglazed terra cotta tiles set just below the eaves.

The large verandah, with its field stone wall and raised ribbon mortar joints is derived from the Queen Anne period. The general shape of the verandah, especially the circular portion surrounding the octagonal tower is very typical of that style, as are the simple rounded wooden pillars.

The truncated hip roof, with its several dormers, was covered with red painted galvanized steel tiles (rectangular on the main roof, and file scales on the tower), three dimensional sheet metal cresting and the ornament surmounting the tower roof (incorporating a six pointed star). Of special note are the triangular dormers and windows in the tower roof.

Two other distinctive features of the house are: one, the wide rounded arch window on the first floor, with its etched leaded glass, and two, the triangular multi-paned window of the attic, with its diagonal muntins.

Interior features of note include the ornate wood trim and doors with egg and dart motif and/or inset leaded glass, the wooden archway with classical columns located in the waiting room at the north east corner of the first floor, the fireplace located in the same room, and ornate plaster cover moldings. The interior egg and dart motif reflects the pattern of the exterior terra cotta tiles.

Contextual Value:

The property is part of a parcel of land that at one time belonged to William Hamilton Merritt. In 1907 Thomas Euphronius Reeb (a member of the Reeb family, one of the earliest families to settle this area) purchased the land and erected the present building. In 1941 John Horne Jr. a well-known developer and councillor purchased the property and converted the building into a series of apartments, for a time occupied by teachers at the local school, and later by the Red Cross.

Cultural Heritage Attributes:

Important to the conservation of 380 King Street are the following cultural heritage attributes:

Exterior:

- Dark red brick
- Heavy cut stone lintels and sills

- Unglazed terra cotta tiles
- The large verandah with field stone wall and raised ribbon mortar joints
- The truncated hip roof
- Red painted galvanized steel tiles (rectangular on the main roof, fish scales on the tower)
- Three dimensional sheet metal cresting and the ornament surmounting the tower roof
- Triangular dormers and windows in the tower roof
- Wide rounded arch window, with etched leaded glass
- Triangular multi-paned window of the attic, with diagonal muntins

Interior:

- Ornate wood trim and doors with egg and dart motif and/or inset leaded glass
- Wooden archway with classical columns located in the north east corner of the first floor
- The fireplace
- Ornate plaster cove moldings