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CITY OF ST. CATHARINES

BY-LAW No. 78-354

A BY-LAW to designate the Property
at No. 303 Niagara Street of architectural
value and of historic interest.

BY-LAW read a first, second and third
time and passed this 10th
day of October 1978

 Clerk

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 78-354

A By-law to designate the Property at No. 303 Niagara Street of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, 1974, 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 St. Catharines has caused to be served upon the owner of the lands and premises known as No. 303 Niagara Street 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 a general circulation in the municipality once for each of three consecutive weeks;

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

AND WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. There is designated as being of architectural and historic value or interest the real property, more particularly described in Schedule "A" hereto, known as No. 303 Niagara Street.
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 aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

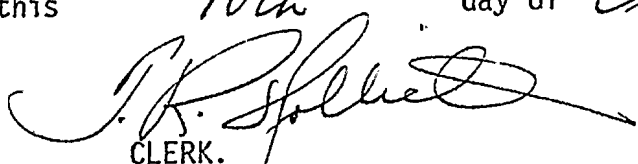
PASSED this

10th

day of

October

1978.


CLERK.


MAYOR.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, formerly the County of Lincoln, and Province of Ontario, and being composed of Block G, Donaldson Plan No. 79 in the City of St. Catharines, more particularly described as follows:

COMMENCING at an iron bar planted at the intersection of the southerly boundary of Carlton Street and the westerly boundary of Niagara Street;
THENCE South 18 degrees 54 minutes west in the westerly boundary of Niagara Street, 50.0 feet; THENCE South 63 degrees 39 minutes west parallel to the southerly boundary of Carlton Street, 137.45 feet to the easterly boundary of Currie Street; THENCE North 1 degree 33 minutes west in the said last mentioned boundary 38.8 feet to an iron bar at the southerly boundary of Carlton Street; THENCE North 63 degrees 39 minutes east in the said last mentioned boundary, 156.65 feet more or less to the place of beginning

I CERTIFY THE FOREGOING TO BE A
TRUE AND CORRECT COPY OF THE ORIGINAL
DOCUMENT OF WHICH IT PURPORTS TO BE A
COPY.

Dated this 11th day of October 1978



Debra Roben
CLERK OF THE CORPORATION OF
THE CITY OF ST. CATHARINES

SIGNIFICANCE

In the first quarter of this century many shops like this were located in St. Catharines to provide patterns for the casting moulds in area foundries. This pattern shop, owned and operated by the Hill's family since its construction in 1916, only closed within the last decade.

The Hill's Pattern Shop consists of two sections. The gabled one storey wing at the rear was built in 1916 while the shed roofed two storey addition was built in 1936. In 1939 the entire structure had to be relocated to make way for the Queen Elizabeth Way which passed over the old site at 17 Rolls Avenue, near the banks of the Third Welland Canal. Both wings were moved to this site and set on a new concrete foundation.

DESCRIPTION

The building has a light wood frame sheathed with clapboard. The corners have end boards providing vertical detail.

All windows are double hung with plain wooden frames and slipsills. Each sash of all windows is broken into eight panes. The ground floor doorway on the Niagara Street facade was a double loading door. This doorway is a single door which was used for moving materials in and out of the second floor storage area. A beam for hoisting the loads projects out above this upper door.

The eaves of the original wing are a plain boxed cornice. The shed roofed section overhangs the wall with a soffit covering the joists, creating a cornice effect when viewed from below. This roof slopes slightly towards the front to provide drainage. Both this and the rear gable roof are covered with mineral surfaced asphalt roofing for shingles.

This building, which remained vacant for a number of years, was renovated in 1978 for use as a fast food outlet. With the exception of new doors in all openings, large illuminated signs on the main facade, and a few other decorative details, the building remains much as it was originally constructed. However, the main drive shaft, pulleys, and other interior machinery were removed in 1977.