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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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PLANNING AND DEVELOPMENT DEPARTMENT
Planning Division

March 7, 2011

Jim Leonard,
Registrar, Ontario Heritage Trust,
Heritage Programs and Operation,
10 Adelaide Street East,
Toronto Ontario M5C 1J3

Re: Notice of Designation of a Property under Section 29 of the *Ontario Heritage Act*
Julia Yager Community Centre (Humberstone School no. 6)
2703 Chippawa (Carl) Road, Port Colborne

Dear Mr. Leonard:

Please find enclosed a copy of By-law 5585/15/11 which was passed by the Council of the City of Port Colborne on February 28, 2011.

Sincerely,

Shannon Larocque
Planner, Department of Planning & Development

cc: Ashley Grigg, City Clerk

THE CORPORATION OF THE CITY OF PORT COLBORNE

BY-LAW NO. 5585/15/11

BEING A BY-LAW TO DESIGNATE THE JULIA YAGER COMMUNITY CENTRE, MUNICIPALLY KNOWN AS 2703 CHIPPAWA ROAD, IN THE CITY OF PORT COLBORNE, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

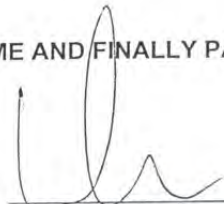

AND WHEREAS, the Council of the Corporation of the City of Port Colborne desires has caused to be served on the owners of the lands and premises at 2703 Chippawa Road and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

NOW, THEREFORE, and pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, the CORPORATION OF THE CITY OF PORT COLBORNE ENACTS AS FOLLOWS:

1. That the property at 2703 Chippawa Road, in the City of Port Colborne, more particularly described in Schedule A attached hereto is designated as being of architectural and historical value.
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule A in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28TH DAY OF FEBRUARY, 2011


Bill Steele, DEPUTY MAYOR
Annette Molenaar, DEPUTY CLERK

Schedule A

Reasons for Designation

Description of Property

The property is located in the City of Port Colborne, in the Regional Municipality of Niagara and is legally described as Part Lot 18 Concession 3, former Humberstone Township. It is municipally known as 2703 Chippawa Road. The site is known as the "Julia Yager Community Centre" and will be designated as "Humberstone School No. 6".

Statement of Cultural Heritage Value or Interest

As a property housing an educational institution, this site has a history of 168 years, during which it has housed three different Bethel Schools. The first existed from 1848 – 1866, the second existed from 1866 – 1915, and the third was built in 1915 and is the structure currently present at this site.

The current structure dates back to one of the oldest schools still in existence in what is now called Port Colborne and sits on the site of possibly the first school in this area. Consequently, the property has historical value or associative value because it has direct associations with institutions that have had significance to our community and the property yields information that contributes to an understanding of our community.

The style of this school is an example of the early 1900 style schools – "one room" red brick schoolhouses - and may contain some of the bricks used in the previous school structure, which dates back to 1866. Hence, the property has design value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method and it displays a high degree of craftsmanship or artistic merit.

This building, being located at a visually dominant position at the intersection of two historic and old traveled roads, forms an important feature on what may be classified as a "cultural heritage landscape". The property therefore has contextual value because it is important in defining and supporting the character of the area, is physically and functionally linked to its surroundings, and is a landmark. Furthermore, many of the original city founders would have been educated at this site.

Description of Heritage Attributes

The exterior westerly portion of the structure constructed in 1915 constructed of red brick which has remained relatively unchanged and many of the unique features are still present. For example, the front elevation of the building, facing west onto Chippawa Road, contains a symmetrically balanced facade with two windows flanking either side of the main entrance. Also, the front entry contains a covered porch or "portico", with tapered square wooden columns or pillars resting upon stone foundation piers. The hipped roof at the front of the structure is broken by a "gable" containing a half-moon window. The front wall also contains a "date stone" between the two windows, which bears the inscription "1915 AD". Finally, the front of the building is visually dominated by the "louvered belfry", while the chimney stack is located at the rear of the structure.