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Niagara

CITY OF PORT COLBORNE



66 CHARLOTTE STREET
PORT COLBORNE, ONTARIO
L3K 3C8

Telephone: (905) 835-2900

Fax: (905) 835-2939

EMAIL: planning@portcolborne.com

COMMUNITY AND CORPORATE
SERVICES DEPARTMENT

April 8, 1999

The Ontario Heritage Foundation
10 Adelaide Street
Toronto, Ontario
M5C 1J3

Dear Sirs/Mesdames:

Re: Alteration of Property - "Roselawn"
296 Fielden Avenue, Port Colborne, Ontario

On September 13, 1993, Council of the City of Port Colborne passed By-law No. 2929/109/93, which designated the property at 296 Fielden Avenue as being of Architectural and Historical Interest and Value.

On March 12, 1999, the owners of "Roselawn" ("The Roselawn Complex" managed by The Port Colborne - Wainfleet Community Development Corporation) applied to Council (letters of March 12, 1999 and March 16, 1999 attached), as per Section 33 of The Ontario Heritage Act, to alter some of the designated elements, specifically:

- Access: External staircase. An external staircase will be needed to make the space accessible and to meet fire code requirements. There are three other roof exits from this floor. The plans have designed a staircase on the least visible wall of the old structure - in fact, the staircase will not be visible from any street vistas. The utmost care will be taken securing the attachment to the heritage building during this stage of renovating.
- Window. At the top of the proposed staircase one window will have to be lengthened to create a door as the main entrance. This will be done in a concerted effort to match the present windows. Any materials that have to be removed to accommodate the renovation will be kept in storage.
- The existing staircase from the second floor will be capped. The banister will be removed and stored. The staircase itself will not be changed, making the procedure reversible at a future date. Likewise the door to the staircase will not be touched, simply locked.
- All the original moulding was removed and stored. It will be replaced during renovations. Ken Robbins will do the renovations. Ken worked on the second floor and moulding repairs on the double parlour and is aware of the need to retain historical features.

Be advised that at their meeting of Monday March 29, 1999, the Council of the City of Port Colborne approved Planning and Development Services Division - Director's Report No. 99-13 (attached) which recommended the following:

1. ***That, subject to compliance with all applicable Building and Fire Codes, the Council of the City of Port Colborne approves the alteration/addition of the following features as recommended by Heritage Port Colborne (LACAC), specifically:***
 - a) ***External staircase at the north side of the building. Not visible from any street vista. The utmost care must be taken securing the staircase to the heritage property (as shown on the attached drawing - Appendix "D").***
 - b) ***Window - dormer window at the top of the proposed staircase (third floor). The window will be lengthened to create a door as the main entrance in accordance with the accompanying diagram (attached as Appendix "C"). Any materials that have to be removed to accommodate the renovation will be kept in storage. Heritage Port Colborne would prefer that the new door contain a round top window similar to those found on the third floor.***
 - c) ***The existing staircase from the second floor will be capped. The banister will be removed and stored. The staircase itself will not be changed, making the procedure reversible at a future date. Likewise the door to the staircase will not be touched, simply locked.***
 - d) ***All the original interior molding, previously removed from the third floor and stored, will be replaced in the original location, where possible, during renovations.***
2. ***Should the plans as reviewed by City Council and Heritage Port Colborne change significantly, and affecting the "Reasons for Designation", further application to Council to "alter" the property will be required.***

As per subsection 33(4) of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18, this letter shall serve as formal notification to the Ontario Heritage Foundation of Port Colborne City Council's decision to approve the alteration to designated elements (as per their recommendation). A copy of the letter sent to the owners of "Roselawn" is attached for your files.

Yours truly,



Patricia Premi, A.M.C.T.
Deputy City Clerk

cc: Kim Roberts, Secretary
Heritage Port Colborne (LACAC)

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