

CORPORATION OF THE CITY OF PORT COLBORNE

BY-LAW NO. 5971/77/13

**A BY-LAW TO DESIGNATE THE LOUIS J. SHICKLUNA GARAGE,
MUNICIPALLY KNOWN AS 293 KING STREET,
PORT COLBORNE, AS BEING OF ARCHITECTURAL
AND HISTORICAL VALUE OR INTEREST**

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic 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 293 King 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 general circulation in the municipality; and

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

AND WHEREAS a settlement agreement as set out in Schedule "C" has been reached between the Heritage Port Colborne Committee and the owner whereby certain features and elements of the building are to be designated in order to avoid a Conservation Review Board Hearing; and

AND WHEREAS the Council has considered Planning and Development Report No. 2013-33;

THEREFORE the Council of the Corporation of the City of Port Colborne enacts as follows:

1. In this by-law and its preambles
 - (a) "City" means the Corporation of the City of Port Colborne;
 - (b) "Council" means the Council of the City;
 - (c) "Lands" means lands and premises described in Schedule "A" annexed to and made part of this by-law and also known as "Louis J. Shickluna Garage" and municipally described as 293 King Street, Port Colborne and shall mean and include all buildings and structures thereon.
 - (d) "Designation" means designating lands, including all buildings and structures thereon to be of architectural and/or historic value or interest pursuant to relevant provisions in The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18
2. The lands are designated as being of historic and architectural value and interest as specifically outlined in Schedule "B" annexed to and made part of this by-law and more detailed elements as described in Schedule "C" annexed to and made part of this by-law and as photographed in Schedule "D" annexed to and made part of this by-law.
3. The City Solicitor is hereby authorized to cause a copy of this By-law and a copy of the reasons for designation to be registered on the title of the lands at the Land Registry Office.

4. The Clerk of the City is hereby authorized to cause a copy of this By-law to be served upon the owner of the lands and upon the Ontario Heritage Foundation and to cause Notice of the passing of this by-law to be published in a newspaper having general circulation in the City.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 24TH DAY OF JUNE, 2013.



Vance Badawey, MAYOR



Ashley Grigg, CLERK

Schedule A

Plan 26, Lot 3, Part Lot 2, NP863, Municipally known as 293 King Street, City of Port Colborne.

Schedule B

Reasons for Designation

This property meets several criteria required for designation under Part IV of the Ontario Heritage Act. The site is culturally significant because of its design and physical value as well as historical and associative value.

The Shickluna Garage was constructed in 1925 and was the first building in Port Colborne designed specifically to cater to the growing automobile trade.

The property has design or physical value because it is a rare, unique, representative and early example of a style of construction method, and it displays a high degree of artistic merit.

The structure is built in a quasi-Mediterranean/Southwest style (possibly an interpretation of California Mission). A massive canopy juts out from the King Street facade of the garage supported in the front by large columns which flare out from the bottom quarter of their height. A distinctive parapet wall with a decidedly southern flavour is built above the canopy perimeter and the main facades of the garage. Red metal tiles, imitating clay barrel roof tiles cover the decorative roof surrounding the parapet wall. Under this decorative roof the soffit is made of wood tongue and groove boards. Two small low walls are built between the two columns with curved tops that vary in height, but that are always less than two feet in height with a gap of about five feet in between. The walls and columns are whitewashed smooth stucco on structural tile masonry units.

The property has historical value or associative value because it has direct associations with the Shickluna family, shipbuilders by trade, who settled in Canada from Malta in 1830. Louis Shickluna, uncle of Louis J. Shickluna, established the Port Colborne shipyard, known as Shickluna Brothers, in the 1860's. In 1925, the Federal Government expropriated all of East Street (the location of Shickluna Brothers) for canal widening and Louis J. Shickluna constructed a new garage and auto showroom at 293 King Street. In 1939, Louis J. Shickluna sold the garage to the Imperial Oil Company. In 1940 it was operated by Reginald J. Doan as Doan's Service Station and remained in service until 1993.

This property was designated a National Historic Site by the Historic Sites and Monuments Board in 1995.

Schedule "C"

The designation applies to the Lands and more particularly to the exterior façade and the structure of the commercial building as described below.

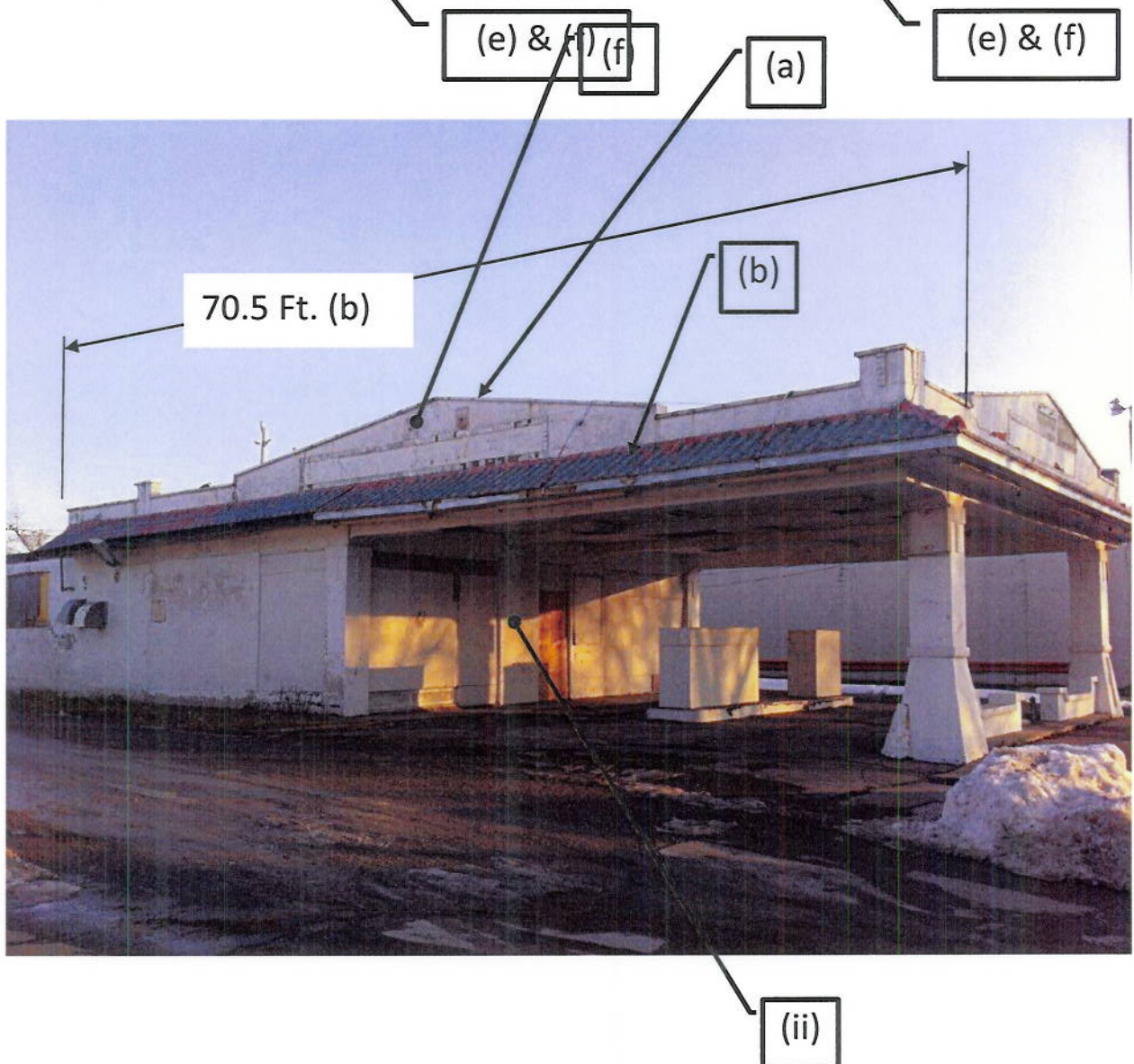
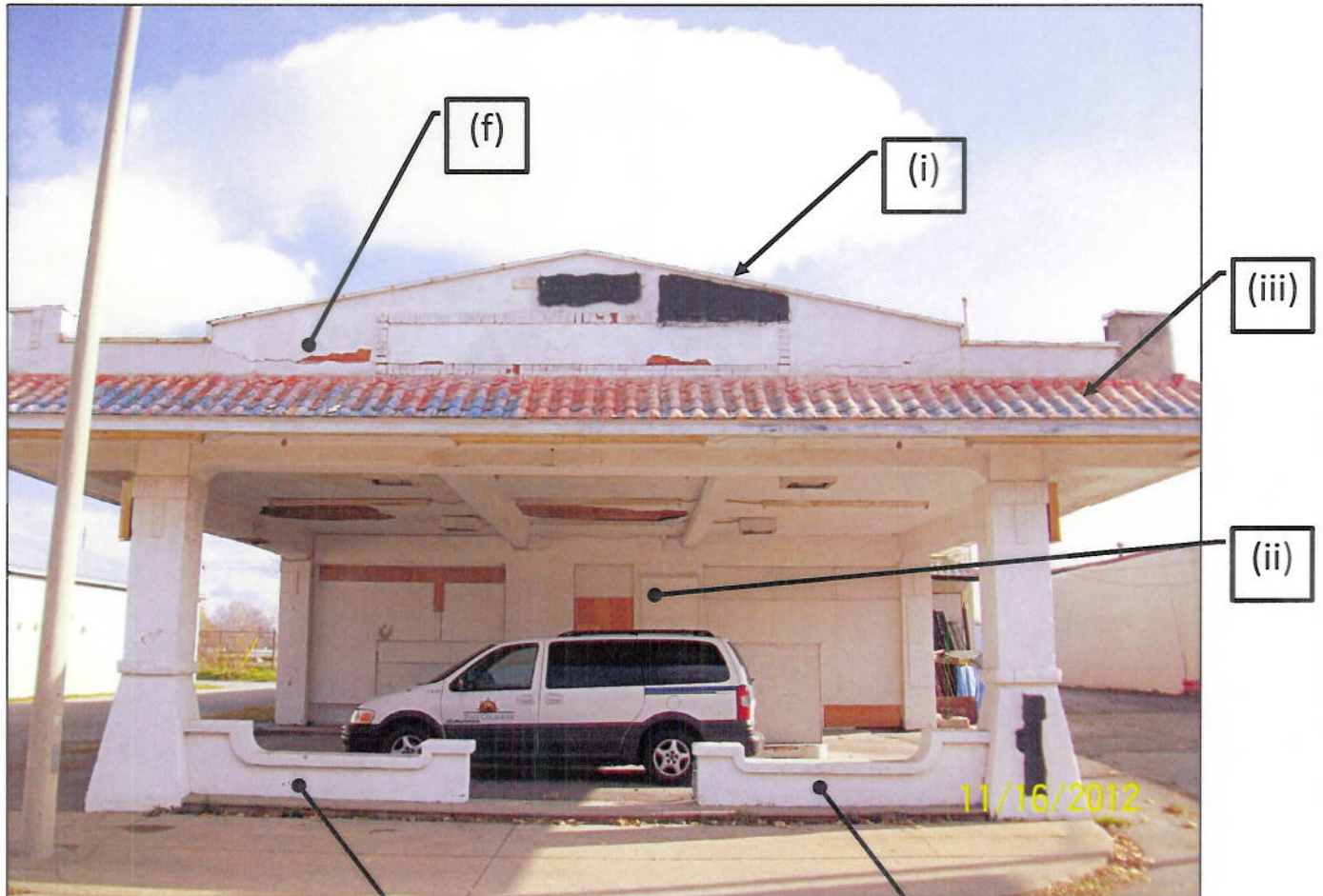
The heritage attributes of the commercial building on the property are as follows:

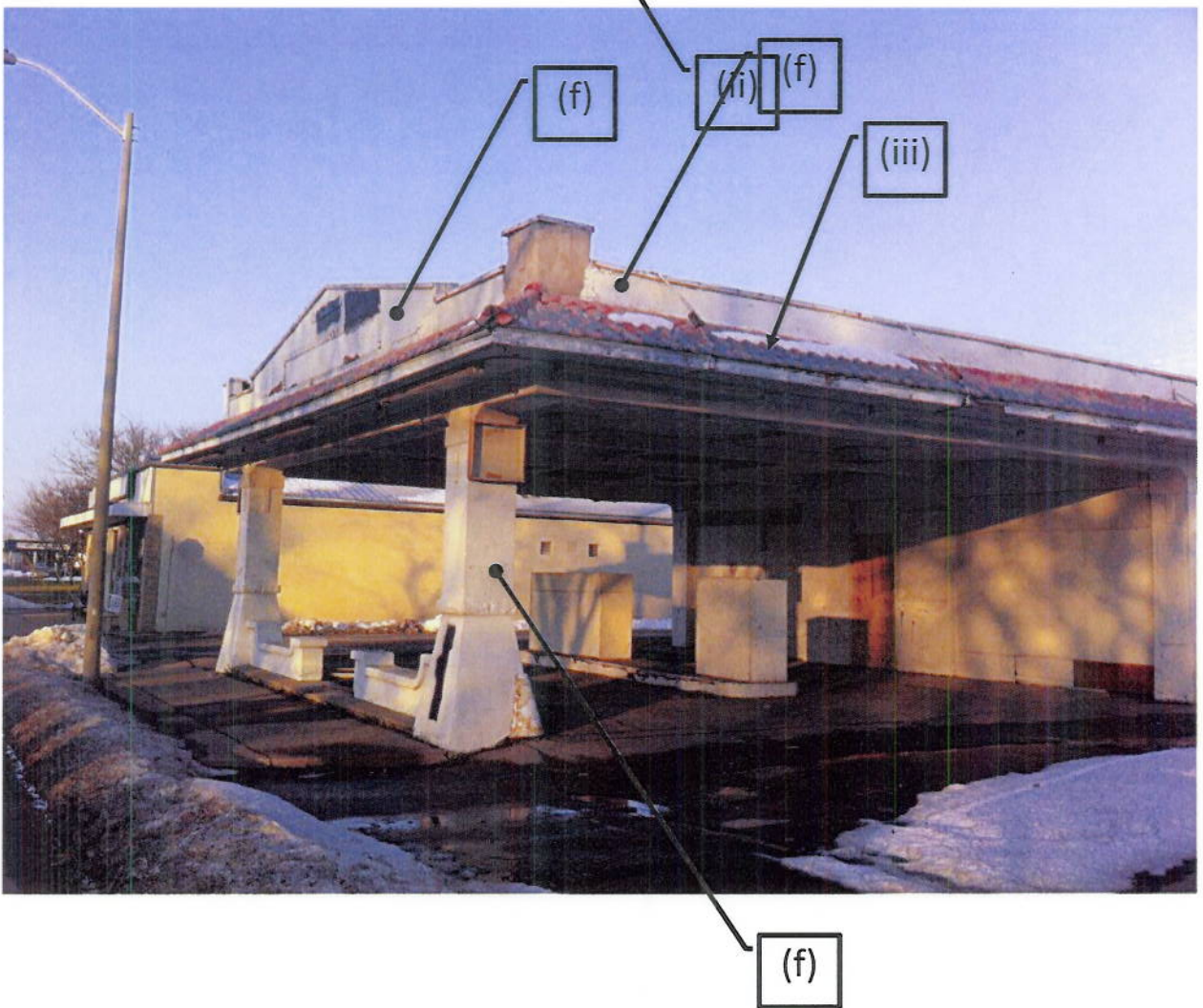
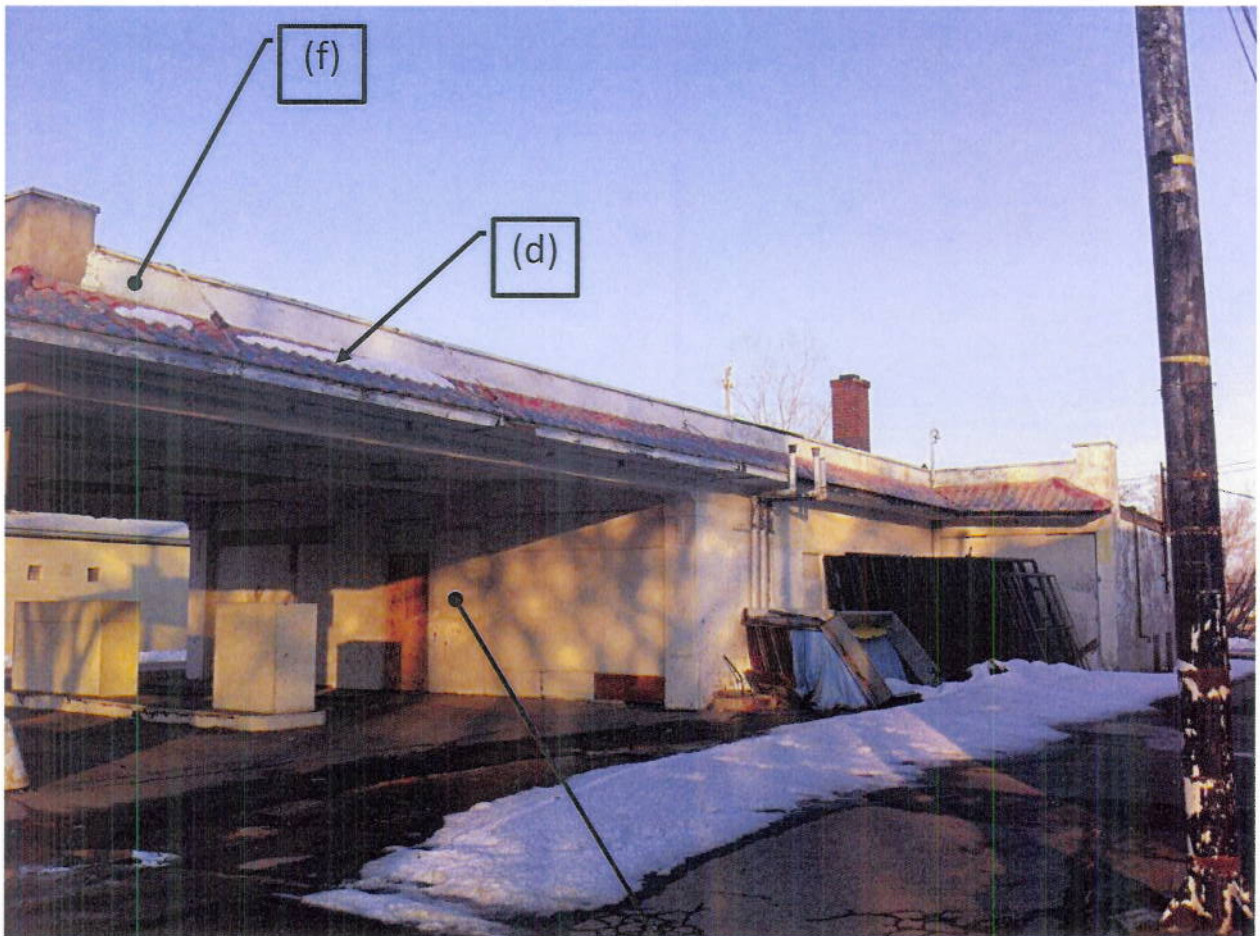
- (i) The parapet wall.
- (ii) The main facades of the building.
- (iii) The red metal tiles covering the decorative roof surrounding the parapet wall.
- (iv) The canopy supported by large columns which flair out from the bottom quarter of their height.

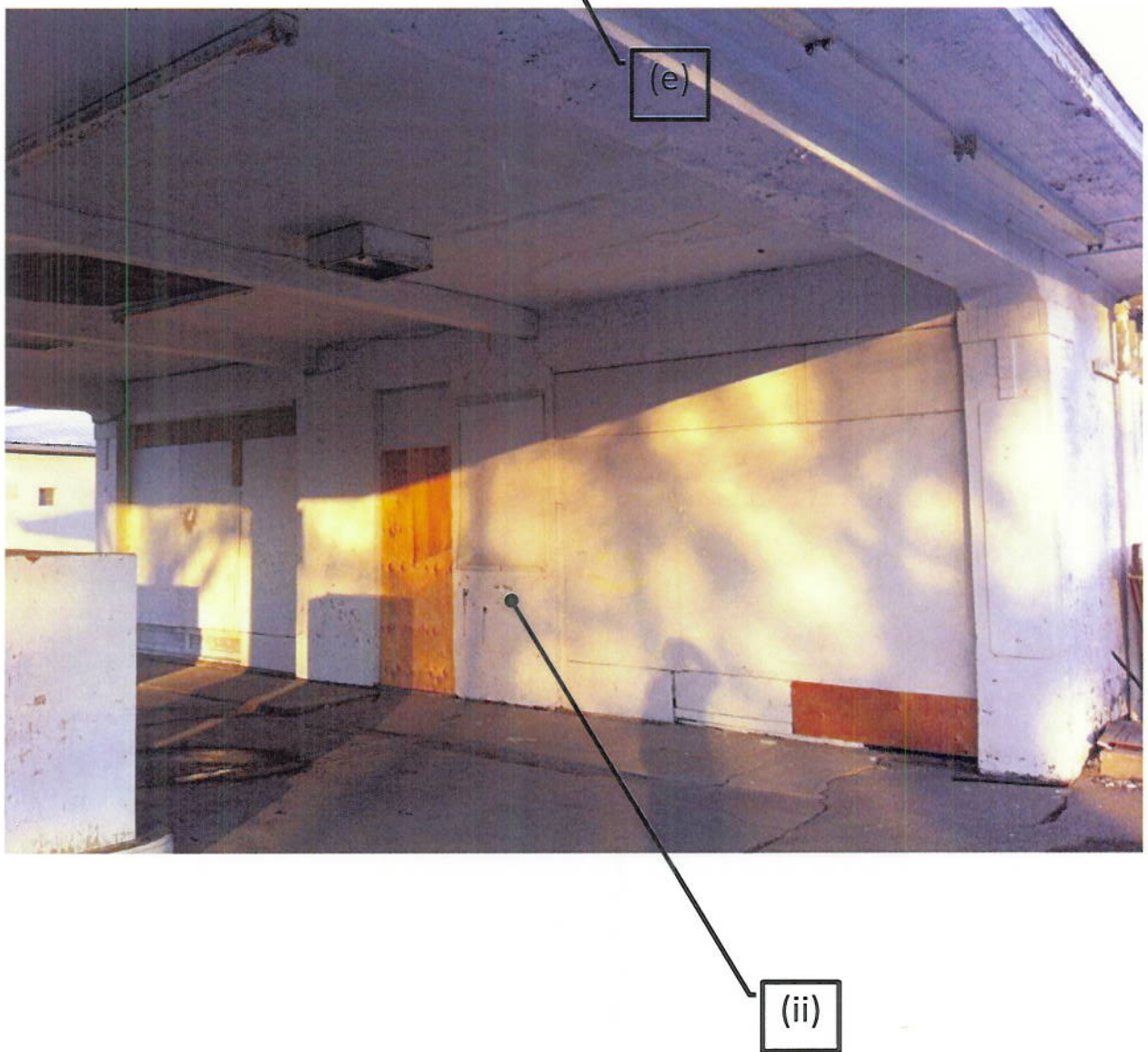
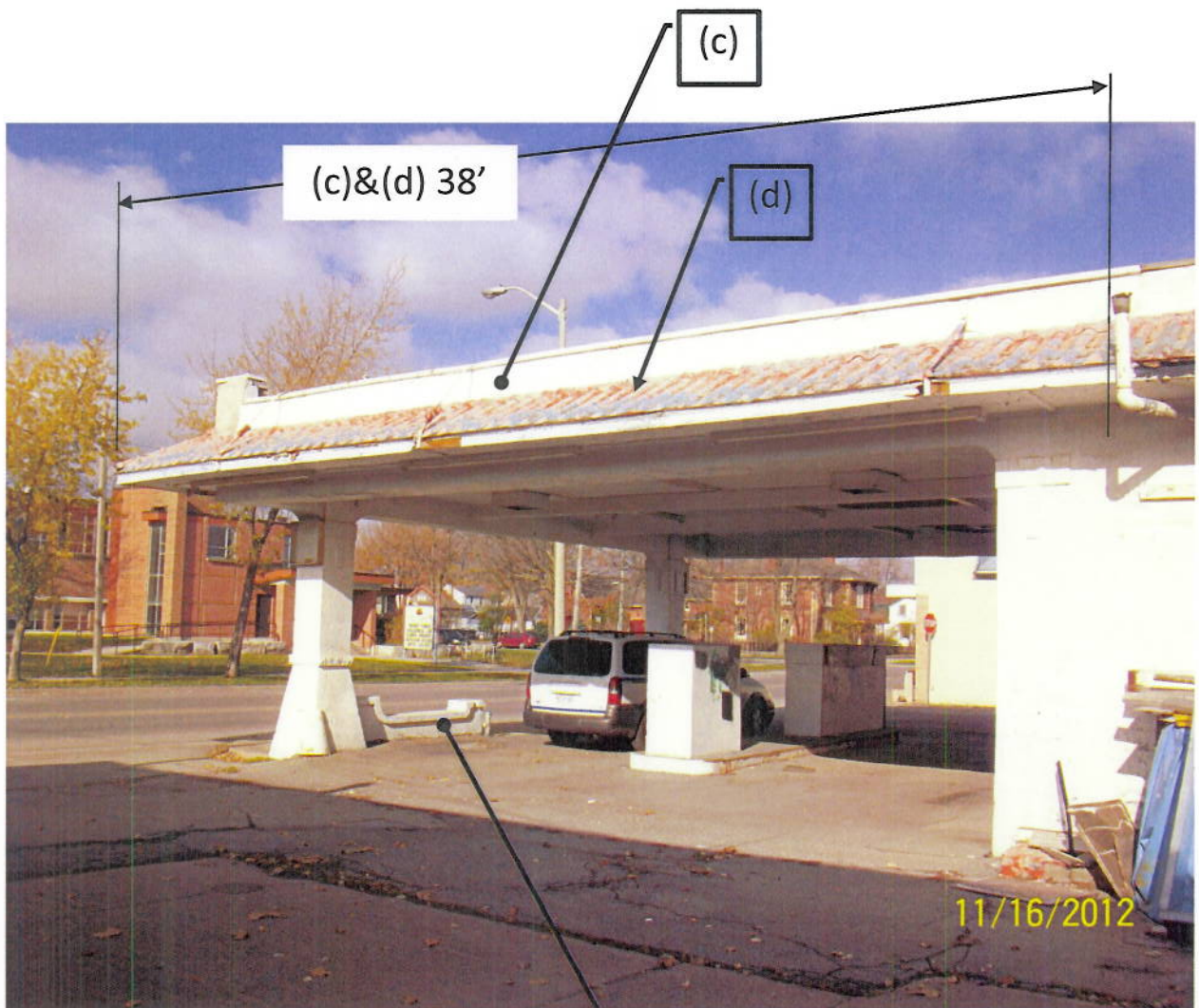
The details of the designation have been agreed to apply to the commercial building as follows and as further shown in the photos attached as Schedule "D":

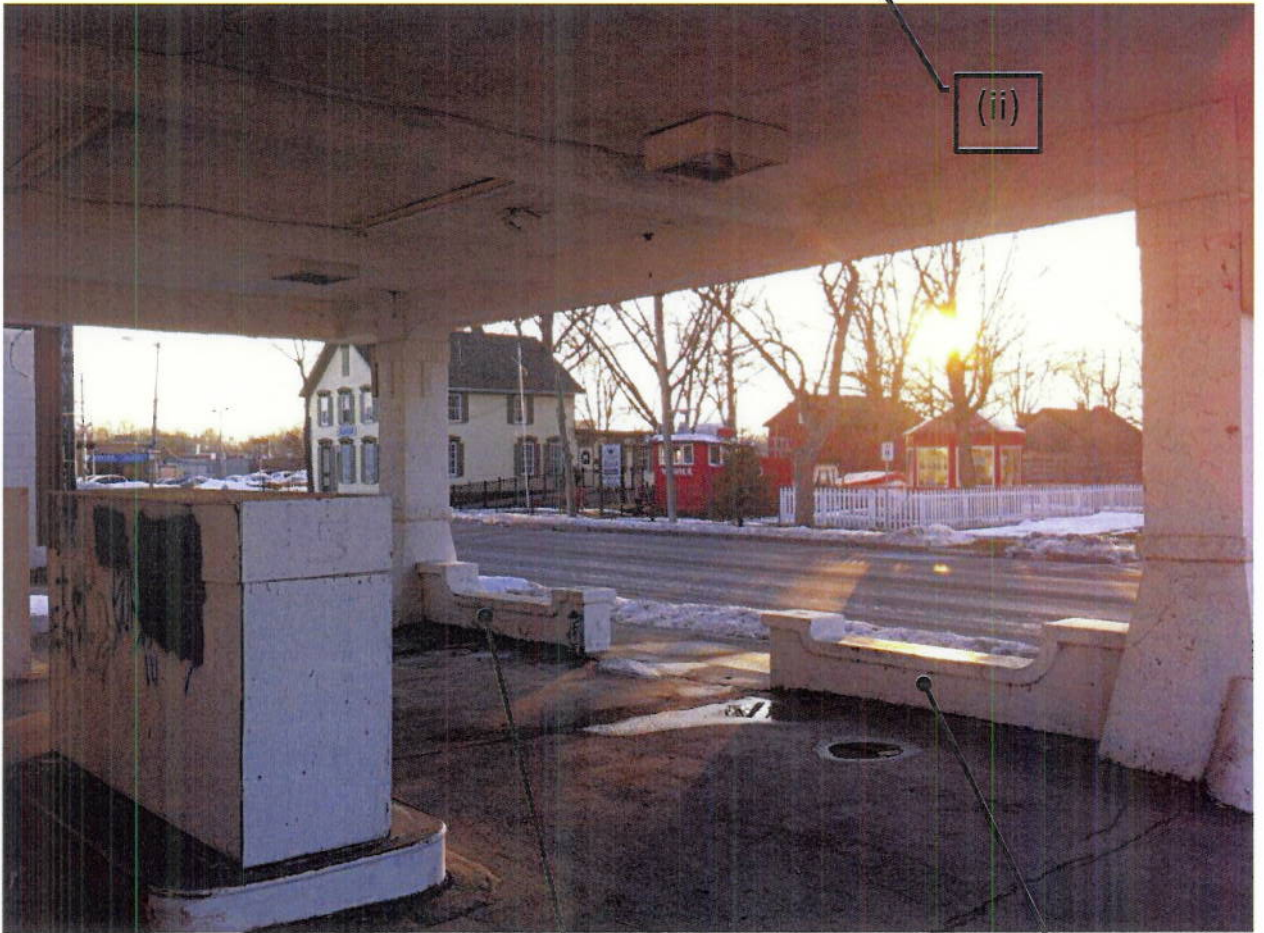
- (a) Parapet wall above the canopy perimeter and main facades of the garage to a distance of 21.5 metres (70.5 feet) from the front of the canopy on the north side of the building.
- (b) The red metal tiles covering the decorative roof surrounding the parapet walls to a distance of 21.5 metres (70.5 feet) from the front of the canopy on the north side of the building.
- (c) Parapet wall above the canopy perimeter and main facades of the garage to a distance of 10.9 metres (38 feet) from the front of the canopy on the south side of the building.
- (d) The red metal tiles covering the decorative roof surrounding the parapet wall to a distance of 10.9 metres (38 feet) from the front of the canopy on the south side of the building
- (e) Two small low walls between the two columns with curved tops.
- (f) Smooth stucco on structural tile masonry units.

Schedule D









(e)

(e)



(f)