

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law to amend By-law 6743/107/19, designating 380 King Street, in the City of Port Colborne, Regional Municipality of Niagara to be of cultural heritage value or interest, for the purposes of correcting the legal description of the property.

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

Whereas the Council of the Corporation of the City of Port Colborne enacted and passed By-law 6743/107/19 on the 9th day of December 2019, to designate the property known as 380 King Street in the City of Port Colborne, Regional Municipality of Niagara, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O.1990, Chapter O.18, as amended; and

Whereas By-law 6743/107/19 contained an error in the legal description of the designated parcel, as the legal description changed following a lot boundary adjustment; and

Whereas pursuant to section 30.1 (1), the Council of the Corporation of the City of Port Colborne may, by by-law, amend a by-law designating property made under section 29 and section 29 applies, with prescribed modifications to an amending by-law; and

Whereas pursuant to section 30.1 (2), notice is not required to be served on the owner of the property and on the Trust or published in the newspaper, as the only purpose of the amendment is to correct the legal description of the property; and

Whereas pursuant to section 30.1 (3), the Council of the City of Port Colborne gave written notice of the proposed amendment in accordance with subsection (4); and

Whereas no Notice of Objection has been served on the City Clerk of the City of Port Colborne;

Now therefore the Council of the Corporation of the City of Port Colborne hereby enacts as follows:

1. That Paragraph 2 of By-law 6743/107/19, enacted and passed by the Corporation of the City of Port Colborne on the 9th day of December 2019, be deleted and substituted with the following:

“That the property at 380 King Street, being Plan 987 to 989 W King St, Lot 9 Pt Lot 8 RP 59R16654 Part 3, City of Port Colborne, Regional Municipality of Niagara, is hereby designated as being of cultural heritage value or interest pursuant to Part IV on the *Ontario Heritage Act*.”

2. That the Legal Description section of Schedule A of By-law 6743/107/19 be deleted and substituted with the following:

“Plan 987 to 989 W King St, Lot 9 Pt Lot 8 RP 59R16654 Part 3, City of Port Colborne, Regional Municipality of Niagara.”

3. That a copy of this By-law be registered against the property described in Schedule “A” to this By-law in the proper Land registry Office;

4. That a copy of this By-law be served on the owners of the property at 380 King street and the Ontario Heritage Trust;
5. That this By-law shall take effect on the date of its passing.

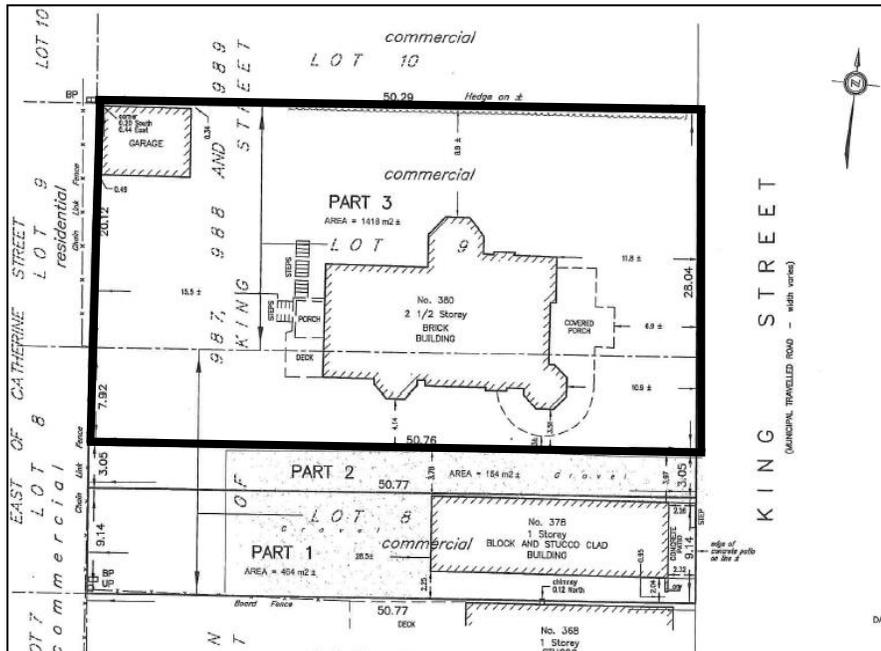
Enacted and passed this ____ day of _____.

William C. Steele, Mayor

Nicole Rubli, Acting City Clerk

SCHEDULE "A"

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:

Plan 987 to 989 W King St, Lot 9 Pt Lot 8 RP 59R16654 Part 3, City of Port Colborne, Regional Municipality of Niagara.

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 are 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 northeast 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 northeast corner of the first floor
- The fireplace
- Ornate plaster cove moldings