



Cultural Heritage Evaluation Report, 56 Main Street West, and Heritage Impact Assessment, 75 Main Street West, Port Colborne, Ontario

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Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by 1000367026 Ontario Inc., c/o ePrime Construction Management, (the Proponent) to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 56 Main Street West, City of Port Colborne Ontario (Subject Property); a Heritage Impact Assessment (HIA) of the adjacent property at 76 Main Street West was also undertaken. The Proponent is undertaking this assessment at the request of the City of Port Colborne in advance of a development application.

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options for the Subject Property. In order to evaluate potential cultural heritage value or interest of each property and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Regulation 569/22, the *Planning Act* (1990), and the *City of Port Colborne Official Plan* (2020) were applied.

A site visit was conducted on March 8, 2023 to document the Subject Property and surrounding landscape.

56 Main Street West is currently Listed on the City of Port Colborne *Municipal Register of Non-Designated Heritage Properties*. Evaluation of the Subject Property against the criteria set forth by the Ontario Heritage Act and Regulation 569/22 finds the Subject Property and associated structures to not meet the requirements for Designation as prescribed by Part IV of the OHA.

As per the Provincial Policy Statement, heritage value is determined by communities. The City of Port Colborne should review the information presented in this report, as well as relevant Official Plan and long-term planning policies to determine if the proposed development of 56 Main Street West (including demolition of extant structures) is appropriate for the community.

The following recommendations are made:

1. 56 Main Street West be removed as a Listed property from the City's *Municipal Register of Non-Designated Heritage Properties*.
2. The proposed structure utilize exterior finishes that are complementary to and in keeping with the design of the existing structures in the vicinity, associated with the early history of Humberston Village. Finishes could include red brick, cut limestone, horizontal wood siding, divided light windows, quoining, and embellishment of structural openings.
3. Vibration assessment be undertaken prior to the commencement of construction so that a "zone of influence" can be established, and appropriate on-site monitoring can be arranged during construction activities to ensure adjacent properties will not be negatively impacted by construction activities; this recommendation in particular related to the adjacent structure at 76 Main Street West. Vibration monitoring should be undertaken to ensure levels remain below established thresholds during all construction activities. Monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
4. Structures to be demolished be subject to salvage mitigation. Salvage of reusable materials from structures that cannot be retained aides in the diversion of waste from area landfills and provides a source of materials for others who are undertaking the restoration and preservation of historic structures. Salvageable materials include but are

not limited to: balustrade, trim, framing components, recyclable items pertaining to electrical systems and plumbing, lighting and plumbing fixtures.

5. Further documentation of 56 Main Street West is not recommended, and this report should be accepted as the final documentation of 56 Main Street West prior to redevelopment.

Project Personnel

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Acknowledgements

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ePrime Construction Management

Project Context

Parslow Heritage Consultancy, Inc. (PHC) was retained by 1000367026 Ontario Inc., c/o ePrime Construction Management, (the Proponent) to prepare a Cultural Heritage Evaluation Report (CHER) for the property at 56 Main Street West, City of Port Colborne Ontario (Subject Property); a Heritage Impact Assessment (HIA) of the adjacent property at 76 Main Street West was also undertaken. The Proponent is undertaking this assessment at the request of the City of Port Colborne in advance of a development application.

This CHER has been prepared at the request of the City of Port Colborne Planning Department and is designed to meet the scope of work outlined in the City of Port Colborne Official Plan (2020).

The purpose of this assessment is to review relevant historical documents, evaluate the potential cultural heritage value or interest (CHVI), identify cultural heritage resources and assess potential impacts, and recommend mitigation options, if necessary. To evaluate the potential CHVI and recommend mitigation options, provisions in the *Ontario Heritage Act* (OHA) under Ontario Regulation (O.Reg.) 569/22, the *Planning Act* (1990), and the *City of Port Colborne Official Plan* (2020) were applied.

A site visit was conducted on March 8, 2023 to document the property, adjacent structures, and surrounding landscape. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera the collection of field notes and the production of measured drawings. The assessment strategy was derived from the National Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Guide to Field Documentation* (HABS 2011), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

Site Description and Context

The Subject Property is located on the southeast corner of Main Street West and Mellanby Avenue. The Subject Property contains three distinct free-standing structures: a rectangular plan storey-and-a-half gable roofed residential structure, a rectangular one storey gable roofed commercial structure and a rectangular plan gable roofed outbuilding. The residential structure is one of several stylistically similar residential structures in the immediate area.

Applicant Contact Information

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Map 1 - Location of Subject Property on Topographic Map



0 100 200 400 Meters
1:5,000

Cultural Heritage Evaluation Report
56 Main Street West, Port Colborne



Map 2 - Location of Subject Property on Aerial Image

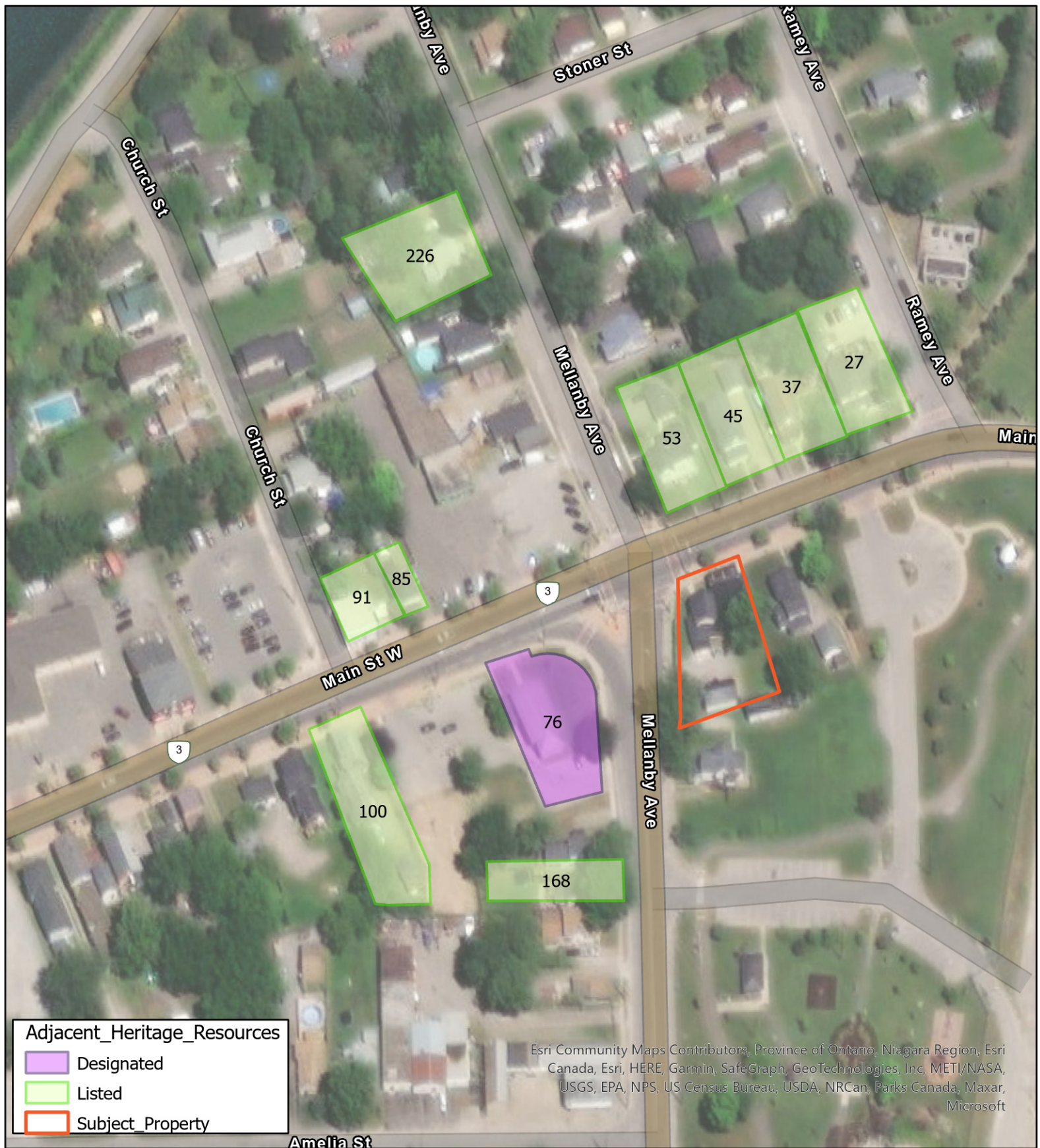


0 100 200 400 Meters
1:5,000

Cultural Heritage Evaluation Report
56 Main Street West, Port Colborne



Map 3 - Adjacent Heritage Resources



0 25 50 100 Meters
1:1,500

Cultural Heritage Evaluation Report
56 Main Street West, Port Colborne



Legislative and Policy Framework

The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Port Colborne. This CHER has been prepared to meet the heritage requirements set forth by the Official Plan of the City of Port Colborne (2020), the OHA, the Planning Act, and the Provincial Policy Statement (2020).

Provincial Legislation and Policy

Ontario Heritage Act (OHA), Revised January 1, 2023

The OHA was enacted in 1990 and since that time has been revised and amended a total of 25 times, most recently on January 1, 2023. When it comes to heritage properties, the OHA prescribes the legal requirements of municipalities and the powers municipalities have to protect and administer heritage within their jurisdiction. The OHA also prescribes the criteria by which heritage value is assessed by way of O.Reg. 569/22, which is addressed in detail below. Under Section 27 of the OHA, the municipal clerk is required to keep a current register of properties of cultural heritage value or interest within the municipality, including properties Designated under Part IV, Section 29 of the OHA. Heritage protections within the OHA fall into the following categories:

- ▶ Listed Properties (Part IV, Section 27), minimal protection, usually candidates for Designation
- ▶ Designated Properties (Part IV, Section 29), protection under Municipal By-law
- ▶ Heritage Conservation Districts (Part V), protection under Municipal By-law

Planning Act

The Planning Act (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural

and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Municipal Policies

City of Port Colborne Official Plan

The City of Port Colborne Official Plan (2020) provides policies related to cultural heritage resources in Section 7. Policies applicable to the proposed re-development of 56 Main Street West include the following (Port Colborne 2020:150)

h) All new development permitted by the land-use policies and designations of this Plan shall conserve cultural heritage resources and shall incorporate these resources into any new development plans. In addition, all new development will be planned in a manner which preserves and enhances the context in which cultural heritage resources are situated. Cultural heritage resources include but are not limited to, buildings, structures, landmarks, trees, tree lines, hedge lines, or fence lines.

i) Development and site alteration may be permitted on adjacent lands to a protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Additionally, Port Colborne has a Municipal Heritage Committee (Heritage Port Colborne) that advises Council on matters of cultural heritage resource conservation, including review of heritage reports and development applications.

Historical Research and Analysis

The Euro-Canadian history of the area and the larger Niagara Peninsula is a historically significant area due to the presence of the Canada-US frontier along the Niagara River. The border was drawn in 1783, following the Treaty of Versailles, which ended the American Revolutionary War. The region had a role to play in the following War of 1812, the Upper Canada Rebellion of 1837, and the Fenian raids of 1866 (Higgins 1996). Beginning in 1820, the landscape of the Niagara Peninsula was shaped by the building of shipping infrastructure, both on water and on land. The most significant feature is the Welland Canal, built to facilitate shipping between Lake Ontario and Lake Erie (Fram 1984).

County of Welland

The County of Welland is bound to the north by Lincoln County, to the east by the Niagara River, Lake Erie to the south, and to the west by the Counties of Lincoln and Haldimand. Settlement in the area of what became known as the Niagara District began in 1783, with land grants being awarded to United Empire Loyalists following the United States gaining their independence. Large plots of 5,000 acres were awarded to field officers, 3,000 acres for captains, and 200 acres for privates (Welland Tribune 1887). Eventually provisions were made to grant every child of a Loyalist who had taken up arms 200 acres upon reaching age of majority. Approximately 40 families had settled in what would become Welland County by 1784 (Welland Tribune 1887).

Following the War of 1812, progress within the County slowed due to restrictions on immigration from the United States. However, by 1817 the population had grown to 6,000 and it boasted 23 schools and 5 churches (Welland Tribune 1887). In the summer of 1818, the first survey of what would become the Welland Canal was done by William Hamilton Merritt, who in 1823 raised enough funds to begin the project and established the Welland Canal Company to oversee the work (Welland Tribune 1887). While his original intention was to divert a sufficient water supply to his mill on Twelve Mile Creek, it eventually was recognized for the potential to connect Lake Ontario and Lake Erie.

Soils in the County were well watered with little stone, and generally the entire area was well suited for cultivation of nearly all types of crops, from cereals and roots to fruits such as apples, cherries, and grapes (Welland Tribune 1887). In addition to the Welland Canal running through the County from north to south, the Grand Trunk Railway ran parallel to it with a total of eight stations within its borders.

Township of Humberstone

The following description of Humberstone Township is reproduced from the website “The Township Papers of the Niagara Settlers” (Niagara Settlers 2023) and was originally published in *The History of the County of Welland, Ontario, Its Past and Present* (Welland Tribune 1887).

Humberstone Township is bounded on the north by the township of Crowland on the east by the Township of Bertie, on the south by Lake Erie, and on the west by the Township of Wainfleet. Humberstone's geographical position is an advantageous one, and its fertile soil which is more or less alluvial, and varies in quality from black muck to clay loam, ranks the township among the best agricultural districts in Ontario. It is about seven and a half miles long and six miles wide and contains about thirty thousand acres. The surface

of the central and northern portion is mainly flat. A ridge of high land on the southern side of the township runs nearly east and west, parallel to the shore of Lake Erie, and within a mile or two of the lake. The lands on one side of the ridge slope to the north, on the other south towards the lake, until the picturesque hills which border on the lake shore are reached. These hills are well timbered, and are fringed with forest trees at their base, comprising oak, ash, hemlock, cedar, linden, butternut, walnut, beech and whole groves of sugar maple. In summer these hills ring with the melodies of the song birds, with whom they are a favorite haunt. They are also tenanted with various kinds of game, such as woodcock, partridge, quail, wild pigeons, snipe, squirrels and rabbits. Foxes, raccoons, and other fur-bearing animals in limited quantities also find shelter here, but in decreasing number. The lake abounds in fish of nearly all varieties found in fresh water. Many of the inhabitants of the cities and large towns spend the summer vacation camping out along the lake shore among these beautiful hills, enjoying the pure lake air and the fishing and hunting.

The Fort Erie Stonebridge road runs along the top of the ridge. This highway is macadamized and gravelled nearly its entire length, and it is the direct route to the city of Buffalo it always presents an animated appearance. A drive along it in summer is always enjoyable; even in the hottest days a cool and refreshing breeze from the lake generally prevails. Comfortable houses, barns and other farm buildings are everywhere to be seen. Numerous fine orchards border it on either side, and shade trees adorn both sides of the road in many places. Horses, herds of cattle and flocks of sheep, grazing in the fields in quiet security, give an air of prosperity, plenty, and comfort, that is unsurpassed in many other countries.

A beautiful ridge of land runs in a northeasterly direction from the village of Humberstone. This ridge is traversed by what is known as the Chippawa road, an excellent thoroughfare. A drive along this road takes us past first-class farms, on which are comfortable buildings. Herds of fine cattle and flocks of good sheep pasturing in the adjacent fields, present a picture of prosperity and domestic comfort. There is also an undulating strip of land extending along the eastern side of the township, which is very fertile and productive, being well adapted to agriculture and horticulture; and evidences of thrift and prosperity exist among all the farmers of this locality. In the southwestern corner of the township there are some very fine farms, well adapted to raising grain and fruits. There is a lofty conical hill situated in this part of the township, called "Sugar Loaf," upwards of one hundred feet in height, having an observatory built on the summit, from which a fine view of the lake and surrounding country may be obtained. It has lately become a popular summer resort. In addition to camping parties and those living in cottages, a great many boarders are accommodated at the neighboring farm houses during the summer months, and it is a favorite resort for picnic parties.

The north-western portion of the township is considerably lower than the remainder, and contain extensive marshes. These marshes form the source of Lyon's Creek, described in our historical sketch of Crowland. This marsh, of which the township contains about three thousand acres, produces huge quantities of whortleberries and cranberries. About eight hundred acres of the tract are valuable for peat, which will probably some day be converted into fuel. Having described the physical features of Humberstone from information obtained from recently published description, it will now be well to say something concerning the condition of the township a century ago, and particularly to record the names of some of

Humberstone Village

Originally known as Stonebridge in recognition of the simple stone crossing that was once located where Main Street crosses the first iteration of the Welland Canal, the settlement later changed its name to Petersburg, with the local post office being called Humberstone. The Village of Humberstone was not formally incorporated until 1912. The village of Humberstone existed until 1952 when it was amalgamated with Port Colborne. For a period of time Humberstone was the more populous of the two settlements, but when the Lake Erie terminus of the Welland Canal was established in Port Colborne and the harbour was expanded, Port Colborne eclipsed Humberstone as the area's economic center. The amalgamation of the two communities in 1952 resulted in Port Colborne having two commercial cores: the old Main Street of Humberstone running east-west in the north end of the new community and the original Port Colborne Main Street running north-south from the Lake Erie shore line.

The following description of Petersburg is reproduced from the website "The Township Papers of the Niagara Settlers" (Niagara Settlers 2023) and was originally published in *The History of the County of Welland, Ontario, Its Past and Present* (Welland Tribune 1887).

This place, officially known as "Petersburgh," with "Humberstone" as the name of the postoffice, is probably better known as Stonebridge than by either of the other names. Before the construction of the canal a creek passed through the site of this village, and the settlers, to effect a crossing, sank stones in the water. The place was called Stonebridge in consequence, and immediately after the canal was built, quite a considerable village sprang up at this point. The first building erected here was the large stone structure still standing near the west end of the canal bridge. It was built during the time of the construction of the canal, and was used as an hotel or boarding house. The village is situated about one mile north of Port Colborne. Both of these places were started in consequence of the building of the canal. Stonebridge, or Petersburg, was the more important place of the two in the earlier days; but the enlargement of the harbor at Port Colborne about the year 1850, and its better railway facilities, gave the village an impetus that made it outrival the sister village down the canal. Both have grown, however, until it seems like one continuous village all the way from Stonebridge to the lake. The village of Stonebridge now has a population of about seven hundred. It has a station on the Welland Division of the Grand Trunk Railway, and contains three churches, one public school, one Lutheran school, one township hall, a temperance hall, five hotels, a machine shop, a foundry, a saw mill, a planing mill and sash and door factory, two cabinet shops, three wagon and carriage factories, eight shops, one organ factory, two harness manufactories, four blacksmith shops. The surrounding country being a good farming district, the various business establishments of the village are in prosperous condition.

The churches consist of a Methodist Church, of which the Rev. Mr. Duff is the present pastor; and two Lutheran Churches. One was built about the year 1875. It belongs to the Missouri Synod, and the Rev. F. Bente is the pastor. There is a school in connection with this church, in which the pupils are taught in both German and English. Mr. F. Hoffmeyer was the teacher for several years; he has been recently succeeded by Mr. Ernest Riddel. The other Lutheran Church belongs to the Canadian Synod. The original church was erected a number of years ago, but was rebuilt in 1884. The Rev. Prof. Snyder is the present pastor. There is in Humberstone a Division of the Sons of Temperance, with about sixty members, who meet every Saturday evening, and many citizens of the place are also connected with the several fraternal and beneficiary societies, whose lodges are situated between the two villages and known as Union Lodges.

The township hall being situated in the village, the place may be called the capital of the township. Here are held the meetings of the Township Council, and here is the place of holding the annual fair of the Township Agricultural Society.

Property History

Lot 45 Plan 25, the location of the Subject Property, was established in 1911, the same year that Humberstone Village was incorporated. Prior to the establishment of Plan 25 the Subject Property was part of Lot 27, Concession 2, Humberstone Township.

Ownership History

56 Main Street West, Port Colborne is located on Lot 45 Plan 784, formerly Plan 25 Humberstone. Lot 45 was established in 1911 as part of the Furry Ramsey Plan. Lot 45 was purchased by Otto Templain (Templin) on October 32, 1911. The November 7, 1911 issue of the Peoples Press indicates that Otto Templain had moved into the new house he has just built opposite the Township hall (Anger 2003). Otto Templain was born in 1869, the eldest of three sons to Andrew Templin and his wife Ernstina Bartz. The Templin family was a farming family residing on Lot 5, Concession 27, Humberstone Township. At the age of 33, Otto married Emma Emelia Snider (age 19) on October 22, 1902; at the time of their marriage, Otto's profession is listed as farmer. The 1911 census returns indicate that Otto and his family are residing in Humberstone Village and list Otto (age 44) as being a bridge attendant who resides with his wife Emma (age 28) and three children: Norman Otto Jr. (age 7), Herbert (age 6) and Frank (age 4).

It is not known when Otto died but it is known that he was survived by his wife, who continued to reside at 56 Main Street West until her death 1956. Upon Emma's passing, her son Frank Templain, a meat cutter who resided at 48 Main street with his Wife Dorothy, oversaw the dissolution of her estate and sold 56 Main Street West.

According to the 1949 Canada Voters List, Herbert Templain, the second child of Emma and Otto, was operating a restaurant at 56 Main Street.

TABLE 1: LAND TRANSACTION HISTORY FOR SUBJECT PROPERTY COMMENCING WITH LOT 27 CONCESSION 2, HUMBERSTONE TOWNSHIP

Inst. #	Transaction	Date	Grantor	Grantee	Comment
NA	Crown Patent	26 Mar 1806	Crown	Nathan Morset (sp?)	All 200 Acres
1188	B&S	12 June 1806	Nathan Morset (sp?)	Jacob Augustine	All
5460	B&S	28 April 1818	Jacob Augustine	Jabor Duffil	All
4909	Probate of Will	22 Mar 1855	Jabor Duffil	Charlotte Duffil (His Sister)	All
751	Probate	7 Mar 1871	Charlotte Duffil Spinster	Jonathan H. Brought (His nephew)	All
6	B&S	Oct 27 1874	John H. Brought	William Mellanby	200 Acres

3252	Plan	2 May 1887	Of the Village of Petersburg field by the Municipal Council of Humberstone	illegable	Part of west part Lot 27
4909	Probate of Will	14 Feb 1895	William Mellanby	Edwin Morris and Richard A. Horswill	Part of Lot 27 (150 Acres)
5037	Exactions Deed	22 June 1895	Edwin Morris and Richard A. Horswill	The Methodist Church	150 Acres Part Lot 27
5129	B&S	20 Nov 1895	The Methodist Church	Rauban Applegard and Horace S. Ramsey	
6178	B&S	6 April 1901	Horace S Ramsey and Wife	Rauban Applegard	8 acres
6596	B&S	5 May 1903	Horace S Ramsey and Wife	Rauban Applegard	7 acres
7699	Probate of Will	17 Mar 1908	Horace S. Ramsey	Albert E Mann and Rauban Applegard	Illegible
7761	B&S	12 May 1908	Annie Applegard and her husband	Warren H. Furry	Part Lot 27 1.5 acres
25	Plan	2 Oct 1911	Subdivision of Parts of Lots 26 and 27 Con 2 and part of original road allowance, Also lot no.3 south of Amelia Street plan 3252	John J. Wichmanne Signs as Owner	Furry Ramsey Plan (Plan 25)
8687	B&S	31 Oct 1911	Executor of H. S. Ramsey Est.	Otto Templin	Lot 45 Plan 25
6945	Statutory Lease	1 Dec 1950	Emma Templin Widow	Herbert Templin	Illegible
70138	Illegible	31 Jan 1956	Frank Templin executor of Emma E. Templin	John and Mary Kviring as joint tenants	Lot 45
440217	Grant	30 Nov 1984	John and Mary Kviring	Salvatore Robert Cardullio and Marion Elizabeth Cardullio	Lot 45
561175	Transfer	4 August 1989	Salvatore Robert Cardullio and Marion Elizabeth Cardullio	Robert and Peter Kopycinski as joint tenants	Lot 45
589206	Charge	23 July 1990	Robert and Peter Kopycinski	Federal Business Development Bank	\$225,000.00

652758	Transfer	28 May 1993	Federal Business Development Bank	603746 Ontario Inc.	
Data Missing					
SN753378	Transfer	22 December 2022	James Kendrick and James Allan Kendrick	1000367026 Ontario Inc.	1,500,000.00

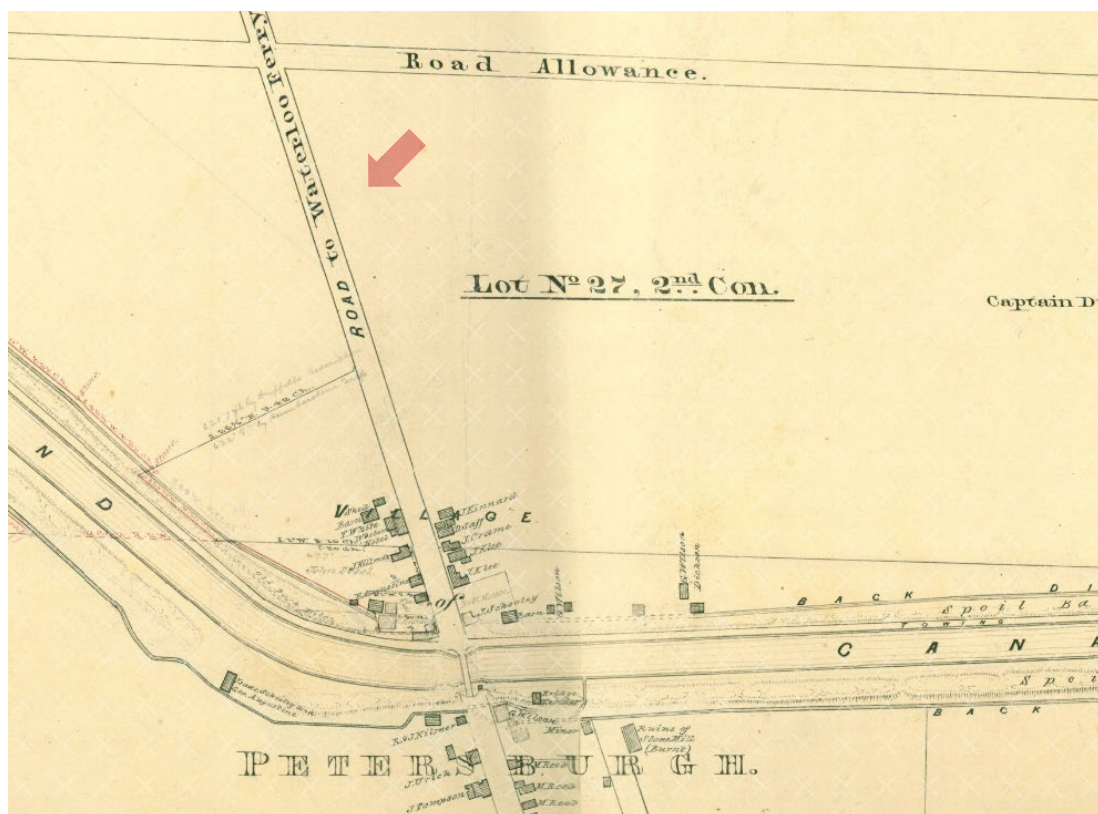


FIGURE 4: PORTION OF 1845 PLAN OF THE SECOND WELLAND CANAL, RED ARROW INDICATES APPROXIMATE LOCATION OF SUBJECT PROPERTY

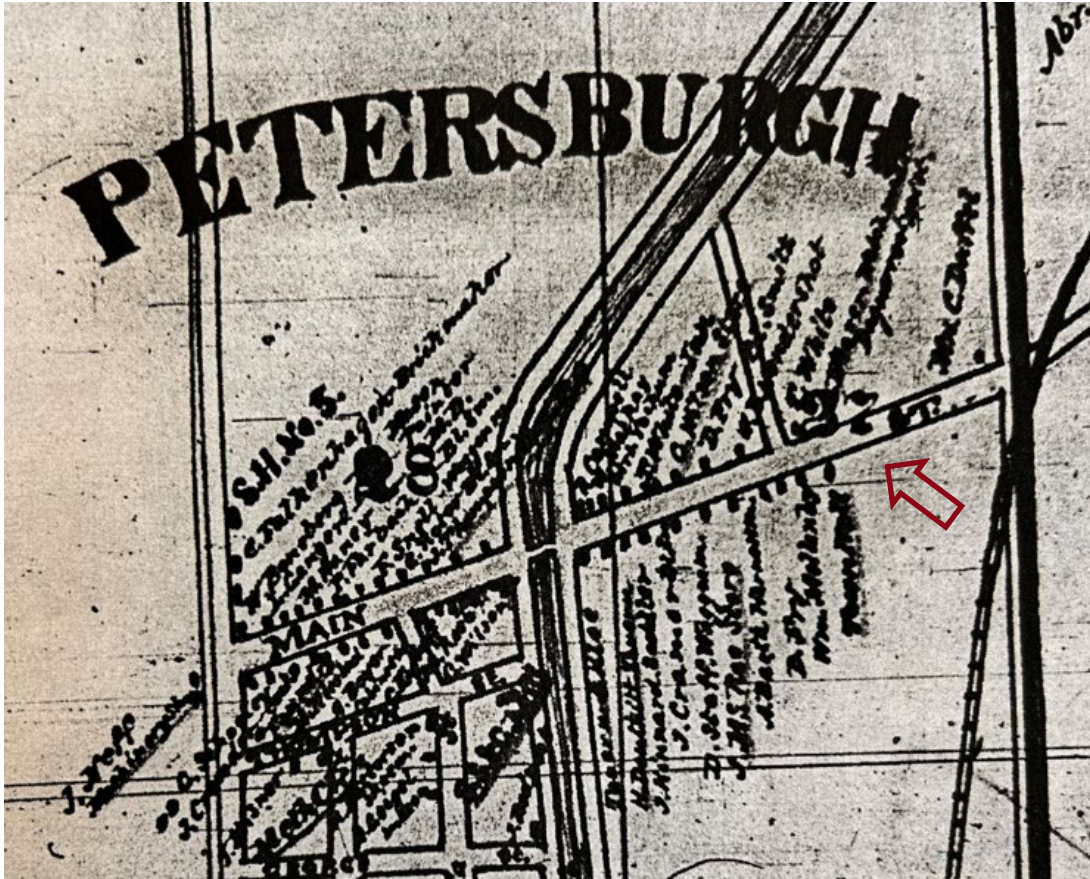


FIGURE 5: PORTION OF 1861 MAP OF PETERSBURGH, RED ARROW INDICATES APPROXIMATE LOCATION OF SUBJECT PROPERTY



FIGURE 6: PORTION OF 1862 TREMAINE'S MAP OF HUMBERSTONE TOWNSHIP, RED ARROW INDICATES APPROXIMATE LOCATION OF SUBJECT PROPERTY



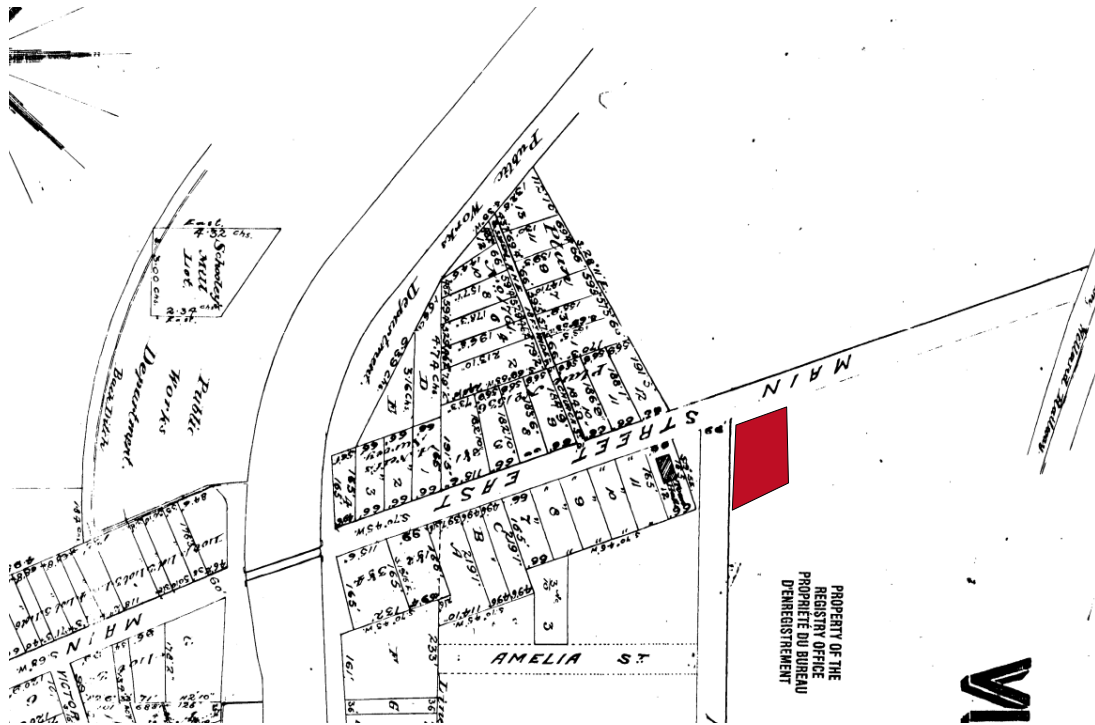
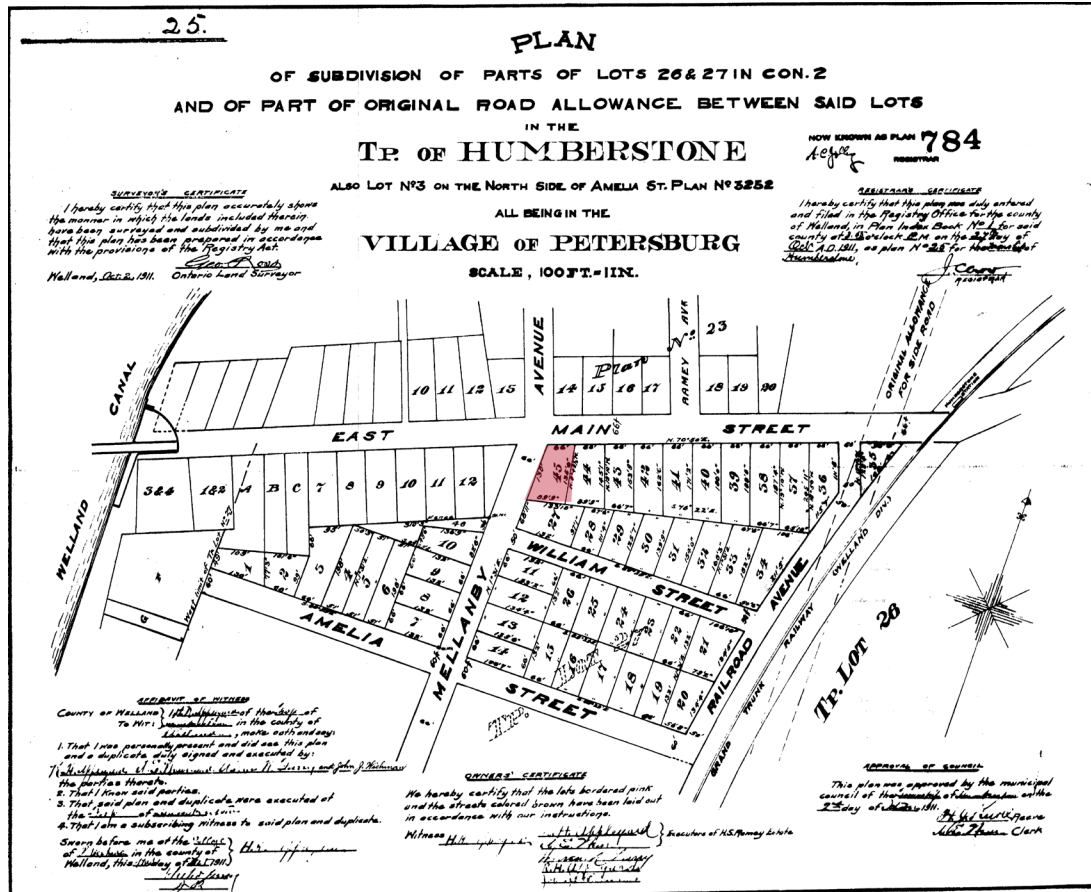


FIGURE 8: PORTION OF PLAN 3252 ESTABLISHING THE VILLAGE OF PETERSBURGH IN 1874, RED OUTLINE IS LOCATION OF SUBJECT PROPERTY LOCATED OUTSIDE OF THE VILLAGE LIMITS



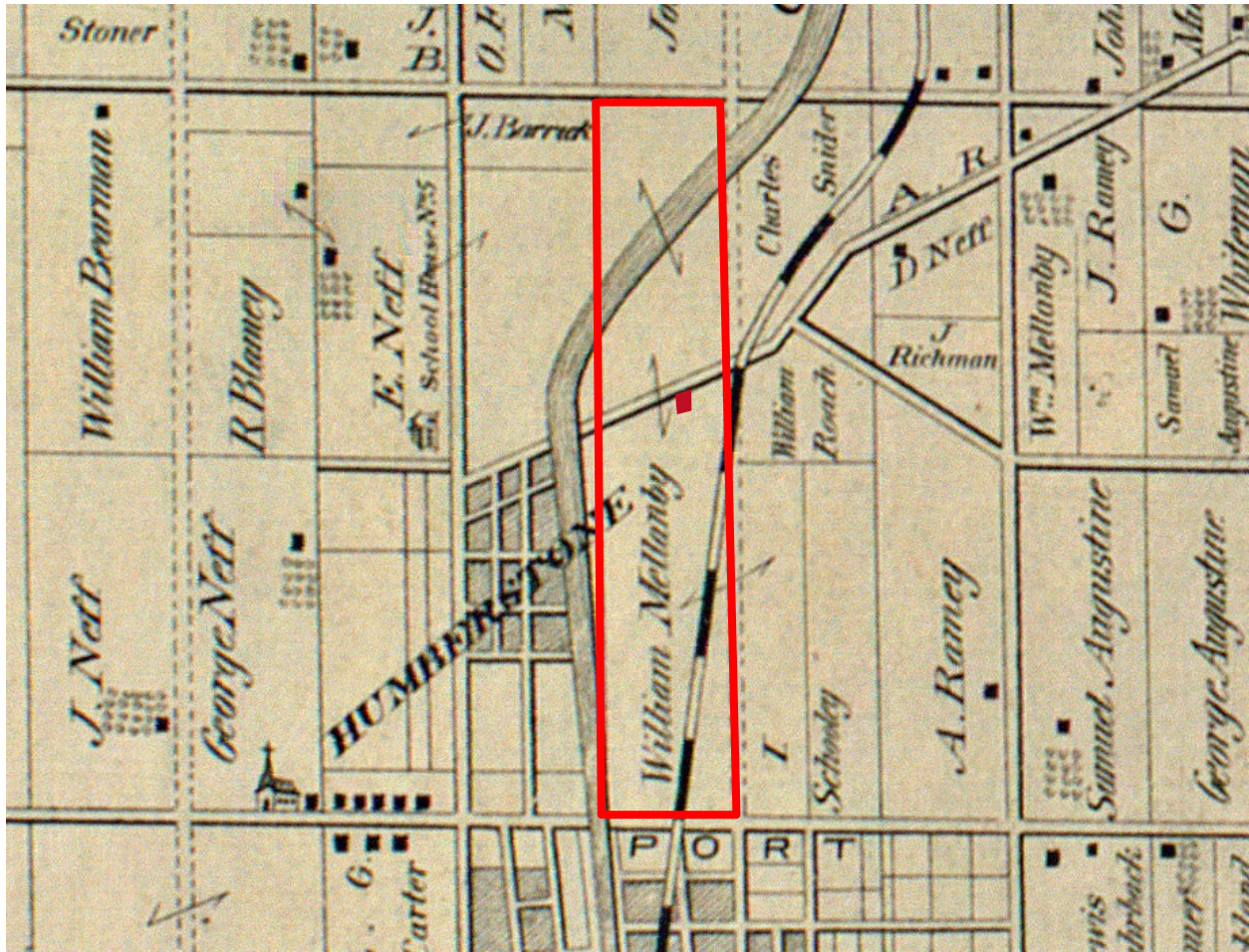


FIGURE 10: PORTION OF 1876 MAP OF HUMBERSTONE TOWNSHIP, LOT 27 CON 2 IS OUTLINED IN RED AND SUBJECT PROPERTY IS INDICATE BY RED INFILL



FIGURE 11: PORTION OF 1907 1:6360 TOPOGRAPHIC MAP OF HUMBERSTONE ONTARIO, A STRUCTURE IS SHOWN IN THE LOCATION OF 56 MAIN STREET WEST (RED ARROW)

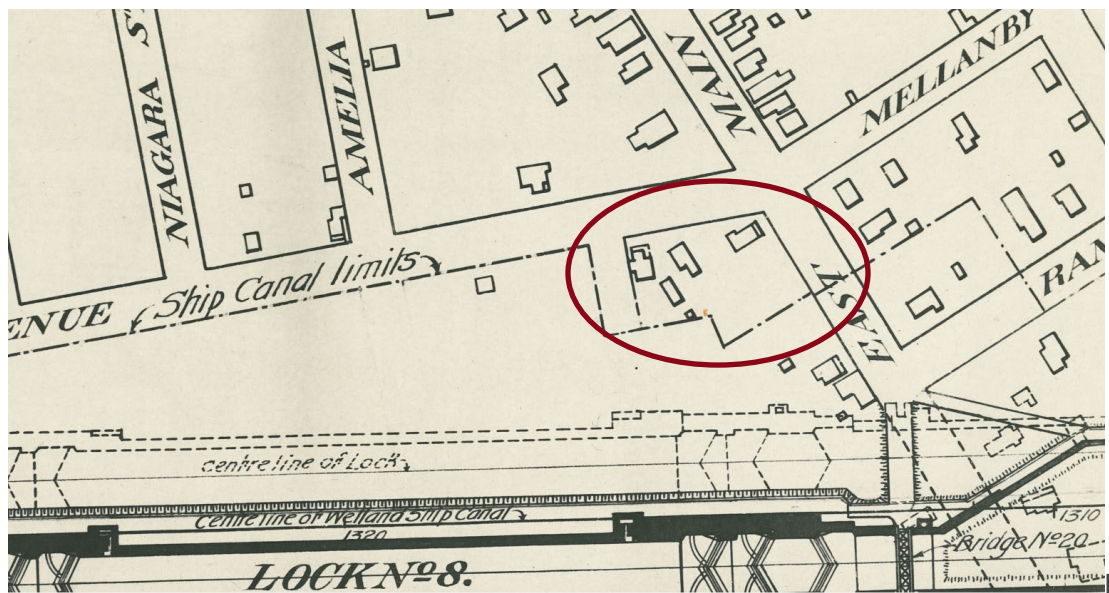


FIGURE 12: PORTION OF LOCK NO. 8 AS DEPICTED IN WELAND SHIP CANAL SCHEMATIC SHOWING SUBJECT PROPERTY AND ASSOCIATED STRUCTURES DATED 1916-1924, RED CIRCLE IS SUBJECT PROPERTY



FIGURE 13: 1934 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, SUBJECT PROPERTY IS INDICATE BY RED ARROW, NOTE ONLY 1911 RESIDENCE AND UNDATED OUTBUILDING ARE PRESENT



FIGURE 14: PORTION OF 1955 AERIAL IMAGE DEPICTING SUBJECT PROPERTY, SUBJECT PROPERTY IS INDICATE BY RED ARROW, NOTE CURRENT STRUCTURES ARE ALL PRESENT AT THIS TIME

Assessment of Existing Conditions

56 Main Street West is located on the southeast corner of Main Street West and Mellanby Avenue. Historically, the Subject Property is part of Plan 25 Village of Petersburg, Humberstone Township, which became Plan 784 Town of Port Colborne following the amalgamation of Humberstone Village and Port Colborne in 1952. The Subject Property contains three distinct free-standing structures: a rectangular storey-and-a-half gable roofed residential structure, a rectangular one storey gable roofed commercial structure and a rectangular gable roofed outbuilding with center gable dormer. The residential structure is one of several stylistically similar residential structures in the immediate area.

Historic research indicates the original residential structure was constructed c.1911 and was commissioned by Otto Templin. The 1911 date of construction is supported by an article in the Peoples' Press dated November 7, 1911 indicating that "Otto Templin has moved into the new house he has just built opposite the Township Hall" (Danger 2003)

The commercial structure appears to have been constructed between the production of the Lock No. 8 Schematic (Figure 12) and the signing of the statutory lease between Emma Templin and Herbert Templin in 1950. The lease clearly states that it applies to the commercial structure to the east of the residence known as the Blue Top Coffee Shop and the garage located behind the residence. The gable roofed outbuilding appears to pre-date both the residence and commercial structure and may represent a structure constructed of salvaged materials, or may reflect a structure that was relocated to the Subject Property. No historic records were identified that would indicate a date of construction or relocation.

Assessment of the property reveals that all three structures are in good overall condition and have all be subject to alteration since construction. Of the three structures, the c.1911 residence has been subject to the most alteration resulting in few physical heritage attributes remaining.

Surrounding area

The Subject Property is located between the original commercial downtown core of Humberstone Village and the operational Welland Ship Canal. The area is dominated by structures originally constructed as private residences, the majority of which are of a similar age to that of the residential portion of 56 Main Street West. The residential portion of 56 Main Street West is typical of early 20th century pre-WWI vernacular working-class architecture, constructed with a focus on practicality. The style is prominent in the surrounding area with 56 Main Street West being one of several stylistically similar structures in the area defined by Amelia Street (to the south), Weir Street (to the north), Ramey Avenue (to the east), and Mellanby Avenue (to the west). Of the architecturally comparable structures, the exterior of 56 Main Steet West presents with the most altered configuration.



FIGURE 15: LOOKING NORTH DOWN MELLANBY AVENUE FROM 168 MELLANBY AVE, RED ARROW INDICATES SUBJECT PROPERTY



FIGURE 16: LOOKING NORTH DOWN MELLANBY AVENUE FROM PORT COLBORNE SKATE PARK, RED ARROW INDICATES SUBJECT PROPERTY



FIGURE 17: LOOKING SOUTH DOWN MELLANBY AVENUE FROM WEIR ROAD, RED ARROW INDICATES SUBJECT PROPERTY



FIGURE 18: MAIN STREET WEST STREETScape, FACING EAST, RED ARROW INDICATES SUBJECT PROPERTY



FIGURE 19: MAIN STREET WEST STREETScape, FACING WEST, RED ARROW INDICATES SUBJECT PROPERTY

56 Main Street West Residence

Exterior



FIGURE 20: FRONT FAÇADE (MAIN STREET WEST EXPOSURE), FACING SOUTH



FIGURE 21: NORTHWEST EXPOSURE, FACING SOUTHEAST



FIGURE 22: SOUTH EXPOSURE, FACING NORTH



FIGURE 23: SOUTHWEST EXPOSURE, FACING NORTHEAST, RED ARROW INDICATES ELEVATED ROOM OF FIRST ADDITION

Interior

First Floor



FIGURE 24: MAIN ROOM, FACING SOUTHEAST



FIGURE 25: INTERIOR OF MAIN ROOM AND ENCLOSED PORCH, FACING NORTH



FIGURE 26: MAIN ROOM, FACING NORTH

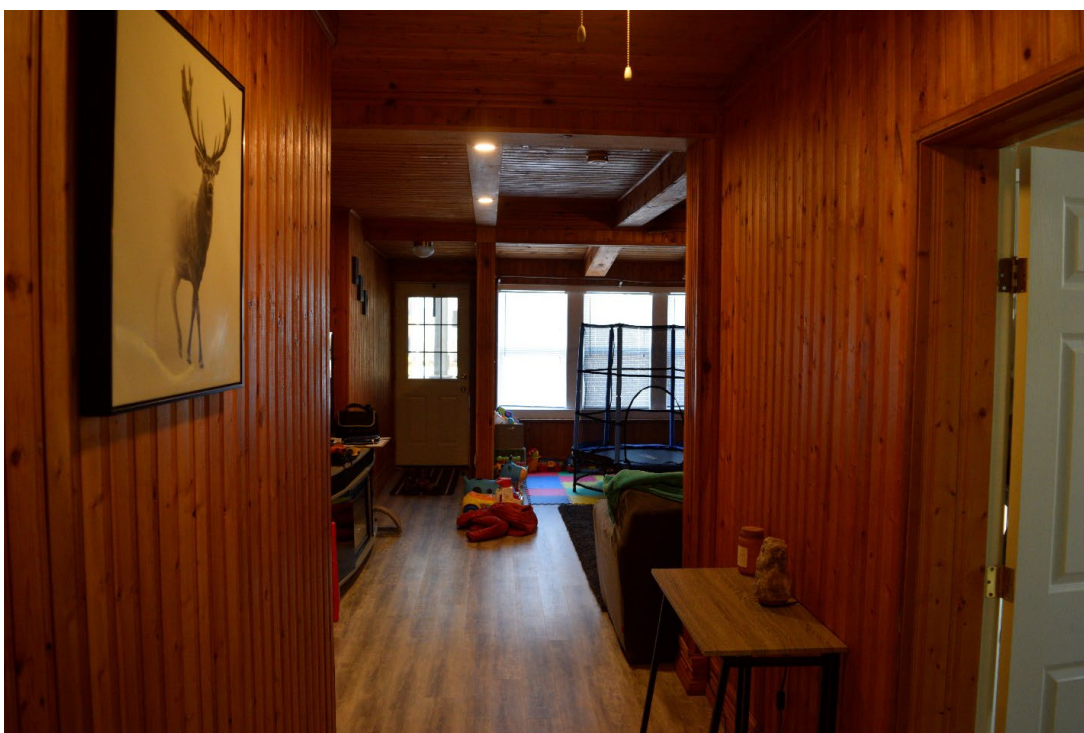


FIGURE 27: MAIN ROOM AND HALL, FACING NORTH



FIGURE 28: BEDROOM, FACING SOUTHWEST



FIGURE 29: WASHROOM, FACING SOUTHEAST



FIGURE 30: ELEVATED ROOM, EAST PART OF FIRST ADDITION, FACING SOUTH



FIGURE 31: ELEVATED ROOM EAST PART OF FIRST ADDITION, FACING SOUTHEAST



FIGURE 32: ELEVATED ROOM, EAST PART OF FIRST ADDITION, FACING EAST



FIGURE 33: KITCHEN, WEST PART OF FIRST ADDITION, FACING NORTHEAST



FIGURE 34: KITCHEN, WEST PART OF FIRST ADDITION, FACING SOUTHEAST

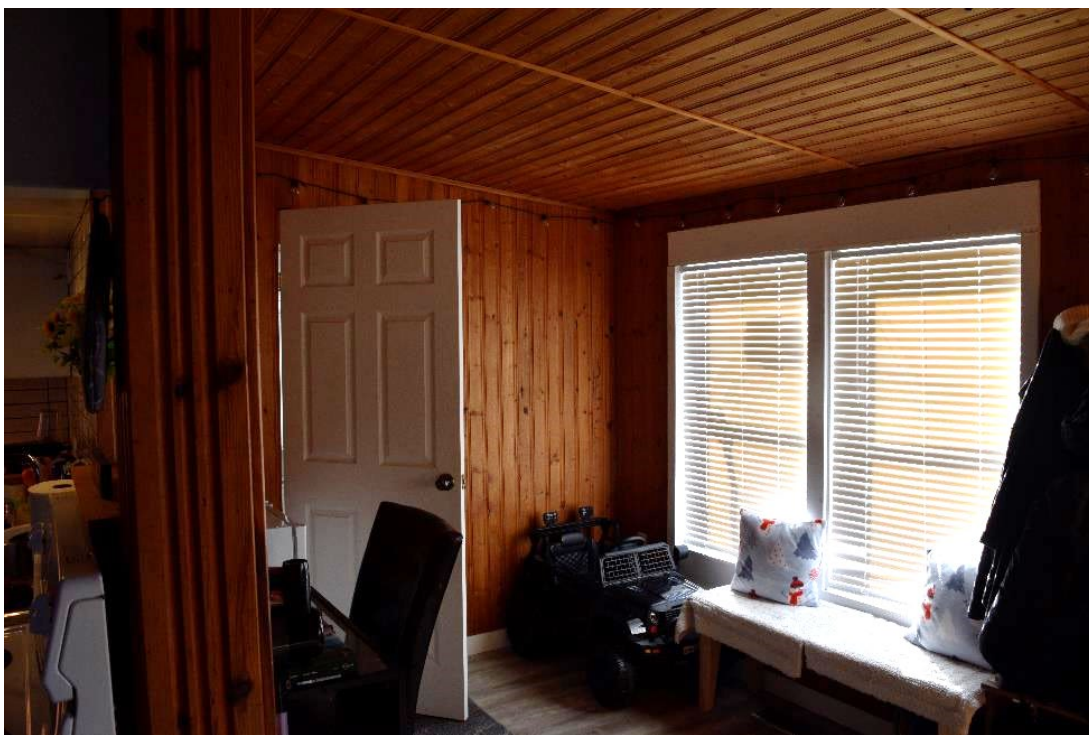


FIGURE 35: SOUTHWEST HALF OF SECOND REAR ADDITION, FACING SOUTHEAST



FIGURE 36: LAUNDRY ROOM, SOUTHEAST PART OF SECOND ADDITION, FACING EAST

Second Floor**FIGURE 37: MAIN ROOM SECOND FLOOR, FACING WEST****FIGURE 38: MAIN ROOM SECOND FLOOR, FACING EAST**

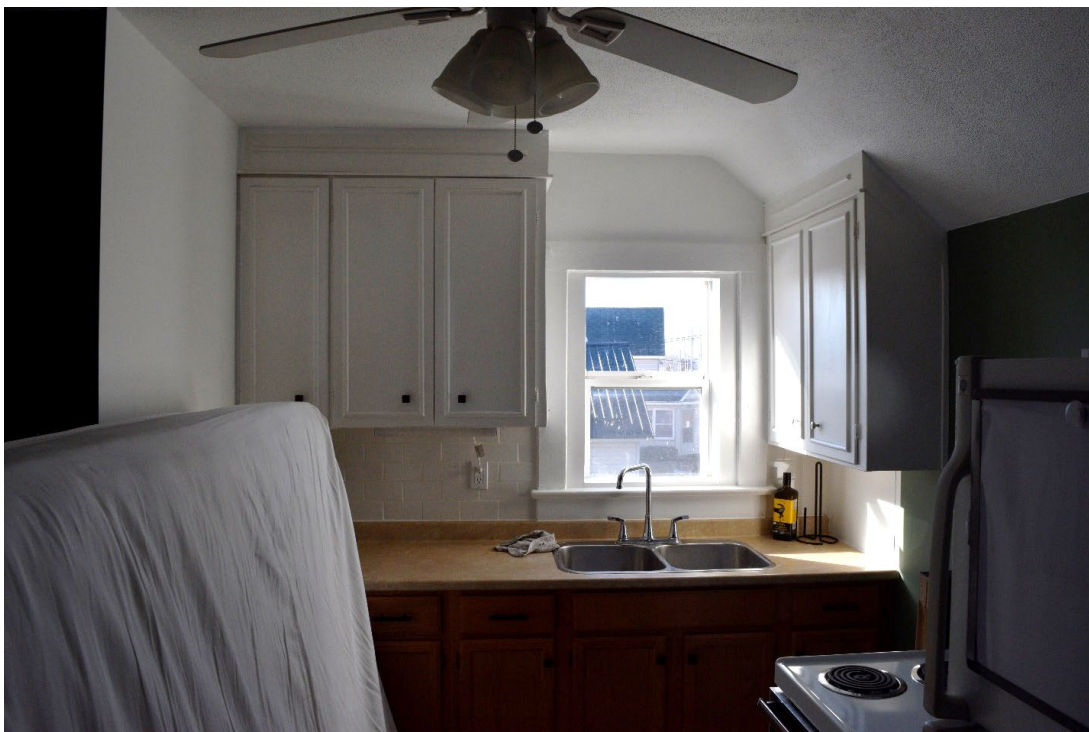


FIGURE 39: KITCHEN ON SECOND FLOOR, FACING SOUTH



FIGURE 40: SECOND FLOOR BEDROOM, FACING NORTHEAST



FIGURE 41: EXAMPLE OF ORIGINAL SIX PANEL DOOR AND ASSOCIATED TRIM AS SEEN ON SECOND FLOOR



FIGURE 42: STAIRS AND BALUSTRADE AS SOON FROM FIRST FLOOR



FIGURE 43: ORIGINAL BALUSTRADE AS SEEN ON SECOND FLOOR

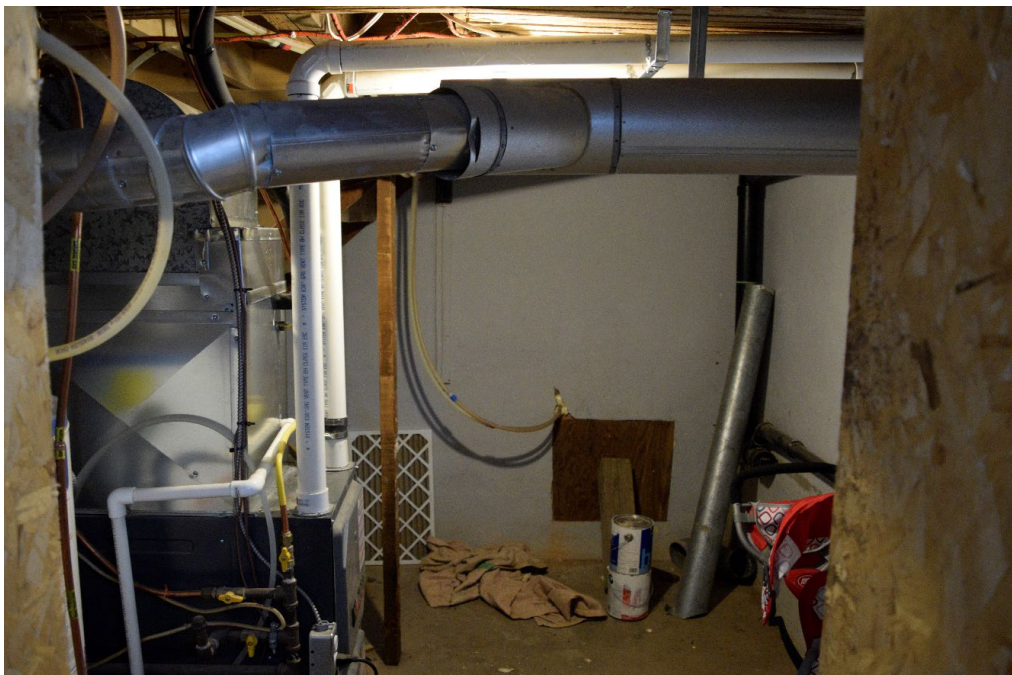
Basement**FIGURE 44: BASEMENT MECHANICAL ROOM***56 Main Street West Gable Roofed Outbuilding***FIGURE 45: FRONT FAÇADE (NORTH FACE) OF OUTBUILDING FACING SOUTH**



FIGURE 46: NORTHEAST EXPOSURE OF OUTBUILDING, FACING SOUTHWEST



FIGURE 47: NORTHWEST EXPOSURE OF OUTBUILDING, FACING SOUTHEAST



FIGURE 48: FIRST FLOOR OF OUTBUILDING, FACING SOUTH



FIGURE 49: TYPICAL EXAMPLE OF ROOF FRAMING USING IN THE ROUND TREES AND ROUGH CUT PLANK SKIN OF OUTBUILDING



FIGURE 50: DIMENSIONAL LUMBER FRAMING AND ROUGH-CUT PLANK DECKING OF CENTER DORMER OF OUTBUILDING, FACING NORTH



FIGURE 51: MAN-DOOR ON NORTH FACE OF OUTBUILDING



FIGURE 52: DETAIL OF GARAGE DOOR ON WEST FACE OF OUTBUILDING

56 Main Street West Commercial Structure

Exterior



FIGURE 53: NORTH FAÇADE OF 56 MAIN STREET WEST COMMERCIAL STRUCTURE (CURRENTLY PEDAL CYCLING SHOP), FACING SOUTH



FIGURE 54: NORTHWEST EXPOSURE OF COMMERCIAL STRUCTURE, FACING SOUTHEAST



FIGURE 55: NORTHEAST EXPOSURE OF COMMERCIAL STRUCTURE, FACING SOUTHWEST, RED LINE INDICATES DIVISION BETWEEN ORIGINAL PORTION AND LATER BRICK ADDITION



FIGURE 56: REAR EXPOSURE OF COMMERCIAL STRUCTURE, FACING NORTHWEST



FIGURE 57: REAR EXPOSURE OF COMMERCIAL STRUCTURE, FACING NORTHEAST

Interior



FIGURE 58: INTERIOR OF COMMERCIAL STRUCTURE, FACING SOUTH



FIGURE 59: INTERIOR OF COMMERCIAL STRUCTURE, FACING SOUTHEAST

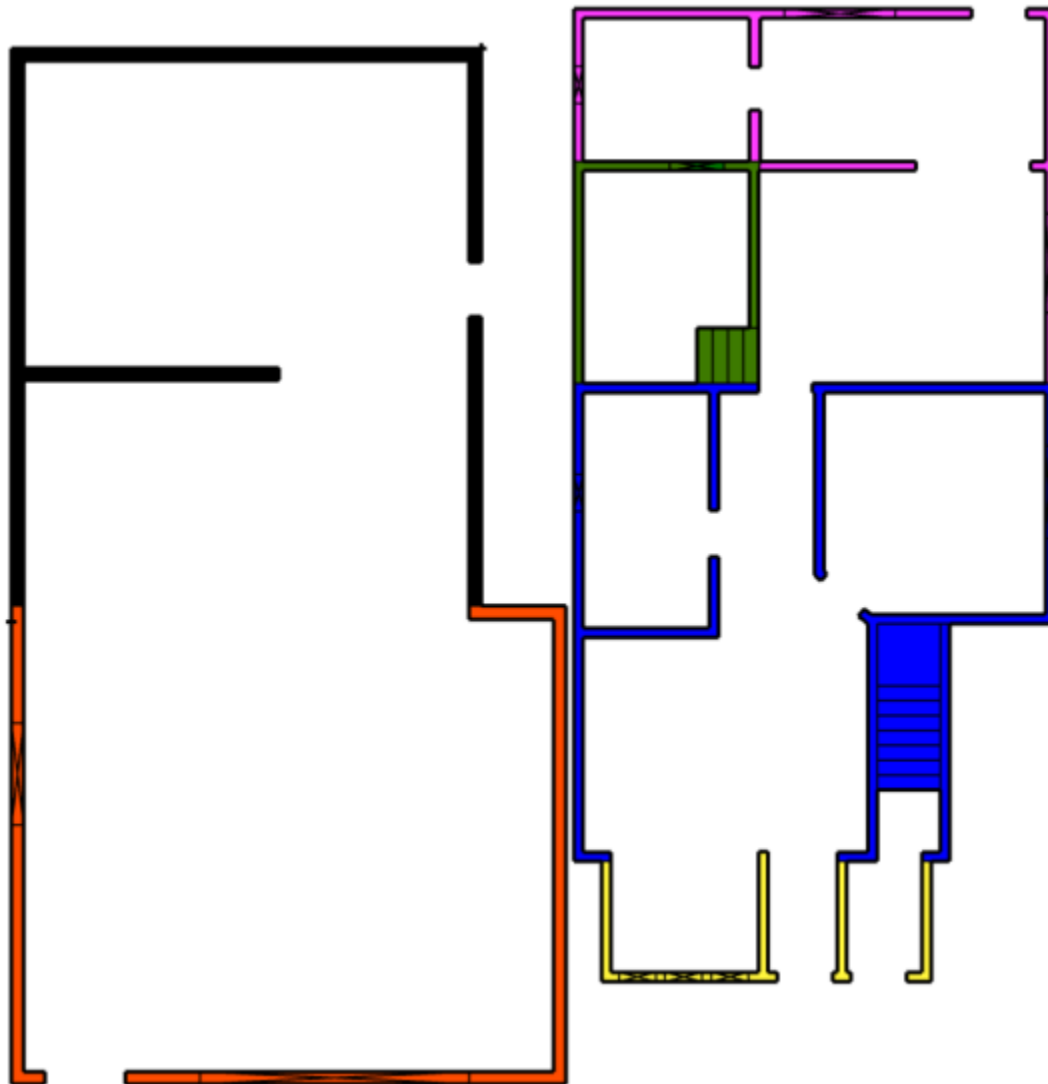
Summary of Existing Condition – 56 Main Street West

56 Main Street West is an example of an early 20th century pre-WWI rectangular plan storey-and-a-half gable roofed residential structure. Since construction in 1911, the residence has been substantially modified. Modifications include the enclosure of the original open veranda and the construction of a one storey 'L' shaped addition which covers the rear and southwest corner of the structure, which has itself been renovated and augmented since constructed. In addition to the structural additions, the residence has had all original windows replaced with modern vinyl and all original doors have been replaced with modern insulated steel. The exterior cladding has been replaced with modern narrow horizontal vinyl siding which is installed over an unidentified fiberboard siding. The interior of the structure has also been substantially modified with the first floor no longer reflecting any elements of the as-built floor plan. The second floor presents as largely original apart from the replacement of all windows. The basement of the residential structure is limited and is not original to the structure. The basement is confined to a later addition located on the southeast corner of the original structure. It is unclear if the portion with the basement represents a unique development, or if it was part of the larger rear addition.

The commercial structure at 56 Main Street West has also been significantly altered with the interior configuration not aligning with the exterior presentation. The exterior displays structural openings that are not present on the interior. The interior of the structure has been completely remodeled and no longer presents any elements of its as-built configuration. It appears the commercial structure began as a detached garage that was later augmented by a brick addition facing Main Street West. The commercial structure has no basement and there was no access to the original framing to assess construction techniques to aid in dating the structure.

The gable roofed outbuilding has also been subject to alteration since construction. The exterior has been clad in the same modern narrow horizontal vinyl siding as the residential structure. The interior of the first floor has been clad in sheet goods displaying a woodgrain pattern. Assessment of the roof structure displays a mix of rafters comprised of trees in the round and circular sawn dimensional lumber. The date of construction is unknown nor is it known if the structure was constructed onsite or relocated to the property following the purchase of Lot 45 by Otto Templain. The use of in the round rafters and the overall style of the structure suggest a pre-1911 construction date, but could easily represent a structure constructed alongside the 1911 residence employing a mix of salvaged materials and cheaper unprocessed lumber. The use of round rafters was commonplace in structures such as barns in the early 20th century.

Review of the surrounding area revealed several residential structures utilizing the same overall form as the residential portion of the Subject Property.



Red – Mid-20th brick addition (commercial use)

Black – Original garage (date unknown)

Purple – Addition (date unknown)

Green – Addition with basement (date unknown)

Blue – Original ca. 1911 residence

Yellow – Modified porch (date unknown)

FIGURE 60: DEVELOPMENT SEQUENCE OF RESIDENCE AND COMMERCIAL SPACE AT 56 MAIN STREET WEST

Evaluation of Cultural Heritage Value or Interest

O.Reg. 569/22 prescribes the criteria for determining the Cultural Heritage Value or Interest (CHVI) of a property. As of January 1, 2023 the regulation requires that, to be considered a candidate for designated under Section 29 of the Ontario Heritage Act (OHA), a property must meet “two or more” of the criteria listed in O.Reg. 569/22. To be a candidate for Listing a property must meet “one” of the criteria listed in O.Reg. 569/22. The nine criteria and associated evaluation are listed and assessed below.

56 Main Street West O.Reg. 569/22 Evaluation

1. **The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. (Criteria not Met)**

56 Main Street West is reflective of early 20th century vernacular residential construction. While not representative of a formal architectural style, the structure is typical of early 20th century pre-WWI vernacular working-class residences constructed with a focus on low-cost practical housing. Since 1911, the property has been modified repeatedly and is no longer true to its original form and therefore cannot be classified as representative of a style. The style is not rare or unique and is constructed using standard construction practices.

2. **The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. (Criteria not Met)**

56 Main Street West does not display a high degree of craftsmanship or artistic merit. The property's structures were constructed for practicality.

3. **The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. (Criteria Not Met)**

56 Main Street West does not exhibit a high degree of technical or scientific achievement. The property's structures were all constructed using well established construction techniques and do not deviate from expected norms.

4. **The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. (Criteria not Met)**

Like many residential structures in the former village of Humberstone, 56 Main Street West displays a connection to the Welland Canal and the Welland Ship Canal. Historic records indicate that the first owner of the property, Otto Templin (Templin), was employed as a bridge attendant and likely operated one of the bridges crossing the canal.

5. **The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. (Criteria Not Met)**

56 Main Street West does not yield nor does it present as having the potential to yield information that would contribute to a deeper or altered understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. (Criteria Not Met)

There is no indication that 56 Main Street West has any connection to an architect, artist builder or theorist who is significant to a community.

7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. (Criteria not Met)

56 Main Street West was not identified to be important to maintaining or supporting the character of the area. 56 Main Street West is a highly modified example of typical residential construction of which there are many examples in the surrounding area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. (Criteria Met)

56 Main Street West is historically linked to the early development of Plan 25 Humberstone Village, later Plan 784 Port Colborne. Plan 25 was established in 1911 and Lot 45 (56 Main Street West) was commissioned that same year by Otto Templin. Plan 25 was conceived to expand the Village of Humberstone and provide space for residential development to support area workers and their families.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1. (Criteria Not Met)

56 Main Street West does not present as a landmark, nor does it serve as a reference point that would aid in orientation.

Evaluation of 56 Main Street West against the nine criteria outlined by O.Reg. 569/22 identifies the property to meet one of the nine criteria used in determining the CHVI of a property. While meeting one criteria is sufficient to be identified as a Listed property under Section 27 of the OHA it does not meet the terms of the OHA for consideration for Designation by municipal By-law under Part IV Section 29 of the OHA, whereby a minimum of two criteria must be met for a property to be a candidate for consideration for Designation by municipal by-law.

Draft Statement of Cultural Heritage Value

56 Main Street West is a highly modified example of typical residential construction of which there are many in the surrounding area, dating to the first part of the 20th century, following the incorporation of Humberstone Village and the establishment of Plan 25.

56 Main Street West is an example of an early 20th century pre-WWI rectangular plan storey-and-a-half gable roofed residential structure. Since construction in 1911, the residence has been substantially modified. Modifications include the enclosure of the original open veranda and the construction of a one storey 'L' shaped addition which covers the rear and southwest corner of the structure, which has itself been renovated and augmented since constructed. In addition to the structural additions, the residence has had all original windows replaced with modern vinyl and all original doors have been replaced with modern insulated steel. The exterior cladding has been replaced with modern narrow horizontal vinyl siding which is installed over an unidentified fiberboard siding. The interior of the structure has also been substantially modified with the first floor no longer reflecting any elements of the as-built floor plan. The second floor presents as largely original apart from the replacement of all windows. The basement of the residential structure is limited and is not original to the structure.

Heritage Attributes

- ▶ Rectangular plan of 1911 portion of residential structure
- ▶ Gable roof of 1911 portion of residential structure

Heritage Impact Assessment – 76 Main Street West

The Subject Property is adjacent to a Designated property at 76 Main Street West, Port Colborne; at the request of the City of Port Colborne, a Heritage Impact Assessment was conducted for this adjacent property.

Description of Proposed Development

The proposed redevelopment outlines the construction of an 8-storey, mixed-use residential complex. The proposed development would occupy the land currently occupied by 56 Main Street West and 179 Mellanby Avenue. The proposal includes the construction of two roof top terraces, one to be located on the second floor and the second to be located on the third floor. The proposed terraces are both to be located on the east side of the structure and would provide views of the Welland Ship Canal. In addition to the mixed-use structure, the proposal outlines the remainder of the property to be occupied by associated parking infrastructure and landscaped egress paths. Full plans of the proposed redevelopment are provided in Appendix B.



FIGURE 61: RENDERING OF PROPOSED DEVELOPMENT ILLUSTRATING THE WEST FACE OF STRUCTURE, RENDERING PROVIDED BY ACK ARCHITECTS STUDIO INC.

Impact of Proposed Development

The proposed development outlines the demolition of all extant structures associated with 56 Main Street West. To evaluate the potential impacts to the CHVI of the Subject Property and surrounding heritage structures, the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, were reviewed (MCM 2006b):

Destruction of any, or part of any significant heritage attributes or features:

- ▶ The proposed re-development outlines the demolition of all extant structures associated with the Subject Property. The proposed demolition will have some impact on the heritage character of the area.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance:

- ▶ Proposed re-development of the area will alter the appearance of the Subject Property and alter the existing views and vistas into and out of the area.
- ▶ Proposed redevelopment will alter the sight lines currently associated with the historic downtown core of Humberstone Village. The proposed development will become the dominant visual landmark of Main Street West.
- ▶ Proposed redevelopment will exceed the height of all other structures in the immediate area by six storeys.

Shadows created that alter the viability of a heritage attribute or an associated nature feature or plantings, such as a garden:

- ▶ Shadow studies have not been undertaken at this time.
- ▶ Based on the orientation of the proposed structure one can project that new shadows will occur and will contact properties to the west in the morning and properties to the east in the evening. No heritage features were observed on surrounding properties that would be negatively impacted by new shadows.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Re-development as proposed will not retain any attributes of 56 Main Street West.
- ▶ Proposed development will impact the limited existing views of Lock 8 and associated park from Main Street.

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- ▶ Proposed re-development would result in significant alterations to existing views and vistas into or out of the subject property. Being a corner lot, the proposed redevelopment would be highly visible from the surrounding area with a particular emphasis on sight lines associated with Main Street West and Mellanby Avenue.

A change in land use where the change may impact the property's CHVI:

- ▶ A change in land use would not impact the CHVI of the property as land use was not identified as a heritage attribute of the 56 Main Street West

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ Land disturbance should have minimal or no impact on archaeological or cultural heritage resource as the Subject Property and surrounding area has been extensively modified by previous development activities associated with the residential use of the subject property and the construction of the Welland Ship Canal on the adjacent property to the east.
- ▶ Engineering considerations will need to be made to ensure the proposed re-development does not result in indirect impacts to adjacent structures, City infrastructure or those associated with the Welland Ship Canal.

76 Main Street West Impact Assessment



FIGURE 62: 76 MAIN STREET WEST AS SEEN FROM INTERSECTION OF MAIN STREET WEST AND MELLANBY AVENUE, FACING SOUTHWEST



FIGURE 63: VIEW FROM 76 MAIN STREET WEST TOWARDS 56 MAIN STREET WEST

76 Main Street West is located immediately west of the Subject Property on the southwest corner of Main Street West and Mellanby Avenue. 76 Main Street West is Designated under Part IV Section 29 of the OHA by Municipal By-law 1062/9/81 and is the only Designated property adjacent to the Subject Property.

Municipal By-law 1062/9/81 Identifies the Heritage Value of Humberstone Township Hall as follows:

Humberstone Township Hall is a beautiful example of a mid-nineteenth century rural public building, built in 1852. Made of cut stone taken from the Welland Canal, the hall is a simple rectangular, one-storey building located at 76 Main Street West on 'The Island' of Welland Canal.

The Humberstone Township Hall is the oldest architect-designed structure in the area, and was designed by architect John Latshaw of Drummondville. The structure was built by A.K. Scholfied in 1852 in order to establish a meeting place for council. The first council meeting was held in the hall on April 15, 1853 and was also used by religious and other community groups. In 1906 a rear addition, designed by G.A. Mitchell of Brookfield, Ontario, functioned as a lock-up and anteroom for wayward travellers. In the centre of the addition was a steel strap cage with steel bunks for the confinement of those under arrest. Although jail facilities were later abandoned, the function of the building as a town hall continued. Another addition in 1952 contained municipal offices for the Township of Humberstone, and the hall continues to be maintained for public use to the present day.

The hall has a simple rectangular structure and is a fine example of a rural public building of its time period. Value lies in the local materials used for the exterior construction; such as the limestone from a local quarry. The hall has a cedar shake gable roof, supported by

timber purlins bearing on four king post timber trusses. Palladian influence is evident in the elegant multi-paned windows and exterior doors with arched fanlights, originating from Italy. Georgian windows in the addition to the hall compliment the original building's design.

CHARACTER-DEFINING ELEMENTS

Character defining elements contributing to the heritage value of the property include its:

- *continued use as a public building for governance: originally for Port Colborne's (then Humberstone Township) governance*
- *its simplistic rectangular shape and design*
- *addition built in 1906, used for the lock-up of wayward travellers, indicative of the township's treatment of crime in the early 1900s*
- *locally cut limestone exterior of the original building*
- *original plank doors in the interior*
- *large wall width, floor to ceiling built-in cupboard in the rear hallway*
- *cedar shake gable roof*
- *wood plank flooring laid on log beams*
- *interior finish of plaster over hand-split lath and wainscoting of vertical grooved pine*
- *Palladian-influenced multi-paned windows with arched fanlights in the original building, from Palazzo Pompei in Verona, Italy*
- *Georgian windows in the addition*

Evaluation of Potential Impact to Heritage Attributes of 76 Main Street West

To evaluate the potential impacts to 76 Main Street West posed by the proposed redevelopment of 56 Main Street West, the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, were reviewed (MCM 2006b):

Destruction of any, or part of any significant heritage attributes or features:

- ▶ The proposed re-development will not result in the destruction of any heritage attributes associated with 76 Main Street West.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance:

- ▶ Proposed re-development will not result in any alteration to the current condition or configuration of 76 Main Street West.

Shadows created that alter the viability of a heritage attribute or an associated nature feature or plantings, such as a garden:

- ▶ Shadow studies have not been undertaken at this time.
- ▶ Based on the orientation of the proposed structure it can be projected that new shadows will result from the proposed redevelopment of 56 Main Street West.
- ▶ No heritage features are associated with 76 Main Street West that would be negatively impacted by new shadows.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed re-development of 56 Main Street West will not result in the isolation of any heritage attributes associated with 76 Main Street

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- ▶ While re-development inherently leads to a change in view, the proposed re-development of 56 Main Street West will not result in significant alterations to existing views and vistas into or out of 76 Main Street West.

A change in land use where the change may impact the property's CHVI:

- ▶ Proposed re-development of 56 Main Street West will not result in a change in land use of 76 Main Street West.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ Proposed re-development of 56 Main Street West poses no potential for land disturbance at 76 Main Street West.

Evaluation of potential impacts finds that there is no potential for the proposed re-development of 56 Main Street West to pose any direct impact to 76 Main Street West. The proposed re-development is separated from 76 Main Street West by Mellanby Avenue and an expanse of manicured lawn and poses no direct impact to any of the identified Character Defining Elements associated with 76 Main Street West.

While the proposed re-development of 56 Main Street West does not pose the potential for direct impact to 76 Main Street West, the proposed re-development does pose the potential for unintended indirect impacts by way of vibrations resulting from construction activities. Potential impacts related to vibration can be mitigated through the development and implementation of a vibration monitoring strategy.

Mitigation Options and Recommendations

Evaluation of 56 Main Street West against the nine criteria outlined by O.Reg. 569/22 finds it to meet one criteria and per the terms of the OHA does not meet the minimum requirement to be a candidate for Designation by municipal By-law under Part IV Section 29 of the OHA.

While not a candidate for Designation, the Subject Property is historically linked to the early development of Plan 25 Humberstone Village, Later Plan 784 Port Colborne. Plan 25 was established in 1911 and Lot 45 (56 Main Street West) was commissioned that same year by Otto Templain. Plan 25 was conceived to expand the Village of Humberstone and provide space for residential development to support area workers and their families.

As per the Provincial Policy Statement, heritage value is determined by communities. The City of Port Colborne should review the information presented in this report, as well as relevant Official Plan and long-term planning policies to determine if the proposed development of 56 Main Street West (including demolition of extant structures) is appropriate for the community.

Recommendations

The following recommendations are made:

1. 56 Main Street West be removed as a Listed property from the City's *Municipal Register of Non-Designated Heritage Properties*.
2. The proposed structure utilize exterior finishes that are complementary to and in keeping with the design of the existing structures in the vicinity, associated with the early history of Humberston Village. Finishes could include red brick, cut limestone, horizontal wood siding, divided light windows, quoining, and embellishment of structural openings.
3. Vibration assessment be undertaken prior to the commencement of construction so that a "zone of influence" can be established, and appropriate on-site monitoring can be arranged during construction activities to ensure adjacent properties will not be negatively impacted by construction activities; this recommendation in particular related to the adjacent structure at 76 Main Street West. Vibration monitoring should be undertaken to ensure levels remain below established thresholds during all construction activities. Monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources.
4. Structures to be demolished be subject to salvage mitigation. Salvage of reusable materials from structures that cannot be retained aides in the diversion of waste from area landfills and provides a source of materials for others who are undertaking the restoration and preservation of historic structures. Salvageable materials include but are not limited to: balustrade, trim, framing components, recyclable items pertaining to electrical systems and plumbing, lighting and plumbing fixtures.
5. Further documentation of 56 Main Street West is not recommended, and this report should be accepted as the final documentation of 56 Main Street West prior to redevelopment.

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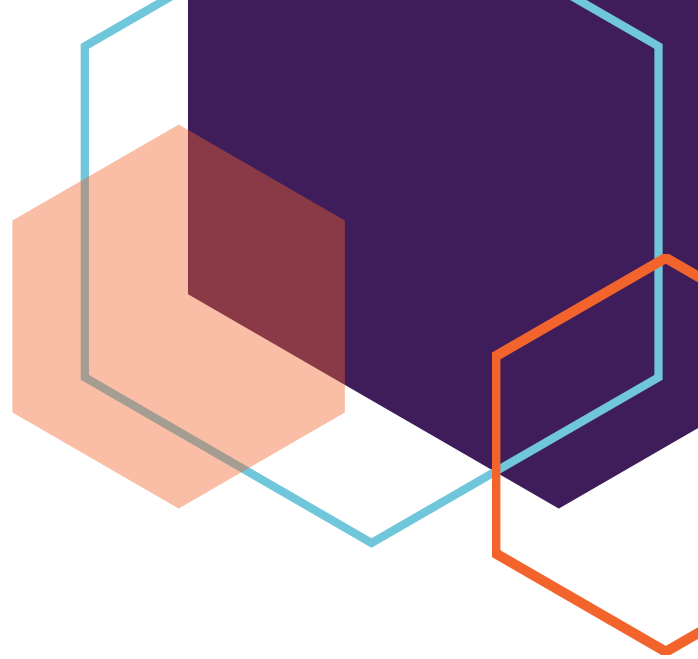
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Appendix A



Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall quality assurance.

Project Manager – Jamie Lemon, MA: Jamie Lemon is a Senior Archaeologist and Project Manager with PHC and is responsible for managing archaeological and heritage projects across Ontario. She is the primary or secondary author of numerous heritage and archaeological license reports and is proficient at artifact and archaeobotanical analysis. In addition, she is a former field technician and field director with experience on precontact Indigenous and historical Euro-Canadian sites. She has worked on archaeological and heritage projects for mining, land development, transportation, aggregates, and energy sectors. Jamie received a BA in Anthropology from the University of Waterloo in 2007, an MA from Trent University in 2014, and has been active in Cultural Resource Management in Ontario for 15 years. Jamie holds a valid professional license with the Ontario Ministry of Citizenship and Multiculturalism (MCM). Jamie regularly assists clients with navigating the life cycle of archaeological and heritage assessments as it relates to their Project, including interpretation of MCM Standards and Guidelines and engaging with Indigenous communities and other stakeholder groups.

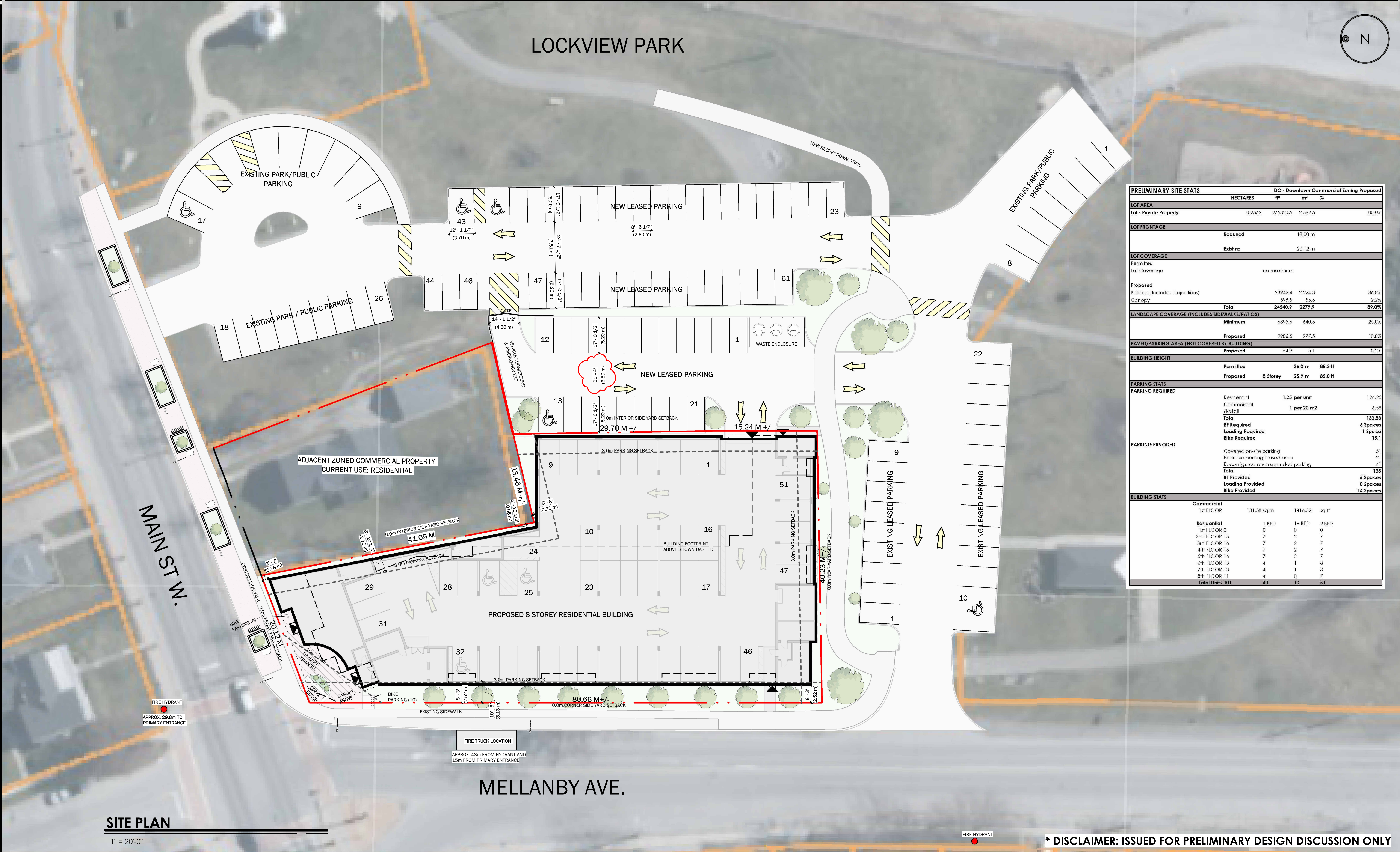
Ms. Lemon is responsible for project management and client relations.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B





PRELIMINARY SITE STATS			DC - Downtown Commercial Zoning Proposed		
		HECTARES	ft²	m²	%
LOT AREA					
Lot - Private Property		0.2562	27582.35	2,562.5	100.0%
LOT FRONTAGE					
		Required	18.00 m		
		Existing	20.12 m		
LOT COVERAGE					
Permitted					
Lot Coverage		no maximum			
Proposed					
Building (Includes Projections)		23942.4	2,224.3	86.8%	
Canopy		598.5	55.6	2.2%	
Total		24540.9	2279.9	89.0%	
LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIOS)					
		Minimum	6895.6	640.6	25.0%
		Proposed	2986.5	277.5	10.8%
PAVED/PARKING AREA (NOT COVERED BY BUILDING)					
		Proposed	54.9	5.1	0.2%
BUILDING HEIGHT					
		Permitted	26.0 m	85.3 ft	
		Proposed	8 Storey	25.7 m	85.0 ft
PARKING STATS					
PARKING REQUIRED					
		Residential	1.25 per unit	126.25	
		Commercial /Retail	1 per 20 m2	6.58	
Total				132.83	
BF Required				6 Spaces	
Loading Required				1 Space	
Bike Required				15.1	
PARKING PROVIDED					
		Covered on-site parking			51
		Exclusive parking leased area			21
		Reconfigured and expanded parking			61
Total				133	
BF Provided				6 Spaces	
Loading Provided				0 Spaces	
Bike Provided				14 Spaces	
BUILDING STATS					
Commercial		1st FLOOR	131.58 sq.m	1416.32	sq.ft
Residential		1 BED	1+ BED	2 BED	
1st FLOOR 0		0	0	0	
2nd FLOOR 16		7	2	7	
3rd FLOOR 16		7	2	7	
4th FLOOR 16		7	2	7	
5th FLOOR 16		7	2	7	
6th FLOOR 13		4	1	8	
7th FLOOR 13		4	1	8	
8th FLOOR 11		4	0	7	
Total Units		101	40	10	51

SITE PLAN

1" = 20'-0"

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
L3K 2L6

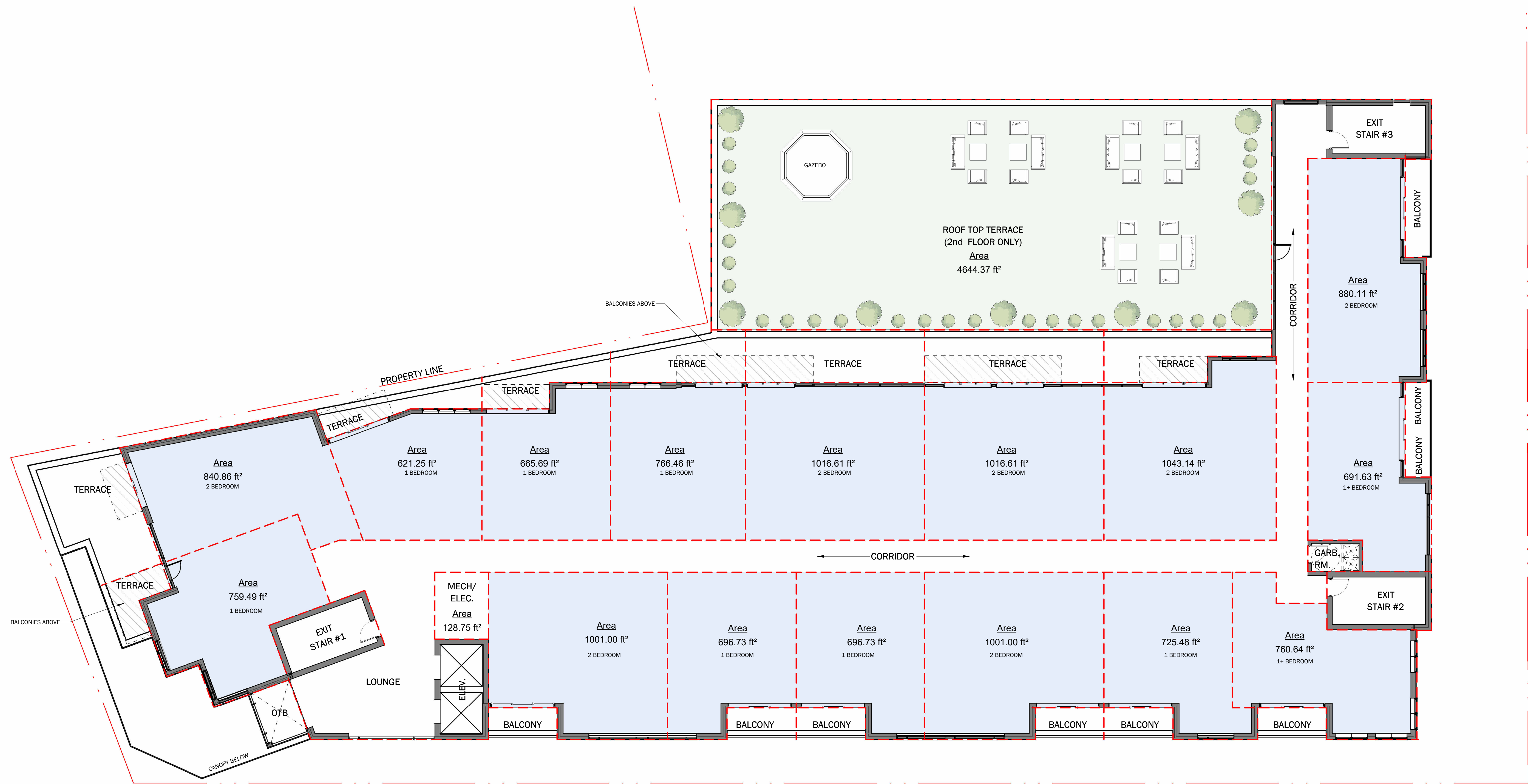
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STUDIO INC.

SITE PLAN

DWG. No.

.SP1

SCALE: AS SHOWN
DATE: MARCH 2023
PROJECT No.: 2023-144



$$1'' = 10^1 - 0''$$

1 BED	7 UNITS
1+ BED	2 UNITS
<u>2 BED</u>	<u>7 UNITS</u>
TOTAL	16 UNITS

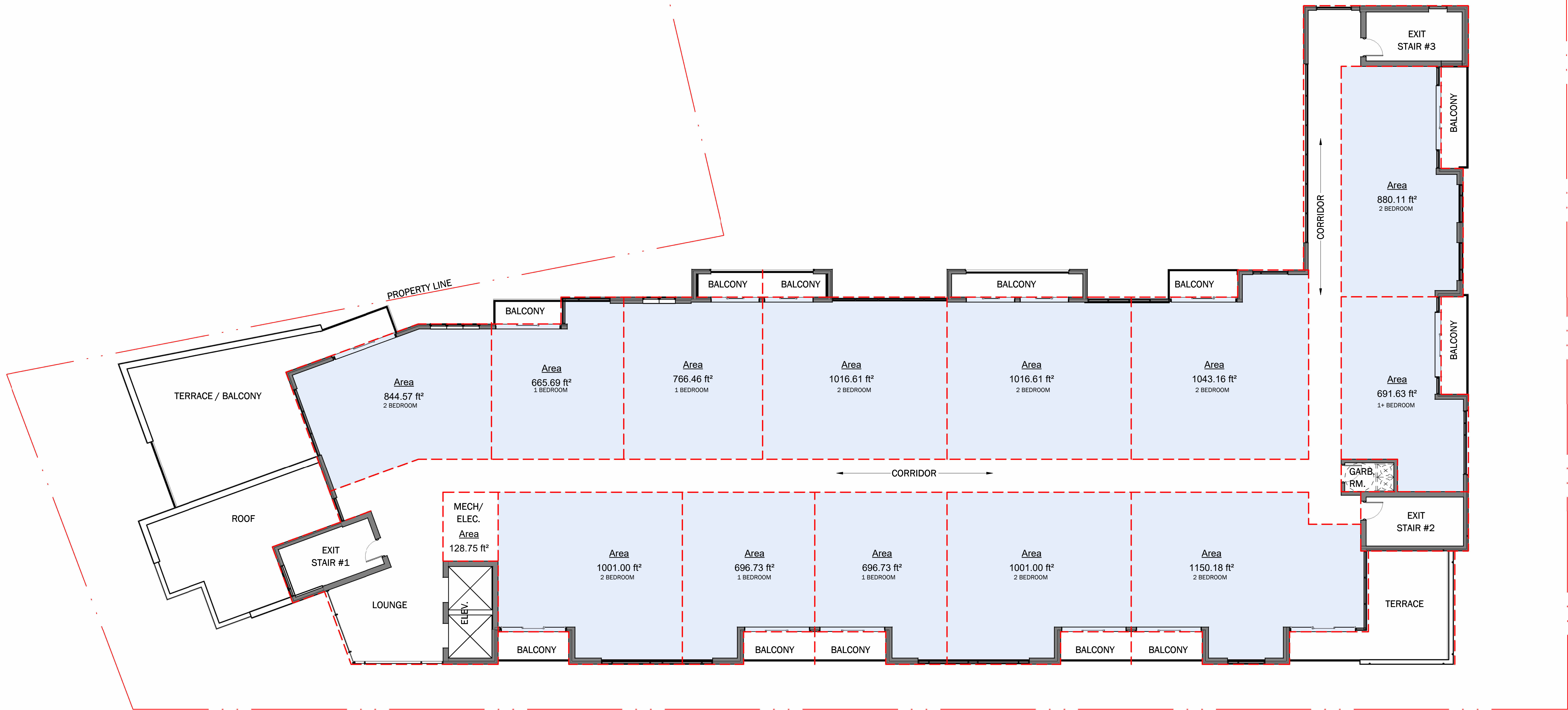
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DWG. No.

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DATE: MARCH 2023
PROJECT No.: 2023-144



6TH - 7TH FLOOR PLATES
1" = 10'-0"
14,773 S.F +/-

1 BED	4 UNITS
1+ BED	1 UNITS
2 BED	8 UNITS
TOTAL	13 UNITS

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
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6TH - 7TH FLOOR
PLATES

DWG. No.
A3
SCALE: AS SHOWN
DATE: MARCH 2023
PROJECT No.: 2023-144



8TH FLOOR

1" = 10'-0"

13,385 S.F +/-

1 BED	4 UNITS
2 BED	7 UNITS
TOTAL	11 UNITS

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W, & 179 MELLANBY AVE, PORT COLBORNE, ON
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8TH FLOOR PLATE

DWG. No.

A4

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NORTH PORT ISLAND HEIGHTS

56 & 56 1/2 MAIN STREET W. & 179 MELLANBY AVE, PORT COLBORNE, ON
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MELLANBY AVE.
ELEVATION

DWG. No.
A5

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T/O ROOF	85'-0"	1'-0"	(0.30 m)
8TH CEILING	84'-0"	10'-0"	(3.05 m)
8TH FLOOR	74'-0"	10'-0"	(3.05 m)
7TH FLOOR	64'-0"	10'-0"	(3.05 m)
6TH FLOOR	54'-0"	10'-0"	(3.05 m)
5TH FLOOR	44'-0"	10'-0"	(3.05 m)
4TH FLOOR	34'-0"	10'-0"	(3.05 m)
3RD FLOOR	24'-0"	10'-0"	(3.05 m)
2ND FLOOR	14'-0"	10'-0"	(3.05 m)
1ST FLOOR	0'-0"	14'-0"	(4.27 m)



EAST (LOCKVIEW PARK) ELEVATION

1" = 10'-0"

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NORTH PORT ISLAND HEIGHTS

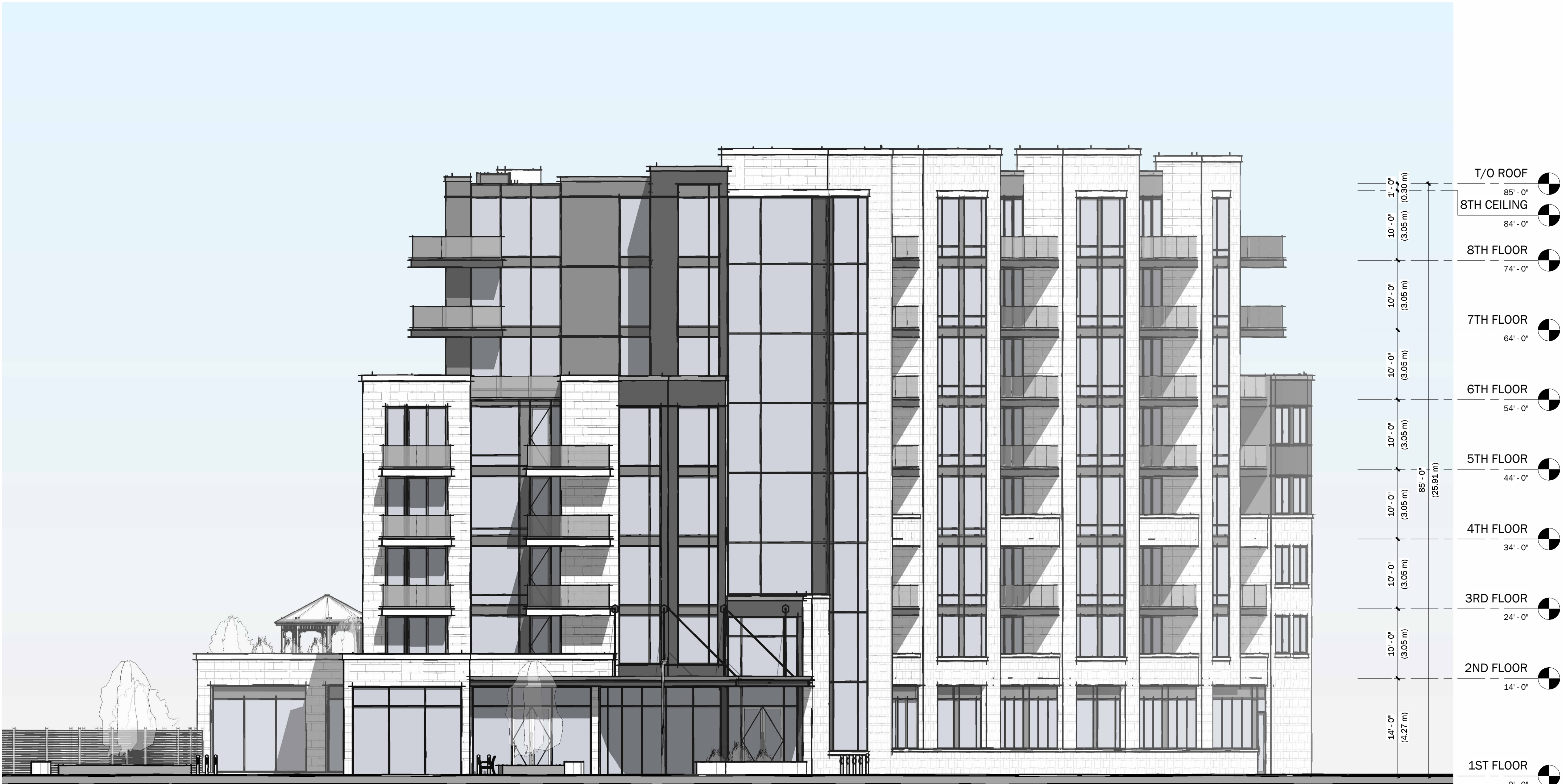
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L3K 2L6

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SIDE ELEVATION

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NORTH (MAIN ST) ELEVATION

1" = 10'-0"

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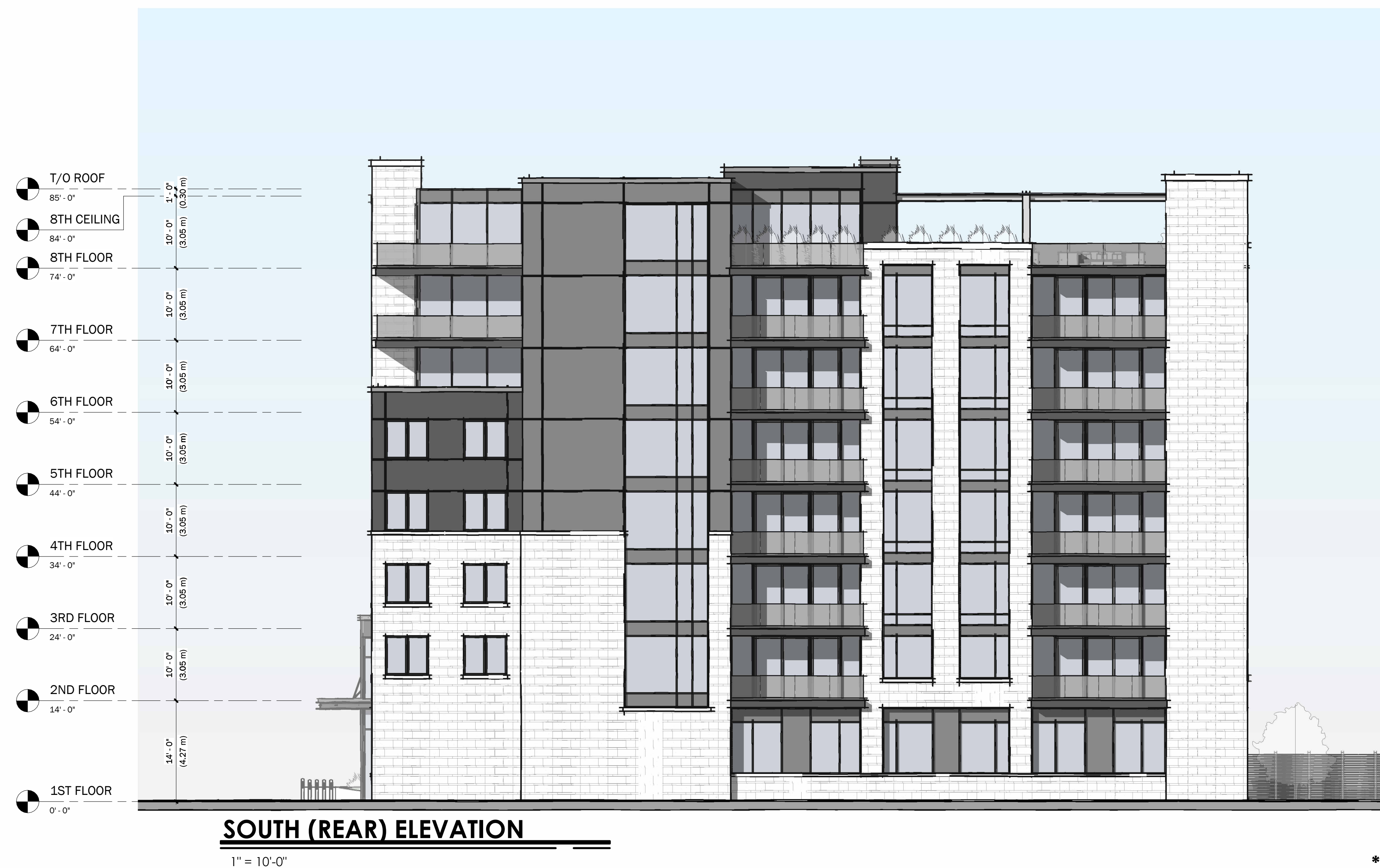
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MAIN STREET
ELEVATION

DWG. No.

A7

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PROJECT No.: 2023-144



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NORTH PORT ISLAND HEIGHTS

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REAR ELEVATION

DWG. No.
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