

HERITAGE IMPACT ASSESSMENT REPORT

Address

547 King Street, Port Colborne

Client

1000395289 Ontario Inc.

Project No. 25343

Date December.09.2025

Biglieri

Acknowledgements

Land Acknowledgement

As heritage professionals in Canada, one of our responsibilities is to meaningfully engage with the Country's settler colonial history. Indigenous peoples have lived in North America since time immemorial and there are a multiplicity of histories that predate European settlement. Today, the City of Port Colborne is recognized as the traditional territory of the Attiwonderonk (Neutral), Anishinaabe and Haudenosaunee, including the Mississaugas of the Credit First Nation. The City of Port Colborne and surrounding lands are governed by Treaty 3, the Between the Lakes Purchase, which was made between the principal chiefs of the Mississauga Nation and John Graves Simcoe, the representative of the British Crown, in 1792. Treaty 3 covers a large portion of the lands between Lake Ontario and Lake Erie. The lands are also governed by the more recent Mississaugas of the New Credit First Nation – Consultation Protocol Agreement, signed in 2018, which establishes a coordinated approach to consultation on actions or decisions that may adversely impact asserted or established Aboriginal and Treaty rights. We acknowledge that the establishment of early treaties was often not done in good faith and that the in many cases obligations of the colonial government have not been upheld. We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or generations past. However, we would also like to acknowledge those who came here involuntarily, particularly as descendants of people brought here through enslavement.

Research & Assistance

We would like to acknowledge the research assistance and support that was provided by the L. R. Wilson Heritage Research Archives at the Port Colborne Historical and Marine Museum.



Background Information

Owner Information

The property at 547 King Street, Port Colborne, Ontario (“Subject Site”), is presently managed by Elevate Living (“Client”). This Heritage Impact Assessment Addendum has been requested by the Client; their contact information is provided below:

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This Heritage Impact Assessment was prepared by The Biglieri Group Ltd. (“TBG”). TBG is an urban planning, design, and heritage consulting firm based out of Toronto and Hamilton that specializes in the conservation and stewardship of cultural heritage resources across Ontario.

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Executive Summary

The Biglieri Group (“TBG”) has been retained by 1000395289 Ontario Inc. (the “Owners”) of 547 King Street, Port Colborne (“Subject Site”) to complete a Heritage Impact Assessment (“HIA”). The Subject Site has been identified as a listed, non-designated property on the City of Port Colborne’s Municipal Heritage Register. The Subject Site is also adjacent to a listed, non-designated property to the south located at 537 King Street, which is not considered a Protected Heritage Property. The proposed redevelopment of the Subject Site includes the complete removal of all existing buildings and structures to accommodate a new three-storey residential apartment building with a total of 30 dwelling units.

Under the Ontario Heritage Act, properties must meet at least two of the nine prescribed criteria in O. Reg. 9/06 to warrant consideration of a heritage designation. In this case, the property meets the minimum threshold for heritage value; however, its significance is primarily intangible. The tangible heritage attributes are confined to the interior of a private residence, limiting public access and engagement with these features and posing challenges for enforcing a potential designation. It is therefore recommended that the municipality explore alternative means to commemorate the legacy of Emanuel Judson Ellsworth and his business in a manner that enhances public awareness and appreciation.

This Heritage Impact Assessment (HIA) evaluated the impacts of the proposed development on the Subject Site and the adjacent property at 537 King Street. The proposal involves the demolition of the existing dwelling on the Subject Site. The assessment concluded that the demolition would result in a major impact due to the complete loss of the site’s heritage attributes, while no impact is anticipated for the neighbouring property. Although alternative development options were considered, based on municipal policies and the fact that the heritage attributes are largely internal rather than part of the exterior design, it is recommended that these elements be salvaged, documented and

repurposed through a Salvage, Documentation and Commemoration Plan to effectively interpret and share the site’s history with the community if demolition were to proceed.



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1. INTRODUCTION



The Biglieri Group (“TBG”) has been retained by 1000395289 Ontario Inc. (the “Owners”) of 547 King Street, Port Colborne (“Subject Site”) to complete a Heritage Impact Assessment (“HIA”). The Subject Site has been identified as a listed, non-designated property on the City of Port Colborne’s Municipal Heritage Register. The Subject Site is also adjacent to a listed, non-designated property to the south located at 537 King Street, which is not considered a Protected Heritage Property. The proposed redevelopment of the Subject Site includes the complete removal of all existing buildings and structures to accommodate a new three-storey residential apartment building with a total of 30 dwelling units. There are no alterations proposed for the adjacent property. In support of the associated planning application, including an Official Plan Amendment (“OPA”) and a Zoning By-law Amendment (“ZBA”), City staff have requested the preparation of this Heritage Impact Assessment (“HIA”).

The purpose of the HIA is to determine whether the Subject Site has any Cultural Heritage Value or Interest under *Ontario Regulation 9/06* (“O. Reg. 9/06”) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* (“OHA”) and to assess potential impact to identified cultural heritage value as a result of the proposed redevelopment. A clear understanding of the cultural heritage value or interest of the Subject Site can both ensure long-term conservation and identify opportunities for flexibility and change early in the planning process. The conclusions drawn in the evaluation section summarize the research and evaluation that was undertaken for the Subject Site, and any recommendations put forward related to conservation.

Figure 1. **Aerial Context Map**

Google Earth, 2025



If the Subject Site is determined to be a cultural heritage resource by meeting the minimum criteria under O. Reg. 9/06, a Statement of Cultural Heritage Value or Interest will be developed, and heritage attributes will be identified to guide future changes on-site. A high-level evaluation of the adjacent listed property is also included which focuses on the property's potential physical design and contextual value relative to assess potential impact as a result of the redevelopment.

If the impact assessment concludes that there are adverse impacts to identified cultural heritage value as a result of the redevelopment, alternative development options will be explored and mitigation and conservation recommendations provided as necessary.



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2. SITE AND SURROUNDINGS

2.1 The Subject Site

2.2 Adjacent and Surrounding Context

2.3 Heritage Status



2.1 The Subject Site

The Subject Site is located in the City of Port Colborne on the east side of King Street north of the intersection of King Street and Killaly Street. The Subject Site is approximately 0.08 hectares in size with approximately 19.5 metres of frontage along King Street. The Subject Site is legally described as:

PT LT 9 PL 769 HUMBERSTONE; PT LT 10 PL
769 HUMBERSTONE AS IN RO359513 ; PORT
COLBORNE

Figure 2 shows the aerial context of the Subject Site and its surroundings.

The Subject Site features a two-and-a-half storey single-detached residential dwelling and does not contain any other buildings or structures. There is a pedestrian walkway that leads to the front entrances of the dwelling. A driveway is located along the southern property boundary of the Site that leads to an attached garage located at the rear of the dwelling.

Figure 2. **Location Map**

Google Earth, 2025

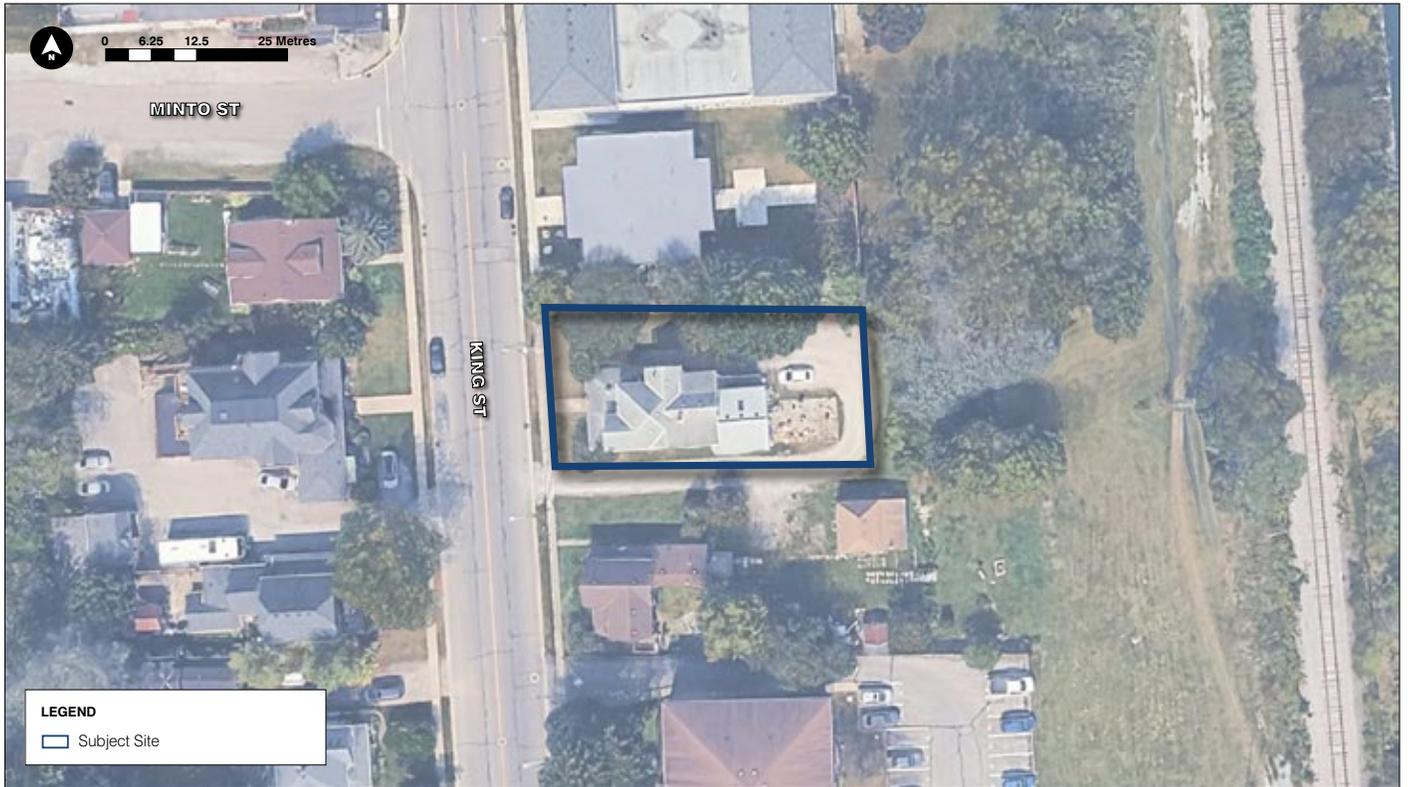


Figure 3. **Residential Dwelling on Subject Site**

TBG, 2025





2.2 Adjacent and Surrounding Context

The area surrounding the Subject Site features a mix of uses the majority of which are residential in nature. To the north of the Site there are low rise multi-unit residential buildings. To the east of the Site is open space, the Welland Canal, and an associated railway line. To the south of the Site are low-rise residential uses and further south at the intersection of King Street and Killaly Street, there are commercial uses. The property to the immediate south of the Subject Site, 537 King Street, is identified as a listed (non-designated) property on the City's municipal heritage register. To the west of the Site there are low-rise residential uses that primarily consist of single detached dwellings.

Figure 4. **King St Looking North from Site**



Figure 5. **King St Looking South from Site**



Figure 6. **Residential Dwellings West Side of King Street**



Figure 7. **Apartment Building Adjacent to Site**



2.3 Heritage Status

The heritage status of the Subject Site was determined through a review of municipal, provincial and national databases including: the City of Port Colborne's Heritage Register, the Ontario Heritage Act Register, the Canadian Register of Historic Places and other relevant documents such as the City of Port Colborne Official Plan.

The Subject Site is a listed (non-designated) property on the City of Colborne Municipal Heritage Register (2025). It is not, however, designated under Part IV of the Ontario Heritage Act or Part V within a designated Heritage Conservation District. The property is not within an identified Cultural Heritage Landscape, nor is it part of any identified significant view or vista. The property is adjacent to 537 King Street which is also a listed (non-designated) property on the City's Municipal Heritage Register. It is not, however, adjacent to a Protected Heritage Property.

Figure 8. **Heritage Context Map**

Google Earth, 2025





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3. POLICY CONTEXT

3.1 Planning Act

3.2 Provincial Planning Statement, 2024

3.3 Ontario Heritage Act

3.4 Ontario Heritage Toolkit

3.5 Niagara Region Official Plan, 2022

3.6 City of Port Colborne Official Plan, 2013



3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

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; [...].

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the 2024 Provincial Planning Statement was prepared, which sets the rules for land use planning in Ontario.

3.2 Provincial Planning Statement, 2024

On August 20, 2024, the Ministry of Municipal Affairs and Housing (“MMAH”) released a new Provincial Planning Statement (“2024 PPS”), which came into force and effect on October 20, 2024. The 2024 PPS is intended to be a streamlined land use policy framework and replaces the 2020 Provincial Policy Statement and the Growth Plan for the 2019 Greater Golden Horseshoe. It builds on housing-supportive policies from both documents and provides municipalities with the tools and flexibility to increase housing supply, align development with infrastructure for a competitive economy, support rural viability, and protect agricultural lands, the environment, and public health and safety.

In this regard, Section 4 of the 2024 PPS provides policy direction on the wise use and management of resources in Ontario, including cultural heritage and archaeological resources. Section 4.6 specifically provides policy direction on cultural heritage and archaeology, providing the following policies:

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
4. *Planning authorities are encouraged to develop and implement:*

- a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

Accordingly, the policies of 4.6.1 and 4.6.4 apply to as it relates to understanding the significance of the heritage value that could be tied to the Subject Site, and therefore, have been captured in this report. The focus for heritage conservation in Ontario, as per the 2024 PPS, has now shifted to conserving protected heritage properties (which currently excludes the Subject Site), which means properties inventoried, listed (non-designated) properties are not provincial priorities for conservation.

A protected heritage property is a defined term in the 2024 PPS, and means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Significant heritage resource is also a defined term in the 2024 PPS and means, in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act”.



3.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, and in recent years through Bill 108 in July 2022, in November 2022 through Bill 23, in December 2023 through Bill 139, and then again in June 2024 through Bill 200, (i.e., the Homeowner Protection Act, 2024).

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22. Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

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.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
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.*
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.*
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.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

The above criteria are used in Section 6.0 of this report to evaluate the Subject Site.

3.4 Ontario Heritage Toolkit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides that are designed to help illustrate the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe the roles that community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage. Following recent amendments to the Heritage Act, the OHTK was updated to assist users to understand the changes. The updated OHTK debuted in May of 2025.

The original OHTK consist of five documents. The documents that are entitled “Heritage Property Evaluation,” and “Designating Heritage Properties” are the most applicable to this report. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of buildings or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of the historic evolution of a property, and those that are expedient and offer no informational value.

Section 5 of the document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the Subject Site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:



What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.

3.5 Niagara Region Official Plan, 2022

The Subject Site is located in the Region of Niagara Official Plan Area (“Niagara ROP”). The Niagara ROP was adopted by Regional Council in June 2022 and approved by the Province with modifications in November of 2022. Per changes to Ontario’s land use planning framework that were made through Bill 23, as of March 31, 2025, Niagara Region no longer has planning authority. The Niagara ROP is now implemented by the Region’s local area municipalities, including the City of Port Colborne. The Subject Site is designated as *Built-Up Area* on Schedule A of the Niagara Region Official Plan (“ROP”).

Section 6.5 of the Niagara ROP provides policy direction for cultural heritage planning in Niagara Region and sets out directives, which include, “support[ing] the identification, conservation, wise use and management of cultural heritage resources”. Policy 6.5.1.1 stipulates that, “[s]ignificant cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities, including First Nations and Metis communities”. To this effect, Policy 6.5.1.2 directs that local area municipalities are to designate properties of cultural heritage value or interest either individually or as districts under the Ontario Heritage Act. With regards to development that may impact a property of cultural heritage or interest, Policy 6.5.1.5 states the following:

Development and site alteration on protected heritage property or adjacent lands shall not be permitted, except where the proposed development and site alteration has been evaluated through a heritage impact assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.6 City of Port Colborne Official Plan, 2013

The Subject Site is located in the City of Port Colborne and is subject to the City of Port Colborne Official Plan ("Port Colborne OP"), which was approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on November 25, 2013. Section 2 of the Port Colborne OP sets out a visioning statement for the City, which includes among other things, preserving, promoting and fostering awareness of the diverse cultural and natural heritage attributes within the City. The Subject Site is designated *Urban Residential* per Schedule A of the Port Colborne Official Plan and King Street is identified as an *Arterial Road* per Schedule D.

Section 3 of the Port Colborne OP provides policy direction based on land use designations. Per policy 3.2, *Urban Residential* areas are intended to be primarily developed for a range of residential and supportive uses. Policy 3.2.1 more specifically stipulates that high density residential uses will be developed along *Arterial* and *Collector Roads*.

Section 7 of the Port Colborne OP provides policy direction on the conservation of the City's cultural heritage features. Policy 7.1. stipulates that the designation of heritage buildings is encouraged, and provides specific direction regarding any proposed redevelopment that may impact properties of cultural heritage value or interest, as is further outlined below:

7.1 Historic Structures and Heritage Conservation Districts

- a) *The designation of historic buildings, structures and land under the Ontario Heritage Act is encouraged.*
- b) *The use of conservation easements registered on title to the property is encouraged if designation under the Ontario Heritage Act is not appropriate.*

- c) *Where a historic building, structure or feature is incorporated into a development proposal and the feature is not being dedicated to the City, the requirement for a conservation easement will be included as a condition of approval.*
- d) *To ensure that heritage properties remain in their original context, the relocation of heritage buildings or structures is not permitted.*
- g) *Alterations to a designated heritage property may be permitted where the impacts of the proposed alterations have been evaluated and it has been demonstrated that the heritage attributes of the protected property will be conserved. This policy would require a Heritage Impact Assessment by a qualified person to properly identify and evaluate the CHVI of a property and recommend appropriate alternative approaches and mitigative measures.*
- e) *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.*
- f) *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.*



Per Policy 11.9, which sets out requirements for a complete application, an HIA must be prepared for, “[a]ny development or site alteration proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory”.

As such, this HIA has been prepared to evaluate the cultural heritage value of the Subject Site and of 537 King Street, which is a listed (non-designated) property located to the immediate south of the Subject Site. The report also assesses the impacts of the proposed development on any identified heritage attributes of the Subject Site and of 537 King Street.

4. PROPOSED DEVELOPMENT



Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications have been submitted seeking to redevelop the Subject Site for a three-storey residential apartment building that will provide 30 new housing units (see **Appendix A**). The proposed redevelopment of the Subject Site necessitates the removal of the extant dwelling on the property. The proposed redevelopment also includes 13 surface parking spaces that will be located in the southern side yard adjacent to the proposed building. The redevelopment proposes a minimum front yard setback of 1.45 metres, a minimum rear yard setback of 1.1 metres, and minimum side yard setback of 1.2 metres. The building will be 10.62 metres in height.

The new building is proposed to be constructed of red brick. The front façade of the building features symmetrically placed window and door openings with a centrally located front entranceway that will be covered by a portico. The portico features two columns that frame the entranceway. The building features brick ornamentation including brick voussoirs and keystones above windows and doorways. The side façades of the building feature a combination of single and paired windows with the same brick ornamental details.

Figure 9. **Conceptual Site Plan with Overlay of Existing Dwelling** Elevate Living (with mark-up by TBG), 2025

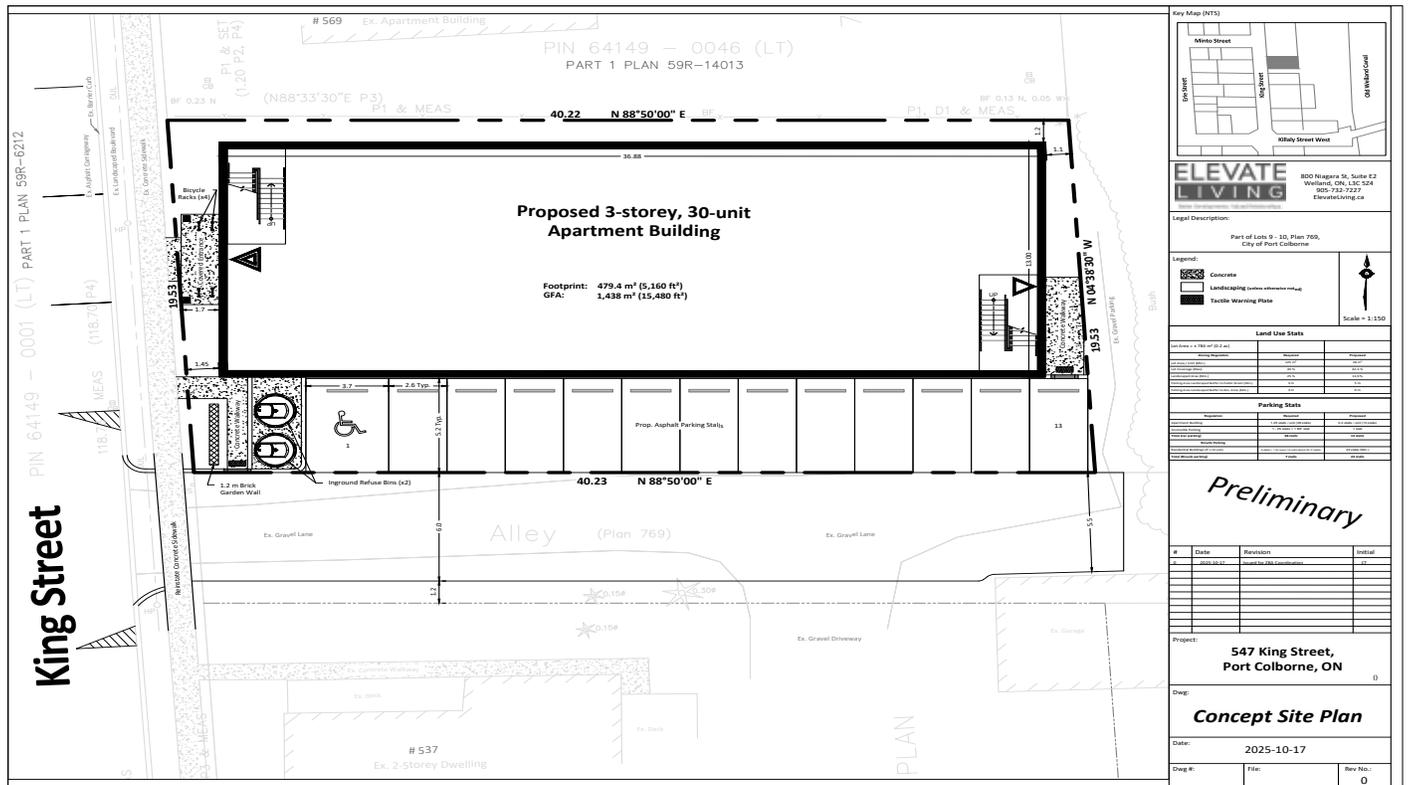
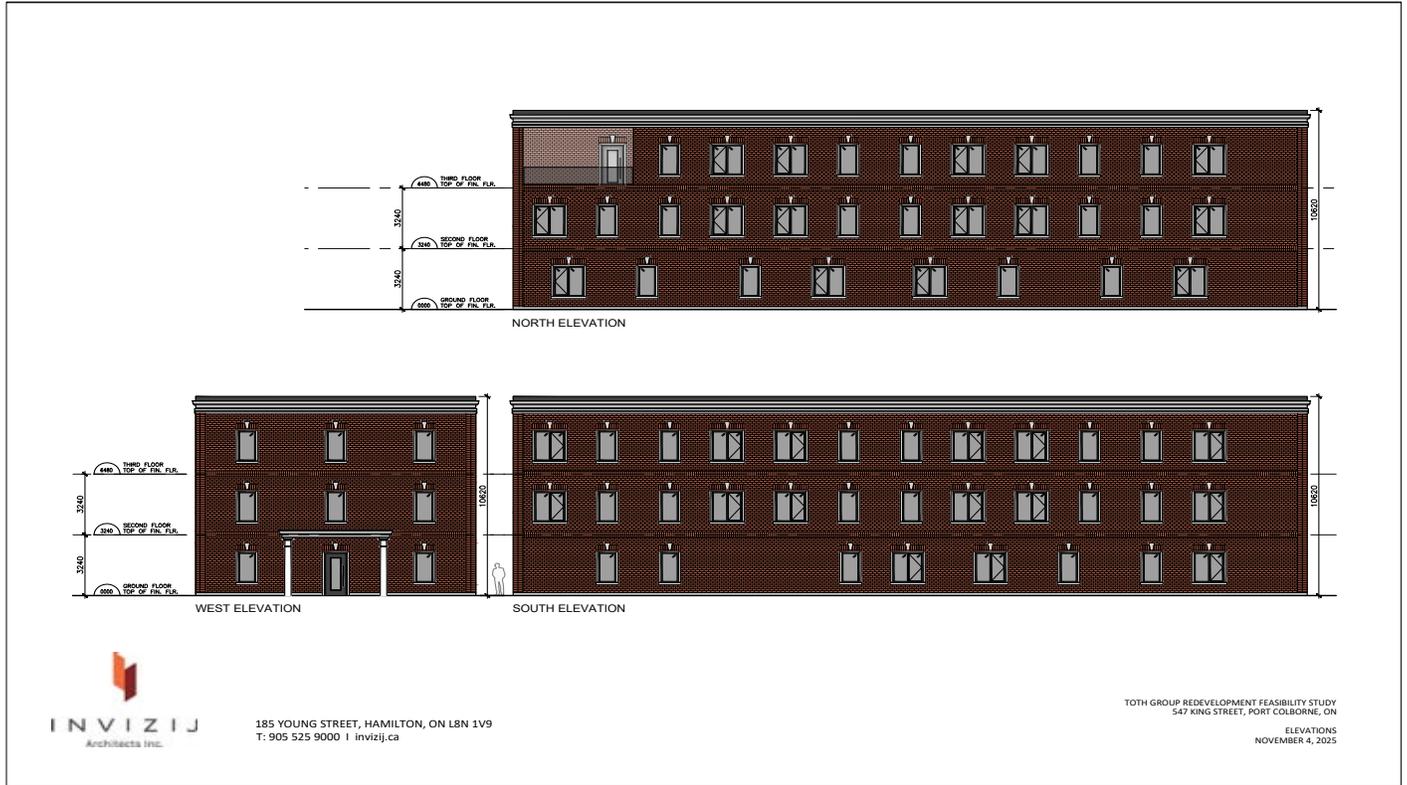


Figure 10. **Front and Side Elevations**

Invizij Architects Inc., 2025





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5. HISTORICAL CONTEXT STATEMENT

5.1 Indigenous Communities

5.2 Historic Township of Humberstone

5.3 Humberstone Village/City of Port Colborne

5.4 Subject Site (547 King Street)

5.5 Adjacent Property (537 King Street)



5.1 Indigenous Communities

Indigenous peoples have occupied the northern shores of Lake Erie since time immemorial. The first known human occupation of the area occurred during the Paleoindian Period dating back approximately 9,000 to 7,500 B.C. (AMICK Consultants Ltd. [AMICK], 2024). Subsequent periods of human occupation include the Archaic Period (8,000-1,800 B.C.) and the Woodland Period (1000 B.C.-1650 A.D.) (AMICK, 2024). The current historic period dates from approximately 450 years ago and is marked by first European contact and settlement (AMICK, 2024). During euro-colonial settlement, many Indigenous groups in Southern Ontario were forced into relocation through European treaty purchases, land survey and lot consolidation. The City of Port Colborne and surrounding lands are governed by Treaty 3, the Between the Lakes Purchase, which was made between the principal chiefs of the Mississauga Nation and John Graves Simcoe, the representative of the British Crown, in 1792 (Whose Land, n.d.). Treaty 3 covers a large portion of the lands between Lake Ontario and Lake Erie. Today, the City of Port Colborne is recognized as the tradition territory of the Attiwonderonk (Neutral), Anishinaabe and Haudenosaunee, including the Mississaugas of the Credit First Nation.

The Region of Niagara has developed an Archaeological Management Plan which models predicted distribution of Indigenous archaeological resources. The modelling does predict potential archaeological sites in Port Colborne tied to Indigenous settlement and significant archaeological resources have been found in the past. For example, the Smith's Canadian Gazetteer for 1846, states that Port Colborne had a "mound, of a conical form, called Sugar-Loaf Hill" and within the vicinity, when excavating for a cellar, the settlers discovered – "an immense quantity of human bones, which were supposed by the [First Nations], deposited there after one of their last battles...Although they have been so long underground, the bones when discovered were in a very perfect state of preservation" (Smith, 1846). In 1984, the Port Colborne Historical and Marine Museum noted a Neutral Burial Ground on the south side of Tennessee Avenue (vicinity of 22 Tennessee Avenue (Port Colborne Archives). The modelling exercise does not identify any potential archaeological sites within immediate proximity to the Subject Site.

5.2 Historic Township of Humberstone

The Subject Site is located in the former Township of Humberstone which formed part of the County of Welland. There is some discrepancy in records documenting when the Township was first settled, with H. R. Page & Co (1876) indicating that it was 1785 and W. A. Smy (1978) suggesting that it was instead 1802, when the first land patent was granted to Frederick Rowe. The first survey of the Township was completed by Phillip Rockwell Frey which predominantly included establishing boundaries of the Township and writing out property descriptions of lands that had already been settled (Smy, 1978). By 1817 historic records indicate that the Township was home to 75 inhabited houses and by 1850 that number had grown to 279 (H. R. Page & Co., 1876). In 1850, the Township was also home to a grist mill, three sawmills, one foundry, two churches, and eight public schools (H. R. Page & Co., 1876).

One of the earliest settler groups in the Township are known as the Pennsylvania Dutch, who are an ethnic group originating largely from the Palatinate region of Germany, as well as other German-speaking areas in Europe, who emigrated to Pennsylvania during the 17th, 18th and 19th centuries. The Pennsylvania Dutch immigrated to Humberstone as United Empire Loyalists circa 1790. Early settler families of Pennsylvania Dutch descent in Humberstone include Edsal, Huffman, Haun, Shuman, Steele, Near, Zavitz, Knisely, Stoner, Sherk, Schooley, and Neff (Greater Port Colborne Chamber of Commerce, n.d.; Smy, 1978). In the 1830s the Township saw the immigration of German settlers who arrived via Buffalo, New York. These families included Smith, Snider, Knoll, Deterling, Kleinsmith, Pietz and Poehlman. Around the same time, the Township also saw a wave of Irish immigrants who were involved in the construction of the Welland Canal.

The Welland Canal, which was spearheaded by the late Hon. William H. Merritt, is an important socio-economic component of early development of the Township and Region (Bonikowsky, 2013). The Canal was constructed to create a safe passage between Lake Ontario and Lake Erie, bypassing Niagara Falls, to open up trade in the Region. The initial Canal ran south from Port Dalhousie to St. Catharines and Welland River, until an extension was built in 1833 to Port Colborne (Brock University Library, n.d.). There are four iterations of the Canal that were constructed throughout the 19th and 20th centuries to accommodate larger vessel sizes and more efficient lock systems through technological advancements (Brock University Library, n.d.). The Canal played an important role in the development of settlements in Humberstone, as is further discussed the following section.



5.3 Humberstone Village/City of Port Colborne

Historically, the Subject Site is located in between the historic village of Petersburg (also referred to as Stone Bridge and Humberstone) and Port Colborne. The first settlement in Humberstone Township, was near Humberstone Village (now part of Port Colborne) beginning in 1778 (Greater Port Colborne Chamber of Commerce, 1968). The early settlers emigrated from Pennsylvania as United Empire Loyalists. The Pennsylvania Dutch immigrants included surnames: Steele, Near, Savitz, Knisely, Stoner, Sherk, Schooley and Neff (Greater Port Colborne Chamber of Commerce, 1968).

Petersburg (sometimes spelt Petersburg) is named after the early settler Peter Neff who surveyed the village in 1831 (Greater Port Colborne Chamber of Commerce, 1968). It originated as a small settlement with a stream that ran through it. The name Stone Bridge, which appears to have been more commonly used in the latter half of the 19th century, was derived from the stone crossing that was created by early residents and used to cross the stream. In 1833 when the Welland Canal was extended from Port Robinson to Port Colborne, it followed the course of this stream to Lake Erie, crosscutting the settlement (Port Colborne Historical and Marine Museum, 1984). As a result, the Village saw some economic prosperity from the influx of labour, and in 1847, it housed a physician, a surgeon, a distillery, a foundry, seven stores, a druggist, three taverns, two wagon wrights, three blacksmiths, three butchers, four shoemakers, two saddlers, three tailors, and one tinsmith (Port Colborne Historical and Marine Museum, 1984). The Village continued to see growth alongside Port Colborne, located to its south, throughout the 19th and early/mid 20th century.

The historic boundary of the Village of Port Colborne is located approximately 150 metres south of the Subject Site at Killaly Street. Port Colborne was established in 1833 at the time of the construction of the Welland Canal. The settlement grew as an industrial hub due to its location on the canal and because it was serviced by both the Welland Railway, as well as the Buffalo/Goderich line of the Grand Trunk Railway (H. R. Page & Co., 1876). In 1851, the village population was 250 and two years later the second Welland Canal was completed which in conjunction with the establishment of the Welland Railway in 1858, developed a much-improved transportation system (Greater Port Colborne Chamber of Commerce, 1984).

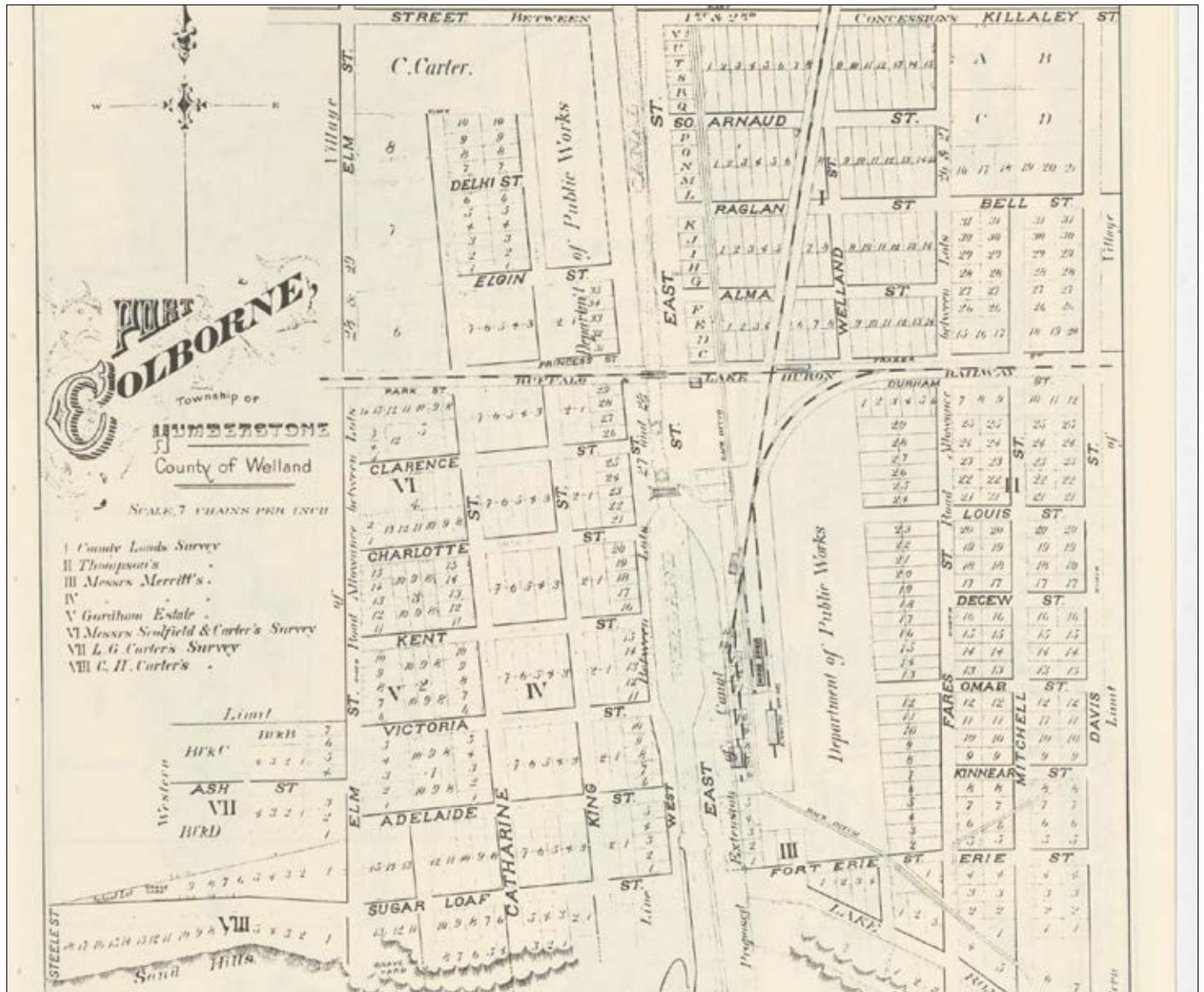
Industries associated with the development of the village included flour milling, repair and breakup of vessels, fishing, and limestone quarrying (Gayler and Jackson, 2012). The settlement was incorporated as a village in 1870 with a population of 1,030 residents (Greater Port Colborne Chamber of Commerce, 1968). In 1877, the village included: 5 hotels, 3 churches, 1 public school, 1 Lutheran Parochial school, 2 cabinet marking shops, 3 wagon and carriage shops, 1 organ factory, 1 harness shop, several blacksmith shops.

Throughout the latter half of the 19th century and early 20th century, Port Colborne continued to see growth due to the redevelopment and expansion of the Welland Canal which accommodated increased shipping opportunities and supported the industrial development of the City including businesses such as the McGlashen Silver Plating Factory in 1891 and the Humberstone Shoe Company in 1905. Despite economic challenges brought about by the Great Depression, the City rebounded in the mid 20th century due to World War II and subsequently the development of the St. Lawrence Seaway and opportunities for international shipping and trade.

In 1952 Port Colborne amalgamated with the Town of Humberstone and in 1966 was incorporated as a City. Growth of the City from the 1970s to 2000s stagnated due to deindustrialization in North America and the offshoring of manufacturing jobs, however the City has more recently started to see an uptick in population growth.

Figure 11. **Map of Port Colborne, 1876**

H.R. Page & Co, 1876





5.4 Subject Site (547 King Street)

The following sub-section provides a review of the history of the property including the historical ownership and physical evolution. Sub-section 4.4.2 provides the Chain of Title related to the historical ownership. Please note that the property was originally addressed at 31 Victoria Street.

5.4.1 Historical Overview

The Subject Site is located in Concession 2, Lot 28 in the Township of Humberstone. Land registry records indicate that the south part of the lot was patented from the Crown to John Neff in 1802 and the north part to Moses Down in 1811 (LRO).

Surveys of the lot and surrounding area were completed throughout the 19th century by the Welland Canal Company to facilitate construction of the canal. A survey of a part of Lot 28 Concession 2 from 1835 shows the deed wherein a portion of Lot 28 Concession 2 was purchased from Jacob Neff Jr for the construction of the Welland Canal.

Jacob Neff Jr. sold 30 acres to John Neff in 1832 (LRO). In 1842, John Neff sold 30 acres of the south half of the lot to Owen Fares (LRO). Owen Fares was born on June 23, 1806, in Wainfleet, Ontario. In 1832, he married Christiana Winters who was born on October 4, 1807, in Humberstone, Ontario and together they had two sons: Emanuel Winters and Owen Winters. A survey in the 1840s completed for the second Welland Canal identifies Owen Fares as the owner of a part of Lot 28 Concession 2.

Figure 12. Owen Fares Second Welland Canal Survey, ~1840s

Welland Canal Company



Owen passed away on May 15, 1854, and his land was inherited by his son Emanuel Winters Fares based on a will registered on title (Library and Archives Canada & LRO).

In the 1862 *Historical County Map of Welland* by Tremaine, the portion of Lot 28 within Concession 2 containing the Subject Site was located at the periphery of the Petersburg (Humberstone) community and not yet surveyed; the map indicates that the land was owned by Emanuel Fares who owned the most southern portion of the lot. The surveyed area of the village appears to terminate at Union Street, with George, Charles and Union Street extending to the canal. King Street (formerly Victoria Street), however, is present and connects to present day Killaly Street West. To the east of the street is the Welland Canal.

Figure 14. **Photograph of Emanuel Winters Fares**



Ancestry.ca

Figure 13. **Historical County Map of Welland County by Tremaine, 1862**

Tremaine, 1862, Courtesy of University of Toronto Ontario Historical Maps Digitization Project





Emanuel was born on November 18, 1834 in Humberstone and was politically involved in the community including serving as a reeve for the Township; his residence is currently located at 599 King Street (Library and Archives Canada). In the 1871 Census of Canada, Emanuel is identified as of German ethnicity, Protestant and a 'Farmer' married to Catherine of English origin; at the time they had a daughter Christianna and Emanuel's mother, Christianna (Sr) and Michael Ekert (work hand) resided with him.

In 1874, Emanuel commissioned Mr. Fares' Survey of Part of the Village of Petersburg: Composed of Part of the South East Part of Lot Number 28 in the 2nd Concession of Humberstone (Plan 769); the land was surveyed on November 24, 1874, by John DeCrew (Originally Plan 1128). The survey includes 17 lots; the Subject Site constitutes Part of Lot 9 and 10.

The lotting pattern and configuration of present-day property boundaries in this area are different than what was originally shown in the 1874 survey. The lots shown along the east side of Victoria Street (now King Street) connect to a street running north/south along the Welland Canal that does not exist. Further, the lots located along the east side of King Street are about half as deep.

In the 1876 *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ontario*, the community is identified as "Humberstone" and the map does not show that the lands, including Mr. Fare's Survey, as part of the urban area of the settlement (see Figure 15). A more detailed map of the community included in Atlas (dated November 1875), contrarily identifies the community as "Petersburg" inferring that between 1875 and 1876, the name of the village was changing. The detailed map does show the survey lots of Mr. Fare's Survey of 1874, including Lots 9 and 10 associated with the Subject Site, and lot 11, associated with 537 King Street. The lots within the survey consist of the most southern lots of the urban area of the village south of Union Street.

On September 4, 1886 (registered 1888) Emmanuel W. Fares sold Part of the Lot 9 and Lot 10 to William McLellan Ellsworth (LRO). William McLellan Ellsworth was born on July 18, 1827, in Niagara. He was married to Sarah Prudentia Ellsworth and together they had four children: Susane Marion, Fletcher, Prudentia and Emanuel Judson. Note, there is no indication from historical records that William ever resided on the subject site.

Emanuel Judson, William's, son, was born in 1857 in Wainfleet and married on March 3, 1880, to Jennie Sarah Kinnard (Library and Archives Canada). At the time of his marriage, he was identified as a 'carpenter'. The same year of their marriage on December 17, 1880, they had a daughter Ethel Grey Ellsworth (Library and Archives Canada). In 1881, he is listed as 'Farmer' living in Wainfleet with his wife Jennie and daughter Ethel and his father. Tax assessments indicate that in 1881, William and Emanuel were living in Port Colborne as farmers with 130 acres of cleared land living in Concession 1, Northeast part of 10 and northeast part of 12 with a combined total property value of 4800 with 10 cattle, 16 sheep, 6 hogs and 6 horses (Wainfleet Township, Tax Records 1879-1892). In 1885, however, records indicate that he was boarding in the Village of Humberstone and transitioned to the occupation of a 'cabinet maker' before settling on the property owned by his father, William.

A news article in the Telegraph (October 23, 1885), indicates that Emanuel was planning on establishing a new furniture warehouse which he indicates would take place in both Humberstone and Port Colborne. The death certificate of Emanuel's long-standing housekeeper indicates that they lived on the property since 1885, however, this is likely a discrepancy particularly as the property was not yet owned by the Ellsworth family until the fall of the following year in 1886, which is more likely the date of construction of the existing dwelling on the Subject Site.

Figure 15. **Mr. Fares' Survey of Part of the Village of Petersberg: Composed of Part of the South East Part of Lot Number 28 in the 2nd Concession of Humberstone (Plan 1128 now 769), 1874 & Excerpt of the Registration of the Plan in the Land Registry Records**

Ontario Land Registry Access, 2025

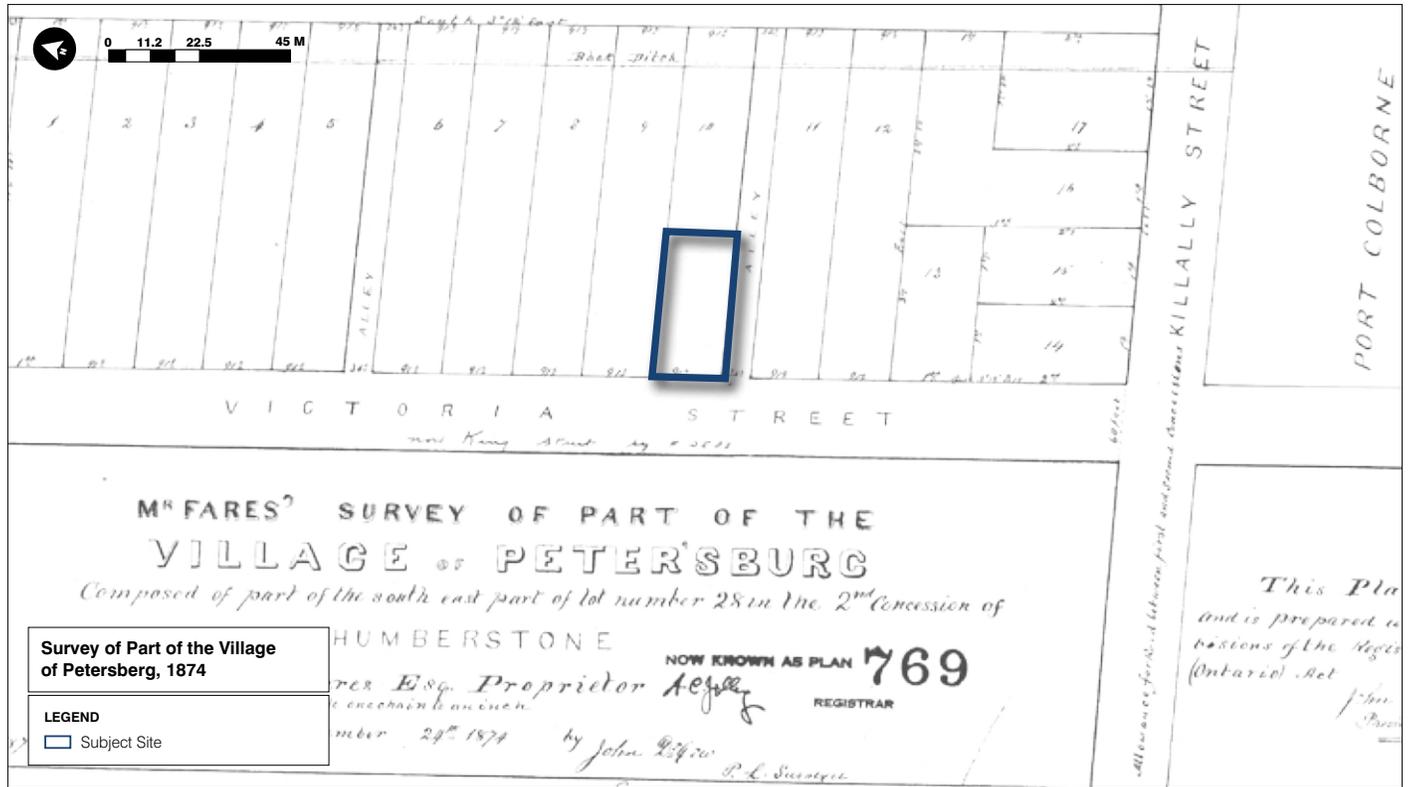
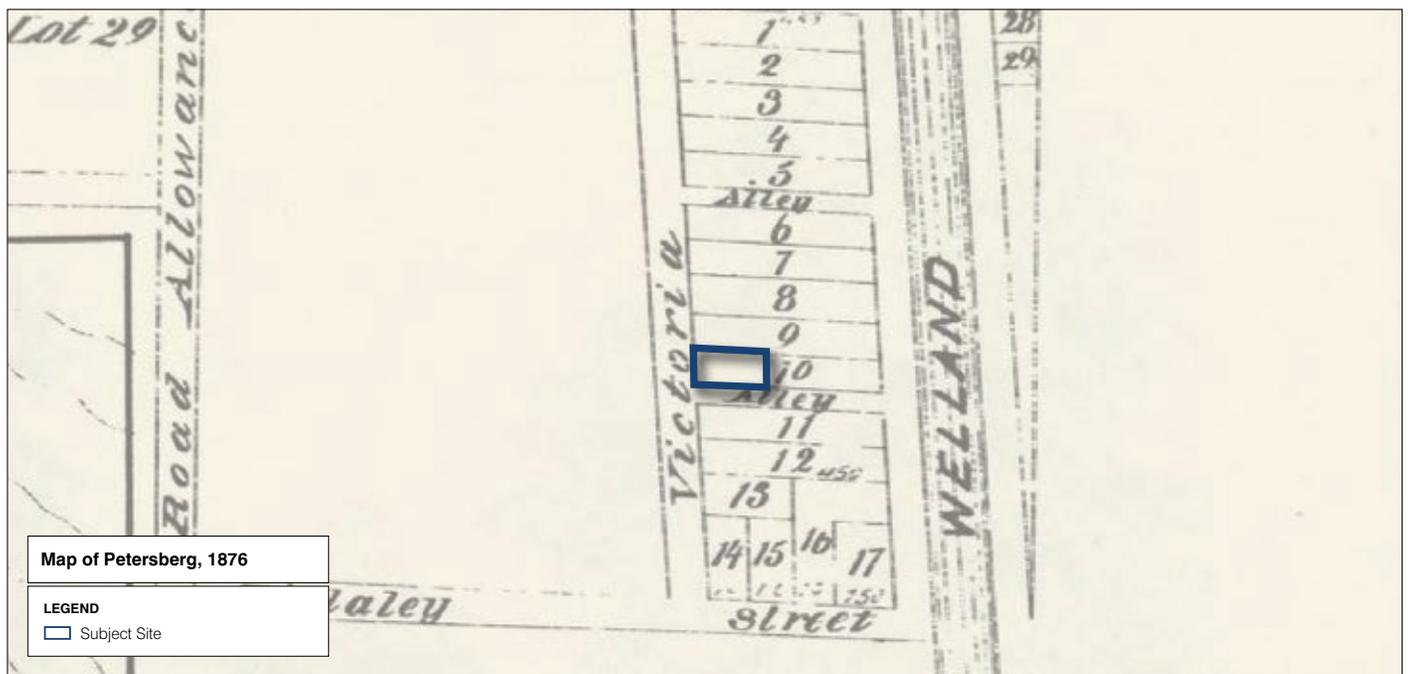


Figure 16. **Township of Humberstone within the Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ontario (Broad) & Map of Peterburg (Detailed)**

H.R. Page & Co, 1876



In conjunction with his furniture business, Ellsworth was also an undertaker; his career began in October of 1885 when the Telegraph states that “Undertaker Ellsworth has buried his first cadaver”. In the early to mid-1880s directory, there was only one undertaker listed in the village, George Morgan. It was not uncommon for woodworkers to also serve as undertakers, owing to their involvement in coffin production. Based on the documentation, it is presumed to have been the case for Emanuel Ellsworth.

Beginning in 1907, the Survey Division of the Department of Militia and Defence created topographic maps showing the City of Port Colborne and surrounding area. Early topographic maps showing the Subject Site from 1907 and 1923 do not show buildings located on the east side of King Street, however they do show the early development patterns and street network of Port Colborne.

In 1911, Jennie and Ethel, Emanuel Judson’s wife and daughter is listed as living in Lincoln, Ontario. At the time, Emanuel was living on the property with his housekeeper Mary Maud Early and their nephew, Roy M. Ellsworth. Roy was the son of Emanuel’s brother and Mary Maud’s sister (Emanuel’s brother, Fletcher, married Mary’s sister, Martha Ann Early in 1889).

In 1915, Roy married Marietta Ellsworth in Welland, Ontario (Library and Archives Canada). In this census record, Emanuel Ellsworth is identified as an “Undertaker” in Humberstone and his nephew is identified as an “Apprentice” under the occupation “Undertaker”, inferring that the intention was for his nephew to enter into the family business. Mary is identified as a ‘Domestic’ working for ‘Private Family’. Based on the 1921 census record, Jennie, Emanuel’s wife, is still listed as living at 43 ½ Ottawa Street, St., Lincoln.

Figure 18. **E.J. Ellsworth Furniture Dealer and Undertaker c. 1890s (below) Invoice May 14, 1907**

Courtesy of the Port Colborne Archives, 993.18.3

STATEMENT.

Port Colborne, Ont. Nov 2nd 1891

Mrs C. Augustine

Co E. J. ELLSWORTH,
MANUFACTURER OF FURNITURE
 UNDERTAKING IN ALL ITS BRANCHES.

TERMS

Oct	10	To 2 Plat-form Beds	11	50	
Nov	2	Ref Cash			.4 50
Dec	28	" "			2 35
					8 7 50
March	26	By Cash			1 65
					11 50



In the 1926 Fire Insurance Plan, Ellsworth's furniture factory is shown directly to the north at 37-39 Victoria Street. The factory was situated on the front lot line and included a brick wall front façade with metal roofing, while the remaining factory was wood frame with a rough cast exterior. The furniture factory included an office, large furniture manufacturing space and a brick addition with metal roof to the east identified as "morgue". There is also a 20' brick chimney identified to the east of the morgue. The property also included a one storey frame auto outbuilding with shingled roof listed at 37A Victoria Street. Between 1927 and 1930 the name of the street was changed from Victoria Street to King Street.

In 1929 and 1934, topographic maps show King Street as having development on both sides without distinguishing individual buildings. In the 1938 topographic map individual buildings are shown and include the development of the Subject Site.

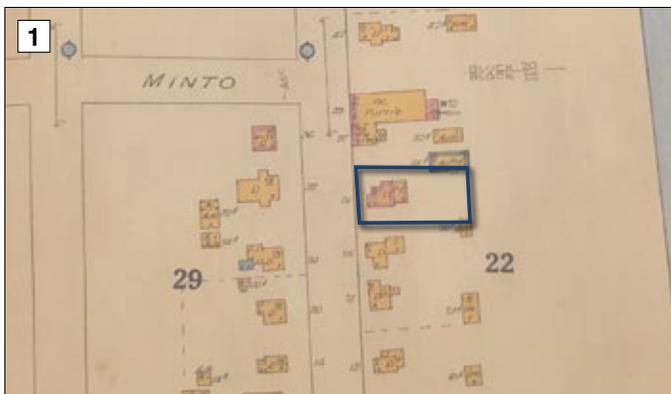
In the 1931 Census, Emanuel is identified as living with his housekeeper, Mary "Maud" Early, at his dwelling (brick veneered building with 11 rooms) at 547 King Street valued at \$9,000, considered to be above average in value, which ranged between \$2,000-\$5,000, and was identified as a "Manager" with occupation listed as "Income".

In 1933, Mary Maud passed away on December 27th in the house at 547 King Street due to myocardial failure (Library and Archives Canada). The certificate indicates that she lived at the dwelling for 48 years (since 1885). The earliest aerial image of the Subject Site is from 1934 which appears to show the dwelling and two buildings/structures located at its rear. In the 1934 aerial image, the building housing the furniture factory is visible to the immediate north of the dwelling. It is an L-shaped building with a long, linear configuration.

The rear addition and garage do not appear to have been added, however an older one-storey rear addition is visible. In 1935, the Voter's List identifies Emanuel as "retired" and living at 547 King Street. Based on this information, it is understood that the furniture business ceased operations between 1932 and 1934, likely due to the economic challenges of the Great Depression combined with his advanced age, as he was in his late seventies at the time.

Figure 19. **Humberstone Fire Insurance Plans**

Underwriter's Survey Bureau Ltd.



1. Humberstone Fire Insurance Plan, 1926
2. Port Colborne Fire Insurance Plan, 1953

In the 1941 Vernon's Directory for the City of Welland, the Town of Port Colborne and the Village of Humberstone, the occupant "Sutherland Motors" is listed at 561 King Street indicating that the former factory was used as a garage. Based on local directories available from 1941 onwards, there appear to have been various automotive related industries operating at 557 and 561 King Street after Emanuel Judson Ellsworth's retirement. In 1945, Emanuel passed away. Following Emanuel's passing, Frederick Ellis lived at the property as a tenant until the early 1960s.

The 1953 Fire Insurance Plan for Port Colborne shows the dwelling on the Subject Site as well as two wooden buildings located to the rear. One of the outbuildings is noted on the plan as "upholstering"; the 1957 Vernon's Directory identifies a tenant R.D. Carroll as a resident at "r547" and "uphol" for "upholstery". R547 is no longer listed in the Vernon's Directory in 1960, suggesting that it may have been removed during this period. The second outbuilding, listed as 547b is labelled as "auto" indicating that it may have been used for automotive industry. Based on local directories, this building may have also been removed at some point in the 1960s or ceased to be leased to tenants.

On March 19, 1957, Roy M. Ellsworth (Emanuel's Nephew) and Marietta Ellsworth, his wife as joint tenants granted part of Lot 9 to Agro Midtown Bowling Limited (LRO). Based on a comparison between the building configuration as shown on the 1953 topographic map and as shown on a 1964 topographic map, it appears that the 561 King Street building, originally used for Ellsworth's furniture business, was demolished following its acquisition by the bowling alley at some point between 1954 and 1963.

In 1965, Irene Cuthbert, Executors of Roy Ellsworth and Marietta Ellsworth, granted the property to Stephen Cuthbert and Irene Cuthbert as joint tenants (LRO). In the 1963 and 1965, the Voter's List identifies them living at 264 Kent Street, Welland and Stephen's occupation is "Ineo" in other voter's list he is identified as a 'foreman', he continued to be identified at this

address until at least 1995. Therefore, it is inferred that he did not reside there but rather rented it out. During the Cuthbert's tenure of the property between 1965 and 1970 tenants lived at the property included J B Payne, R H Corkum, D L Harris and C E Bush as per the Vernon's Directories from this period. There was little information available in historic records about the tenants who occupied the building during this time.

On October 19, 1970, the south ¼ of the lot was granted to Eldred Smith and Simone Smith as joint tenants (LRO). In 1974, Eldred (Labourer) and Simone Smith and David (labourer), Ivan (student), Abram (retired), Mrs. Clara, Evelyn (waitress) Smith are all listed as residing at the property (Voter's List). Between 1964 and 1976 the Surveys and Mapping Branch of the Department of Energy, Mines and Resources completed further topographic mapping of the City of Port Colborne and surrounding areas. The two topographic maps of the Subject Site from 1964 and 1973 show that the Subject Site is developed as part of City of Port Colborne. In 1980 the Smith family appears to have lost the house to the Canadian Imperial Bank of Commerce (CIBC) based on an 'order' in the parcel register book.

Wolfgang and Rosemarie Wagner purchased the property from CIBC in 1980 (LRO). In the 1981 Vernon's Directory for Welland and Port Colborne, it lists 547 King Street as being occupied by Ultra-Chic Salon, as well as M Gibson who was a tenant at the property. It appears the Wagners moved into the dwelling shortly thereafter, as they are listed as residents in the 1982 Vernon's Directory. Based on local directories, the Wagner's lived at 547 King Street and operated Ultra-Chic Beauty Salon out of the dwelling until they sold it in 2006, when it was purchased by Joseph and Joanna Ujfalussy (LRO).

Joseph Ujfalussy is listed as a resident of 547 King Street in local directories during his tenure of the property, while Joanna is not listed as a resident. Joanna Ujfalussy appears to be the daughter-in-law of Joseph based on information gleaned from an



obituary of a family member. The Ujfalussy family owned and operated Joe’s Meat Market and Deli, located at 180 Fares St, Port Colborne, which has since closed. Additionally, based on historic Google Streetview Images, there is a sign outside of the dwelling advertising “English Roots Hair Design”, suggesting that the use of a portion of the building as a hairdresser/salon was continued during the Ujfalussy’s tenure of the property.

Midtown Bowling, was demolished and two new multi-residential buildings were constructed between 2012 and 2019. These morphological changes are visible in the aerial images of the site between 2003 and 2025.

Aerial images of the Subject Site and surrounding context demonstrate the evolution of the site over time and help to document morphological changes. More contemporary aerial images from 2003 to 2025 demonstrate that there have been relatively few changes to the dwelling and site in the more recent past. Between 2009 and 2012 the building to the north of the Subject Site, which housed Agro

Figure 20. **20th Century Topographic Map 1907, 1923, 1938, 1973**



- 1. Topographic Map 1907
- 2. Topographic Map 1923
- 3. Topographic Map 1938
- 4. Topographic Map 1973

Department of National Defence & Department of Energy, Mines & Resources

Figure 21. Excerpts of Historic Records Documenting Mary Maud and Emanuel Ellsworth

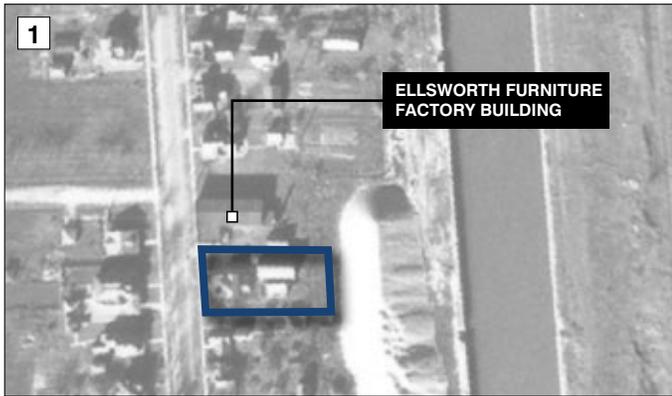
Library and Archives Canada

<p>111 Dubie, Benjamin, barber, 196 Main street. 112 Ellsworth, Emanuel, retired, 547 King street. 113 Fabie, John, labourer, 67 Oak street</p>		Emanuel Ellsworth Voters List																																																																																																	
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<p>FORM 6 PROVINCE OF ONTARIO CERTIFICATE OF REGISTRATION OF DEATH 039036 / 311</p> <p>1. PLACE OF DEATH: County of <u>Welland</u>, Township of <u>Humberstone</u>, Street <u>King</u>, House No. <u>547</u></p> <p>2. NAME OF DECEASED: <u>Early Mary Maud</u></p> <p>3. SEX: <u>Female</u></p> <p>4. RACE ORIGIN: <u>Irish</u></p> <p>5. MARRIAGE STATUS: <u>Single</u></p> <p>6. BIRTHPLACE: <u>Ontario</u></p> <p>7. DATE OF BIRTH: <u>May 26 1863</u></p> <p>8. AGE OF DECEASED: <u>70</u> years, <u>7</u> months, <u>1</u> day</p> <p>9. OCCUPATION OF DECEASED: <u>House Keeper</u></p> <p>10. LENGTH OF RESIDENCE: (a) At place of death <u>45</u> yrs (b) In province <u>Life</u></p> <p>11. MEDICAL CERTIFICATE OF DEATH: DATE OF DEATH <u>Dec 27 1933</u>. I HEREBY CERTIFY that I attended <u>from Nov. 14 to Dec. 27 1933</u> and last saw <u>her</u> alive on <u>Dec. 27 1933</u>. CAUSE OF DEATH: <u>Myocardial failure</u>. CONTRIBUTORY CAUSE: <u>Chronic Nephritis</u>.</p>		Mary Maud Death Certificate																																																																																																	



Figure 22. **Aerial Image Photos**

Google Earth & University of Toronto



- 1. Aerial Photo 1934
- 2. Aerial Photo 1954
- 3. Aerial Photo 2003
- 4. Aerial Photo 2015
- 5. Aerial Photo 2025

5.4.2 Chain of Title

The following **Table 1.0** provides a review of the chain of title for the Subject Site identifying the historical ownership since the Crown.

Table 1. **Chain of Title of the Subject Site**

No. of Instrument	Instrument/ Type of Transaction	Instrument Date	Date of Registry	Parties From	Parties To	Quantity of Land
	Patent		1802	Crown	John Neff	
	Grant		1842	John Neff	Owen Fares	30 acres
	Will		1854	Owen Fares	Emanuel Fares	35* acres
-	Plan 1128 (769)	November 24, 1874	"	Mr. E. W. Fares Survey of Part of the Village of Petersburg	-	-
3393	Buy and Sale	September 4, 1886	June 13, 1888	Emanuel Fares	William (McLellan) Ellsworth	Part of Lot 9, \$300 and Part of Lot 10
88232	Grant	March 19, 1957	March 27, 1957	Roy M. Ellsworth and Marietta Ellsworth, his wife	Agro Midtown Bowling	N. Part of Lot 9
235738*	Grant	March 25, 1965	March 26, 1965	Irene Cuthbert, Executor of the Estate of Roy and Marietta Ellsworth	Stephen and Irene Cuthbert, joint tenants	S. Part of Lot 9 and Part of Lot 10 (as in 5263)
132022	Grant	October 19, 1970	November 30, 1970	Stephen and Irene Cuthbert	Eldred and Simone Smith	S'y ¼ of Lot 9
359511	Order	September 3, 1980	"	Canadian Imperial Bank of Commerce as Applicant	Eldred Smith and Simone Smith, Bank of Commerce, Albert Tanzer and Kronby, Cherover (Respondents)	RE: 321384 (mortgage with CIBC), see Trust



359513	Grant	June 23, 1980	September 3, 1980	Canadian Imperial Bank of Commerce	Wolfgang and Rosemarie Wagner as joint tenants	RE:321384
678344	Charge	September 27, 1994	"	Wolfgang and Rosemarie Wagner	Avco Financial Services Realty Limited	\$53,063.80, O.L. Lot 10
SN134687	Transfer	August 31, 2006	"	Wagner, Rosemarie Wagner, Wolfgang	Ujfalussy, Joanna Ujfalussy, Joseph	-
SN496516	Transfer	January 10, 2017	"	Ujfalussy, Joanna Ujfalussy, Joseph	Toth, Sandor Drew	\$210,000

5.5 Adjacent Property (537 King Street)

As the property is just south of the Subject Site, a more detailed account of the early history of the property before lot was surveyed, including visuals, is included in sub-section 5.4. This section is not intended to be an exhaustive history of the property, but rather to inform a high-level evaluation.

Similar to the Subject Site, the adjacent property located at 537 King Street was part of Concession 2, Lot 28 in the Township of Humberstone. Land registry records indicate that the south part of the lot was patented from the Crown to John Neff in 1802 and the north part to Moses Down in 1811 (LRO). Surveys of the lot and surrounding area were completed throughout the 19th century by the Welland Canal Company to facilitate construction of the canal. A survey of a part of Lot 28 Concession 2 from 1835 shows the deed wherein a portion of Lot 28 Concession 2 was purchased from Jacob Neff Jr for the construction of the Welland Canal. Jacob Neff Jr. sold 30 acres to John Neff in 1832 (LRO). In 1842, John Neff sold 30 acres of the south half of the lot to Owen Fares (LRO). Owen Fares was born on June 23, 1806, in Wainfleet, Ontario. In 1832, he married Christiana Winters who was born on October 4, 1807, in Humberstone, Ontario and together they had two sons: Emanuel Winters and Owen Winters. A survey in the 1840s completed for the second Welland Canal identifies Owen Fares as the owner of a part of Lot 28 Concession 2. Owen passed away on May 15, 1854, and his land was inherited by his son Emanuel Winters Fares based on a will registered on title (Library and Archives Canada & LRO).

In 1874, Emanuel commissioned *Mr. Fares' Survey of Part of the Village of Petersburg: Composed of Part of the South East Part of Lot Number 28 in the 2nd Concession of Humberstone* (Plan 769); the land was surveyed on November 24, 1874, by John DeCrew (Originally Plan 1128). The survey includes 17 lots;

537 King Street constitutes Part of Lot 11 of the plan. In the Illustrated Historical County Atlas, an 'alley' was identified between Lots 10 and 11. Early transactions associated with the lot are relative to this right of way. In 1884, part of the lot was sold to Michael Heffron who was a Roman Catholic Irish identified as a 'carpenter' and later as a 'sailor' in the censuses of 1881 and 1891 (Library and Archives Canada). It is likely that the house was constructed c.1884 and potentially by Mr. Heffron who around the time of the construction was a carpenter by trade. Before purchasing part of the lot, Michael resided with his parents, William and Anna, within the Village of Humberstone. He is identified as residing within Concession 2, Lot 28 (consisting of Fares' survey) in the 1891 Farmer's Directory.

The property is shown on the 1926 Fire Insurance Plan, however, it is addressed as 25 Victoria Street. The property includes a two-storey wood frame dwelling with a one storey rear addition and a one storey wood frame auto garage (identified as 25A). Around the time, the property is listed under the ownership of Joseph Gobel and Baxter Tire and Battery Service which may have supported the auto garage to the north associated with 547 King Street (formerly 31A Victoria Street).

By the 1953 Fire Insurance Plan, the dwelling at 537 King Street (labelled 539 King Street in this FIP) appears to maintain the same form as shown on the 1926 Fire Insurance Plan, however it is labelled "RC" (roughcast) which is reflected by the present-day pebbledash/ roughcast cladding which was added between 1927 and 1952.

The Gobel Family owned the property until 1984 when Agnes Gobel transferred the property to Walter Horne (LRO). A year later, the property was transferred to John Alexander and Edith Green who owned the property until 1994. The property was then transferred to Rhonda Lynn, John Ewin Roesch and Leo Jacques (LRO).



Aerial images of the Subject Site and surrounding context demonstrate the evolution of the site over time and help to document morphological changes. More contemporary aerial images from 2003 to 2025 demonstrate that there have been relatively few changes to the dwelling and site in the more recent past.

6. EXISTING CONDITIONS

6.1 General Conditions of Subject Site

6.2 General Conditions of Adjacent Property (537 King Street)

A site visit was conducted by TBG Staff on August 25, 2025 to review the conditions of the subject site and surrounding area. Sub-section 6.2 reviews the condition of the adjacent property at 537 King Street; please note, the review is completed from the public realm and therefore there are some limitations to the analysis.

6.1 General Conditions of Subject Site

The Subject Site consists of a two-and-a-half storey residential dwelling constructed out of brick. The dwelling features a rectangular footprint with a multi-pitched gable roof, a rear addition and a garage addition. The dwelling is currently vacant and there are no other buildings or structures located on the property. Figure 23 demonstrates the configuration of the Subject Site and the morphology of the residential dwelling.

5.1.1 Built Features

West (Front) Elevation

The west (front) façade of the dwelling is two and a half storeys in height. It features a steeply pitched multi-gable roof with a smaller front facing gable. The building is clad in red brick masonry and features white trim around the windows and doors. The front porch spans the front of the dwelling and features a partially hipped roof that is supported by a series of paired simple tapered columns. The main entrance is slightly recessed and framed by two of the sets of the paired columns that are part of the porch. The door of the main entrance does not appear to be original to the dwelling and has a single asymmetrical sidelight. The door of the secondary entrance is similar in appearance and does not appear to be original to the dwelling.

There is a bank of windows located on the first storey that consists of two single pane windows with a transom window located above. The second storey

Figure 23. Existing Context and Building Morphology

TBG, 2025



features two single-hung sash windows. The third storey (attic) features a small window that has been boarded up. All first and second storey windows feature white shutters and smooth stone windowsills. The roof of the house and the front porch are clad in black asphalt shingles.

North (Side) Elevation

The north (side) elevation of the original portion of the dwelling is two and a half storeys in height. The original portion of the dwelling is clad in redbrick masonry. There is a front gable that is oriented northwards. The frontmost portion of the façade is stepped back to accommodate the secondary entrance and wraparound porch. There are four three windows located on the original portion of the north façade of the dwelling. There is a larger first storey window with a smaller transom window located above it. This window is missing a shutter which may be due to the installation of utility infrastructure on the side of the building. The transom window features stained-glass glazing. There are two second storey windows, one located above the front porch and the second located below the roof gable. Both second storey windows are single-hung sash window.

The window located above the porch has an asymmetrically oriented window shutter. The window located below the roof gable is missing a shutter. There is a single third storey (attic) window located in the roof gable that has been boarded up.

The rear addition and garage of the dwelling are two stories in height and clad in grey vinyl siding. The rear addition features one second storey single hung sash window.

The main entrance to the garage is located on the north elevation. The entrance features a sectional garage door with a man door located next to it. Above the garage entrance there is a second storey deck that is constructed out of wood. There is a second storey door leading from the rear addition that walks out to the elevated deck. There is one window located on the second storey of the north elevation of the garage.

East (Rear) Elevation

The rear elevation consists of the of the garage addition. It is two storeys in height with a simple low-pitched gable roof. It is clad in grey vinyl siding that is peeling away to reveal the water-resistive barrier located underneath the siding. There are two second storey sliding windows that are symmetrically located and feature simple white plastic window frames. There is a concrete pad located at the rear of the house. A small second storey deck is located on the northern side of the garage that is visible from the rear of the house.

South (Side) Elevation

The north (side) elevation of the dwelling is two and a half storeys in height. The western portion, which consists of the original dwelling is clad in red brick masonry. The roof has a small gable oriented towards the faced that features a boarded-up attic window. The block foundation of the basement is visible. There are two windows on the first storey and one on the second storey that are all single-hung sash windows. All three of the windows feature white shutters. The first storey window located closest to the front of the dwelling features a smooth stone windowsill and simple wooden frame that has been painted white. There is a simple segmental brick lintel located above the window. The other first storey window located closer to the rear of the dwelling features a transom window with stained-glass glazing that is only visible from inside the building as ivy has grown up the wall and has partially obscured it from view.

The rear addition and garage of the dwelling are two stories in height and clad in grey vinyl siding. The rear addition features a simple Dutch gable roof. The garage features a low-pitched gable roof. The rear addition and garage feature two second storey windows, one that is fixed and one that is sliding. The windows feature simple white plastic frames.



Figure 24. **West (Front) Façade**

TBG, 2025



Figure 25. **Main Entrance and Front Porch**

TBG, 2025



Figure 26. **North (Side) Elevation of Original Dwelling**

TBG, 2025



Figure 27. **North Elevation Showing Garage Entrance**

TBG, 2025





Figure 28. **East (Rear) Elevation**

TBG, 2025



Figure 29. **South (Side) Elevation**

TBG, 2025



Figure 30. **Window Detail on South Elevation**

TBG, 2025





6.1.2 Landscape Features

The Subject Site features smaller trees and shrubs located immediately in front of the house. There are semi-circle planters constructed out of landscaping stones located against the front and sides of the house. There is a mature tree that straddles the northern property line, as well as two planter boxes that are located adjacent to the fence along the northern property line. More dense trees and shrubs are located behind the property, however these are on the neighbouring lands and create a buffer between the rear of the property and the rail line and Welland Canal.

Figure 31. **Trees and Shrubs in Front and Side Yards**

TBG, 2025



Figure 32. **Landscaping Stone Planter Example**

TBG, 2025



6.1.3 Interior

First Floor

The first floor of the building houses a residential apartment unit. The secondary front entrance of the building walks into a living/dining room. This room features a large window with a stained-glass transom located above it. A parallel window with a stained-glass transom is located on the opposite side of the dwelling. The walls feature dark wooden moulding that covers approximately two thirds of the wall height. The same decorative wooden moulding has also been used for the doors and window frames on the first floor. Some of the rooms on the first floor of the apartment feature flooring that appears to be original to the dwelling, while some feature vinyl tiling.

The wooden floorboards are long and narrow and constructed out of a dark wood that is visually congruent with wooden accents in the apartment. The wooden flooring appears to be in fair to poor condition with significant signs of wear. There is a kitchen located at the rear of the dwelling that was more recently renovated.

The front main entrance of the dwelling has been converted such that it only provides access to the apartment unit located on the second floor of the building. It features a wooden staircase that leads to the second floor. The staircase is constructed completely out of dark wood and features decorative wooden newels, balusters, handrails and panelling. The treads and risers of the staircase show significant wear from use.



Second Floor

The second floor of the dwelling features a second apartment unit. In the original portion of the dwelling the windows and doors feature the same wooden framing as the downstairs unit, however none of the rooms feature wall moulding. The flooring in the upstairs units appears to have been completely replaced, with some rooms featuring wider wooden floorboards and some featuring carpet or linoleum flooring. The kitchen along with a living room and bedroom is located in the rear addition to the dwelling. The garage addition can be accessed from a staircase located in the rear addition.

Third Floor/Attic

The third floor/attic of the building was not accessible during the site visit that was completed by TBG staff and no interior photos are included in this report.

Cellar/Basement

The cellar/basement of the dwelling is unfinished and contains a hot water heater and sump pump, among other services for the building. The foundation of the dwelling is visible in the cellar/basement and is constructed out of concrete block (addition) and brick.

Figure 33. **Stained-glass Window and Wainscoting by Secondary Entrance**

TBG, 2025



Figure 34. **Wood wainscoting on main floor**

TBG, 2025



Figure 35. **Wooden pocket doors on main floor**

TBG, 2025





Figure 36. **Wooden staircase in primary entrance**

TBG, 2025



Figure 37. **Second floor**

TBG, 2025

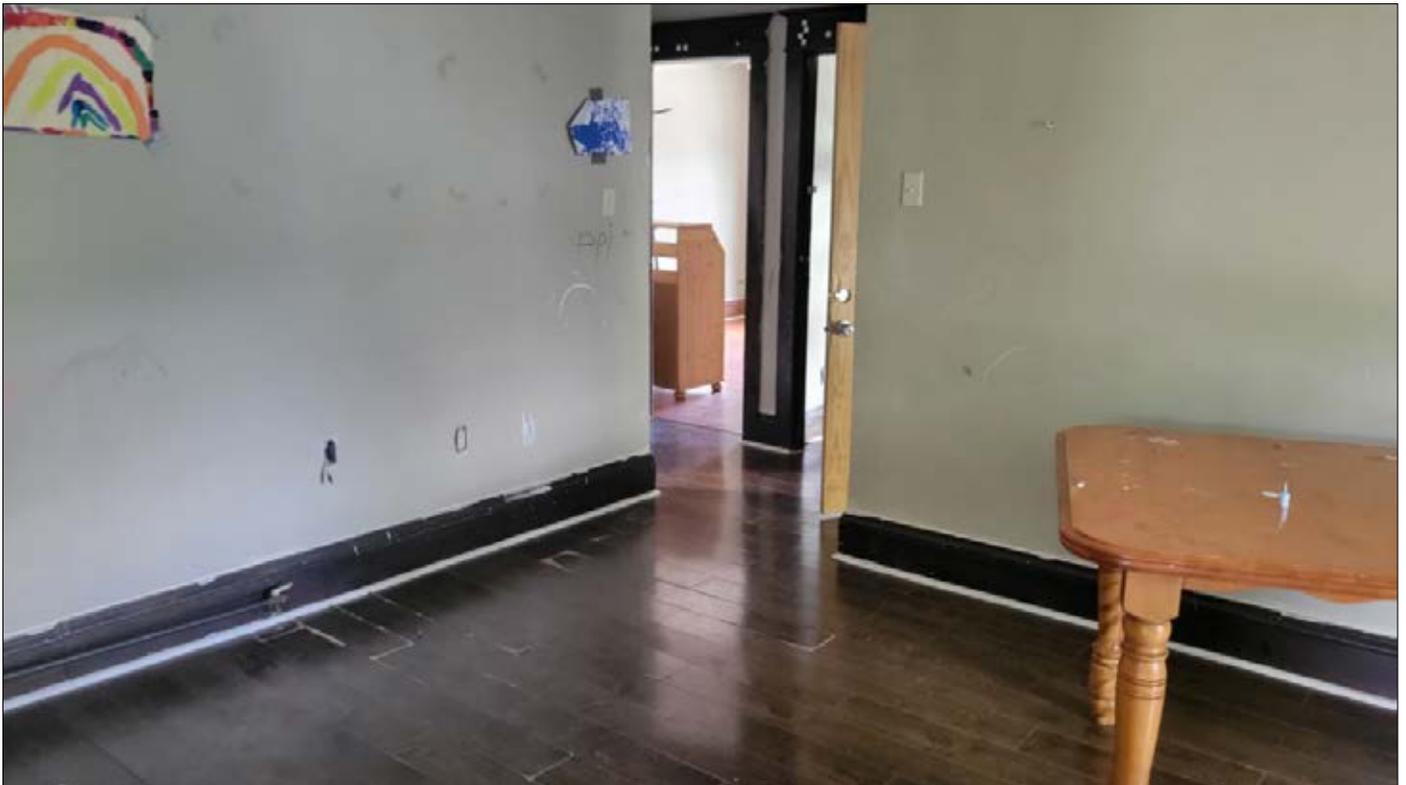


Figure 38. **Original Wooden Door and Frame**

TBG, 2025



Figure 39. **Kitchen in Rear Addition**

TBG, 2025





Figure 40. **Rear Stairs to Garage from Addition**

TBG, 2025

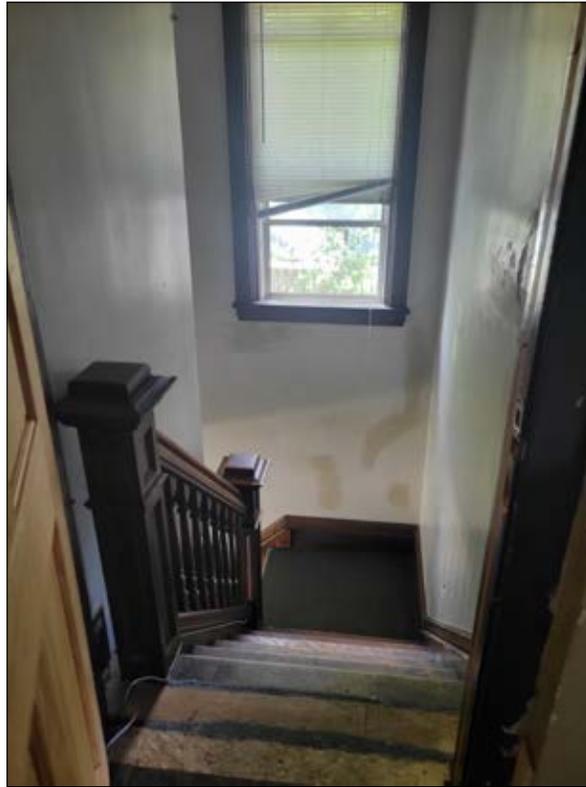


Figure 41. **Foundation and Services**

TBG, 2025



Figure 42. **Wooden Beam**

TBG, 2025



6.1.4 Comparative Analysis and Heritage Integrity

The Ontario Heritage Toolkit discusses the importance of heritage integrity as part of the rigorous review of a property within the context of a heritage designation. The following provides an excerpt of this discussion:

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

This sub-section reviews the extant dwelling on-site, available historical visuals to assess its heritage integrity. The following pages provide a comparative analysis to understand and gauge the level of heritage integrity of the existing dwelling. The following is a review of the heritage integrity of the building, with the intent being to document original features and alterations that have been made to the dwelling since its construction. A historic image of the dwelling likely taken in the mid 1970s was used to complete the comparative analysis to determine heritage integrity.

Table 2 captures changes to the building form over time, as well as features that have been maintained.



Figure 43. **A Historic Image of Dwelling, Circa Mid 1970s and Present Day Image of the Dwelling, 2025**

TBG, 2025

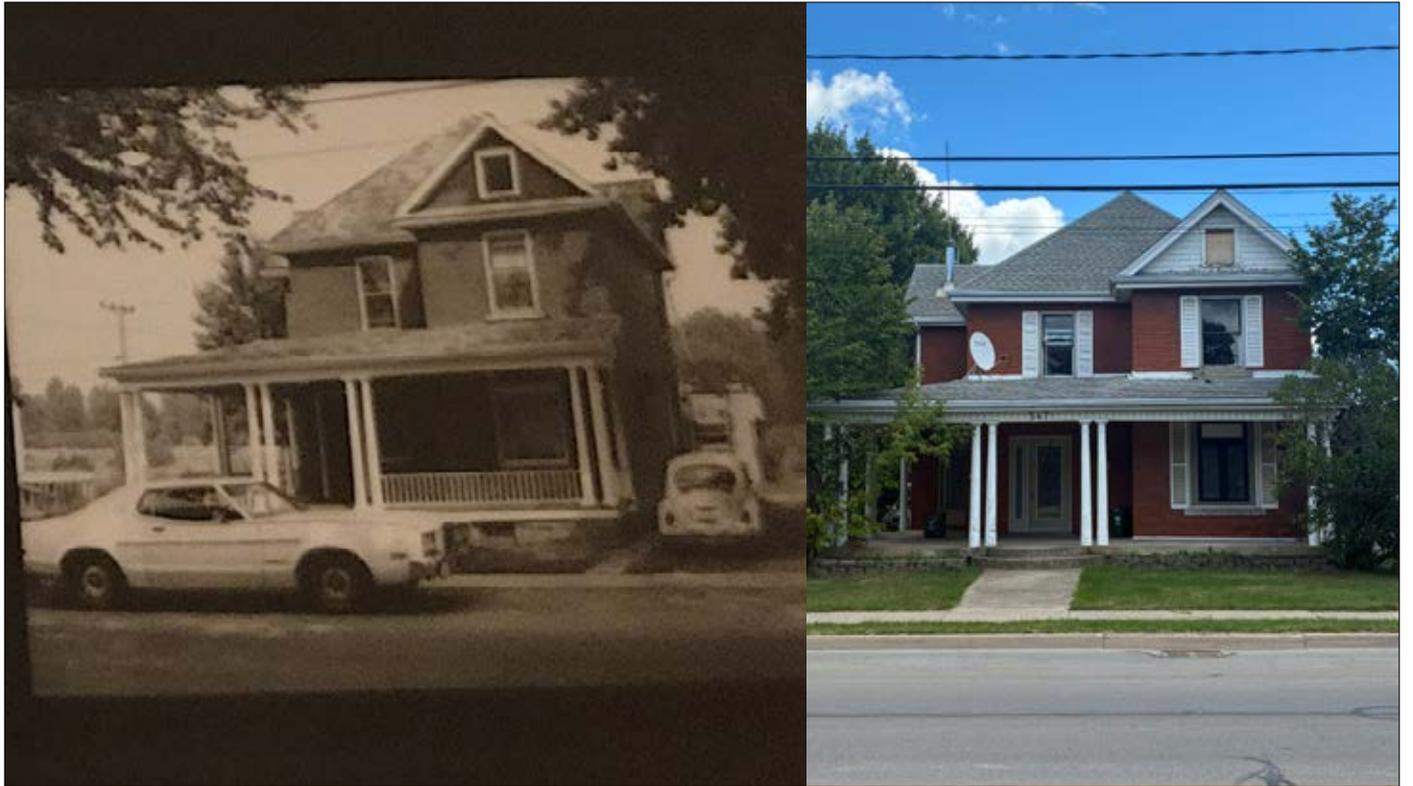


Table 2. **Review of Heritage Integrity**

Exterior
Features Maintained
<ul style="list-style-type: none"> ■ The original openings of the dwelling appear to be intact.
<ul style="list-style-type: none"> ■ The brick cladding appears to be original to the dwelling and has not been concealed or significantly altered.
<ul style="list-style-type: none"> ■ The stained-glass transom windows located on the northern and southern (side) facades of the dwelling remain intact.
Alterations
<ul style="list-style-type: none"> ■ A two-storey rear addition has been added to the dwelling, which replaced an older one storey addition. Based on aerial images and fire insurance plans, it appears to have been added between 1953 and 2003. It is wood frame construction and primarily clad in vinyl siding with a small portion of the older one storey red brick addition still visible.
<ul style="list-style-type: none"> ■ A one storey garage addition was added to the dwelling in the latter half of the 20th century between 1953 and 2003. It is constructed out of wood frame with a vinyl siding. In the interior of the garage, the older one storey rear portion of the house is still visible.
<ul style="list-style-type: none"> ■ A second storey walkout balcony was constructed out of wood and was added to the rear addition dating to the latter half of the 20th century.
<ul style="list-style-type: none"> ■ Based on Vernon's Directories, the building appears to have been converted into two rental apartment units in the 1960s. The building was again converted into two rental units after the current owners took possession of the property in 2017. The entranceways were reconfigured such that the primary entrance at the front of the dwelling served the second floor unit, while the secondary entrance located north the northern side of the building served the ground floor unit.
<ul style="list-style-type: none"> ■ The front door and side light of the main entrance appear to have been replaced with more contemporary models.
<ul style="list-style-type: none"> ■ The front door of the secondary entrances appear to have been replaced with a more contemporary model.
<ul style="list-style-type: none"> ■ Based on a historical image of the building, the window shutters are a more recent addition.
<ul style="list-style-type: none"> ■ The verandah base and its roof structure have been replaced as it covers one of the second storey windowsills. The concrete slab that forms the base of the front porch replaced an earlier porch which is visible in the historic photograph. The paired columns that support the roof over the front porch appear to have been retained through the renovation based on the historical photograph.



Interior
Features Maintained
<ul style="list-style-type: none"> ■ Original wood flooring remains in some rooms of the first floor of the dwelling, while in other rooms it has been replaced with laminate or linoleum tile.
<ul style="list-style-type: none"> ■ The wooden wainscotting remains in the first floor of the original portions of the dwelling, with the exception of the southernmost front room where it may have been removed.
<ul style="list-style-type: none"> ■ Two sets of large sliding wooden doors that match the wainscotting and original wooden flooring are found on the first floor.
<ul style="list-style-type: none"> ■ The wooden trim and moulding including the door casings, the baseboards and shoe moulding generally remains intact on the first and second floors of the dwelling.
<ul style="list-style-type: none"> ■ A wooden stairwell constructed out of the wood that matches the wainscotting and other trim and moulding features remains in the main entrance of the dwelling. One of the doorways leading from the entranceway into the first floor has been covered to create separation between the two apartment units.
Alterations
<ul style="list-style-type: none"> ■ The first floor features a recently renovated kitchen and bathroom that was completed to facilitate the conversion of the building into two separate rental units. The kitchen and bathroom are located in the rear addition of the dwelling.
<ul style="list-style-type: none"> ■ The flooring of the second floor of the house has been entirely replaced with different materials including engineered hardwood, carpet, and linoleum tile.
<ul style="list-style-type: none"> ■ The second floor of the rear addition contains the kitchen, along with a living room and bedroom.

6.2 General Conditions of Adjacent Property (537 King Street)

The neighbouring property located to the immediate south of the Subject Site is municipally addressed as 537 King Street. The following review of existing conditions of the property is based on the elements that are visible from street view and information gleaned through aerial images. Based on aerial imaging, the property contains a single-detached residential dwelling, as well as two outbuildings. The dwelling appears to have an L-shaped floorplan with a rear addition.

From street view, only the single detached dwelling is visible. The dwelling is two storeys in height with a prominent front facing gable. The dwelling is clad in stucco (rough cast/ pebble dash) with an asphalt shingle roof. The front gabled façade of the dwelling features four windows that are symmetrically arranged. There is a recessed porch that features a one-storey hipped roof under which the main entrance of the dwelling is located. There is a single window located adjacent to the main entrance and a smaller second storey window located above the porch roof. The windows appear to be contemporary, double-hung windows with added painted wood surrounds; the window openings along the front facade include pedimented surrounds.

The northern (side) façade of the dwelling is also visible from street view. The façade features a second recessed porch that provides connection between the original dwelling and the one-storey side/rear addition. The porch features a hipped roof with a gable and five Doric columns. There are two secondary entrances located under the porch, one that enters to the side of the original portion of the dwelling and one that enters to the rear addition. The rear addition is one storey in height and features the same stucco cladding and asphalt shingle roof. There are two contemporary windows that are visible on the side façade of the rear addition.

The massing of the original portion of the dwelling, along with the window and door openings appear to have been maintained. Additions/alterations to the building include the stucco cladding, the single storey rear addition, the front porch, and the side porch which may have been added with the rear addition. Of note, the porch columns seen on the side porch appear to match those used in the front porch of the Subject Site.



Figure 44. **Photo of 537 King Street (Front Elevation)**

Google Maps, 2024



Figure 45. **Photo of 537 King Street (North Elevation)**

TBG, 2025



7. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

7.1 Ontario Regulation 9/06 and Ontario Regulation 385/21

7.2 Evaluation Criteria

7.3 Cultural Heritage Evaluation



7.1 Ontario Regulation 9/06 and Ontario Regulation 385/ 21

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest as outlined below. If the property is determined to have cultural heritage value or interest, a Statement of Cultural Heritage Value is required and the identification of heritage attributes which are mandated to be compliant with O. Reg. 385/21, Section 3.

7.2 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
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.
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.

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.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The following sub-section provides a full evaluation of the Subject Site and a high-evaluation of the adjacent property.

7.3 Cultural Heritage Evaluation

7.3.1 Evaluation of Subject Site

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.**

The dwelling on the property is a modest, vernacular Late Victorian building and not particularly representative of specific architectural style during that time period. The building lacks decorative elements such as decorative brick work (e.g. brick voussoirs, quoining, variation in colouring or bonding of brick patterns), cornicing, bracketing, and original door and window frames to be demonstrative of a particular architectural style.

The Fire Insurance Plan do not identify the existence of a verandah. The current verandah has a poured concrete base. The location of the verandah roofline to the main façade, which intersects or conceals the

sills of upper storey windows, infers that this was not the original location or profile what may have been a predecessor to the current verandah. Minimal aspects, such as the medium pitched pediment gable and verandah columns (which are not confirmed to be original or incorporated at the time of the new concrete base), in our opinion are not sufficient to render it clearly representative of an architectural style.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The property does display high degree of craftsmanship or artistic merit in the interior features within the former showroom of the house located on the main floor accessed along the north elevation. Features include wood panelling/ wainscotting, trim and large set pocket doors; there are also traditional stained-glass transoms on three windows within the main room which includes a combination of colours and motifs. The front entrance along King Street includes a wood panelled staircase with wooden banister, balusters and newel post with decorated with an egg-and-dart design. The dwelling's exterior construction is not considered to display a high degree of craftsmanship or artistic merit and that it is limited to the remaining interior millwork features and stained-glass transoms.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

The property does not display a high degree of technical or scientific achievement. The property contains a residential dwelling that is constructed using materials and methods that are typical of the time period and does not display any notable technical or scientific advancements.

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.

The property is associated with EJ Ellsworth who was a manufacturer and dealer of local furniture and local undertaker in the historic Village of Humberstone in the late 19th and into the 20th century. His business was locally known as the "Ellsworth's Furniture Factory" which operated by 1885 to the early 1930s. The Ellsworth Family owned the property since the late 1880s and commissioned the construction of the existing dwelling which dually functioned as a dwelling (upper storey) and possibly business "wareroom" (lower storey) based on the ornate millwork and separate entrance for the main floor. This room would have been used to store or display pieces of furniture before shipment or sale. Directories from the late 1880s, identify that Ellsworth was the only furniture maker in the Village aside from his competitor Wichman & Son.

In 1890, the Tribune notes the expansion of his furniture factory, rendering it over 6,000 feet, was "larger than any similar factory in the County". His business ranged from cabinetry to wheel making and in 1894, the Welland Tribune notes that his "-manufactures his own electric light". In conjunction with his furniture business, Ellsworth was also an undertaker; his career began in October of 1885 when the Telegraph states that "Undertaker Ellsworth has buried his first cadaver". Overall, based on historical research, Ellsworth represents a historical entrepreneur, business owner and prominent person within the community.

In the 1880s, the Villages of Port Colborne and Petersburg (also known as Humberstone) supported a range of wood-related industries, including sawmills, planing mills, sash and door factories, cabinet shops, and wagon and carriage works. These industries provided the industrial context for Ellsworth's manufacturing and furniture business. The property is associated with the broader theme of 19th-century industries that contributed to the economic growth of the historic Village of Humberstone.



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.

The property does not yield or have potential to yield information that contributes to an understanding of a community or culture that is not already known.

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.

The property does not demonstrate or reflect the work of ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The modest design of the house renders it a vernacular design that was wide-spread and not identified to be particular to a local significant person.

7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.

The character of the area surrounding the property features a mix of residential, commercial and industrial uses. Uses surrounding the Subject Site include single detached residential dwellings, low-rise multi-unit buildings, and commercial and light industrial uses that are predominantly located closer to the intersection of King Street and Killaly Street. The character of the area has been shaped by its proximity to the canal, which spurred a mix of residential, commercial, and light industrial development over the course of the 19th and 20th century. Changing housing needs brought about by socio-economic and demographic shifts have also played a role in the evolution of the area in more recent decades. Large, single-detached dwellings are present on both sides of King Street, however other building typologies have also been introduced to the area, including a low-rise apartment building located

immediately north of the property. The changing character of the area is also reflected by the dwelling itself, which was used for live/work purposes at the time of its construction through to the 1980s, until it was more recently converted into multiple apartment units. The evolving character of the area surrounding the property is visible in the fabric of the built environment which features buildings with significantly different design elements including massing, setback, and architectural style, among other things. The character of the area can therefore be understood as eclectic. We do not find that the property plays an important role in defining, maintaining, or supporting it.

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

In our professional opinion, the dwelling does not have contextual value due to physical, functional, or visual links to its surroundings. King Street includes a mix of residential and non-residential uses and built forms. The building located on the property does not have specific physical or visual connection to a particular landscape, topographic, or built feature in the surrounding area. Although the Welland Canal is a nearby prominent feature, it did not play a key role in the development of the residential property. Although historically there was a physical and functional link with the Ellsworth Furniture Factory and morgue, this building was removed in the mid-20th century, negating this type of linkage. However, the property is historically linked to its surrounding area. The Ellsworth Furniture Factory and undertaking business was located immediately north of the dwelling, formerly located at 561 King Street and these properties were historically interrelated.

9. The property has contextual value because it is a landmark.

The property is not a landmark. It is a residential dwelling that is located on a street with predominantly residential uses, meaning that it does not stand out

or offer a point of reference in comparison to the surrounding buildings and is not recognized as a landmark by the local community in written or oral forms.

The following **Table 3** provides a summary of the evaluation of the property under the prescribed regulation.

Table 3. **Summary of O. Reg. 9/06**

Criteria of O. Reg. 9/06	Yes / No	Comments / Response
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.	No.	No, the property does not include built features that are rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes.	Yes, the property includes wood features and stained glass in the interior that demonstrate a high degree of craftsmanship.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No.	No, the property does not demonstrate a high degree of technical or scientific achievement.
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.	Yes.	Yes, the property is associated with Emanuel Judson Ellsworth and his furniture and undertaking business which was one of the few in the Village of Humberstone in the late 19 th and early 20 th century. The property is also associated with the theme of local industrial growth during that time period within the historic village.
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.	No.	No, the property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture that is greater than what is already known.
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.	No.	No, the builder of the extant dwelling is unknown and the property does not reflect the work or ideas of an architect, artist, builder, designer, 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.	No.	No, the surrounding area has significantly evolved over time so there is no definable character to define, maintain or support. Although there are sporadically placed historic homes in the neighbourhood, these are disjointed by later infill that range in use and built form.



8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes.	Yes, the property is historically linked to the surrounding area, particularly the former property at 561 King Street which had included Ellsworth's furniture factory and morgue which is immediately north of the property.
9. The property has contextual value because it is a landmark.	No.	No, the property is not considered a landmark by the community.

In summary, the Subject Site meets three criteria (Criteria 2, 4, 8) and therefore, is considered a cultural heritage resource. Based on this conclusion, the following Statement of Cultural Heritage Value or Interest and heritage attributes.

Description of Property:

The property is located on the east side of King Street north of the intersection of King Street and Killaly Street. The property is approximately 0.08 hectares in size with approximately 19.5 metres of frontage along King Street and includes a two-and-a-half storey brick dwelling.

Statement of Cultural Heritage Value or Interest

The property demonstrates a high degree of craftsmanship and artistic merit, particularly in the interior features of the former showroom located on the main floor, accessed from the north elevation. Notable elements include wood panelling, wainscoting, trim, and a large set of pocket doors. Three windows in the main room feature stained-glass transoms with traditional colours and motifs. The front entrance along King Street contains a finely crafted wood-panelled staircase with a carved banister, balusters, and a newel post decorated with an egg-and-dart motif. These features are remnants of Ellsworth's millwork.

The property is associated with E.J. Ellsworth, a prominent furniture manufacturer and undertaker in

the historic Village of Humberstone during the late 19th and early 20th centuries. His business, known locally as Ellsworth's Furniture Factory, operated from approximately 1885 to the late 1920s. The Ellsworth family owned the property from the late 1880s and commissioned the construction of the existing dwelling, which appears to have served both as a residence (upper storey) and a business "wareroom" (main floor), as evidenced by the ornate millwork and separate entrance. This space likely functioned as a showroom for displaying furniture prior to sale or shipment.

Late 19th-century directories identify Ellsworth as the only furniture maker in the Village aside from Wichman & Son. In 1890, the Tribune reported the expansion of his furniture factory, claimed to be over 6,000 square feet, describing it as "larger than any similar factory in the County." His business diversified into cabinetry, wheel making, and, by 1894, even generated its own electric light. Ellsworth also operated as an undertaker, with his first recorded burial noted in the Telegraph of October 1885. Collectively, these records establish Ellsworth as a notable entrepreneur and influential figure in Humberstone's industrial and social history.

During the 1880s, the Villages of Port Colborne and Petersburg supported numerous wood-related industries, including sawmills, planing mills, sash and door factories, cabinet shops, and wagon and carriage works. This industrial environment provided the broader context for Ellsworth's manufacturing and furniture enterprise and contributed to the economic growth of the historic Village of Humberstone.

The property is historically linked to its surrounding area. Ellsworth's Furniture Factory and undertaking business were located immediately north of the dwelling, formerly at 561 King Street, and the two properties were historically interconnected.

Heritage Attributes:

Attributes that demonstrate the dwelling's demonstration of craftsmanship, historical association with Emanuel J. Ellsworth and his company and historical context:

Main Floor of Dwelling (Interior)

- *Wood panel wainscoting, trim and baseboards;*
- *Two sets of solid wood sliding pocket doors;*
- *Two (2) motif stained glass transoms; and,*
- *Primary staircase with decorative newel post and balusters.*

7.3.2 Evaluation of 537 King Street

The following is a high-level evaluation of 537 King Street. As this is being conducted to facilitate the HIA component of this report, focus has been placed on the physical/ design value and contextual value.

- **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.**

The dwelling on the property is a modest, two storey L-shaped building with pebble dash/ rough cast exterior. The building likely was constructed circa 1884 when the property was purchased by Michael Heffron. The dwelling is not considered to be a rare, unique, representative, or early example. The dwelling

on the property is more appropriately characterized as a vernacular Late Victorian building and is not particularly to a specific architectural style. The building has contemporary windows and doors and porches on the west and north elevation appear to have been reconstructed.

- **The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

Based on our review of the exterior features, the property does not display a high degree of craftsmanship or artistic merit. The dwelling does not possess significant ornamentation or decorative elements that would be reflective of notable craftsmanship or artistic influences. A review of the interior of the building was not completed as part of this evaluation.

- 1. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.**

The property does not display a high degree of technical or scientific achievement. The property contains a residential dwelling that is constructed using materials and methods that are typical of the time period and does not display any notable technical or scientific advancements.

- **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.**

Based on a high-level review of historical records, there is no indication that the property is directly associated with a theme, event, belief person, activity, organization or institution that is particularly significant to the community. Further research would be required to confirm whether this criterion is met more particularly



as it relates to a full review of historical ownership.

- **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.**

Based on a review of historical records, there is no indication that the property yields or has potential to yield information that contributes to a greater understanding of the community.

- **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.**

Based on review of historical records and physical observations, there is no indication that the property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community. It is likely the Michael Heffron constructed the wood frame dwelling.

- 2. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.**

The character of the area surrounding the property features a mix of residential, commercial and industrial uses. Uses surrounding the property include single detached residential dwellings, low-rise multi-unit buildings, and commercial and light industrial uses that are predominantly located closer to the intersection of King Street and Killaly Street. The character of the area has been shaped by its proximity to the canal, which spurred a mix of residential, commercial, and light industrial development over the course of the 19th and 20th century. Changing housing needs brought about by socio-economic and demographic shifts have also played a role in the evolution of the area

in more recent decades. Large, single-detached dwellings are present on both sides of King Street, however other building typologies have also been introduced to the area, including a low-rise apartment building located immediately north of the property. The evolving character of the area surrounding the property is visible in the fabric of the built environment which features buildings with significantly different design elements including massing, setback, and architectural style, among other things. The character of the area can therefore be understood as eclectic. We do not find that the property plays an important role in defining, maintaining, or supporting it.

- 3. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

In our professional opinion, the property does not have contextual value due to physical, functional, visual or historical links to its surroundings. King Street includes a mix of residential and non-residential uses and built forms. The building has a setback of approximately 2.5 metres from King Street, which is consistent with the older residential buildings located along the east side of the road. The more minimal front yard setback may be related to a narrower right-of-way at the time of construction of the building and because it predates zoning requirements for a more significant setback. That said, we do not find that the setback or orientation of the building on the property speaks to a physical, functional, or visual connection to a particular landscape, topographic, or built feature in the surrounding area. Based on a review of historic and topographic maps, the building does not have a significant historical linkage to its surroundings.

- 4. The property has contextual value because it is a landmark.**

The property is not a landmark. It is a residential dwelling that is located on a street with predominantly residential uses, meaning that it does not stand out or offer a point of reference in comparison to the

surrounding buildings and is not recognized as a landmark by the local community in written or oral forms.

The following **Table 4** provides a summary of the evaluation of the property under the prescribed regulation.

In conclusion, although the property may demonstrate some potential to meet Criterion 4, the Ontario Heritage Act requires that at least two criteria be satisfied for a property to merit long-term conservation. Therefore, even if the property were deemed to meet Criterion 4, this would be insufficient to achieve the minimum threshold for designation as a significant cultural heritage resource.

Table 4. **Summary of O. Reg. 9/06**

Criteria of O. Reg. 9/06	Yes / No	Comments / Response
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.	No.	No, the property does not include built features that are rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No.	No, the property does not include any features that reflect a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No.	No, the property does not demonstrate a high degree of technical or scientific achievement.
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.	Potential.	Further research is needed to determine if this criterion is met.
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.	No.	Based on a review of the historical context of the property, there is no indication that it has yields or has potential to yield information that provides a greater understanding of the community or culture that is not already known.
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.	No.	No indication from historical documentation or physical observations to indicate that the property demonstrates or reflects the work of a significant architect, builder, designer, theorist who is significant to the community.



7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No.	No, the surrounding area has significantly evolved over time so there is no definable character to define, maintain or support. Although there are sporadically placed historic homes in the neighbourhood, these are disjointed by later infill that range in use and built form.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No.	The property does not have any physical, functional, visual, or historical linkage to its surroundings.
9. The property has contextual value because it is a landmark.	No.	No, the property is not considered a landmark by the community.

8. HERITAGE IMPACT ASSESSMENT

8.1 Impact Analysis for Subject Site

8.2 Impact Analysis for Adjacent Listed Property

This section aims to evaluate the potential impacts of the proposed demolition of the existing dwelling on the subject site and redevelopment of the property. The assessment evaluates impact to the cultural heritage resource on the property and the adjacent, listed heritage property.

Development impacts can be either direct or indirect, and they may impact resources and landscapes differently over time. Impacts can be adverse, neutral or beneficial.

The impacts on a cultural heritage resource or landscape can either be specific to the site or widespread, and they can vary in severity from none, negligible, low, moderate, or high. The International Council on Monuments and Sites (ICOMOS) and the Ontario Heritage Tool Kit (OHTK) provides guidance for gauging severity in the publication *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) and Info Sheet #5, respectively, which can be applied at a micro-level. The graduation of severity ranges from beneficial, neutral/ no change, negligible adverse, minor adverse, moderate adverse and major adverse impacts. The

following **Table 5** provides a description of each level of impact.

The subsequent sub-sections examine the development proposal's potential impact on adverse impacts as outlined in the Ontario Heritage Toolkit including destruction, alteration, shadows, isolation, direct or indirect obstruction of views, shadows, change of land use and land disturbances, within the context of the levels of impact provided above.

8.1 Impact Analysis for Subject Site

8.1.1 Destruction

Major Impact

As the proposal includes the removal of the dwelling, which includes all of the identified heritage attributes in sub-section 6.4 will be removed. It is important to note that the heritage attributes are mainly within the interior of the building. There are two stained glass

Table 5. **Levels of Adverse Impacts to Cultural Heritage Resources**

Levels of Adverse Impacts to Cultural Heritage Resources	
Major	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
Neutral/ No Impact	No change to fabric or setting.

windows on the north and south elevations, however, these are not easily seen from the public realm.

8.1.2 Alteration, Shadows, Isolation, Obstruction of Views (Indirect or Direct), Change in Land Use and Land Disturbances

No Impact/ Not Applicable

The dwelling is proposed to be removed, therefore, an assessment of impacts as a result of alterations, shadows, isolation, obstruction of views and land disturbances is not applicable. Although the future change of land use, which is within the context of the future planning objectives of the municipality, challenges the retention of the building, the heritage attributes primarily are located within the interior of the house which is private property and would not be easily viewed or accessed by the public.

8.2 Impact Analysis for Adjacent Listed Property

No Impact

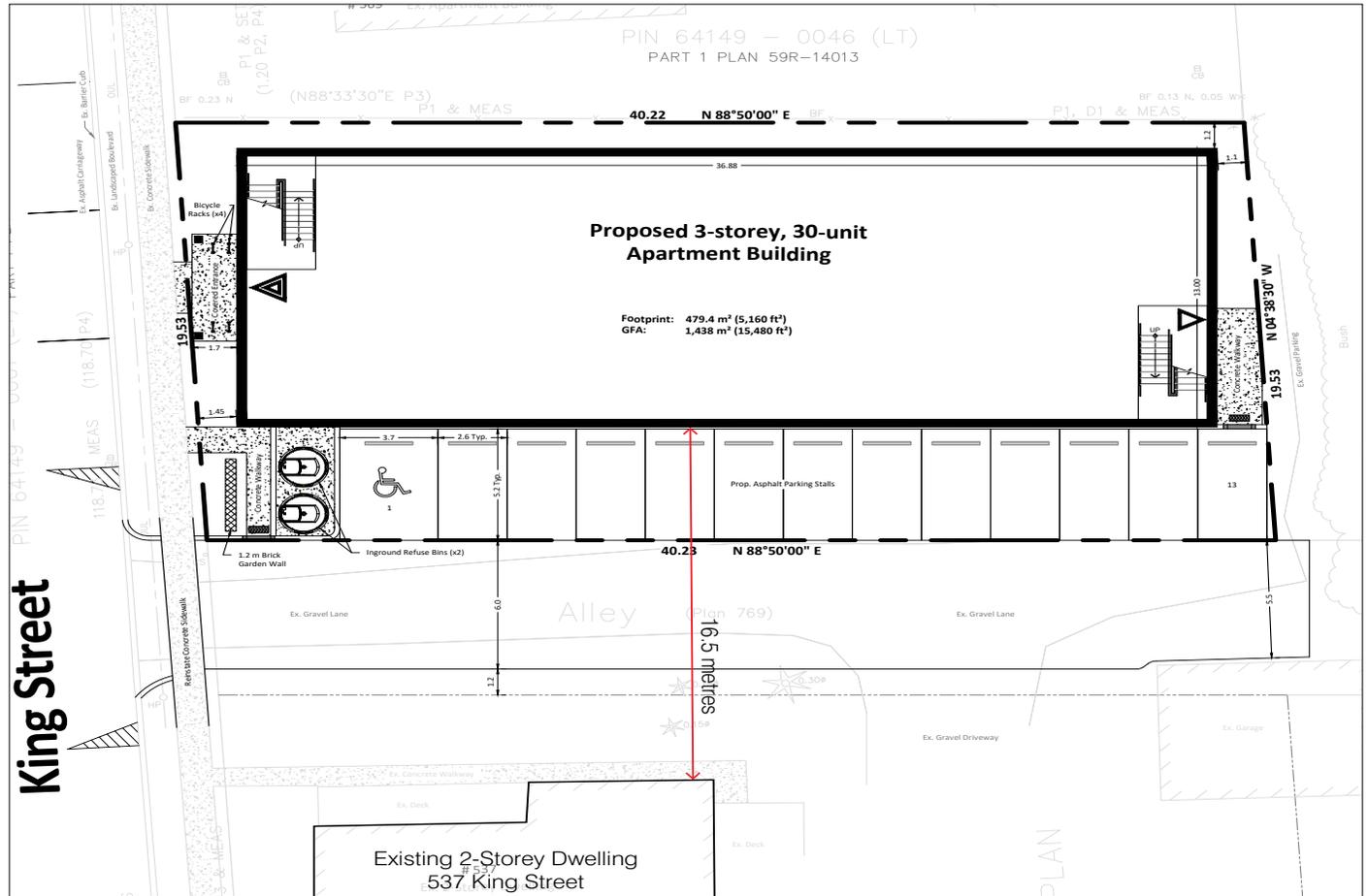
The redevelopment of the Subject Site will not result in destruction or alteration of the property, and there will be no impacts related to shadows, isolation, obstruction of views (direct or indirect) or land disturbances. As the proposed development is three storeys in height and located to the north of the 537 King Street, it will not result in any changes to shadowing. The proposed development will not result in the isolation of the adjacent dwelling at 537 King Street. The proposed development will not change the existing lot or road configuration or how the dwelling located at 537 King Street is currently accessed. Further, the proposed low-rise multi-residential use will continue to be compatible with the low-density residential use of the adjacent property. The front and side facades of the dwelling can currently be viewed from King Street looking east and southeast.

The proposed development has a reduced front yard setback and an increased southern side yard setback in comparison to the extant dwelling on the property. As such, the view lines looking southeast from the Subject Site at the 537 King Street dwelling will be slightly reduced, however this is not anticipated to have any impact as this view is not considered to be significant. Construction activities to support the proposed redevelopment will be within the boundaries of the Subject Site, meaning there is no proposed land disturbance to the adjacent property. The proposed development will be located approximately 16 metres from the closest sidewall of the dwelling at 537 King Street, as shown in Figure 46.



Figure 46. **Distance Between Proposed Building and Adjacent Dwelling Side Wall**

Elevate Living
(with mark-up by TBG), 2025



9. CONSIDERATION OF ALTERNATIVES, MITIGATION & CONSERVATION MEASURES MEASURES

9.1 Alternative Development Options

9.2 Summary of Alternative Development Options Analysis

9.3 Recommendations for Mitigation & Conservation

9.4 Implementation & Monitoring



9.1 Alternative Development Options

As the redevelopment proposes demolition of the existing dwelling, considered a major impact, this section explores alternative development options for the Subject Site to fully consider all potential land use alternatives related to heritage conservation. It should be noted that the options presented below are not exhaustive but rather represent scenarios that would be logical alternatives for the site. These options were guided by the approaches to conservation outlined by the Standards and Guidelines for the Conservation of Historic Places in Canada.

It is important to note that the heritage attributes of the extant dwelling are associated mainly with interior millwork and not represented by the exterior of the building. Unconventionally, the conservation of the building's exterior, identified as having no cultural heritage value, is not a key consideration in evaluating alternative development options. Instead, the intent of these options is to explore viable approaches for conserving the identified heritage attributes, which in this case are limited to specific interior elements.

9.1.1 Option 1: Do Nothing / Leave Lands as Is (Preservation)

- **Not Recommended**

This option would consist of retaining the existing dwelling as is with its continued use as a residence. This approach would be considered "Preservation" which is considered appropriate when *1) materials, features and spaces of historical place are essentially intact and convey the historic significance, without extensive repair or replacement; 2) Depiction during a particular period in its history is not appropriate; and 3) Continuation or new use does not require extensive alterations or additions.* This approach is not recommended as the identified heritage attributes of the dwelling, such as the stained glass and the millwork

are interior to the dwelling. The evaluation did not determine that the dwelling's exterior demonstrated physical/ design value therefore its preservation is not warranted.

9.1.2 Option 2: Restore or Rehabilitate the Dwelling in Situ (Including Partial Retention)

- **Not Recommended**

This option would consist of retaining the existing dwelling, or a portion of it, and restoring it in situ. This could either be done by retaining the entire dwelling except for the garage, or by retaining a portion of the original dwelling that contains the identified heritage attributes including the millwork and stained glass. This would be supported by the continued use of the dwelling for residential purposes.

This approach would either be completed as "Restoration" which is undertaken when *1) An historic place's significance during a particular period in its history significantly outweighs the potential loss of existing, non character-defining materials, features and spaces from other periods; 2) Substantial physical and documentary or oral evidence exists to accurately carry out the work; and, 3) Contemporary additions or alterations and are not planned.* Given that there is not sufficient physical, documentary, or oral evidence to accurately carry out the restoration work, which is largely interior to the building, restoration is not appropriate or warranted. Further, contemporary additions would be required to support the proposed high-density residential use.

This approach can also be completed as "Rehabilitation" which is considered appropriate when *1) Repair or replacement of deteriorated features is necessary; 2) Alterations or additions to the historic place are planned for a new or continued use; and 3) Depiction during a particular period in its history is not appropriate.* Rehabilitation would be more appropriate in this case as a new, higher density residential use is planned that would require alterations and/or

additions to the building. Figure 47 shows an overlay of the footprint of the existing dwelling (except for the garage) on the current site plan. Figure 48 shows an overlay of the original portion of the dwelling containing interior heritage features on the site plan.

In both cases, the retention of the building in situ would preclude the development of any new buildings on the Subject Site due to the size of the lot and the location of the building.

Theoretically, retaining the building in full or in part would result in the retention of interior attributes however it would contravene other land use planning objectives set out by the City, including the redevelopment of the Subject Site for high-density residential uses given its location on a classified *Arterial Road* and the feasibility of this option is unlikely. At present, the dwelling supports two apartment units. The rehabilitation of the building for high density residential uses (at least 70 units per net hectare) would likely not be feasible at all, or would result in substantial changes to the interior configuration of the building. This approach is not recommended, as it would not be possible to both retain the identified heritage features of the dwelling in situ, which are not visible from the public realm, and facilitate high-density residential development.

9.1.3 Option 3: Restore or Rehabilitate and Relocate

• Not Recommended

This option would consist of retaining the existing dwelling and relocating it on or off site followed by the rehabilitation of the building. This option is not recommended as the relocation of heritage buildings or structures is not permitted per Policy 7.1.d) of the Port Colborne Official Plan.

7.1 Historic Structures and Heritage Conservation Districts

d) *To ensure that heritage properties remain in their original context, the relocation of heritage buildings or structures is not permitted.*

Therefore, beyond the fact that the attributes are mainly attributed to the interior of the building, and not the exterior, the relocation of buildings is not permitted by the municipality.

9.2 Summary of Alternative Development Options Analysis

Although a range of alternative development options was examined, the retention of the entire dwelling, or any portion of it in situ, is not a practical or meaningful conservation approach given the nature of the remaining interior heritage attributes. The features that hold cultural heritage value are limited to a small number of interior elements that, in their current private residential setting, are not readily visible to the public and therefore do not contribute to a broader community understanding or appreciation of the site's heritage.

Moreover, the in-situ retention of the structure, or part thereof, directly conflicts with the municipality's planning objectives for the area. Similarly, the relocation of the building or any of its components contravenes municipal policy and is therefore not a viable conservation strategy.

In light of these constraints, mitigation measures, such as salvage, documentation and commemoration, can be focused on the significant interior features and represents the most appropriate and responsible conservation solution. Incorporating these salvaged elements into a comprehensive commemoration strategy will allow the public to meaningfully engage with the history of the site. This approach also creates an opportunity to celebrate and interpret the craftsmanship of Ellsworth, whose millwork, long concealed within a private residence, can finally be shared with the community.



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Figure 47. **Overlay of Existing Dwelling on Conceptual Site Plan**

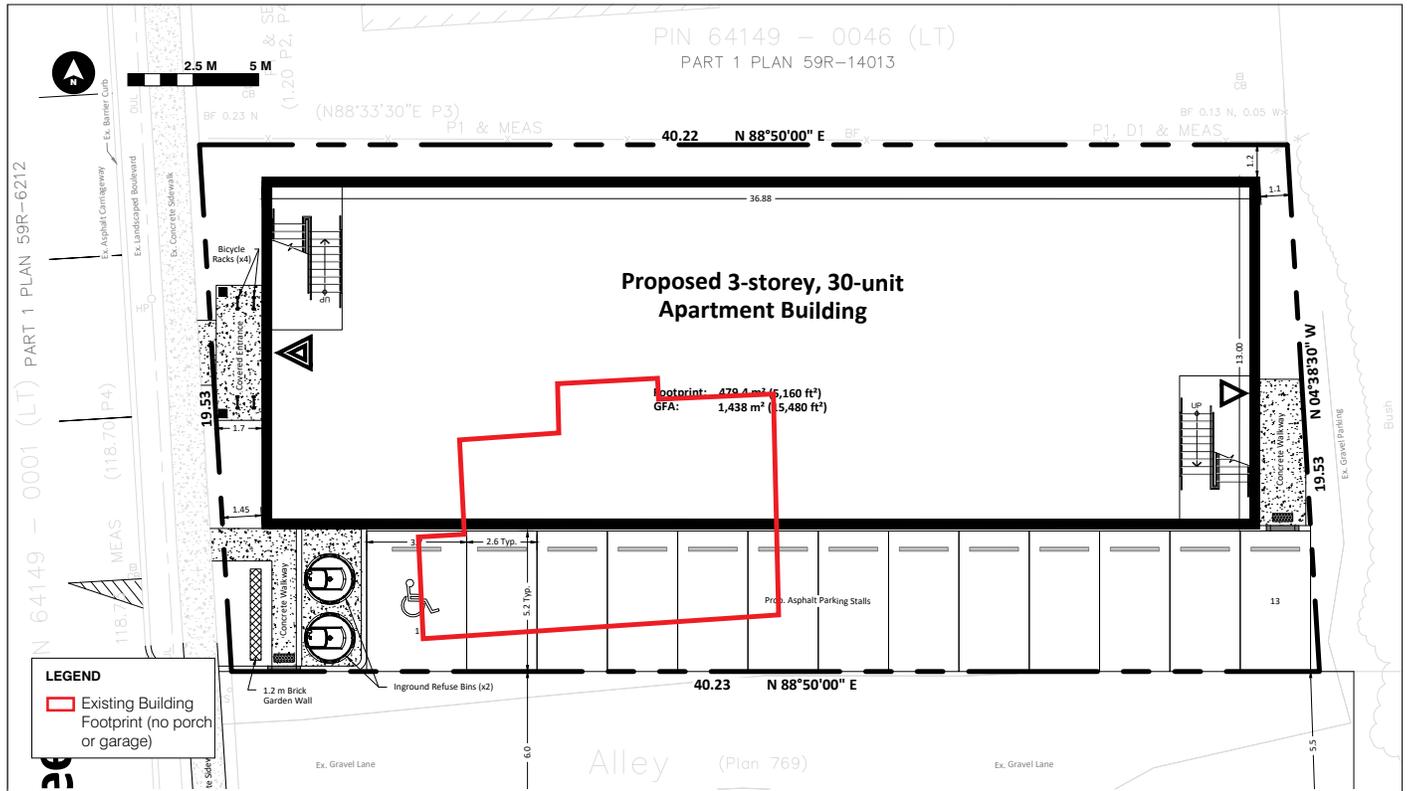
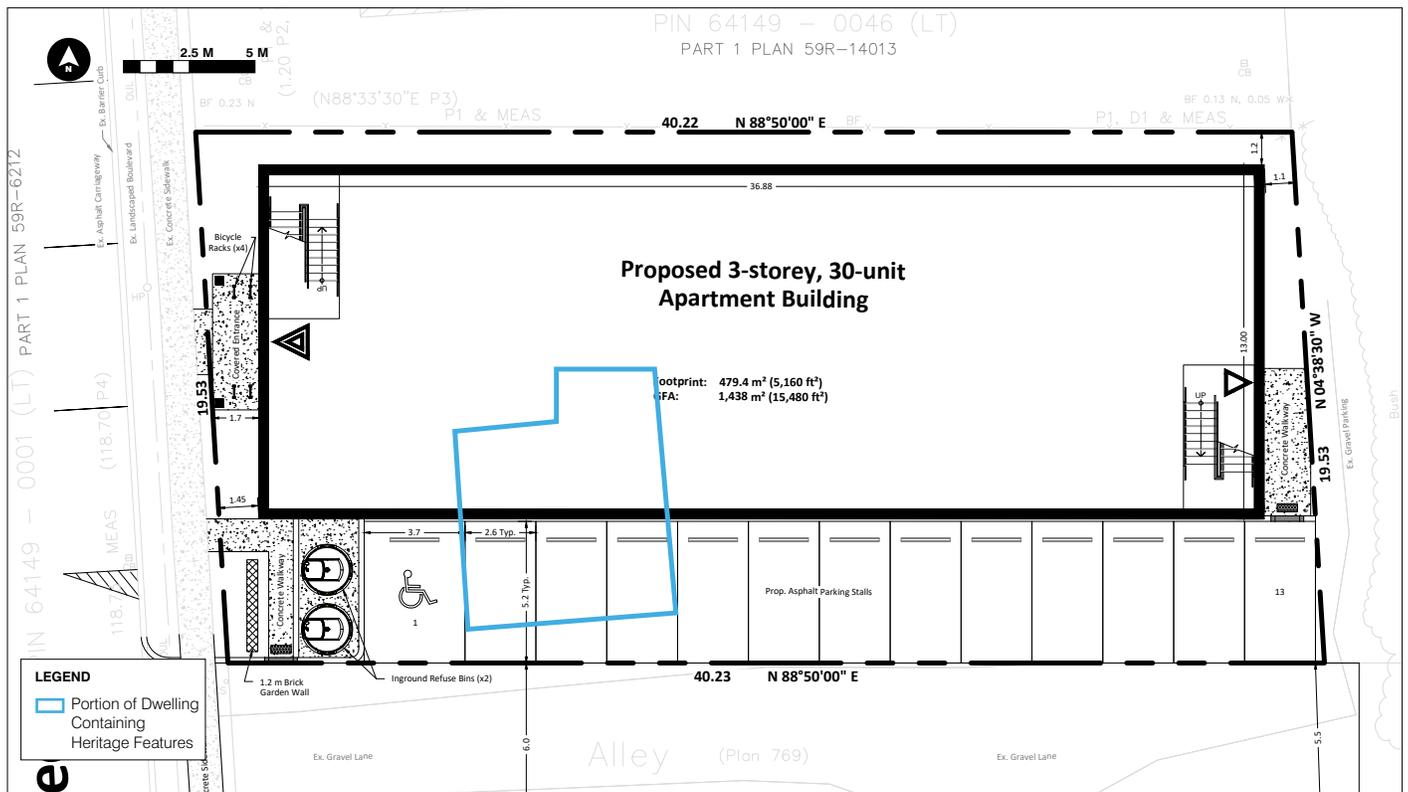


Figure 48. **Overlay of Portion of Dwelling Containing Heritage Features on Site Plan**

Elevate Living (with mark-up by TBG), 2025



9.3 Recommendations for Mitigation & Conservation

If the demolition were to proceed, it is recommended that a Salvage, Documentation and Commemoration Plan be completed as a condition of the approval process detailed as follows:

- **Salvage Plan:** The salvage component of the report will identify materials that may be repurposed either from a heritage perspective or sustainable perspective. It will detail how the extraction will occur, the personnel to complete the extraction, the storage and repurposing/ reuse of the material. Additional material, not considered heritage attributes, could also be identified in this Plan such as masonry, doors, windows, hardware to promote sustainability.
- **Documentation Plan:** The documentation of interior features prior to extraction which can be completed using high resolution photography or modeling. An architectural drawing of the first floor should be completed and included as a key plan to properly document the former location of these features.
- **Commemoration Plan:** Building on the identification of salvage material, a Commemoration Plan uses interpretation, such as in the form of an interpretative panel/ storyboard and/or other forms of commemoration (e.g. art installation, landscaping, digital platforms). Commemoration should be dedicated to Emmanuel Ellsworth and his business. It is recommended that the wood be used to construct the interpretative panel, and/ or provide a landscape feature/ seating and/ or be used for an interior feature within the main lobby/ entrance of the new building and the stained glass be incorporated either within proposed entrances or creatively as an installation.

9.4 Implementation & Monitoring

As the demolition is proposed to occur prior to the submission of a planning application, the requirement for a Salvage and Commemoration Plan may be appropriately secured as a condition of the planning approval and/ or Notice of Intention to Demolish. If the Notice of Intention to Demolish occurs prior to the submission of a planning application, the installation of the commemorative feature could occur in an area anticipated to experience the least impact from future development. Alternatively, Town Staff may consider incorporating the implementation of the Commemoration Plan as a condition of subsequent planning approvals.

The salvage of millwork would be completed as a form of 'soft stripping' prior to the demolition of the building. A Salvage Plan should be completed prior to demolition works to outline the items to be extract, method, personnel responsible and plan for storage in the interim prior to repurposing. The wood should be carefully removed, assessed for repurposing, and inventoried and stored in a dry location for future reuse as part of the Commemoration Plan.

Implementation and monitoring of the above recommendations should be as follows:

1. Salvage, Documentation & Commemoration Plan

- **Timing:** Prior to Demolition
- **Responsibility:** Heritage Consultant, Architect (Optional), Owner

2. Implementation of the Plan

- **Timing:** Post Demolition (includes Certification for Storage of Material, Repurposing and Installation of Commemoration Panel)
- **Responsibility:** Heritage Consultant, Contractor, Owner, City



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10. CONCLUSION



Based on the evaluation in Section 6.0 of this report, the property located at 547 King Street, Port Colborne meets three of the nine criteria as assessed in sub-section 6.3 of this report. The criteria that are met include Criteria 2, 4, 8 for its physical/ design, historical associative and contextual values. Aside from a few interior features, the value of the property is primarily vested in its intangible cultural heritage value. A high-level evaluation was completed on the adjacent property at 537 King Street and it was determined that it does not meet the minimum threshold to be considered a significant cultural heritage resource.

Under the Ontario Heritage Act, properties must meet at least two of the nine prescribed criteria in O. Reg. 9/06 to warrant consideration of a heritage designation. In this case, the property meets the minimum threshold for heritage value; however, its significance is primarily intangible. The tangible heritage attributes are confined to the interior of a private residence, limiting public access and engagement with these features and posing challenges for enforcing a potential designation. It is therefore recommended that the municipality explore alternative means to commemorate the legacy of Emanuel Judson Ellsworth and his business in a manner that enhances public awareness and appreciation.

This Heritage Impact Assessment (HIA) evaluated the impacts of the proposed development on the Subject Site and the adjacent property at 537 King Street. The proposal involves the demolition of the existing dwelling on the Subject Site. The assessment concluded that the demolition would result in a major impact due to the complete loss of the site's heritage attributes, while no impact is anticipated for the neighbouring property. Although alternative development options were considered, based on municipal policies and the fact that the heritage attributes are largely internal rather than part of the exterior design, it is recommended that these elements be salvaged, documented and repurposed through a Salvage, Documentation and Commemoration Plan to effectively interpret and share the site's history with the community if demolition were to proceed.

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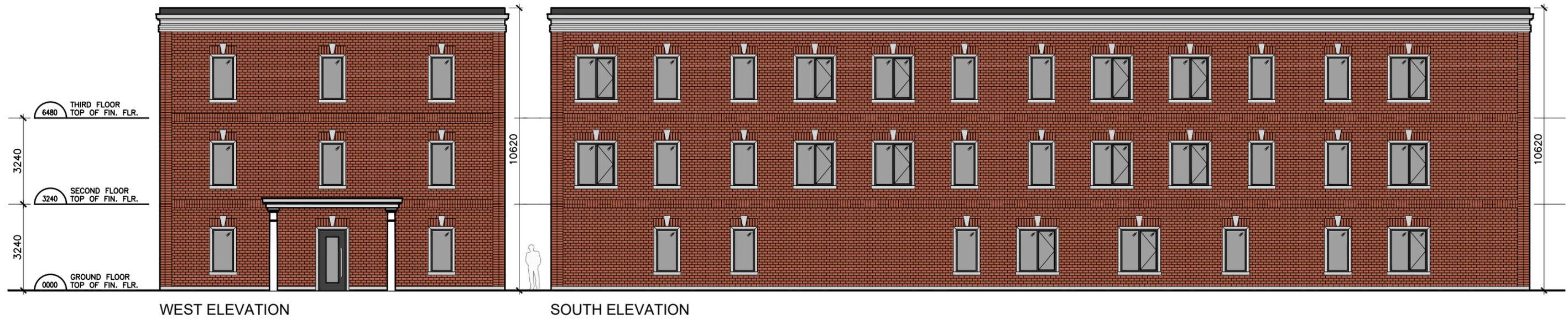
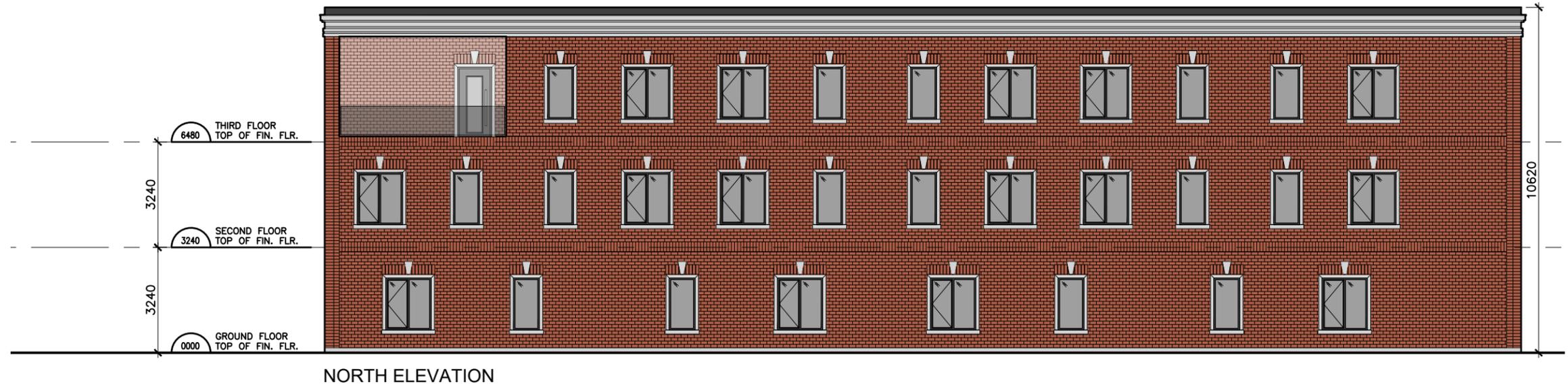
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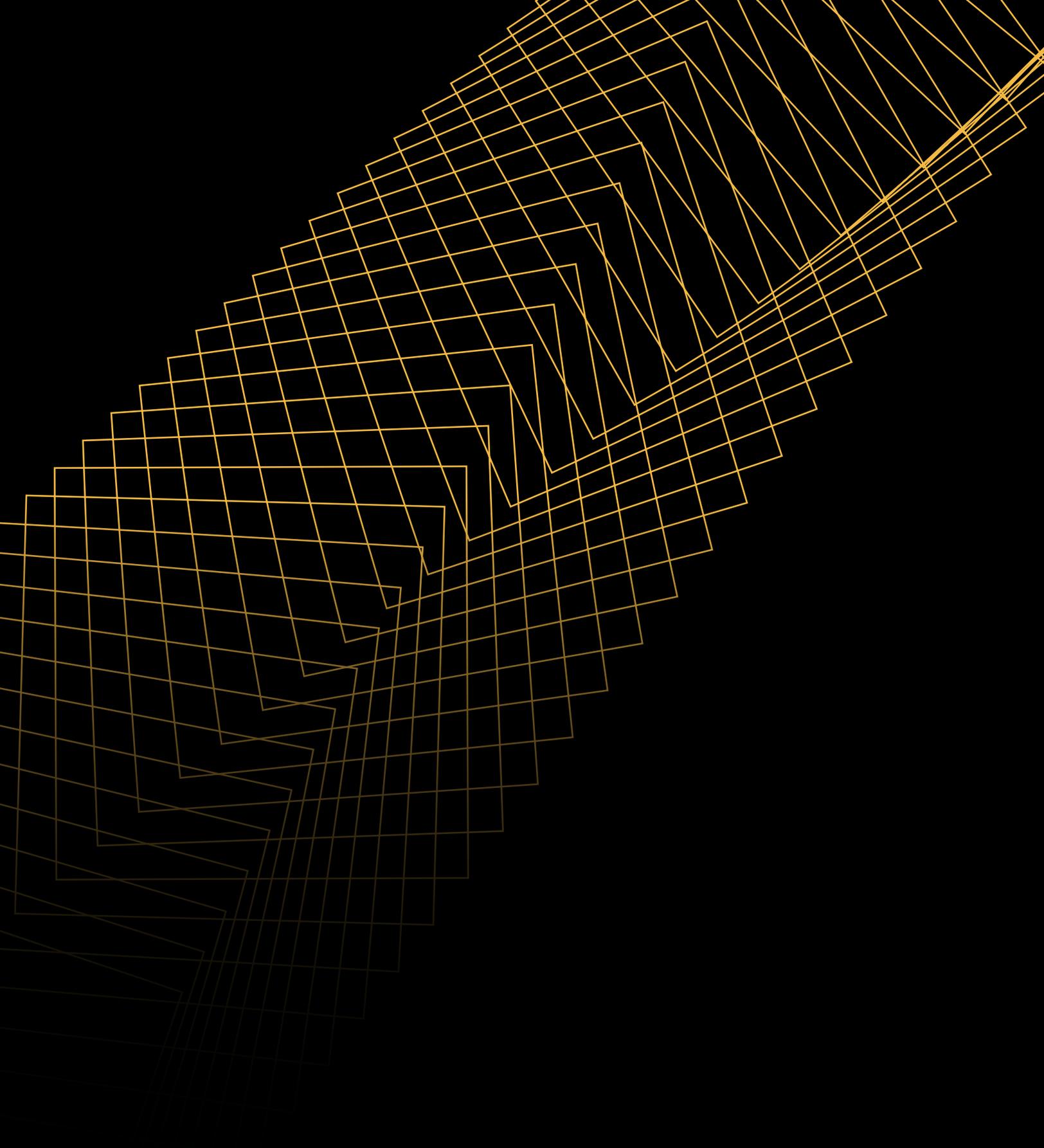
12. APPENDIX

Appendix A Site Plan and Elevations



APPENDIX A SITE PLAN AND ELEVATIONS





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