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City of St. Catharines

Planning and Development Services  
PO Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

ONTARIO HERITAGE TRUST

AUG 05 2014

RECEIVED

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**REGISTERED MAIL**

August 1, 2014

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON  
M5C 1J3

**Re: Designation of 321 St Paul Street  
Under the Ontario Heritage Act  
Our File No. 10.64.184**

Please be advised that City Council at its regular meeting of July 21, 2014, passed a By-law designating the above-noted property under the Ontario Heritage Act. A copy of By-law 2014-190 is attached for your records.

Please contact the writer at (905) 688-5601, extension 1710, if you have any questions.

Yours truly,

*K.W. Blozowski*

Kevin Blozowski MCIP RPP

Planner 1

c.c. N. Auty, City Solicitor  
B. Nistico-Dunk, City Clerk

CITY OF ST. CATHARINES

BY-LAW NO. 2014-190

A By-law to designate the property at 321 St. Paul Street to be of cultural heritage value or interest.

WHEREAS pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality is authorized to enact by-laws to designate property within the municipality to be of cultural heritage value or interest if the property meets the criteria prescribed by regulation, namely Ontario Regulation 9/06;

AND WHEREAS in accordance with the *Ontario Heritage Act*, the Council of The Corporation of the City of St. Catharines has consulted with the St. Catharines Heritage Committee regarding the designation of the property municipally known as 321 St. Paul Street;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property municipally known as 321 St. Paul Street is of cultural heritage value or interest by reason of the fact that the structure was erected by Harper Wilson in 1874, and is one of the most distinctive and conspicuous Victorian era commercial buildings within the downtown core. It is an excellent example of the Second Empire style of architecture, which reached its height of popularity during the second and third quarters of the nineteenth century;

AND WHEREAS the property municipally known as 321 St. Paul Street meets the criteria set out in Ontario Regulation 9/06.

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owners of the property municipally known as 321 St. Paul Street, and upon the Ontario Heritage Trust, notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having general circulation in the City of St. Catharines;

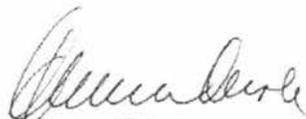
AND WHEREAS further reasons for the designation of the property municipally known as 321 St. Paul Street, including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. The property municipally known as 321 St. Paul Street and more particularly described as LT 389, CP PL 2 GRANTHAM; T/W & S/T INTEREST IN RO575488; ST.CATHARINES, BEING ALL OF PIN 46219-0096 (LT), is hereby designated to be of cultural heritage value or interest. The description of the Heritage Attributes of the subject property are outlined in Schedule "A" attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property municipally known as 321 St. Paul Street, and more particularly described in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

Read a first time this 21<sup>st</sup> day of July 2014.  
Read a second time this 21<sup>st</sup> day of July 2014.  
Read a third time and passed this 21<sup>st</sup> day of July 2014.

  
CLERK

  
MAYOR

## DESCRIPTION OF HERITAGE ATTRIBUTES OF 321 ST. PAUL STREET

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 321 St. Paul Street. It is broken down into two sections: the historical background of the property and the architectural features of the building. A more detailed version of the research compiled by members of the St. Catharines Heritage Committee is also available for reference purposes.

### Historical Background

This structure was erected by Harper Wilson in 1874, and is one of the most distinctive and conspicuous Victorian era commercial buildings within the downtown core. It is an excellent example of the Second Empire style of architecture, which reached its height of popularity during the second and third quarters of the nineteenth century.

Directories and land records show that this building passed through the hands of a number of prominent merchants and grocers, beginning with Harper Wilson who had served as an officer during the American Civil War in the 1860s, as well as the firm of Merriman and Ross. During the period between 1914 and 1928, this building was owned by a well known confectioner and ice-cream maker named Henry Whipper, and by the Beattie Bros. dry-goods store. From 1927 until 1986, this building was occupied by a succession of shoe stores, and since 1987 it has been home to the Pony Mini Mart. The upper floors have long contained a number of residential apartment units, and the third floor once contained a public assembly area or hall where various functions and meetings could be held.

This building occupies the entire area of the lot. It is a key landmark structure in the downtown core, and especially on the established streetscape of St. Paul Street.

### Architectural Features

With the exception of the first floor the exterior facades of this three storey red brick structure have remained virtually unchanged since the time of its original construction. Recognized as a landmark building on the streetscape, images of the "Broadway Block" have been captured in a series of engraved views and photographs from as early as 1876. These have helped to record and document the changes to the building throughout the years.

The building rests upon its original limestone block foundation. The ground floor and second storey walls were built out of locally manufactured red brick. The third storey is believed to be of frame construction, clad in very distinctive polychrome slate roofing tiles arranged in a pleasing geometric diamond pattern. The second and third floors retain their original window distribution, with no alterations to the window openings. The second storey windows are taller and narrower than those found on the third floor, and are notable for the use of cut-stone keystones. These appear to have been employed for their decorative, aesthetic appeal rather than for any structural integrity. The third storey fenestration is particularly important to the appearance of the building. These arched top dormer windows retain their highly decorative, architecturally inspired wooden "eyebrows." These features are mirrored in the adjoining portion of the building on St. Paul Street. This not only anchors the study area building but also provides a sense of visual continuity along the streetscape. The corner tower, with its ornamental iron railing at the top, is the visually most striking feature of the entire structure.

This building has lost the most westerly of its original red brick chimneys, which was replaced by a taller and simpler stack sometime during the early 20<sup>th</sup> century. The other chimney, displaying an ornamental patterning in its brick work, has been slightly truncated but the lower two-thirds remains *in situ*. It is an important architectural remnant original to the time of the construction of the building in 1874.

The ground floor has always featured large plate glass display windows at the St. Paul and Academy Street corner. This doorway has been slightly altered since its original construction, in order to provide a covered entrance to the building, and was clad in angel stone sometime during the 1960s. The rear ell is also original to the building. The roofline has been altered at some point, which resulted in the loss of some gabled dormer window openings which faced out onto Academy Street.

The cleaning or (similar in appearance) appearance replacement of the slate roof, removal of the gray stonework on the ground floor, repair of the damaged chimney, and Sympathetic signage would further enhance this already remarkable heritage resource in an important downtown streetscape.