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City of St. Catharines

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

Phone: 905-688-5600
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REGISTERED MAIL

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

November 5, 2013

To Whom It May Concern:

Re: Notice of Intention to Designate 57 Lakeshore Road
Under Part IV of the Ontario Heritage Act
File No.: 10.64.183

ONTARIO HERITAGE TRUST

NOV 07 2013

RECEIVED

Please be advised that City Council at its regular meeting of November 4, 2013, resolved its intention to designate the above noted lands under Part IV of the Ontario Heritage Act.

In giving notice pursuant to the provision of the Ontario Heritage Act, I am enclosing a copy of a notice which is to be published in The St. Catharines Standard on November 7, 2013, as well as the Description of the Heritage Attributes of 57 Lakeshore Road.

Subsequent to the 30 day appeal period required by the Ontario Heritage Act, provided no appeals are filed, the City Council will enact a by-law designating the property as being of cultural heritage value or interest.

Please contact me at 688-5600, extension 1704 if you have any questions.

Yours truly,

Britney Williamson
Planner I

Attach.

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



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NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE THAT the Council of the Corporation of the City of St. Catharines intends to designate property to be of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as follows:

57 Lakeshore Road

Located on the north side of Lakeshore Road, east of Simpson Road, the lands are described as Part Lot 18, Concession 1, Grantham; Part 1 on Reference Plan 30R-14171; City of St. Catharines.

The following is a short statement explaining the cultural heritage value or interest of the property:

The dwelling at 57 Lakeshore Road was constructed between 1887 and 1890 by local contractor Edwin Nicholson in a vernacular, Queen Anne style popular during the late Victorian period. The house is one of two surviving examples of a Queen Anne style frame farmhouse in St. Catharines. Its deliberate placement near a natural bend in the line of Lakeshore Road ensured the dwelling would be a focal point for passersby. The plan is asymmetrical, originally consisting of frame construction with wooden clapboarding. The second storey roof line contains crossed gables featuring wooden shingles in the gable ends, providing added texture and visual interest to the building. The original clapboard and shingle exterior remains *in situ* beneath the modern vinyl siding. The fenestration in the house features three large oriel or bay windows on the ground floor. The east façade of the house features a main front porch supported by simple turned posts, with decorative support brackets and open trellis work. The south facing gable end of the porch echoes the gable ends of the second floor through the use of decorative shingling. The window and door openings and the overall footprint of the structure have not been significantly modified or altered since the time of construction.

More detailed Reasons for Designation can be obtained from the Planning and Development Services Department.

Notice of Objection to the designation may be served on the Clerk of the City of St. Catharines within thirty (30) days after the date of publication of this Notice of Intention in a newspaper having general circulation in the Municipality.

For further details about the proposed designation, please contact Britney Williamson, at 905-688-5601, Extension 1704.

Dated this 7th day of November, 2013.

Bonnie Nistico-Dunk
City Clerk

DESCRIPTION OF HERITAGE ATTRIBUTES OF 57 LAKESHORE ROAD

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of the dwelling at 57 Lakeshore Road. It is broken down into two sections: the historical background of the property; and the architectural merits of the dwelling itself. A more detailed version of the research compiled by members of the St. Catharines Heritage Committee is also available for reference purposes.

Historical Background

The property at 57 Lakeshore Road contains a long history of Euro-Canadian ownership and usage as prime agricultural land, which stretches back in an uninterrupted chain directly to the time of Benjamin Pawling in the 1780s. This land was farmed only to provide food for the farmer and his family, known as subsistence farming, for most of the nineteenth century when it was principally owned by the Pawling and Boyle families. During the late Victorian period, the emphasis shifted from subsistence farming to market gardening and then to nursery production, in particular, floriculture and tender fruit growing. Agricultural activity has occurred on this site for nearly 175 years.

The house itself was built in a vernacular, Queen Anne style by a local contractor, Edwin Nicholson, as a private family residence, probably for Dymoke Kerman, in the period between 1887 and 1890. The style of the house and the materials used in its construction show that it was intended to be a substantial, comfortable residence for a family that possessed some financial means. Moreover, its deliberate placement near a natural bend in the line of Lakeshore Road ensured that it would be a focal point for anyone passing by it. Census records show that the Kerman family resided in this area of Grantham Township in 1891 and were likely the first occupants of this dwelling.

The most interesting historical associations for the house date from the period when it was owned by the Irwin and Balfour families. The Balfour family was particularly prominent from a social perspective, being connected to the royal physicians in Scotland, to the novelist Robert Louis Stevenson, and with ties to the American publishing industry.

The property before the construction of the current home was part of a larger farm parcel and was part of the wheat dominated agriculture of southern Ontario. The house as it stands today is illustrative of the great period of the 1890s of intensive horticulture in what is now Grantham Township. These farmers were among the best educated in all of Canada and led the way in promoting conservation practices and the creation of what is now recognized as the unique Niagara Fruit Belt.

Architectural Merits

The dwelling at 57 Lakeshore Road was constructed between 1887 and 1890 by local contractor Edwin Nicholson in a vernacular, Queen Anne style popular during the late Victorian period. The house is one of two surviving examples of Queen Anne style

frame farmhouses in St. Catharines. The plan is asymmetrical, originally consisting of frame construction with wooden clapboarding. The second storey roof line contains crossed gables featuring wooden shingles in the gable ends, providing added texture and visual interest to the building. It is believed that the original clapboard and shingle exterior remains *in situ* beneath the modern vinyl siding. The fenestration in the house features three large oriel or bay windows on the ground floor. The east façade of the house features a main front porch supported by simple turned posts, with decorative support brackets and open "trellis" work. The south facing gable end of the porch echoes the gable ends of the second floor through the use of decorative shingling. The window and door openings and the overall footprint of the structure have not been significantly modified or altered since the time of construction.