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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
Fax: 905-688-5873
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REGISTERED MAIL

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

ONTARIO HERITAGE TRUST

JAN 29 2014

RECEIVED

January 28, 2014

To Whom It May Concern:

Re: Notice of Intention to Designate 28 St. Paul Street
Under Part IV of the Ontario Heritage Act
File No.: 10.64.182

Please be advised that City Council at its regular meeting of January 27, 2014 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 February 6, 2014 as well as the Description of the Heritage Attributes of 28 St. Paul Street.

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 1710 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'K. Blozowski'.

Kevin Blozowski, MCIP, RPP
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:

28 St. Paul Street

Located on the east side of St. Paul Street, north of Ontario Street, the lands are described as Lot 18, Corporation Plan 2, Grantham; Part Lot 19, 22, Corporation Plan 2, Grantham as in RO508298; Subject To and Together With Interest In RO254430; St. Catharines.

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

The building at 28 St. Paul Street appears to be one of the oldest surviving structures within the downtown core, dating between 1826 and 1834. Built by George Adams, the building is representative of a Victorian era commercial building, distinguished in this downtown location by its “boom town” front. The first and second storeys are comprised of the original core frame structure, and the third storey was added in the mid-1890s. The original frame structure was clad in clapboard during the nineteenth century, followed by roughcast in the 1930s. The three bay façade is accentuated with window treatment featuring wooden slipsills, shutters and pedimentally curved lintels. The sides of the façade are ornamented by quoins mimicking cut stone to provide a greater sense of grandeur. The building is capped with a medium pitched roof ornamented with a box cornice, frieze and brackets. A low centrally placed parapet adds height to the building without serving any particular structural purpose. With the exception of the ground floor lights and the addition of the quoins and parapet, this building has remained virtually unchanged for more than a century.

The property was owned by the Honorable Robert Hamilton, William Hamilton Merritt and Samuel DeVeaux Woodruff, whom were all important figures in the history of St. Catharines and Niagara District. It was said to have been the dry goods store of Richard Fitzgerald in 1826, although that statement seems to be in error since that gentleman did not settle in St. Catharines as a merchant until the early 1840s. This property passed through the hands of several prominent local merchants, before it was acquired by Edward McArdle, a well-known grocer and baker within the city during the Victorian and early Edwardian periods. Although several nearby stores and businesses were destroyed by fire in 1859, this frame building seems to have survived the conflagration perhaps being sheltered by the brick wall of the neighbouring building. It was noted many years later that it was the only original surviving building within the block. The building was leased by Edward McArdle to various tenants, the most notable of whom was P.E.W. Moyer who published the St. Catharines *Times* newspaper at this location between 1870 and 1878. *Directories* show that the building stood vacant for a period during the mid-1890s, which may correspond to the period when it was renovated and the third floor was added. During the period between 1901 and 1940, this shop was used by a number of second hand goods merchants and furniture dealers. From 1940 until 1967, it was the home of Fred and Harley, who were cabinet makers and upholsterers. During the period between the 1970s and the 1990s, this building housed a variety of tenants including a

hearing aid service, a karate studio, a bicycle shop, Classic Brass & Pine, and Country Living. Since 1999, it has been home to Verity.

The building occupies the entire width of the lot and is part of the established streetscape character of St. Paul Street.

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 Kevin Blozowski, at 905-688-5601, Extension 1710.

Dated this 6th day of February, 2014.

A handwritten signature in cursive script, appearing to read 'Bonnie Nistico-Dunk'.

Bonnie Nistico-Dunk
City Clerk

DESCRIPTION OF HERITAGE ATTRIBUTES OF 28 ST. PAUL STREET

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 28 St. Paul Street. It is broken down into two sections: the historical background of the property and the architectural merits 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

Although the actual date of construction for this building may never be determined with accuracy, historical maps and published eye witness recollections suggest that the core structure at this location was built by George Adams at some point between 1826 and 1834. The property was owned by the Honorable Robert Hamilton, William Hamilton Merritt and Samuel DeVeaux Woodruff, whom were all important figures in the history of St. Catharines and Niagara District.

It was said to have been the dry goods store of Richard Fitzgerald in 1826, although that statement seems to be in error since that gentleman did not settle in St. Catharines as a merchant until the early 1840s. This property passed through the hands of several prominent local merchants, before it was acquired by Edward McArdle, a well-known grocer and baker within the city during the Victorian and early Edwardian periods.

Although several nearby stores and businesses were destroyed by fire in 1859, this frame building seems to have survived the conflagration perhaps being sheltered by the brick wall of the neighbouring building. It was noted many years later that it was the only original surviving building within the block.

The building was leased by Edward McArdle to various tenants, the most notable of whom was P.E.W. Moyer who published the St. Catharines *Times* newspaper at this location between 1870 and 1878. *Directories* show that the building stood vacant for a period during the mid-1890s, which may correspond to the period when it was renovated and the third floor was added. During the period between 1901 and 1940, this shop was used by a number of second hand goods merchants and furniture dealers. From 1940 until 1967, it was the home of Fred and Harley, who were cabinet makers and upholsterers. During the period between the 1970s and the 1990s, this building housed a variety of tenants including a hearing aid service, a karate studio, a bicycle shop, Classic Brass & Pine, and Country Living. Since 1999, it has been home to Verity.

Occupying the entire width of the lot, the building forms an important contribution to the established streetscape character of St. Paul Street.

Architectural Merits of 28 St. Paul Street

The building is representative of a Victorian era commercial building, distinguished in this downtown location by its "boom town" front. The first and second storeys are comprised of the original core frame structure, and the third storey was added in the

mid-1890s. Original frame structure clad in clapboard during the nineteenth century, followed by roughcast in the 1930s

The three bay façade is accentuated with window treatment featuring wooden slipsills, shutters and pedimentally curved lintels. The sides of the façade are ornamented by quoins mimicking cut stone to provide a greater sense of grandeur.

The building is capped with a medium pitched roof ornamented with a box cornice, frieze and brackets. A low centrally placed parapet adds height to the building without serving any particular structural purpose.

With the exception of the ground floor lights and the addition of the quoins and parapet, this building has remained virtually unchanged for more than a century.