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City of St. Catharines

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Ontario Heritage Trust
10 Adelaide Street East
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ONTARIO HERITAGE TRUST

APR 04 2014

RECEIVED

April 2, 2014

To Whom It May Concern:

Re: Notice of Intention to Designate 321 St. Paul Street
Under Part IV of the Ontario Heritage Act
File No.: 10.64.184

Please be advised that City Council at its regular meeting of March 31, 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 April 17, 2014 as well as the Description of the Heritage Attributes of 321 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 blue ink, appearing to read 'K. Blozowski'.

Kevin Blozowski, MCIP, RPP
Planner I

Attach.

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

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 Wipper, 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 20th 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.