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City of St. Catharines

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ONTARIO HERITAGE TRUST

JUN 23 2016

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REGISTERED MAIL

June 22, 2016

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

**Re: Designation of 61 Lakeshore Road (formerly 57 Lakeshore Road)
Under the Ontario Heritage Act
Our File No. 10.64.183 Volume 2**

Please be advised that City Council at its regular meeting of June 13, 2016, passed a By-law designating the above-noted property under the Ontario Heritage Act. A copy of By-law 2016-152 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. 2014-152 .

A By-law to designate the property at 61 Lakeshore Road (formerly 57 Lakeshore Road) 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 at 61 Lakeshore Road (formerly 57 Lakeshore Road);

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property at 61 Lakeshore Road (formerly 57 Lakeshore Road) is of cultural heritage value or interest by reason of the fact that it was constructed between 1887 and 1890 by local contractor Edwin Nicholson in a vernacular Queen Anne style popular during the late Victorian period. It is a focal point along a natural bend along Lakeshore Road.

AND WHEREAS the property at 61 Lakeshore Road (formerly 57 Lakeshore Road) 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 at 61 Lakeshore Road (formerly 57 Lakeshore Road) 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 at 61 Lakeshore Road (formerly 57 Lakeshore Road), including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

AND WHEREAS a notice of objection to the proposed designation was served upon the Clerk of the City of St. Catharines on December 4, 2013;

AND WHEREAS following a settlement as between the owner of the property and The Corporation of the City of St. Catharines, which involved the physical relocation of the dwelling to a location within the same land, but on a newly severed lot, the Objection was withdrawn on October 16, 2015;

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

1. The property at 61 Lakeshore Road and more particularly described as PT LT 18, CON 1, GRANTHAM PT 1 on RP 30R-14565; CITY OF ST.CATHARINES, BEING ALL OF PIN 46239-0594 (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 at 61 Lakeshore Road, 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 and passed this 13th day of

June . 2016.


CLERK


MAYOR

SCHEDULE "A"

DESCRIPTION OF HERITAGE ATTRIBUTES OF 61 LAKESHORE ROAD (FORMERLY 57 LAKESHORE ROAD)

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of the dwelling at 61 Lakeshore Road (formerly 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 Advisory Committee is also available for reference purposes.

Historical Background

The property at 61 Lakeshore Road (formerly 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 61 Lakeshore Road (formerly 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.

In 2015 the dwelling was moved to a location immediately east of its original situation.

Future changes to the structure shall be in accordance with the Memorandum of Understanding between the City of St. Catharines and the Owner dated January 19, 2015 and will be governed by Conservation Plan prepared by Grey Forest Homes Ltd., dated July 21, 2015.