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Properties

PIN 46182 - 0130 LT
Description LT 2169-2172 CP PL 2 GRANTHAM; ST. CATHARINES
Address 143 SNT PAUL CRES
ST. CATHARINES

RECEIVED
2025/12/08
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF ST. CATHARINES
Address for Service 50 Church Street
P.O. Box 3012
St. Catharines, ON
L2R 7C2

This document is being authorized by a municipal corporation Sasha Spiteri, Assistant City Solicitor II.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Sasha Spiteri PO Box 3012, 50 Church St. acting for Signed 2025 11 19
St. Catharines Applicant(s)
L2R 7C2

Tel 905-688-5600
Email sspiteri@stcatharines.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CORPORATION OF THE CITY OF ST. CATHARINES PO Box 3012, 50 Church St. 2025 11 19
St. Catharines
L2R 7C2

Tel 905-688-5600
Email sspiteri@stcatharines.ca

Fees/Taxes/Payment

Statutory Registration Fee \$71.55
Total Paid \$71.55

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 2025 - 137

CERTIFIED under the Hand of the Clerk and the Seal of THE CORPORATION OF THE CITY OF ST. CATHARINES to be a TRUE COPY of By-law 2025-137 of The Corporation of the City of St. Catharines

DATED the 19 day of November 2025

D. Dolvecchio

Deputy Clerk of The Corporation of the City of St. Catharines

A By-law to designate the property at 143-153 St. Paul Crescent to be of cultural heritage value or interest.

WHEREAS pursuant to Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, 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 Advisory Committee regarding the designation of the property at 143-153 St. Paul Crescent;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property known as 143-153 St. Paul Crescent is of cultural heritage value or interest for the reasons set out in Schedule "A" hereto;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owners of the property 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, including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

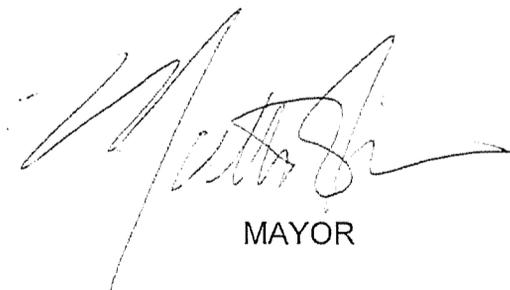
AND WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the City of St. Catharines.

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

1. That the property municipally known as 143-153 St. Paul Crescent, more particularly described as LT 2169-2172 CP PL 2 GRANTHAM; ST. CATHARINES, PIN 46182-0130, in the City of St. Catharines, Regional Municipality of Niagara, 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. That the City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property and, more particularly, described in the proper Land Registry Office.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and 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.
4. That this By-law shall come into force and take effect on the date of its passing.

Read and passed this 3rd day of November, 2025.

D. Dolmencchio
Acting CLERK


MAYOR

SCHEDULE "A"

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

143-153 ST. PAUL CRESCENT

The buildings at 143 -153 St. Paul Crescent form a contiguous row of late 19th-century commercial block buildings located at the intersection of St. Paul Crescent and Pelham Road, within the Western Hill neighbourhood of St. Catharines. The block includes the Neptune Fire Hall, the Voisard Block, and the McGuire-Voisard building, each reflecting modest Italianate vernacular architecture with distinctive decorative brickwork, arched windows, and cornice details. Together, this property forms a prominent and visually cohesive streetscape at a key corner site.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 143 - 153 St. Paul Crescent holds cultural heritage value or interest under Ontario Regulation 9/06 for its design/physical value, historical/associative value, and contextual value.

Design/Physical Value

Neptune Fire Hall

The Neptune Fire Hall is a rare surviving example of a Victorian-era fire hall in St. Catharines, constructed circa 1881-1882. The building exhibits restrained Italianate influences, including decorative brickwork, segmentally arched window openings, and a modest projecting cornice with paired brackets and dentils. Despite some side and rear alterations, the building retains its original form, fenestration, and detailing, making it a significant local example of civic architecture of the period.

Voisard Block

The Voisard Block is a representative example of late 19th-century vernacular commercial block architecture with Italianate elements, including arched window recesses, bracketed cornice, and a symmetrical façade composition. The upper

storey retains a high degree of integrity, preserving original brickwork, fenestration, and cornice details, despite storefront alterations at grade.

McGuire-Voisard Building

The McGuire-Voisard Building is distinguished by its front façade which is aligned with the original curve of the street and provides a visual anchor at the intersection of St. Paul Crescent and Pelham Road. The building features Italianate architectural detailing, with a prominent cornice, arched window recesses, and decorative brickwork. The upper storey retains original materials and proportions, conveying its commercial character and integrity.

Historical/Associative Value

Neptune Fire Hall

The Neptune Fire Hall is historically associated with the Neptune Hose Co. No. 3, which was first organized in 1877 and disbanded in 1920, and reflects the early development of municipal services in the Western Hill neighbourhood. As the only remaining Victorian-era fire hall in St. Catharines, and one of few comparable examples in Ontario, it holds significant historical value tied to the City's civic development.

Voisard Block

The Voisard Block is historically associated with Benjamin D. Voisard, a prominent local grocer and carpenter, who established B.D. Voisard & Sons grocery at this location in the 1880s. The business, which included grocery, coal, and general merchandise sales, served the Western Hill community for over three decades. The building reflects the area's evolution as a mixed-use commercial corridor and stands as a testament to the Voisard family's contribution to the local economy and community life.

McGuire-Voisard Building

Originally built by Michael McGuire and later owned by the Voisard family, the building reflects the evolution of the site as a key commercial node. Its history includes associations with key local merchants and civic leaders, contributing to the broader understanding of Western Hill's commercial, residential, and social development.

Contextual Value

Neptune Fire Hall

Situated at the intersection of St. Paul Crescent and Pelham Road, the Neptune Fire Hall occupies a highly visible lot, reinforcing its landmark status in the Western Hill neighbourhood. The building's form, scale, and distinctive architectural detailing contribute to the area's historic character, while its civic function historically anchored the community's sense of place and safety.

Voisard Block

The Voisard Block contributes to the cohesive streetscape of late 19th-century commercial buildings that define the historic core of Western Hill. The building's massing, materials, and detailing reinforce the block's historic commercial character and support the area's enduring identity as a neighbourhood centre for commerce and services.

McGuire-Voisard Building

Occupying a corner lot with a distinctive façade, the McGuire-Voisard Building serves as a visual anchor at a key intersection. Its prominent location, historic commercial uses, and architectural form contribute to the continuity and integrity of the Western Hill streetscape, making it a significant part of the neighbourhood's historic built environment.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key heritage attributes that reflect the property's cultural heritage value include:

Neptune Fire Hall

- Two-storey, flat-roofed form and original massing
- Symmetrical three-bay front façade with recessed brick panels
- Central segmentally arched opening at grade
- Flanking tall, narrow, segmentally arched windows
- Paired double-hung sash windows within tall blind arches on the second storey
- Cut stone windowsills
- Cut stone keystones
- Central circular opening within roofline
- Roofline, including the central arched parapet, flanked by the projecting cornices with paired brackets and dentils
- Central circular opening within roofline
- Red-orange brick construction material
- Prominent siting flush to the sidewalk
- Stone foundation

Voisard Block

- Two-storey, flat-roofed, red-brick form and original massing
- Symmetrical primary façade with arched brick window recesses
- Double-hung wood sash windows with painted surrounds
- Overhanging wood cornice with paired brackets and dentils.
- Cut stone windowsills
- Cut stone keystones
- Intact upper-storey brickwork and window openings
- Building's alignment flush to the sidewalk
- Stone foundation

McGuire-Voisard Building

- Two-storey, side-gabled, red-brick form and original massing
- Corner façade transitioning between street frontages, following 19th century street alignment
- Regular rhythm of front elevation second-storey windows set within arched brick recesses
- Front and side elevation window openings
- Segmental brick arches over front elevation window openings, with projecting hood moulds
- Overhanging wood cornice with paired brackets and dentils
- Central window within the bay at the second storey

- Surviving original brickwork and window proportions at the upper storey
- Building's prominent corner lot siting and continuous streetwall presence
- Remaining firewall between two structures.
- Brick chimney
- Cut stone windowsills
- Cut stone keystones
- Stone foundation