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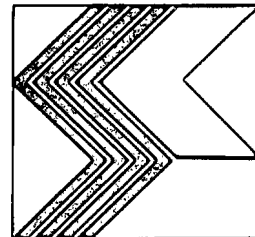
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CITY OF ST. CATHARINES

BOX 3012 CITY HALL  
ST CATHARINES, ONTARIO L2R 7C2  
FAX 641-4450 PHONE (905) 688-5600

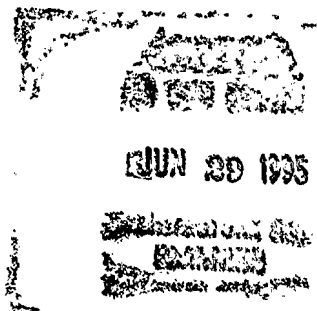


JAMES M. COUGHLIN  
DIRECTOR  
PLANNING

REGISTERED MAIL

June 21, 1995

Ontario Heritage Foundation  
77 Bloor Street, Second Floor  
Toronto, Ontario  
M7A 2R9



To Whomever This May Concern:

Re: Designation Under The Ontario Heritage Act  
Winchester-Larkin House  
22 Academy Street  
File No. 10.64.148

Please be advised that on June 12 1995, City Council passed a by-law designating the above-noted property pursuant to the Ontario Heritage Act.

Three (3) certified copies of By-law 95-199 are enclosed for your records.

Should you have any questions, please contact the writer at (905) 688-5600.

Yours truly,

Kevin Blozowski  
Secretary-Treasurer, St. Catharines Heritage Committee

Attach.

cc: Denis Squires, Legal Department  
Tom Derreck, City Clerk


(docs\22acad\tc)

CERTIFIED COPY

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 95-199  
of the Corporation of the City of St. Catharines

CITY OF ST. CATHARINES

BY-LAW NO. 95-199 DATED the 21<sup>st</sup> day of June 1995

  
Clerk of the Corporation of  
the City of St. Catharines

A By-law to designate the property at 22 Academy Street known as The Winchester-Larkin House to be of historic or architectural value of interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c. 0.18, authorizes the council of a municipality to enact by-laws to designate property within the municipality to be of historic or architectural value or interest;

AND WHEREAS property under the Ontario Heritage Act means real property and includes all buildings or structures thereon;

AND WHEREAS The Corporation of the City of St. Catharines has caused to be served upon the owner of the property described in Schedule "A" hereto, known as The Winchester-Larkin House, and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been 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:

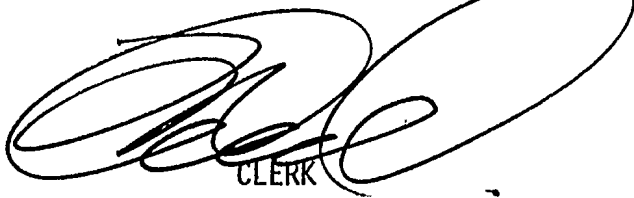
1. The property, more particularly described in Schedule "A" attached hereto, known as The Winchester-Larkin House, is hereby designated to be of historic or architectural value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto 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 Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.


READ a first time this 12<sup>th</sup> day of June 1995.

READ a second time this 12<sup>th</sup> day of June 1995.

READ a third time and passed this 12<sup>th</sup> day of June 1995.



CLERK



MAYOR

SCHEDULE "A" TO BY-LAW NO. 95-199

Part of Lot 324, Corporation Plan No. 2, in the City of St. Catharines, in the Regional Municipality of Niagara, designated as Part 1 on Reference Plan 30R-8230.

SCHEDULE "B" TO BY-LAW NO. 95-199

HISTORICAL SIGNIFICANCE

Lucius D. Winchester (1792-1849) purchased the property (which then extended to Centre Street) from J. Young, in 1845. Winchester, a deacon and assistant in his brother's tinsmith business, built a house on the site sometime between 1845 and 1850. Captain Patrick Larkin (1821-1900) purchased the property in the name of his wife, Ellen, in 1872.

Although there was a house on the property as early as 1850, it is not clear from the records whether the original building stands today, and was modified by Patrick Larkin, or whether Patrick Larkin built the present structure (possibly circa 1880). The former is the most likely case based upon the difference in brick texture and colour between the main section of the building and later additions.

Patrick Larkin was born on March 1, 1829, in County Galway, Ireland. He was the son of Thomas and Ann Larkin. His family settled in Toronto, and, after his parents' death he became a mariner on the Great Lakes, sailing out of St. Catharines from 1853 with the rank of Commander. In 1854, he was Captain of the Schickiluna L, one of Thomas Rodman Merritt's schooners. In 1861 he married Ellen McGuire. They had eight children (one boy and seven girls). Larkin's accomplishments and activities included: Director of Lincoln Paper Mills (founding member) and St. Catharines Electric Light Company (1877); Councillor for St. Andrews Ward (1874); Board of Water Commissioners (1875); and Mayor (1882-1883). He also operated insurance and grocery businesses prior to his death in 1900.

Between 1966 and 1976 the home became a boarding house known as Orton Lodge. Subsequently it was a restaurant (Yorkshire House) and flower shop.

ARCHITECTURAL SIGNIFICANCE

This two and one-half storey Victorian style red/orange brick building has an irregular shaped plan due to brick additions at the front side (west facade) and

Schedule "B" - continued

-2-

at the back (east facade). The roof is trimmed with simple bargeboards with minor decorative accents. The front dormers on the second floor have pediment roofs with one having engaged columns at the sides and a shed dormer on the uppermost level. The dormers on the uppermost level which have shed roofs and are quite large, contain one entrance to the upper (former) apartments. There is a six-sided pyramidal roofed tower in the re-entrant corner of the two intersecting gable roofs; the tower is decorated with three small gables and a copper covered urn at the peak. There is decorative saw-toothed patterned brick work and terra cotta units on the upper level.

The main front door is semi-circular with pilasters and a hood. It is a double three-panel door with moulded rails with a recessed panel and leaded glass with jewelled inserts.

The main windows are flat and have moulded trim and radiating voussoirs with large two-sash double hung windows with one pane in each section. Two 2-storey square bay windows with decorative carved wood panels with moulded trim around all the edges and gable roofs intersect the main gable roof on the north facade. There are also quarter-round windows on the west facade and a semi-circular window on the west facade's pediment dormer plus a small segmented window on the north facade. There is decorative saw-toothed patterned brick work on the east and west gables about the quarter-round windows. Many of the windows are stained glass with jewelled inserts. The south facade has a large eye brow window on the upper most level which is divided into four panels.

There are numerous corbelled brick bands on three of the four chimneys with the fourth chimney having only a single band.

Captain Larkin added the fancy work, the tower, the two bay windows on the north facade, the stained glass windows, the fine woodwork and the imported wooden fireplaces. There are turned stairs, heavy window and door trim decoratively carved and two tone hardwood floors.

Schedule "B" continued

-3-

There are relatively recent additions on the north and south sides. Flexibility should be allowed to remove, alter or improve any unsympathetic additions in order to maintain and enhance the original structure(s).

CONTEXT

The Winchester-Larkin House is prominent at the corner of King Street and Academy Street. It provides balance to the Galerie Machan on the opposite corner (23-D Academy Street), both of which are visual anchors in the immediate area.

SOURCES

Marcus Smith Map, 1852

St. Catharines Heritage Committee files

Brosius 'Birds Eye' Map, 1875

Special Collections, St. Catharines Centennial Library

Niagara Society of Architects