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THE CORPORATION OF THE
CITY OF ST. CATHARINES

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PLANNING SERVICES

REGISTERED MAIL

July 13, 2010

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

To Whomever This May Concern:

Re: Notice of Intention to Designate 134 Geneva Street
Under the Ontario Heritage Act
File No. 10.64.179

Please be advised that City Council at its regular meeting of July 12, 2010, resolved its intention to designate the above noted lands under 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 Standard on July 30, 2010, as well as the Description of the Heritage Attributes of 134 Geneva Street.

Subsequent to the 30 day appeal period required by the Ontario Heritage Act, provided no appeals are filed 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,

Kevin Blozowski, MCIP, RPP
Planner I

c.c A. Poulin, City Solicitor
D. Carnegie, City Clerk
Attach.

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:

134 Geneva Street

Located on the south east corner of Geneva Street and Maple Street, the lands are described as Part of Lots 3 and 4, Block "A" registered as Plan No. CY-36, City of St. Catharines, Regional Municipality of Niagara, designated as Part 1 on Reference Plan 30R-7764.

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

The house at 134 Geneva Street was constructed between 1876 and 1877 by local building contractor Timothy Sullivan and is considered a rare example of a structure that may be directly attributed to his workmanship. The home is a fine example of a Victorian residence constructed during the fourth quarter of the nineteenth century. Architectural features such as narrow sidelights that flank the main entrance, an arched transom with leaded glass above the main entrance and a wooden frieze are decorative elements typical of the Victorian style.

More detailed Reasons for Designation can be obtained from the Planning 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 30th day of July, 2010.

Dan Carnegie
Director of Corporate Support Services
Clerks Division

Description of the Heritage Attributes of 134 Geneva Street.

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of the Foss house at 134 Geneva Street. It is broken down into two sections, the historical background of the property and the architectural merits of the house itself. A more detailed version of the research compiled by members of the Heritage Committee is also available for reference purposes.

Historical Background.

The study area property located at 134 Geneva Street contains a long history of land usage, which may be traced back in an unbroken chain for more than two centuries. This land passed through the hands of Robert Hamilton, who was one of the “founding fathers” of St. Catharines, and then to William Wiley (ca. 1780-1872) who was one of the prominent early inhabitants of Grantham Township.

Cartographic evidence showed that this property remained as part of the Wiley farm until the third quarter of the nineteenth century. The Wiley farm was surveyed for subdivision purposes in 1867, and the plan was modified in 1870. However the study area property was not built upon until 1875.

Historical *Directory* entries showed that this house was clearly constructed by Timothy Sullivan, a local building contractor, and it was standing by 1876-77. It is therefore a rare example of a structure that may be directly attributed to his workmanship. It was clearly depicted on the Gardiner map of the city published in 1880.

The footprint of the structure appears to have remained virtually unaltered since the time of its construction, with the exception of a few unobtrusive modern additions which do not impact upon the purely Victorian front facade.

The property has been in the possession of some long term owners, such as the Bullivant family (1879-1901) and the Farmer family (1912-1945). The building has been owner occupied from time to time, but it has also been home to a series of tenants. The structure is perhaps best recalled by many present day inhabitants of St. Catharines as the long-time dental offices of Dr. Goffin and Dr. McNab. [REDACTED]
[REDACTED]

Architectural Merits of 134 Geneva Street.

This house is a fine example of a Victorian residence constructed during the fourth quarter of the nineteenth century. It is not known whether the original builder designed this structure, or if the plan was selected from a design book. We do know that a very similar building, demolished in 1975, was located on Oakdale Avenue just south of Eastchester.

134 Geneva Street is a two storey, L-shaped building, which employed a Flemish stretcher bond in the red brick. The entire building fabric rests upon a sandstone foundation.

The four bay, gabled front façade of the structure contains rounded 2/2 wooden sash windows. The segmented arches contain tooled (bush hammered) limestone keystones. The windows rest upon similarly tooled limestone window sills, and the bay window to the right hand side of the front entry sits upon tooled limestone blocks. The upper storey of the house contains two unique dormers, which gives a distinctive character to the appearance of the building. It should be noted that the windows on the east side, or rear portion of the structure, differ from the other windows in the house.

The main entrance to the building contains narrow sidelights, wood paneled half way up, and the door is surmounted by an arched transom with leaded glass. There is an intact wood nailer for the front porch. The structure also contains a wooden frieze, and a tooled limestone plinth course.

There have been a few modern additions and modifications made to the structure. They do not, however, detract from the Victorian appearance of the building since they did not impact upon the front façade. These changes include a modern concrete porch with iron rails and roof, and a garage with projecting entrance on the north side of the structure.

This house is an imposing feature on the streetscape, being well situated on a corner lot and facing out onto one of the major arterial north-south roadways in the city. Its presence is balanced by, and in contrast with, the home on the opposite side of Geneva Street which is similarly situated on a corner lot. Together they form a visual “gateway” on the streetscape, leading the attention of the passerby towards some of the other older homes to the north. Architecturally, 134 Geneva Street also stands out in comparison with two other Victorian era brick structures in the immediate vicinity: ie, a more modest one story red brick residence a few doors to the north of Maple Street also on the east side of Geneva, and the large, former canning factory building on the opposite side of Geneva Street, which is now home to the Heritage Restaurant.

This house is worthy of designation on account of its historical associations, but more importantly due to its well preserved Victorian architectural features.