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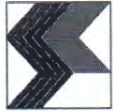


Un organisme du gouvernement de l'Ontario

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CITY OF  
ST. CATHARINES

## Planning and Building Services

Planning Services  
PO Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905.688.5600  
Fax: 905.688.5873  
TTY: 905.688.4TTY (4889)

June 28, 2017

ONTARIO HERITAGE TRUST

JUN 04 2017

RECEIVED

### REGISTERED MAIL

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

To Whom It May Concern:

Re: Notice of Intention to Designate 333 Main Street  
Under Part IV of the Ontario Heritage Act  
File No.: 10.64.188

Please be advised that City Council at its regular meeting of June 26, 2017 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 July 20, 2017, as well as the Description of the Heritage Attributes of 333 Main 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,

*K.W. Blozowski*

Kevin Blozowski, MCIP, RPP  
Heritage Planner

Attach.

c.c Heather Salter, City Solicitor/Director of Legal and Clerks Services  
Bonnie Nistico-Dunk, City Clerk

## **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 O.18, as follows:

### **333 Main Street**

Located on a block of land between Main Street and Port Royal Crescent, west of Westport Drive, the lands are described as Lot 38, Plan 30M129; Part Lots 35 and 37 Plan 30M129, Parts 3 and 4 30R4348; S/T LT 53888; City of St. Catharines.

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

The main dwelling at 333 Main Street, was built circa 1914, by the Blaikie family. It was designed by an (as yet) unidentified architect, during the period when Edwardian Classicism and the Prairie styles of architecture were in fashion. The house is a synthesis of both schools, and contains design features from both of these styles. It is a unique structure, and there are no known similar examples within the city of St. Catharines. The exterior of the building is worthy of designation based upon its historical and architectural significance.

Vintage photographs reveal that the core structure of the house remains virtually unchanged since the time of its construction. The exterior has been modified only slightly, with the addition of a bay window at the north-west corner of the ground floor sometime after 1938, and through the removal of the second story window shutters. A one story screened-in porch was added on the east side of the house which has no particular architectural merits or heritage value. The rear of the house contains a nearly seamless modern addition, which blends perfectly with the style of the original core structure. Changes to the rear addition (interior and exterior) shall be permitted as part of the designation of the building.

The interior of the original house has remained largely unaltered, and contains nearly all of its original finishes and trim. Of particular interest are: the Arts and Crafts style staircase, the butler's pantry, the downstairs light fixture in the entrance foyer and the smaller crystal drop lighting fixture in the second floor hallway. These items would be difficult to replicate and would be worthy of interior designation.

More detailed Reasons for Designation can be obtained from the Planning and Building 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 20<sup>th</sup> day of July, 2017.

A handwritten signature in black ink, appearing to read 'Bonnie Nistico-Dunk', written in a cursive style.

**Bonnie Nistico-Dunk**  
City Clerk

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**Bonnie Nistico-Dunk**  
City Clerk

## **DESCRIPTION OF HERITAGE ATTRIBUTES OF 333 MAIN STREET**

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 333 Main Street. A more detailed version of the research compiled by members of the St. Catharines Heritage Advisory Committee, is also available.

The main house, at 333 Main, is said to have been built in 1914, by the Blaikie family. It was designed by an (as yet) unidentified architect, during the period when Edwardian Classicism and the Prairie styles of architecture were in fashion. The house is a synthesis of both schools, and contains design features from both of these styles. It is a unique structure, and there are no known similar examples within the city of St. Catharines. The exterior of the building is worthy of designation based upon its historical and architectural significance.

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Changes to the rear addition (interior and exterior) shall be permitted as part of the designation of the building.

The interior of the original house has remained largely unaltered, and contains nearly all of its original finishes and trim. Of particular interest are: the Arts and Crafts style staircase, the butler's pantry, the downstairs light fixture in the entrance foyer and the smaller crystal drop lighting fixture in the second floor hallway. These items would be difficult to replicate and would be worthy of interior designation.

The detached garage at the rear of 333 Main Street was built sometime after the main house, probably during the 1920s. This ancillary structure has little or no historical or architectural significance, and does not require designation. It is recommended that this building should be measured and photographed prior to the development of the site, in order to provide a historical record of it.

The one story screened-in sun-porch on the north side of the house is a much later addition, and has less architectural significance than the two story screened-in porches which are original to the house. This one story porch should be measured and photographed prior to the development of the site in order to provide a historical record of it.

**The heritage attributes of the property at 333 Main Street include:**

The front yard of the property (west side of the house) contains a low stone wall which projects into the front yard, and functions as a retaining wall. Cast iron rings were mounted into the top of the wall, which appear to have been hand-forged. They were used by visitors to the house and by family members as spots to tether or hitch their horses. It should be noted that a later owner of this property, George Duncan Newman, was a skilled horseman and founding member of the St. Catharines Horse Show. Efforts should be made to retain as much of this wall as possible.

**The heritage attributes of the main building at 333 Main Street include:**

“Hollydene” exhibits many features and design elements integral to “Edwardian Classicism” and the “Prairie Style” of architecture.

- -The exterior walls of this 2½ storey house retain their original rough-cast or stucco coating.
- -The façade or north facing side of the house contains a three bay, asymmetrical placement of its main entrance door and fenestration, which is nevertheless aesthetically and visually pleasing.
- Important design elements include:
  - -a hipped roof with wide over-hanging eaves;
  - -structural roof rafters which project beyond the walls but are protected beneath the eaves;
  - -original double hung 6/6 windows; original front door flanked by sidelights;
  - -a distinctive square columned front porch with a galvanized tin roof;
  - -original brick chimneys,
  - -a two storey screened-in sun porch or breezeway on the east side of the house.

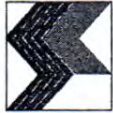
The interior of the original core structure has retained many of its early twentieth century finishes which include:



- -original flooring, baseboards;
- -“Cross and Bible” doors with porcelain doorknobs;
- -door and window trim;
  - two fireplaces;
- -metal radiator covers;
- -1914 era light switches.

The most important original interior features include:

- -the “butler’s pantry;”
- -the Arts and Crafts style staircase and stair railings;
- -the large alabaster light fixture in the main floor front entry foyer
- -a smaller light fixture with cut crystal drop pendants in the second floor hallway.
- Efforts should be taken to preserve these period, character enhancing elements.
- The property at 333 Main Street meets the criteria for design or physical value, for historical or associative value, and for its contextual value. It is therefore a “priority one” candidate for designation.



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