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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

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February 26, 2020

### REGISTERED MAIL

ONTARIO HERITAGE TRUST

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

FEB 27 2020  
RECEIVED

To Whom It May Concern:

Re: Notice of Intention to Designate 26/30 Ontario Street (Welland House)  
Under Part IV of the Ontario Heritage Act  
File No.: 19 11423 DOHA

Please be advised that City Council at its regular meeting of February 24, 2020, 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 February 27, 2020, as well as the Description of the Cultural Heritage Value or Interest of 26/30 Ontario 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 (905) 688-5601, extension 1710 if you have any questions.

Yours truly,

*Chloe Richer*

Chloe Richer BA, MScPI  
Heritage Planner

Attach.

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

# Public Notice

## 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:

### **26/30 Ontario Street (Welland House)**

The subject lands, known municipally as 26/30 Ontario Street, are located on the north side of Ontario Street, east of King Street and west of St. Paul Street, and are described as Lot 1129, Corporation Plan 2; St. Catharines.

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

The former Welland House building possesses design value as a singular example of the former spa/summer resorts that drove early development of the city's downtown core. Designed by prominent architect John Latshaw, construction began in 1853, originally as a four-storey build. Early architectural features of the now five-storey tooled stone and stucco-clad structure included broad verandas; a flat roof with a plain boxed cornice; stone coin edging; semi-circular window openings with radiating arched voussoirs; a projecting frontispiece; and stone surrounds and sills with double arched heads.

A new well and a two-level bath house with porcelain baths was added when the building was enlarged circa 1900. A major renovation occurred in the 1928-30 period with the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. The interior also contained an opulent dining room with Cyprus wood trim.

The former Welland House building is associated with the "spa resorts" of St. Catharines in the late 1800s. From the 1860s through to the 1890s, three of the major hotels in St. Catharines offered "healing waters," for which St. Catharines became known internationally. The area's saline underground spring waters were tapped for medicinal, curative and recreational purposes.

"The Wellandra", an exclusive private hospital, operated out of the structure in 1910 with Dr. Samuel McCoy working as a resident physician. The Welland House baths were closed in 1941 and hotel operations continued, yet declined in popularity until its closure in the early 1990s.

For more information visit

**[www.stcatharines.ca/WellandHouseDesignation](http://www.stcatharines.ca/WellandHouseDesignation)**.

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 Chloe Richer, at 905-688-5601, Extension 1710.

**Dated this 27th day of February, 2020.**

**Bonnie Nistico-Dunk**  
**City Clerk**



Tel: 905.688.5600 | TTY: 905.688.4889

P.O. Box 3012 50 Church St., St. Catharines, ON L2R 7C2

[www.stcatharines.ca](http://www.stcatharines.ca)

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

### **Description of Property**

The former Welland House building, located at 26/30 Ontario Street, is situated on the north side of the street, between St. Paul Street and King Street, in the City of St. Catharines. The five-storey tooled stone and stucco-clad structure was renovated in the late 1920s and early 1930s to include the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. After closing in the early 1990s, the hotel reopened in 1994 as a private student residence.

### **Statement of Cultural Heritage Value or Interest**

#### *Physical/Design Value*

The former Welland House building possesses design value as a rare example of a former “spa”/summer resort; the two other major hotels in St. Catharines that served this purpose in the late nineteenth century no longer exist. The building was designed by the prominent architect John Latshaw. The construction work was partly carried out by well known carpenter John Clyde, and the masonry may have been executed by William Baron. Some of the work on the building was performed by members of the black community who were also employed at the hotel. Construction on Welland House began in 1853 and originally the structure was four storeys in height (later increased to five storeys). The structure was partly gutted by fire twice in the early 1860s. Early architectural features of the now five-storey tooled stone and stucco-clad structure included broad verandas; a flat roof with a plain boxed cornice; stone coins edging the corners of the building; semi-circular window openings on the ground floor with radiating arched voussoirs; a projecting frontispiece with pairs of windows, and stone surrounds and sills with double arched heads. The remaining window openings have flat heads, plain surrounds and stone sills. A 1930s Art Deco-style main entrance and a side entrance with stained glass fanlight were removed; the main entrance was replaced with modern glass doors.

A new well and a two-level bath house with porcelain baths was added when the building was enlarged by Alex and John Malcolmson circa 1900. Skilled attendants managed these baths for guests. A major renovation occurred in the 1928-30 period with the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. The interior of the structure also contained an opulent dining room with Cyprus wood trim that was converted to a bar and grill.

#### *Historical/Associative Value*

The former Welland House building is associated with the “spa resorts” of St. Catharines in the late 1800s. From the 1860s through to the 1890s, three of the major hotels in St. Catharines offered “healing waters”, which St. Catharines became known internationally for. At the western end of the commercial core, the saline underground spring waters were tapped for medicinal, curative and recreational purposes. Welland House was one of the three hotels that catered to wealthy citizens in Canada and the United States. Prominent visitors included individuals such as Jefferson Davis (ex-Confederate president), and Canadian and British prime ministers. During this time other local services expanded, including the library and newspapers, banks, educational and health institutions, and even the first department store in the city, thus Welland House is also associated with the economic and civic growth of St. Catharines and its early commercial core. It was also the location of the first commercial radio broadcasts made by local station CKTB.

“The Wellandra”, an exclusive private hospital, operated out of the structure in 1910 with Dr. Samuel McCoy working as a resident physician post-1893. The resort also employed special chefs and masseurs

catering to the wealthy. The Welland House baths were closed in 1941 and hotel operations continued, yet declined in popularity until its closure in the early 1990s. The building reopened in 1994 as a private student residence.

#### *Contextual Value*

The former Welland House building is historically linked to its surroundings through its former use as an exclusive summer resort, hotel and private hospital. It is a local landmark within the commercial core of St. Catharines.

#### **Cultural Heritage Attributes**

The heritage attributes that contribute to the cultural heritage value or interest of 26 Ontario Street, St. Catharines – former Welland House building include, but are not limited to:

#### *Exterior Attributes*

- Five-storey tooled stone and stucco-clad former spa/summer resort structure (the Welland House);
- Flat roof with plain boxed cornice;
- Stone coins edging the corners of the building;
- Semi-circular window openings on the ground floor with radiating arched voussoirs;
- Projecting frontispiece with pairs of windows, and stone surrounds and sills with double arched heads; and
- Window openings with flat heads, plain surrounds and stone sills.