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CITY OF ST. CATHARINES

BY-LAW NO. 78-356

A BY-LAW to designate the Property
at No. 31 Yates Street of architectural
value and of historic interest.

BY-LAW read a first, second and third
time and passed this 10th
day of October 19 78

 Clerk

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 78-356

A By-law to designate the Property at No. 31 Yates Street of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the City of St. Catharines has caused to be served upon the owner of the lands and premises known as No. 31 Yates Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real 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 said proposed designation has been served upon the Clerk of the municipality;

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

1. There is designated as being of architectural and historic value or interest the real property, more particularly described in Schedule "A" hereto, known as No. 31 Yates Street.
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 aforesaid 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.

PASSED this

10th

day of

October

1978.

J. R. [Signature]
CLERK.

J. Roy Adams
MAYOR.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara formerly in the County of Lincoln, being a part of Lot 18 in the 6th Concession of the Township of Grantham, in the said City, now known as Lot No. 1235 according to the compiled Plan of the City of St. Catharines filed in the Registry Office for the Registry Division of the County of Lincoln as Corporation Plan No. 2, and which may be more particularly described as follows:

COMMENCING at a point in the southerly boundary of Yates Street marking the south-west angle of the W.H. Merritt (Junior) lot on said street which point is distant 329.55 feet easterly from the easterly boundary of Salina Street; THENCE North 82 degrees 45 minutes west in the southerly boundary of Yates Street 55.5 feet; THENCE South 10 degrees 30 minutes west, 96.6 feet; THENCE South 20 degrees 39 minutes west, 134.32 feet to a point in the northerly boundary of Brewery Street; THENCE South 82 degrees 45 minutes East in said last mentioned boundary, 38 feet to the westerly boundary of Merritt property; THENCE North 20 degrees 39 minutes east in said last mentioned boundary, 233.47 feet more or less to the point of commencement.

TOGETHER WITH a right-of-way over a strip of land 4.5 feet in width as shown colored red on the plan attached to deed from Edward D. Voisard to Wilfred J. Festing registered as No. 20343.

AND SUBJECT TO a right-of-way for the owners and occupants of the property adjoining on the west, over a strip of land shown in dotted lines on the plan attached to Deed No. 20343 aforesaid.



I CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT OF WHICH IT PURPORTS TO BE A COPY.

Dated this 11th day of October 1978

Debra Roben
Deputy CLERK OF THE CORPORATION OF
THE CITY OF ST. CATHARINES

SIGNIFICANCE

This house was built about 1840 - possibly by William B. Beeton, a merchant. William Boles owned the house and then James A. Boles. James Boles sold the house in 1877 to Maria C. Burrowman. She owned the building until 1920 when the administrators of her estate sold it to Edward Voissard. He sold it to Charles Nash who in turn sold it in 1921 to Wilfred J. Festing. Mr. Festing was with J.F. Festing and Sons Ltd., wholesale grocers. He lived in the house until it was purchased by Doris M. Candee in 1923. Mr. Charles M. Candee was the manager of Alliance Paper Mills. He and his wife lived there until 1930 when Dr. [REDACTED] bought the house.

The 1852 Marcus Smith Map does not show a house at this location. There is no information about this house before 1870.

The earlier history of this house is sketchy but it may have been leased out by Maria Burrowman as her name did not appear in any directories at this location. Col. H.K. Hartwell may have had a boarding house here for a few years in the mid 1870's. From what can be found in directories, the house was a rental from about 1874 until 1922.

DESCRIPTION

This is a one-storey, brick, Georgian home with the basement exposed at the rear. It has a rectangular plan with a two-storey addition to the rear. The lot extends down to Brewery Street. The full basement is made of cut stone quarried in the St. Catharines area.

The double hung, sash-type windows have six lights in the upper and lower sashes. Large concrete lintels and matching lugsills accentuate the window openings. Shutters, hanging open, enhance the facade.

The centrally-located entrance has a decorated embrasure with flush side lights with three lights and a transom panel with four lights. The concrete lintel again shows consistency of design.

Two chimneys on either end on the north side and two on the south side are typical of the Georgian influence.

The garage, located to the left of the facade, projects out from the main building. It was added by the Burrows. In 1948 they added the rear wing to give them a master bedroom, a living room, and a dining room. The house has one floor in front and two in the rear. The kitchen, living room, and dining room are all on the lower floor with the bedrooms and bathroom being located on the first floor. There are picture rails in most of the main rooms and the hallway.