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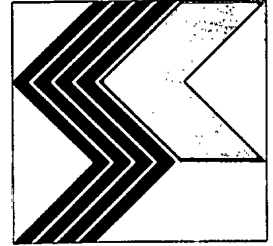
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# CITY OF ST. CATHARINES

BOX 3012  
ST. CATHARINES, ONTARIO L2R 7C2  
PHONE (416) 688-5600

T. R. HOLLICK  
CITY CLERK



July 14, 1982.

Mr. John White,  
Chairman,  
Ontario Heritage Foundation,  
7th Floor,  
77 Bloor Street West,  
TORONTO, Ontario,  
M7A 2R9

*Handwritten:* Niagara County  
Heritage Foundation  
700.

Dear Sir:

Re:— By-law Number 82-174 entitled a By-law to designate the property at Pelham Road of historic value or interest pursuant to the terms of the Ontario Heritage Act  
— By-law number 82-175 entitled a By-law to designate the property at 159 Moffat Street of historic value or interest pursuant to the terms of the Ontario Heritage Act  
File Nos: 10.64.128; 10.64.125

Enclosed are copies of the above noted by-laws which were enacted by Council at its regular meeting on July 12, 1982 in pursuance of the Ontario Heritage Act. Also enclosed is a copy of a Public Notice which will be placed in the St. Catharines Standard on July 23, 1982 advising of the designation of these properties.

I would advise at this time that City Council at its regular meeting on June 28, 1982, directed the City Clerk to withdraw the Notice of the Corporation's intentions to designate the St. Catherine of Alexandria Cathedral, 71 Church Street. Council undertook this action following receipt of a letter of objection from the Most Reverend Thomas B. Fulton, Bishop of the Diocese of St. Catharines who expressed concern over the effects which designation would have upon the authority which the Church could exercise in relation to the Church property.

*Handwritten signature: Delores Tobin*  
Delores Tobin  
Assistant Clerk

*Handwritten:* Delores Tobin  
Assistant Clerk

DT/ wmc1  
Encls.

CITY OF ST. CATHARINES

BY-LAW NO. 82-175

A BY-LAW to designate the property  
at 159 Moffatt Street of historic  
value or interest.

BY-LAW read a first, second and third  
time and passed this 12th  
day of July 19 82

Signed Delores Tobin

Deputy

Clerk

# CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 82-175

A By-law to designate the property at 159 Moffatt Street of historic value or interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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. 159 Moffatt 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 historic value or interest the real property, more particularly described in Schedule "A" attached hereto, known as No. 159 Moffatt 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 12th day of July 1982.

Signed Delores Tobin  
DEPUTY CLERK.

Signed Joseph La Plante  
ACTING MAYOR.

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 82-175  
of the Corporation of the City of St. Catharines

DATED the 13<sup>th</sup> day of July 1982

Delores Tobin  
Deputy Clerk of the Corporation of  
the City of St. Catharines.

SCHEDULE "A" TO BY-LAW NO. 82-175

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Merritton now in the City of St. Catharines, in the Regional Municipality of Niagara formerly the County of Lincoln and Province of Ontario, and being composed of Part of Lot 895 as shown on a compiled plan registered in the Registry Office for the Registry Division of the County of Lincoln now Niagara North as Corporation Plan No. 6, and which may be more particularly described as follows:

COMMENCING at a point in the Westerly boundary of Canal Street distant therein South 58 degrees 56 minutes east, 81.75 feet from a concrete monument marking the north-east angle of the said Lot 895;

THENCE South 58 degrees 56 minutes east in the westerly boundary of Canal Street, 64.71 feet to a concrete monument marking an angle therein;

THENCE South 31 degrees 58 minutes and 10 seconds East continuing in the said westerly boundary, 66.66 feet to the south-east angle of the said Lot 895;

THENCE South 67 degrees 34 minutes and 30 seconds west in the line between Lots 895 and 894, 216.22 feet to its intersection with the easterly boundary of Highway No. 58 as shown on a plan of the said highway registered in the Registry Office for the Registry Division of the County of Lincoln as Highway Plan No. 599;

THENCE North 16 degrees 39 minutes and 30 seconds west in the easterly boundary of Highway No. 58 as shown on the said Highway Plan No. 599, 119.97 feet;

THENCE North 68 degrees 07 minutes and 30 seconds east, 154.52 feet more or less to the Point of Commencement.

TOGETHER with a right-of-way over part of the said Lot 895 and being a strip of land having a perpendicular width of 10 feet and lying 5.0 feet on either side of the centre line more particularly described as follows:

COMMENCING at the north-east angle of the above described lands;

THENCE North 89 degrees 38 minutes and 30 seconds west, 49.1 feet;

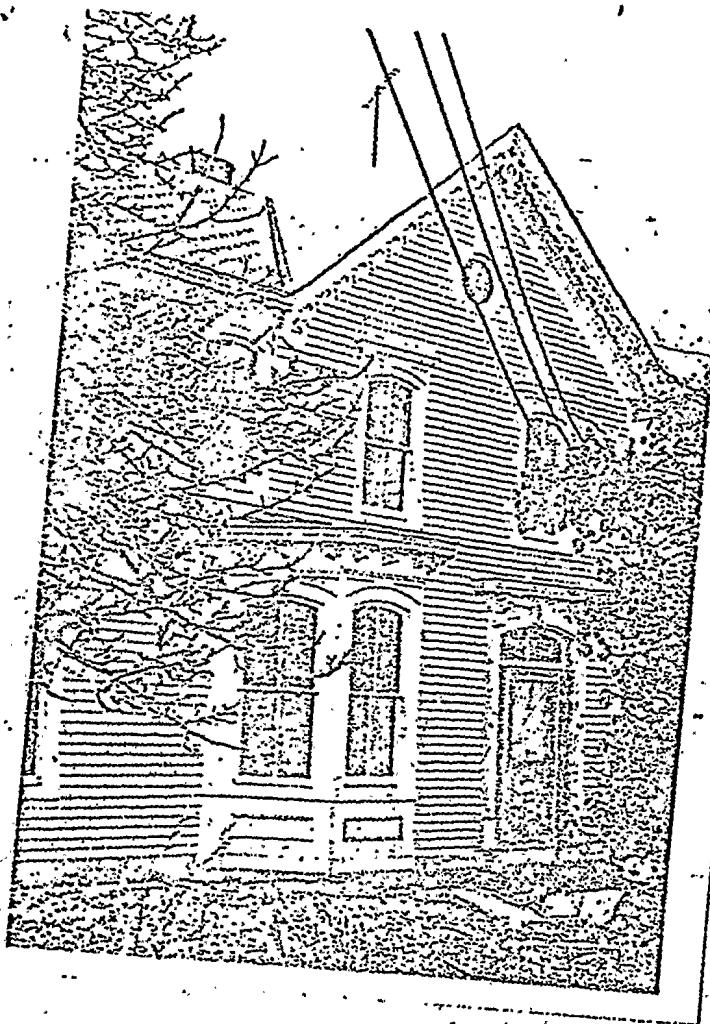
THENCE South 70 degrees 56 minutes and 30 seconds west, 17.7 feet;

THENCE South 43 degrees 02 minutes and 30 seconds west, 15.6 feet;

THENCE South 9 degrees 32 minutes and 30 seconds west, 13.4 feet to a point in the northerly boundary of the above described parcel.

PREMISING that the bearings herein are assumed astronomic and referred to those shown on Highway Plan No. 599.

This description is compiled from calculations based on Highway Plan 547 and 599.



159 Moffatt Street

Legal Description: (a) Present - Plan 6, pt lot 895  
(b) Past - Lot 14, Con 8, Grantham

Built: Approx 1875

Present owner: [REDACTED]  
use: Residential

Original owner: Noah Phelps  
use: Residential

## HISTORY

Noah Phelps (1828-1900), the original owner of this house, was a prominent member of the well known Phelps family which had so much involvement with the development of the Welland Canal and subsequent growth of important canal industries. Noah Phelps was U. S. born and came to Canada in 1833 when his father Samuel Phelps brought his family to settle in Merritton and join another Phelps-- Oliver Phelps who had been the main contractor of the First Welland Canal and the Deep Cut at Port Robinson. By the age of 17, Noah held responsible positions in looking after the many business interest of his remarkable uncle. By 1870 Noah and his older brother Orson owned a lumber mill at Lock 8 (a site near the present Moffatt Street property). He was the leading organiser of the Lincoln Paper Mills in 1877, which later became Domtar Fine Papers Limited. He operated a blacksmith shop near Lock 11 in 1877 and he also had an interest in H. Patterson and Co. (1878), the firm which evolved into Hayes Steel. Orson and Noah owned ships which sailed Lake Erie and certainly by 1874, he was a man of substance in the community. He was also widely known throughout the province as a Methodist lay preacher and was the founder in 1859 of the Grimsby Camp Ground.

The land on which this house stands was transferred to the Phelps family in 1827 and came into Noah's possession in 1874 as having been part of his father's estate. An illustration of the "Res. of Noah Phelps, Merritton, Ont." on page 43 of the Historical Atlas of Lincoln and Welland (H.R. Page, 1876) shows a one-and-a-half storey house occupying the site of the present building. Evidence indicates that this house was demolished down to the ground floor framing, and the new house built on these foundations but extending about 20 feet further to the south. This dates the construction of the existing building at 1876 at the earliest.

Noah Phelps seems to have vacated the house by 1886 and he moved to Streetsville - where he died in 1900. The house remained in the Phelps family until 1914 when the Carmelite Sisters of Canada set up an orphanage for European refugee children during World War 1. The Sisters remained until 1928 and since then it has gone through many owners and has been subdivided for use as a multiple dwelling.



### DESCRIPTION

This two storey frame house is roughly rectangular in plan with an additional long, one storey wing to the rear. The original clapboard, covered for a time by composition sheet, has once more been exposed and is in fairly good condition.

The high, cross gabled roof is trimmed by boxed cornices with sloping soffitts; there is evidence of original cornice gutters here. The north gable still retains the highly carved, decorative bargeboard that once graced all the high gables.

Each facade is assymetrically arranged in the "picturesque" fashion. On the front (east) facade, although the second floor windows are evenly spaced, there is an off-centre gable above. At the ground floor, the entrance is to one side and there is a projecting, one storey, half-hexagon bay window about in the centre of the wall. On the south facade there is a matching bay window placed to one side. A narrowing in plan creates a northerly wing where there is a shallow, rectangular bay window at the ground floor.

The windows are of double hung wood sash; two lights over two. The top sash heads are segmentally arched. The window trim is quite unique, with a heavily moulded architrave and jamb casing with a distinctive flare at the top and bottoms. This piece is embellished with a flat moulding which follows its irregular outer profile as well as the arch of the sash at the head. This design has been carried out in all the main windows including those in the projecting semi-hexagon bays. There are also circular windows in the gables, lighting the attic above the second floor, and stained glass in the upper sash of the windows in the rectangular bay.

The wooden porch which once gave access to the front entrance has been removed. This entrance has been somewhat modified but there is clear evidence of original paired doors. There is a transom light with arched head and the whole opening is framed by a moulded architrave supported on brackets above each of the moulded jamb casings. The small flat roofs over the projecting bay

#### DESCRIPTION cont'd

windows are also projecting, moulded and supported on scroll brackets.

There is much surviving interior detail although the building has been altered when subdivided for apartments. The heavily moulded cast plaster cornices remain in the ground floor rooms. There is also a curving staircase from the entry vestibule to the second floor, with a very fine hardwood railing which the owners have recently restored.

#### DESIGNATION:

Designation of this structure would be a recognition of the important part that this family played in the development and growth of this area. Its situation - in a prominent location overlooking the Second Welland Canal and the valley where Noah Phelps operated his sawmill is a reminder of the earlier days in our history. The site is not likely to be encroached upon, nor its view impeded since it sits between Highway 406 and the green belt. The owners are very aware and much interested in the history of Noah Phelps and would like to restore the house to its original state. As such, they have requested designation as a necessary first step in pursuing possible grant funding to continue the restoration work which they have already begun.

#### REFERENCES

Phelps Genealogy file, St. Catharines Public Library

Merritton Centennial 1874- 1974

History of St. Paul's United Church

Historical Atlas of Lincoln and Welland (H.R. Page, 1876)