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APR 16 2014

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City of St. Catharines

Planning and Development 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)

REGISTERED MAIL

April 10, 2014

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

**Re: Designation of 28 St Paul Street
Under the Ontario Heritage Act
Our File No. 10.64.182**

Please be advised that City Council at its regular meeting of March 31, 2014, passed a By-law designating the above-noted property under the Ontario Heritage Act. A copy of By-law 2014-54 is attached for your records.

Please contact the writer at (905) 688-5601, extension 1710, if you have any questions.

Yours truly,

Handwritten signature of Kevin Blozowski in green ink.

 Kevin Blozowski
Planner I

Encl.

c.c. N. Auty, City Solicitor
B. Nistico-Dunk, City Clerk

CITY OF ST. CATHARINES

BY-LAW NO. 2014-54

A By-law to designate the property at 28 St. Paul Street to be of cultural heritage value or interest.

WHEREAS pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality is authorized to enact by-laws to designate property within the municipality to be of cultural heritage value or interest if the property meets the criteria prescribed by regulation, namely Ontario Regulation 9/06;

AND WHEREAS in accordance with the *Ontario Heritage Act*, the Council of The Corporation of the City of St. Catharines has consulted with the St. Catharines Heritage Committee regarding the designation of the property municipally known as 28 St. Paul Street;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property municipally known as 28 St. Paul Street is of cultural heritage value or interest by reason of the fact that although the actual date of construction for the building may never be determined with accuracy, historical maps and published eye witness recollections suggest that the core structure at this location was built by George Adams at some point between 1826 and 1834. The property was owned by the Honourable Robert Hamilton, William Hamilton Merritt and Samuel DeVeaux Woodruff, whom were all important figures in the history of St. Catharines and Niagara District;

AND WHEREAS the property municipally known as 28 St. Paul Street meets the criteria set out in Ontario Regulation 9/06, by reason of the fact that: the property is representative of a Victorian era commercial building, distinguished in this downtown location by its "boom town" front. The first and second storeys are comprised of the original core frame structure, and the third storey was added in the mid-1890s. Original frame structure clad in clapboard during the

nineteenth century, followed by roughcast in the 1930s. The three bay façade is accentuated with window treatment featuring wooden slipsills, shutters and pedimentally curved lintels. The sides of the façade are ornamented by quoins mimicking cut stone to provide a greater sense of grandeur. The building is capped with a medium pitched roof ornamented with a box cornice, frieze and brackets. A low centrally placed parapet adds height to the building without serving any particular structural purpose. With the exception of the ground floor lights and the addition of the quoins and parapet, this building has remained virtually unchanged for more than a century.

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owners of the property described in Schedule "A" hereto, municipally known as 28 St. Paul Street, and upon the Ontario Heritage Trust, notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having general circulation in the City of St. Catharines;

AND WHEREAS further reasons for the designation of the property municipally known as 28 St. Paul Street, including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines;

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

1. The property municipally known as 28 St. Paul Street and more particularly described as LT 18 CP PL 2 GRANTHAM; PT LT 19, 22 CP PL 2 GRANTHAM AS IN RO508298; S/T & T/W INTEREST IN RO254430; ST.CATHARINES, BEING ALL OF THE PIN 46218-0107(LT), is hereby designated to be of cultural heritage value or interest. The description of the Heritage Attributes of the subject property are outlined in Schedule "A" attached hereto.

2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property municipally known as 28 St. Paul Street, and more particularly described 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 property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

Read a first time this	<i>31st</i>	day of	<i>March</i>	2014.
Read a second time this	<i>31st</i>	day of	<i>March</i>	2014.
Read a third time and passed this	<i>31st</i>	day of	<i>March</i>	2014.


DEPUTY CLERK


MAYOR

SCHEDULE "A" TO BY-LAW NO. 2014-54

DESCRIPTION OF HERITAGE ATTRIBUTES OF 28 ST. PAUL STREET

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 28 St. Paul Street. It is broken down into two sections: the historical background of the property and the architectural merits of the building. A more detailed version of the research compiled by members of the St. Catharines Heritage Committee is also available for reference purposes.

Historical Background

Although the actual date of construction for this building may never be determined with accuracy, historical maps and published eye witness recollections suggest that the core structure at this location was built by George Adams at some point between 1826 and 1834. The property was owned by the Honorable Robert Hamilton, William Hamilton Merritt and Samuel DeVeaux Woodruff, whom were all important figures in the history of St. Catharines and Niagara District.

It was said to have been the dry goods store of Richard Fitzgerald in 1826, although that statement seems to be in error since that gentleman did not settle in St. Catharines as a merchant until the early 1840s. This property passed through the hands of several prominent local merchants, before it was acquired by Edward McArdle, a well-known grocer and baker within the city during the Victorian and early Edwardian periods.

Although several nearby stores and businesses were destroyed by fire in 1859, this frame building seems to have survived the conflagration perhaps being sheltered by the brick wall of the neighbouring building. It was noted many years later that it was the only original surviving building within the block.

The building was leased by Edward McArdle to various tenants, the most notable of whom was P.E.W. Moyer who published the St. Catharines *Times* newspaper at this location between 1870 and 1878. *Directories* show that the building stood vacant for a period during the mid-1890s, which may correspond to the period when it was renovated and the third floor was added. During the period between 1901 and 1940, this shop was used by a number of second hand goods merchants and furniture dealers. From 1940 until 1967, it was the home of Fred and Harley, who were cabinet makers and upholsterers. During the period between the 1970s and the 1990s, this building housed a variety of tenants including a hearing aid service, a karate studio, a bicycle shop, Classic Brass & Pine, and Country Living. Since 1999, it has been home to Verity.

Occupying the entire width of the lot, the building forms and important contribution to the established streetscape character of St. Paul Street.

Architectural Merits of 28 St. Paul Street

The building is representative of a Victorian era commercial building, distinguished in this downtown location by its "boom town" front. The first and second storeys are comprised of the original core frame structure, and the third storey was added in the mid-1890s. Original frame structure clad in clapboard during the nineteenth century, followed by roughcast in the 1930s

The three bay façade is accentuated with window treatment featuring wooden slipsills, shutters and pedimentally curved lintels. The sides of the façade are ornamented by quoins mimicking cut stone to provide a greater sense of grandeur.

The building is capped with a medium pitched roof ornamented with a box cornice, frieze and brackets. A low centrally placed parapet adds height to the building without serving any

particular structural purpose.

With the exception of the ground floor lights and the addition of the quoins and parapet, this building has remained virtually unchanged for more than a century.