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THE CORPORATION OF THE
CITY OF ST. CATHARINES

www.stcatharines.ca

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PLANNING SERVICES

September 21, 2010



REGISTERED MAIL

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

To Whomever This May Concern:

Re: **Designation of 134 Geneva Street
Under the Ontario Heritage Act
Our File No. 10.64.179**

Please be advised that City Council at its regular meeting of September 20, 2010, passed a By-law designating the above-noted property under the Ontario Heritage Act.

A copy of By-law 2010-255 is attached for your records.

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

Yours truly,


Kevin Blozowski
Planner I

Encl.


c.c. A. Poulin, City Solicitor
D. Carnegie, City Clerk

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CITY OF ST. CATHARINES

BY-LAW NO. 2010-155

A By-law to designate the property at 134 Geneva 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 134 Geneva Street;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property municipally known as 134 Geneva Street is of cultural heritage value or interest by reason of the fact that the house at 134 Geneva Street was constructed between 1876 and 1877 by local building contractor Timothy Sullivan and is considered a rare example of a structure that may be directly attributable to his workmanship and a fine example of a Victorian residence constructed during the fourth quarter of the nineteenth century with architectural features such as narrow sidelights that flank the main entrance, an arched transom with leaded glass above the main entrance and a wooden frieze which are typical of the Victorian style;

AND WHEREAS the property municipally known as 134 Geneva Street meets the criteria set out in Ontario Regulation 9/06;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owners of the property, municipally known as 134 Geneva Street, and more particularly described as Part Lot 3-4, Block A, CY Plan 36, formerly Grantham, being Part 1 on Reference Plan 30R7764, in the City of St. Catharines, being all of PIN 46262-0150 (LT); 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 134 Geneva Street, including a description of the heritage attributes of the property, are set forth in Schedule "A" attached 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 134 Geneva Street, in the City of St. Catharines, and more particularly described as Part Lot 3-4, Block A, CY Plan 36, formerly Grantham, being Part 1 on Reference Plan 30R7764, in the City of St. Catharines, being all of PIN 46262-0150 (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 134 Geneva Street, 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 20th day of September 2010.

Read a second time this 20th day of September 2010.

Read a third time and passed this 20th day of September 2010.


CLERK


MAYOR

Description of the Heritage Attributes of 134 Geneva Street.

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of the Foss house at 134 Geneva Street. It is broken down into two sections, the historical background of the property and the architectural merits of the house itself. A more detailed version of the research compiled by members of the Heritage Committee is also available for reference purposes.

Historical Background.

The study area property located at 134 Geneva Street contains a long history of land usage, which may be traced back in an unbroken chain for more than two centuries. This land passed through the hands of Robert Hamilton, who was one of the "founding fathers" of St. Catharines, and then to William Wiley (ca. 1780-1872) who was one of the prominent early inhabitants of Grantham Township.

Cartographic evidence showed that this property remained as part of the Wiley farm until the third quarter of the nineteenth century. The Wiley farm was surveyed for subdivision purposes in 1867, and the plan was modified in 1870. However the study area property was not built upon until 1875.

Historical *Directory* entries showed that this house was clearly constructed by Timothy Sullivan, a local building contractor, and it was standing by 1876-77. It is therefore a rare example of a structure that may be directly attributed to his workmanship. It was clearly depicted on the Gardiner map of the city published in 1880.

The footprint of the structure appears to have remained virtually unaltered since the time of its construction, with the exception of a few unobtrusive modern additions which do not impact upon the purely Victorian front facade.

The property has been in the possession of some long term owners, such as the Bullivant family (1879-1901) and the Farmer family (1912-1945). The building has been owner occupied from time to time, but it has also been home to a series of tenants. The structure is perhaps best recalled by many present day inhabitants of St. Catharines as the long-time dental offices of Dr. Goffin and Dr. McNab. It is at the present time home of City Councillor, Heather Foss.

Architectural Merits of 134 Geneva Street.

This house is a fine example of a Victorian residence constructed during the fourth quarter of the nineteenth century. It is not known whether the original builder designed this structure, or if the plan was selected from a design book. We do know that a very similar building, demolished in 1975, was located on Oakdale Avenue just south of Eastchester.

134 Geneva Street is a two storey, L-shaped building, which employed a Flemish stretcher bond in the red brick. The entire building fabric rests upon a sandstone foundation.

The four bay, gabled front façade of the structure contains rounded 2/2 wooden sash windows. The segmented arches contain tooled (bush hammered) limestone keystones. The windows rest upon similarly tooled limestone window sills, and the bay window to the right hand side of the front entry sits upon tooled limestone blocks. The upper storey of the house contains two unique dormers, which gives a distinctive character to the appearance of the building. It should be noted that the windows on the east side, or rear portion of the structure, differ from the other windows in the house.

The main entrance to the building contains narrow sidelights, wood paneled half way up, and the door is surmounted by an arched transom with leaded glass. There is an intact wood nailer for the front porch. The structure also contains a wooden frieze, and a tooled limestone plinth course.

There have been a few modern additions and modifications made to the structure. They do not, however, detract from the Victorian appearance of the building since they did not impact upon the front façade. These changes include a modern concrete porch with iron rails and roof, and a garage with projecting entrance on the north side of the structure.

This house is an imposing feature on the streetscape, being well situated on a corner lot and facing out onto one of the major arterial north-south roadways in the city. Its presence is balanced by, and in contrast with, the home on the opposite side of Geneva Street which is similarly situated on a corner lot. Together they form a visual "gateway" on the streetscape, leading the attention of the passerby towards some of the other older homes to the north. Architecturally, 134 Geneva Street also stands out in comparison with two other Victorian era brick structures in the immediate vicinity: ie, a more modest one story red brick residence a few doors to the north of Maple Street also on the east side of Geneva, and the large, former canning factory building on the opposite side of Geneva Street, which is now home to the Heritage Restaurant.

This house is worthy of designation on account of its historical associations, but more importantly due to its well preserved Victorian architectural features.