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City of St. Catharines

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REGISTERED MAIL

September 15, 2017

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

ONTARIO HERITAGE TRUST
SEP 15 2017
RECEIVED

**Re: Designation of 333 Main Street
St. Catharines
Under the Ontario Heritage Act
Our File No. 10.64.188**

Please be advised that City Council at its regular meeting of September 11, 2017, passed a By-law designating the above-noted property under the Ontario Heritage Act. A copy of By-law 2017-266 is attached for your records.

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

Yours truly,

K.W. Blozowski

Kevin Blozowski MCIP RPP

Heritage Planner

c.c. H. Salter, Interim Director of Legal and Clerks Services/City Solicitor
B. Nistico-Dunk, City Clerk

CITY OF ST. CATHARINES

BY-LAW NO. 2017-266

A By-law to designate the property at 333 Main 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 at 333 Main Street;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property at 333 Main Street is of cultural heritage value or interest;

AND WHEREAS the property at 333 Main 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 at 333 Main 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 reasons for the designation of the property at 333 Main 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 was 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 at 333 Main Street and more particularly described as Lot 38, Plan 30M129; Part Lots 35 and 37 Plan 30M129, Parts 3 and 4 30R4348; S/T LT 53888; City of St. Catharines, 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 at 333 Main 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 and passed this *11th* day of *September* 2017.



CLERK


MAYOR

SCHEDULE "A"

DESCRIPTION OF HERITAGE ATTRIBUTES OF 333 MAIN STREET

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 333 Main Street. A more detailed version of the research compiled by members of the St. Catharines Heritage Advisory Committee, is also available.

The main house, at 333 Main, is said to have been built in 1914, by the Blaikie family. It was designed by an (as yet) unidentified architect, during the period when Edwardian Classicism and the Prairie styles of architecture were in fashion. The house is a synthesis of both schools, and contains design features from both of these styles. It is a unique structure, and there are no known similar examples within the city of St. Catharines. The exterior of the building is worthy of designation based upon its historical and architectural significance.

Vintage photographs reveal that the core structure of the house remains virtually unchanged since the time of its construction. The exterior has been modified only slightly, with the addition of a bay window at the north-west corner of the ground floor sometime after 1938, and through the removal of the second story window shutters. A one story screened-in porch was added on the east side of the house which has no particular architectural merits or heritage value. The rear of the house contains a nearly seamless modern addition, which blends perfectly with the style of the original core structure.

Changes to the rear addition (interior and exterior) shall be permitted as part of the designation of the building.

The interior of the original house has remained largely unaltered, and contains nearly all of its original finishes and trim. Of particular interest are: the Arts and Crafts style staircase, the butler's pantry, the downstairs light fixture in the entrance foyer and the smaller crystal drop lighting fixture in the second floor hallway. These items would be difficult to replicate and would be worthy of interior designation.

The detached garage at the rear of 333 Main Street was built sometime after the main house, probably during the 1920s. This ancillary structure has little or no historical or architectural significance, and does not require designation. It is recommended that this building should be measured and photographed prior to the development of the site, in order to provide a historical record of it.

The one story screened-in sun-porch on the north side of the house is a much later addition, and has less architectural significance than the two story screened-in porches which are original to the house. This one story porch should be measured and photographed prior to the development of the site in order to provide a historical record of it.

The heritage attributes of the property at 333 Main Street include:

The front yard of the property (west side of the house) contains a low stone wall which projects into the front yard, and functions as a retaining wall. Cast iron rings were mounted into the top of the wall, which appear to have been hand-forged. They were used by visitors to the house and by family members as spots to tether or hitch their horses. It should be noted that a later owner of this property, George Duncan Newman, was a skilled horseman and founding member of the St. Catharines Horse Show. Efforts should be made to retain as much of this wall as possible.

The heritage attributes of the main building at 333 Main Street include:

"Hollydene" exhibits many features and design elements integral to "Edwardian Classicism" and the "Prairie Style" of architecture.

- -The exterior walls of this 2½ storey house retain their original rough-cast or stucco coating.
- -The façade or north facing side of the house contains a three bay, asymmetrical placement of its main entrance door and fenestration, which is nevertheless aesthetically and visually pleasing.
- Important design elements include:
 - -a hipped roof with wide over-hanging eaves;
 - -structural roof rafters which project beyond the walls but are protected beneath the eaves;
 - -original double hung 6/6 windows; original front door flanked by sidelights;
 - -a distinctive square columned front porch with a galvanized tin roof;
 - -original brick chimneys,
 - -a two storey screened-in sun porch or breezeway on the east side of the house.

The interior of the original core structure has retained many of its early twentieth century finishes which include:

- -original flooring, baseboards;
- -"Cross and Bible" doors with porcelain doorknobs;
- -door and window trim;
 - two fireplaces;
- -metal radiator covers;
- -1914 era light switches.

The most important original interior features include:

- -the "butler's pantry;"
- -the Arts and Crafts style staircase and stair railings;
- -the large alabaster light fixture in the main floor front entry foyer
- -a smaller light fixture with cut crystal drop pendants in the second floor hallway.
- Efforts should be taken to preserve these period, character enhancing elements.
- The property at 333 Main Street meets the criteria for design or physical value, for historical or associative value, and for its contextual value. It is therefore a "priority one" candidate for designation.