

3 St. David Street

Heritage Designation Report

Lindsay

LOT 1 LOT 2 LOT 3N KENT W ST;DAVID

September 2019



Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the *Ontario Heritage Act* R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any one of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 3 St. David Street fulfils the following criteria:

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

3 St. David Street is a typical example of a late Victorian gable front house. It displays the typical characteristics of this house type including its gable front, offset entrance and verandah.

ii. displays a high degree of craftsmanship or artistic merit:

The subject property does not display a high degree of craftsmanship or artistic merit.

iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

2. The property has historical or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

ii. yields, or has the potential to yield, information that contributed to an understanding of a community or culture:

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:

The builder and designer of the property are unknown.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The subject property supports the character of the surrounding area which is defined primarily by single family homes.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The subject property is historically linked to its some of the surrounding properties which are of a similar age.

iii. is a landmark.

The subject property is not a specific landmark.

Design and Physical Value

3 St. David Street is a typical example of a late Victorian gable front house. Constructed in the farmhouse style with a wide, wraparound verandah, it was likely constructed in the mid- to late 1870s. A house appears in this location in the 1875 Bird's Eye View map, which is probably this property. There were buildings on this property as of 1871 when insurance was put on buildings located there by then owner Joshua Johnston although they may have been other, older structures.

The subject property is constructed in a fundamentally vernacular style which became popular in the mid-nineteenth century and used frequently in Ontario into the early twentieth century. In general, this structural type, generally referred to as Victorian, incorporates a range of both Classical and Gothic motifs, depending on the size and ornateness of the property. This particular house is representative of a type of house that was constructed generally for middle and working class people within this style. This type of house was one-and-a-half storeys constructed on a rectangular plan with a gable roof and front gable. Generally, it also included a one storey rear or side addition which, historically, often housed a kitchen as well as a verandah, either on one side, as was more common on town lots, or a wraparound verandah which was more common when this structural type was used as a farmhouse. These structures often contained a range of different types of decoration depending on the preferences of the owner and builder which could include decorative bargeboard, finials, or transom windows.

3 St. David Street is a basic example of this style with limited decorative elements and which follows the standard rectangular plan. It includes the typical gable roof, offset entrance with transom and rear addition of this house type. The front arrangements of windows in this house is unusual: the two upper storey windows on the front elevation are standard, but the paired lower storey windows are not. These, however, are shown on the 1875 Bird's Eye View map. The house also retains a wraparound verandah, although the 1875 image of this structure shows a verandah only on the south elevation, indicating that this particular feature was changed and added to after that time. The house also retains a rear addition, which may or may not be the original. Several rear additions are shown in the 1875 map, likely housing a kitchen and storage shed. Additions such as these were often changed and modified throughout the history of a property and change to these parts of the structure is not unusual.

The subject property retains a number of other physical elements which contribute to the historic character of the property. These include the split rail fence along the south and east side of the property and the historic trees throughout the property.

Historical and Associative Value

3 St. David Street has historical and associative value as part of the nineteenth century development of the town of Lindsay. In particular, the property has association with Purdy's Mill, which was important in the early industrial development of the town, and with several residents of the house who made important contributions to the local community in the late nineteenth and early twentieth centuries.

After the development of the area into streets and lots, the subject property passed through a number of different owners, for various lengths of time. A number of these owners have importance within the community, notably for their role in the development of various businesses in the town. For example, between the 1870s and 1890s, the house was owned and occupied by William Foley and his family. Along with his brothers, Foley ran the first hardware store in Lindsay. They had arrived prior to the 1861 fire and their hardware store had grown and developed throughout the late nineteenth century.

The property has specific connections to the Sadler family through William Walker Sadler, who purchased the property in 1895 and whose family occupied the house well after his death until 1954. Sadler was born in 1854, the son of mill owner Thomas Sadler and Sarah Ann Needler. The family was prominent in Lindsay because of its role in the mill business and Thomas Sadler a leading businessman in the community William Walker Sadler also worked in this business with his father but is most well-known as the owner of the steamboat, the *Greyhound* (later *Kathleen*).

In the late nineteenth century, steamboats were an important part of the Lindsay landscape, as a key mode of transport along the Scugog River and around the lakes. By the late nineteenth century, it was a profitable and popular business with numerous steamboats travelling along the river and transporting people to the lakes and communities to the north. Sadler's father had first entered into the steamboat business himself with the construction of the *Alice-Ethel* in 1886. The *Greyhound* was constructed in 1894 and was intended to be a vessel with a higher passenger capacity and that could move at faster speeds. By the end of the century, it had become known as a fast vessel and remained in operating until 1904; the following year, it was completely renovated and the renamed the *Kathleen*. The *Kathleen* operated until 1909 when it was struck by lightning and burned in Sturgeon Point; it was once of the last large passenger steamers operating out of Lindsay at that time. Sadler himself was well known as it owner and a prominent member of the local business community. He was also recognized at the time as the owner of the first automobile in Lindsay.

The property also has historic connections with the local Italian community. In 1954, it was purchased by Giuseppe (Joe) and Antonia Lamantia who owned the property until 1992. Italian immigrants had arrived in Lindsay beginning in the 1920s and the Lamantia family has established their first grocery store, Central Fruit Market, on Kent Street in 1928. The business stayed in their family throughout the twentieth century and still operates in Lindsay today as LaMantia's Country Market. The family is an important part of the local Italian community and has historical connections with this property.

Contextual Value

3 St. David Street has some contextual value as part of a residential neighbourhood in Lindsay which is comprised primarily of single family homes. Some of the surroundings properties also have historic value and are of a similar age and style of the subject property. The neighbourhood, as a whole, is located on the former Purdy property and was divided into lots and streets shortly after the incorporation of the Town of Lindsay in 1857.

A number of properties, including the subject property, were constructed on this land in the late nineteenth century as this area of the town developed and are still extant. The Bird's Eye View map of 1875, for example, shows two nearby properties, at 4 Riverview Road and 12 St. David Street, as well as a number of other properties along King and Queen Streets which still survive. The current neighbourhood, particularly along Riverview Road and the section of St. David Street along which the subject property is located, has evolved throughout the nineteenth and twentieth centuries and does not present an intact historic streetscape as there are structures of many different types and ages in the surrounding areas. While the property is known in the local neighbourhood, it is not a specific landmark in the community.

Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the *Ontario Heritage Act*.

Short Statement of Reasons for Designation

3 St. David Street is a typical example of a late Victorian gable front house. Likely constructed in the mid-1870s, the property displays the standard characteristics of this type of house including the front facing gable, an offset entrance, two windows on the upper storey of the house, and a verandah. The property's primary significance lies in its historical associations with members of the Lindsay community and the development of the town in the late nineteenth century.

Originally part of the Purdy property, its later occupants include: Joseph Foley, the owner of the first hardware store in Lindsay; William Walker Sadler, son of mill owner Thomas Sadler and the owner of the steamboat the *Greyhound*; and the Lamantia family, one of Lindsay's early and most prominent Italian families who began their local grocery store in 1928. This history of occupants includes many people who were important to the development of Lindsay's local business community.

Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

- One and a half storey construction
- Red brick
- Gable roof
- Wrap around verandah
- Offset entrance with transom
- Fenestration