

YATES STREET AND AREA
HERITAGE CONSERVATION
DISTRICT STUDY
BACKGROUND REPORT

PREPARED BY

THE CITY OF ST. CATHARINE'S
PLANNING DEPARTMENT

MAY, 1994

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1.0 INTRODUCTION

1.0 **INTRODUCTION**

1.1 **ORIGINS**

In 1986, the Yates-Ontario Residents Association contacted the Local Architectural Conservation Advisory Committee (L.A.C.A.C.) requesting that the area be designated as an heritage conservation district. At that time the Queen Street area was already being studied for potential designation. In February of 1991, Council confirmed the Planning Department's priorities for areas requiring further study. At that time Yates Street was identified as the next potential heritage conservation district once work on the designation of Queen Street was completed. Queen Street and environs received final approval as a heritage conservation district in July, 1992.

On June 14, 1993, subsequent to two public meetings with area residents (January 26 and March 2, 1993), Council defined the Yates Street area for study as a possible heritage conservation district pursuant to the Ontario Heritage Act. Further, that a review of non-residential uses currently permitted "as of right" within the area also be undertaken as part of the study.

1.2 **BACKGROUND**

The Ontario Heritage Act (Part 5) enables a municipality to designate a defined area(s) within its boundaries as a heritage conservation district(s). It has become conventional practice to study an area prior to designation as a conservation

district in order to identify the heritage attributes and character of the area and to delineate the prospective district. The Ministry of Culture, Tourism and Recreation, which administers the Ontario Heritage Act has advised in published guidelines that this process is preferred.

In providing a framework for describing, assessing and defining area character, the guidelines state that;

"A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way that an individual property is valuable to that community.

A district ... may have architectural, historical, scenic or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings." (Ontario's Heritage Conservation District Guidelines, 1992, p.11)

The district study process is divided into two major components; a background report (this document) detailing the architectural, historical, landscape, planning context of the area as well as recommending district boundaries; and a district plan containing policies, guidelines, and recommendations regarding the future of the district once designated. It is understood that further public consultation will be undertaken prior to preparing a plan for the area and recommending

designation to City Council.

1.3 PURPOSE OF THIS REPORT

The Ontario Heritage Act (Section 40) allows a municipality to examine potential heritage conservation districts prior to their designation by municipal by-law. Further, in the required Ontario Municipal Board (OMB) hearing to approve the by-law under Section 41 of the Act, the OMB must enquire into the merits of the application made by the municipality.

This background report details the heritage attributes of the Yates Street and environs study area and examines;

- the historical growth and evolution of this area within the local and regional context of St. Catharines (Section 2);
- the visual and contextual character of the area with emphasis on the streetscape and landscape elements primarily in the public domain (Section 3);
- planning policies affecting the area with particular emphasis on reviewing non-residential uses permitted "as of right" by the zoning by-law (Section 4);

- the heritage building stock within the neighbourhood and their architectural attributes and historical associations (Section 6);
- a prospective heritage conservation district boundary, delineating that area of particular heritage significance (Section 5);

An account of public meetings to date is provided in Appendix 1.

Although the main purpose of this report is to provide reasons for designating the Yates Street area as a heritage conservation district, the background material also serves as a basis for the preparation of the heritage conservation district plan (i.e. once the significant features of the area are identified, measures for their conservation can be put in place).

Once an area has been examined and a designating by-law approved by the OMB, any changes to the built environment within a heritage conservation district require a Council approved permit.

The Ontario Heritage Act does not specify what matters should be taken into account by Council when considering a district permit. It has become conventional practice, however, in the heritage conservation district designation process to prepare and adopt "a district plan" which will assist in the assessment of what is appropriate physical change within the district and suggest ways to enhance the landscape and overall contextual qualities.

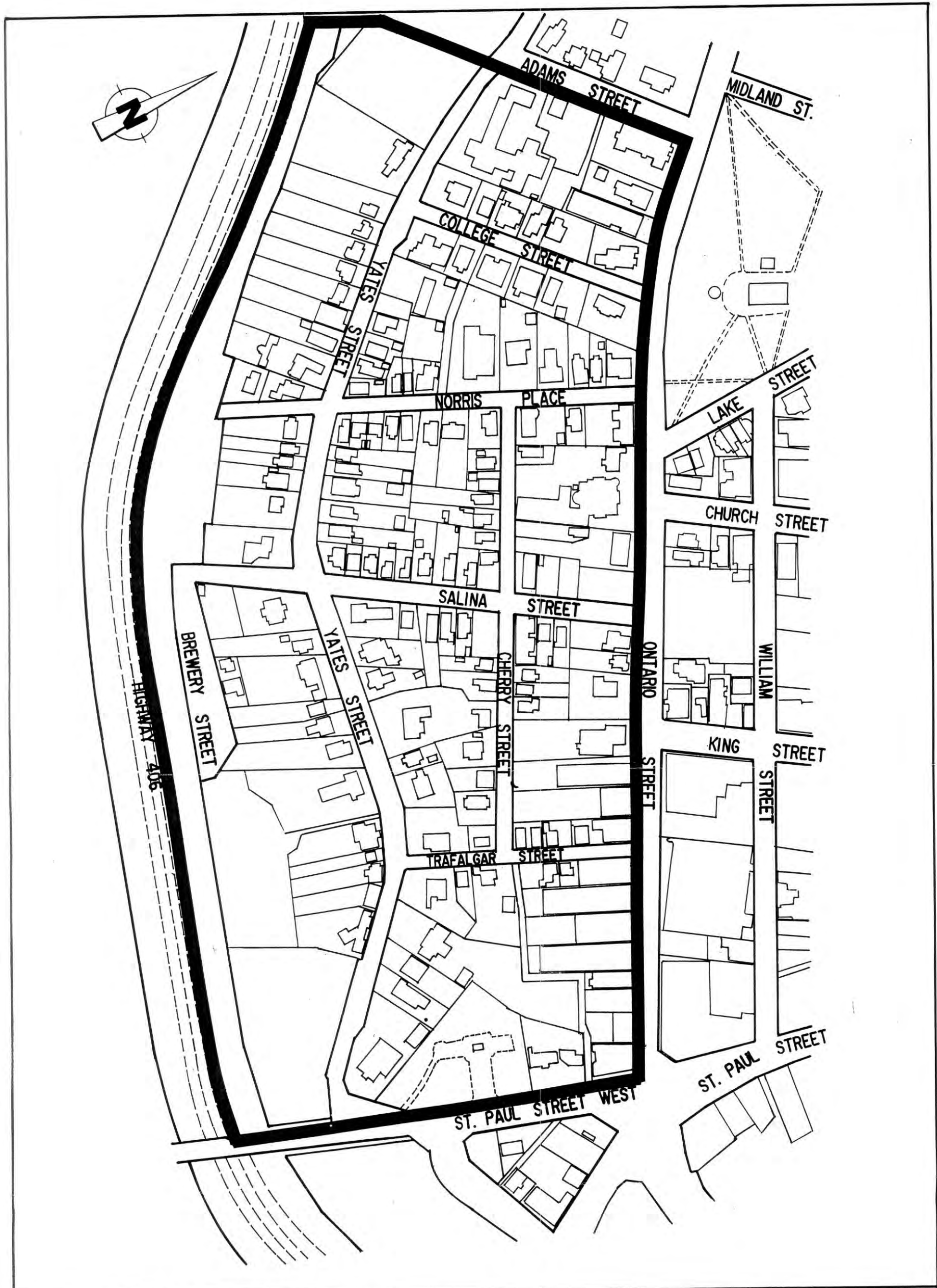
A district plan for the Yates Street area will be prepared once the proposed designation is presented to area residents and feedback is obtained.

1.4 FORMAT OF THIS REPORT

The heritage conservation district background report is divided into two parts. Part One contains analysis of the historical, architectural, landscape and planning context of the study area, as well as rationale for the proposed district boundary. Part Two contains a detailed, illustrated, inventory of the building stock within the area. The format is similar to the approach taken with the Queen Street Study.

1.5 THE STUDY AREA

The area under review is comprised of; Ontario Street to the north; St. Paul Street West to the east; the Highway 406 right-of-way to the south; and Adams Street to the west. (See the accompanying map.)



**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY**

STUDY AREA



2.0 HISTORICAL BACKGROUND

2.0 HISTORICAL BACKGROUND

2.1 Origin

Prior to European settlement, it is believed that the site of St. Catharines was one of the most heavily populated Indian encampments in North America. Settlement by Europeans was not to begin until after the American Revolution when Loyalists, who had wished to remain under the British crown, began to immigrate to the Niagara Peninsula in large numbers. Approximately 3000 Loyalists were thought to have crossed the Niagara River before 1790.

The land grants in the Niagara Peninsula offered particular advantages to settlers. The area was highly accessible by the permanent streams that connect to the Niagara River, and by the existing compliment of Indian trails. Since the vast majority of immigrants had been farmers, the easily worked and well drained soils of the peninsula were desirable. The site of present day St. Catharines, at a narrow in the tributaries, offered the settlers the potential to market their products to the nearby military outposts in the east.

2.2 Pioneer Period (1780-1812)

Settlement of the community that was to be known as St. Catharines began in the year 1790 when two Loyalists settled on opposite banks of a creek located 12 miles from the headwaters of the Niagara River. The family names of the settlers were Hainer and Dettrick. Their farms were located near the streets so named in St. Catharines today.

A full scale township survey of the northern portion of the Niagara Peninsula was undertaken from 1787 to 1789 and subsequent land grants were made available by royal proclamation.

Queenston merchant, Robert Hamilton, held the title to the lands that now comprise the greater part of the commercial core, and it was the name of his wife that the city now bears.

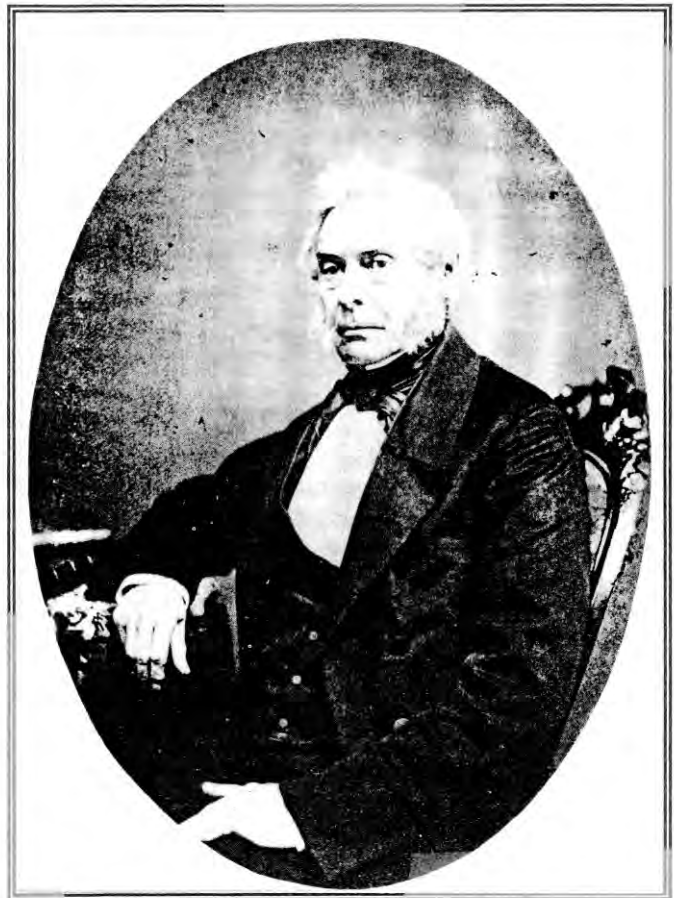
In 1796 the inhabitants of St. Catharines, then known as "The Twelve" completed the construction of a church on two acres of land donated by Robert Hamilton. In the following year the first tavern was opened by Mr. Thomas Adams, (a street named after whom, is found within the Yates Street Study Area). In only a short period of time the tavern was purchased by of Mr. Paul Shipman whose christian name is to be found as St. Paul Street. His inn gained a considerable reputation as an important meeting place in the community, and as traffic increased to and from Niagara-on-the-Lake, it became a resting point on the stage coach route. The small settlement soon became known as Shipman's Corners.

Land in the area was being cleared, fenced and farmed at an ever increasing rate. The response to the increasing production of grain and lumber was the establishment of grist and saw mills along twelve mile creek. However, Shipman's Corners was to display little that was different from most other river bank settlements until the War of 1812.

2.3 The Formative Years (1812-1824)

The social and economic situation of St. Catharines would be dramatically changed by the war of 1812. Widespread destruction had occurred along the Niagara Peninsula and, although it had reached as far inland as St. Davids, the settlement at Shipman's Corners was relatively unscathed. As a result its mills were in constant demand. Migration to the area was compounded by a general reluctance to rebuild along the frontier closest to the American border because of its vulnerability to further aggression.

One individual to relocate at Shipman's Corners was William Hamilton Merritt. He opened a wharf and became involved in the construction and operation of several lumber and grist mills along Twelve Mile Creek. While digging the foundation for one such mill, Salt springs were discovered on the north bank of the river below the former bridge, at the foot of present day Salina Street. The springs gave the village a reputation as a health resort, leading to subsequent tourism and the establishment of a drug store and mineral water factory. The wealth of mill facilities at Shipman's



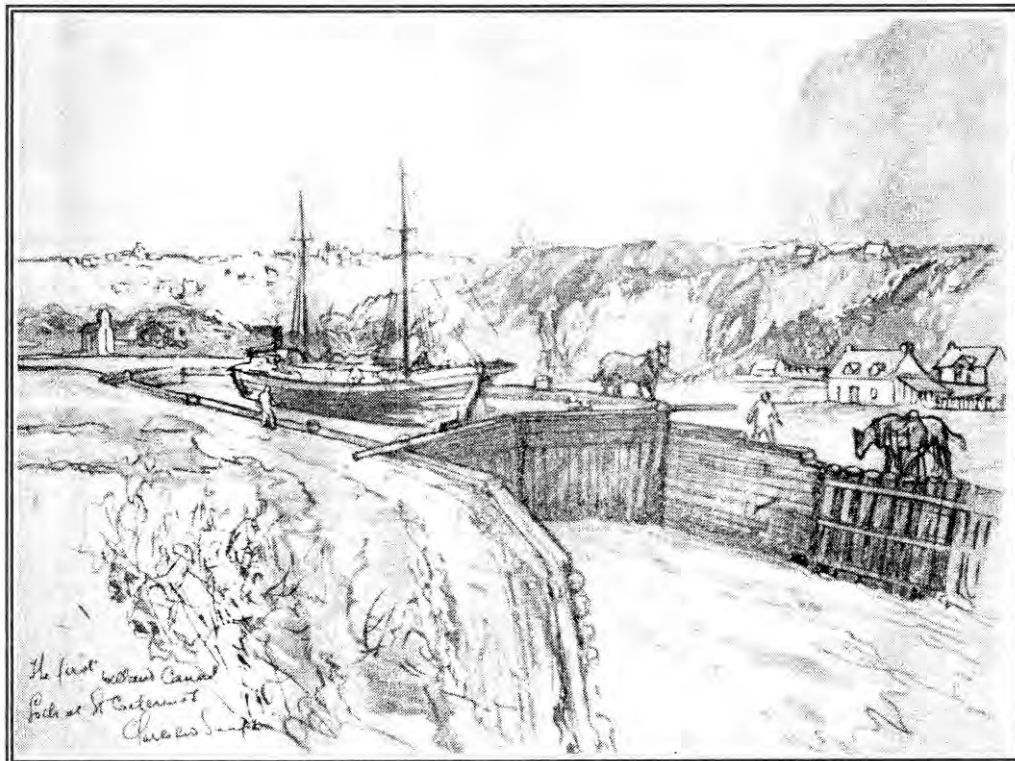
The Honorable William Hamilton Merritt
circa 1860

source: Bassett, John M. and Petrie, A.R. William Hamilton Merritt.

Corners made it the principle milling site in the eastern Niagara Peninsula.

2.4 The Welland Canal (1824-1830)

As the land was cleared and settlement advanced, water supply in the creeks diminished, reducing the flow to the mills which had been built on the banks. William Merritt, in search of a better water supply for his mills devised a plan for a canal system that would link Lake Erie and Lake Ontario. In 1824 Merritt formed the Welland Canal Company. Overcoming engineering, construction and financial difficulties the Welland Canal was completed in 1829.

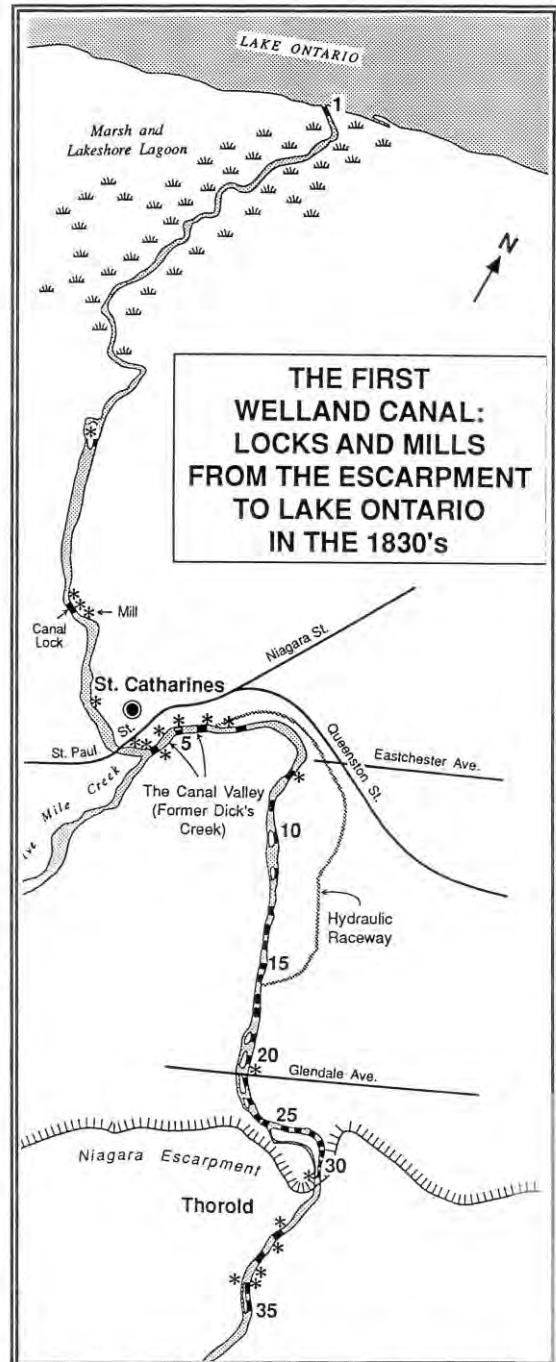


Lock at St. Catharines on the first Welland Canal.
source: Bassett, John M. and Petrie, A.R. William Hamilton Merritt.

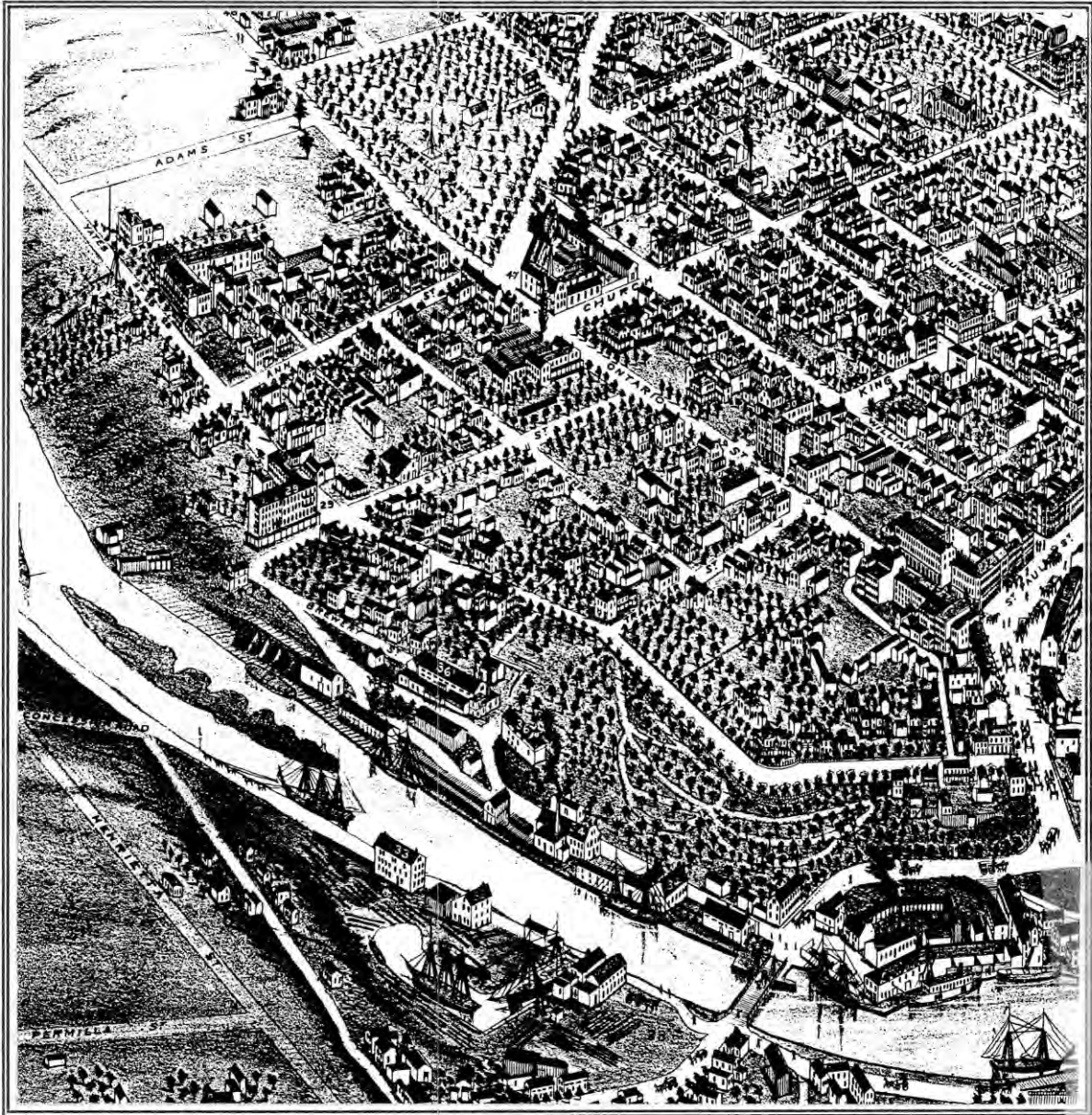
John B. Yates, a financier and speculator from Chittenango, New York was a personal friend of William Hamilton Merritt. He was one of the principal investors in the Welland Canal making the initial construction possible with his extensive purchase of stock. He also took a personal interest in the project, assisting Merritt in gathering financial support throughout Canada and the United States. The village named a street after him in recognition of his sizable investment and personal interest in the community.

Construction of the Canal offered local industries a more efficient transportation alternative to existing overland roads. The advantage of the canal gave rise to numerous new industrial ventures as well as the relocation of many companies to the St. Catharines area. The Shickluna Shipyards, St. Catharines Wheel Works, Taylor and Bate Brewery and the Welland Canal Mills were among such

industries that located in the community. The owners and operators of these enterprises would reside on Yates Street. By the late 1830's the Village of St. Catharines was the most important industrial centre on the navigable waterway that connected Lake Erie and Lake Ontario.



Influence of the Welland Canal on mill development along its hydraulic raceway. source: Jackson, J. N. and Wilson, S. *St. Catharines Canada's Canal City*.



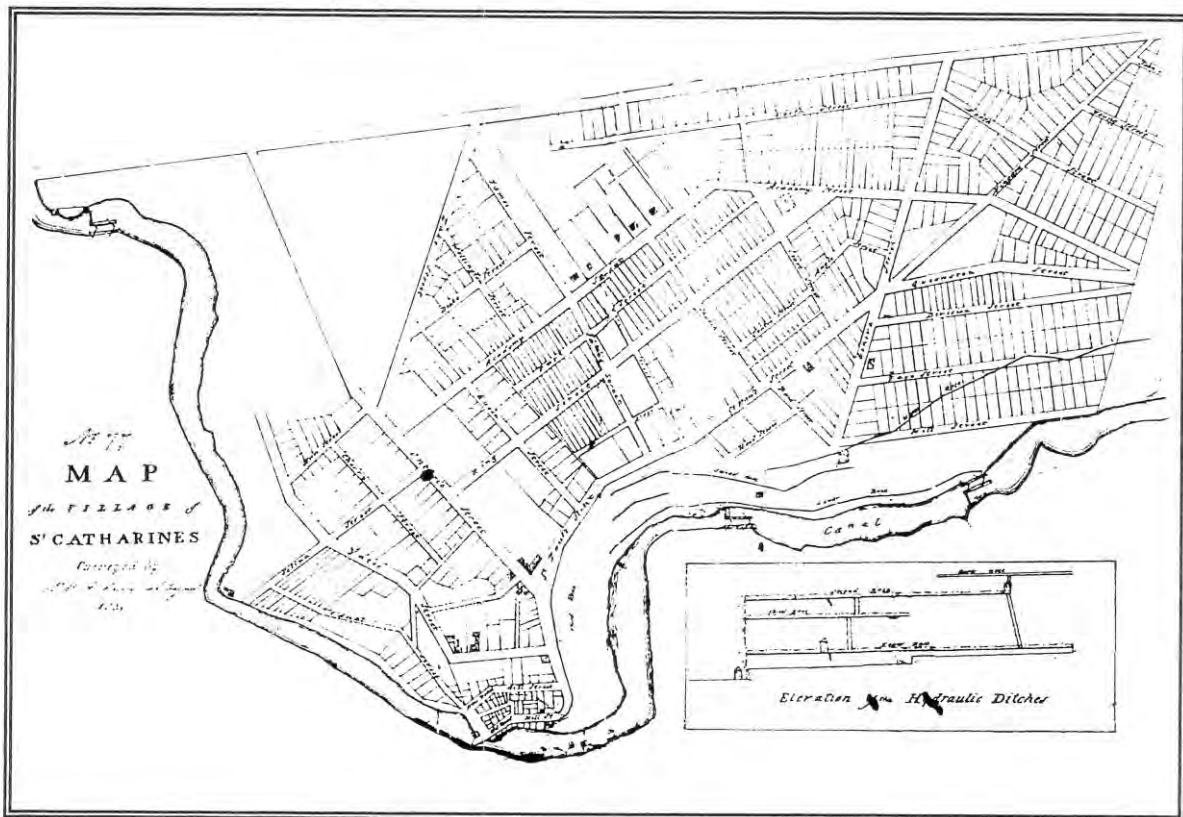
Yates Street, 1875

Buildings identified: Springbank Hotel (28), Stephenson House (29), Shicluna's Ship Yard (33), St. Catharines Wheel Works (34), Taylor & Bates' Brewery (36)

2.5 Urban Development (1840-1850)

Following the opening of the Welland Canal changes to the urban form and character of St. Catharines took place. A new pattern of roads emerged, emphasizing the junction of St. Paul and Ontario Streets as its core.

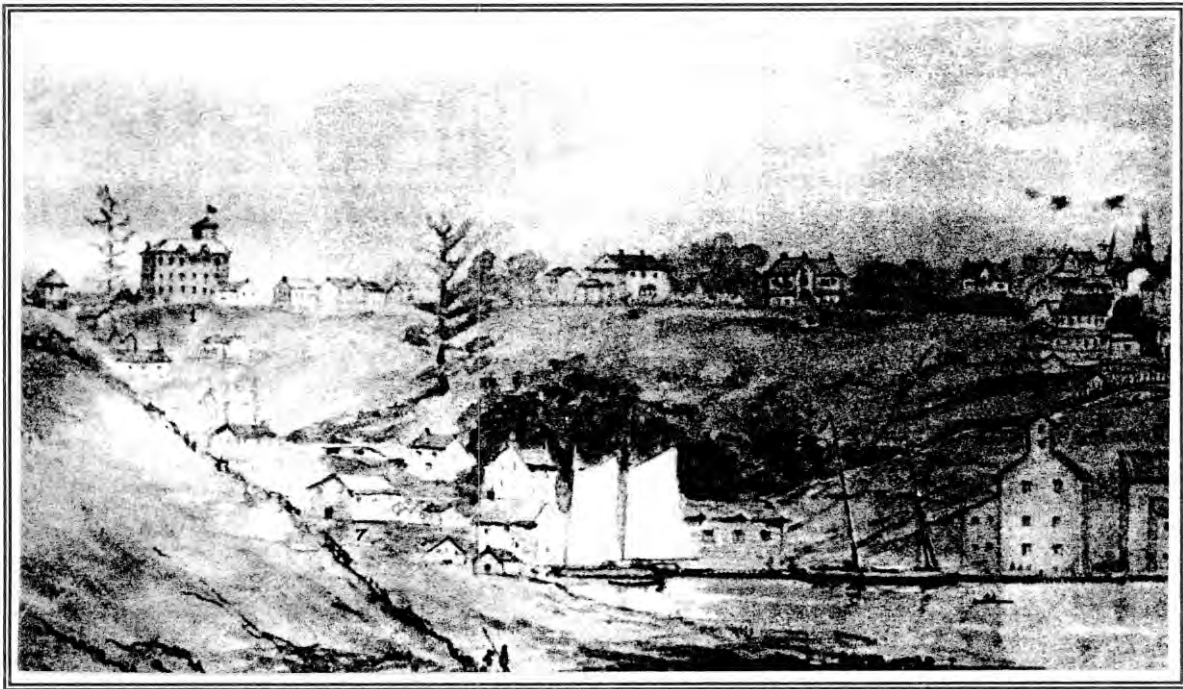
Given the need for access to the salt works, mills, canal and locks, Salina and Canal (later Brewery) Streets were constructed. Salina Street provided a new approach to the Twelve Mile Creek valley from Ontario Street, and Canal Street followed the northern bank of the canal to where the swing bridge crossed from St. Paul Street.



Robert Maingy's survey of the village of St. Catharines, 1836.

Note that brewery Street had been named Canal Street and Norris Street had been previously known as Ann Street.
Source: Jackson, J. N. and Wilson, S. St Catharines Canada's Canal City.

Cherry Street was constructed between Yates and Ontario Streets, opening opportunities for residential development in this area. The proximity of Yates, Salina and Cherry Streets to the bustling industrial activity of the valley below, prompted employers and employees alike to locate their homes in this section of town. Cherry and Salina Streets developed as home to the working class. Yates Street and area continued to develop as a quiet, affluent residential neighbourhood. It was the home of many prominent citizens including William Hamilton Merritt, James Taylor and Thomas Bate of the Bate and Taylor Brewery, Dr. William Chace founder of the Stephenson House Hotel and Calvin Brown who was the first mayor of St. Catharines.



Yates Street, circa 1850. From left to right, Stephenson House, W.H. Merritt's home, Dr. Mack's home.
source: Jackson, J. N. and Wilson, S. [St. Catharines Canada's Canal City](#).

2.6 The Spas (1855-1890)

From the 1860's to the 1890's, St. Catharines became internationally renowned for the "healing waters" offered by its three spas, two of which were located on Yates Street. The Stephenson House, the first spa resort, opened on Yates in 1855. The Welland House on Ontario Street opened in 1856, and the Springbank Hotel opened on Yates Street in 1865. These were upper income resort hotels that drew great numbers of wealthy people from across Canada and the United States to St. Catharines and Yates Street.

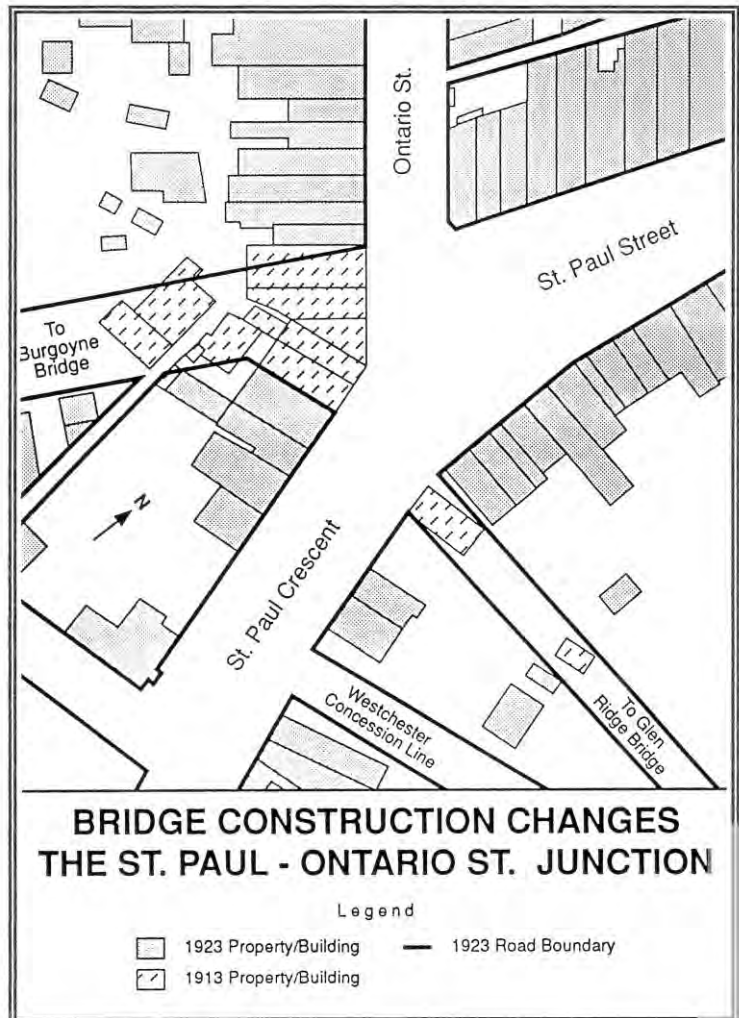
2.7 Industrial Decline (1890-1910)

While industry began to locate elsewhere in St. Catharines by the 1890's, it started to decline in the Twelve Mile Creek valley. The construction of the Third Welland Canal, completed in 1887, followed a route to the north-east of this area. The water power supplied by the Twelve Mile Creek was rapidly being replaced by the electrical power of the DeCew and Niagara Falls power plants. The requirements of industry began to change. New industries required large, open sites for one-storey buildings and direct access to rail facilities.

2.8 Burgoyne and Glenridge Bridges

In 1914, the automobile was becoming a viable means of transportation and the Burgoyne and Glenridge Bridges were constructed to permit easier movement to the western and southern sections of St. Catharines.

The Burgoyne Bridge had a direct physical effect on the Yates Street area, as it resulted in the expropriation of residential properties from the eastern end of Yates Street and from Merritt gardens on the west side of the street. Businesses on Ontario and St. Paul Streets were eliminated together with industrial buildings on both sides of the Twelve Mile Creek valley. The construction of this bridge created the framework for the present layout of Yates Street, with the former home of William Hamilton Merritt dominating the corner of Yates and St. Paul Streets.



The Burgoyne bridge formed the present configuration of Yates Street.
source: Jackson, J.N. and Wilson, S. St. Catharines Canada's Canal City.

2.9 Conclusion

The development of the Yates Street area was directly related to its close proximity to the Twelve Mile Creek and Welland Canal. The water power potential of the Twelve Mile Creek attracted mills to St. Catharines making it the most important milling centre in the area. The opening of the Welland Canal, brought new industry to the area, offering more water power and a better transportation route. The location of Yates Street, which overlooked the Twelve Mile Creek valley and the industrial activity located there, attracted many prominent citizens to build their homes there. The area was home to merchants, industrialists, politicians and other community leaders. There are strong linkages between the street and William Hamilton Merritt, who was instrumental in the development of St. Catharines. He was the original owner of the land upon which the street is situated and had his estate there. Although the area has changed over the years, many of the original homes remain. Conservation of this area plays an essential part in understanding the people and events that have contributed to the development of the City of St. Catharines.

3.0 LANDSCAPE STREETSCAPE ASSESSMENT

3.0 LANDSCAPE/STREETSCAPE ASSESSMENT

3.1 BACKGROUND

The assessment of the overall character of the Yates Street Study Area is based on an inventory and analysis of several elements. Some, such as significant paths, focal points, views, and edges, show us the "big picture", or general physical function and context of the area. Others, such as detailing of streetscapes (eg. trees, boulevards) and building scale and setback are more specific. The landscape/streetscape assessment evaluates the negative features within the area and identifies where improvements are needed to overcome specific deficiencies (for example, lack of street trees in certain locations). It also identifies the positive visual features in the area in order to both assist in delineating a proposed district boundary and to ensure that future changes, whether undertaken by private property owners or public agencies, respect and enhance these features.

3.2 FORM ELEMENTS OF THE AREA

The form elements shown graphically and referred to in the following sections of this chapter create an image of the area and how it relates to the City.

These elements are defined as follows:

Pedestrian Paths - These are the channels along which one moves. They may be streets, walkways or transit lines. For most people, these are the predominant elements in their image. It is along these paths that other elements are arranged and related.

Significant Views/Vistas - A view is a close distance visual survey of buildings or space (eg. from Yates Street to Merritt House at the corner of St. Paul Street). A vista is the long shot (eg. across Burgoyne Bridge to Yates Street).

Focal Points/Nodes - These are specific locations or concentrations of activities that draw attention. They can be convergences of paths, gateways or landmarks. (eg. corner of Yates Street/Salina Street)

Edges - These are linear elements not generally considered as paths. They can be boundaries, walls, or breaks in continuity. They define areas (eg. the 406 right-of-way is a definite visual and physical edge. Changes in land use can also be considered as edges.

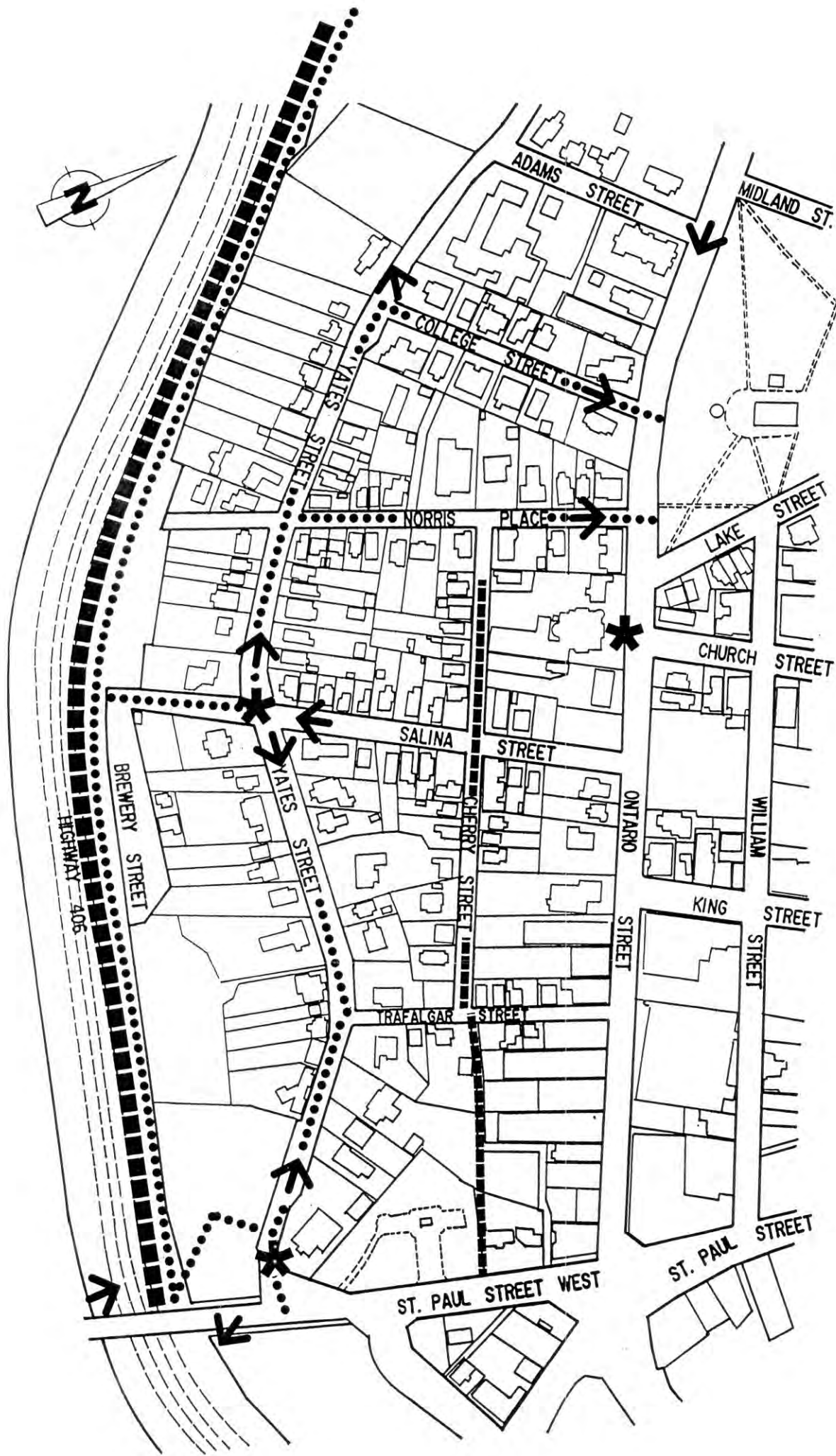
3.3 LANDSCAPE/STREETSCAPE ELEMENTS

These are the building blocks that, together contribute to creating the form elements referred to in Section 3.2. They include street furniture, pavement widths, lighting, signage, trees, boulevards, overhead wires, fencing, and vacant spaces, among other matters.

3.4 THE STREETS

3.4.1 Yates Street (St. Paul Street to Adams Street)

Yates Street is the core of the study area. The properties are well maintained with a variety of modern front lawn landscapes and shrub foundation plantings. The boulevard is wide and grassed for the most part with many mature trees of various varieties, including sugar and silver maple, horse chestnut, london plane tree, norway maple, and black locust. Some of the larger trees, especially the silver maples, require attention (i.e. prune or replace). The pavement width is relatively wide and accommodates parking on the south side of the street.



YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT STUDY

FORM ELEMENTS OF THE AREA

PEDESTRIAN PATHS



SIGNIFICANT VIEWS/VISTAS



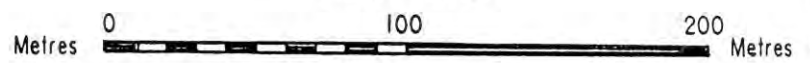
FOCAL POINTS/NODES



EDGES
Major
Minor

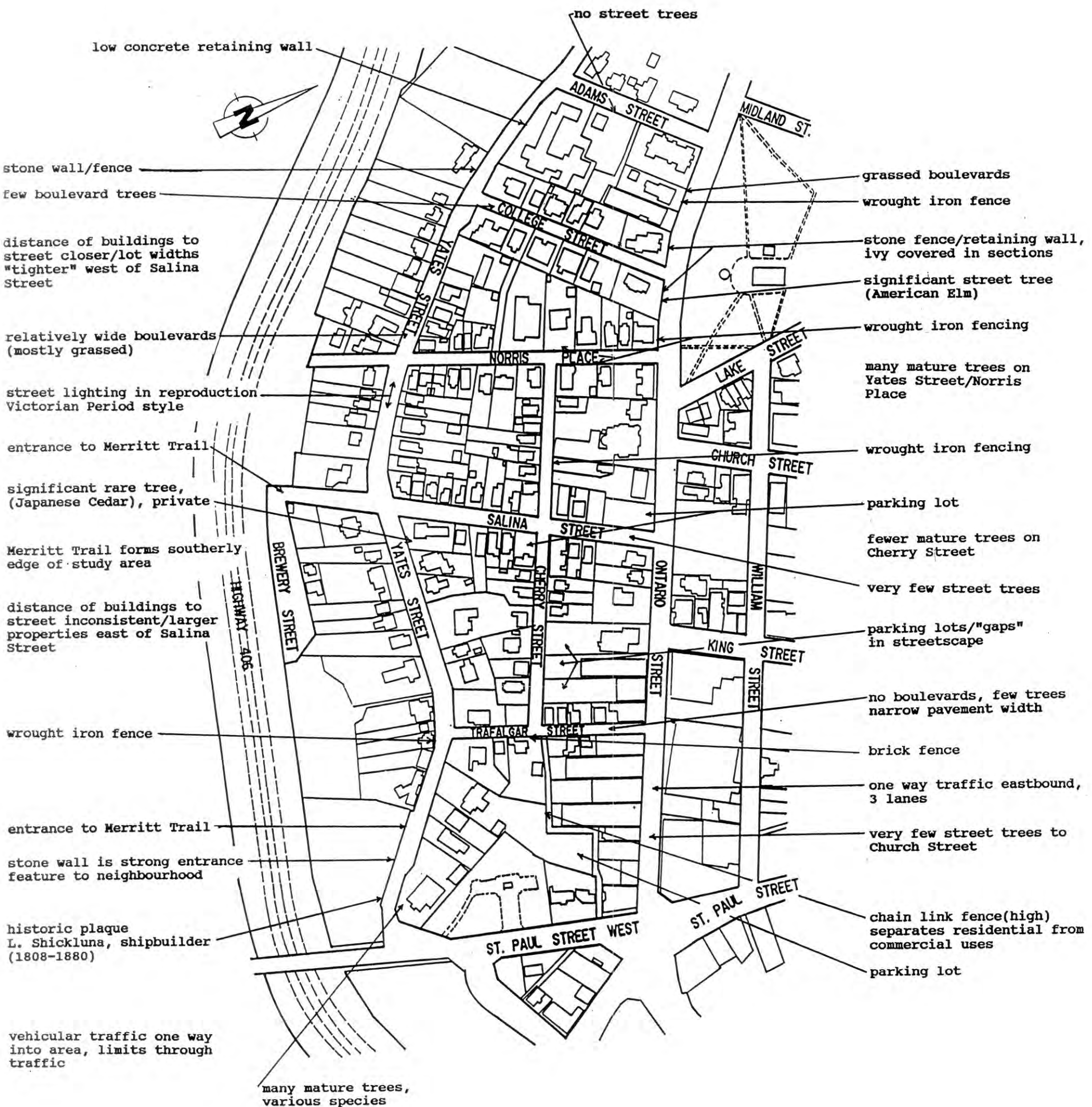


SCALE 1:2500



CITY OF ST. CATHARINES, PLANNING DEPARTMENT

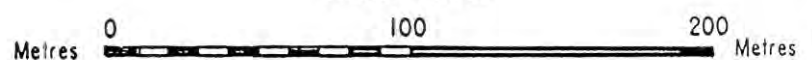
FEBRUARY, 1994



YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT STUDY

LANDSCAPE/STREETScape ANALYSIS

SCALE 1:2500



CITY OF ST. CATHARINES, PLANNING DEPARTMENT

FEBRUARY, 1994

Views into and within Yates Street are also significant. Specifically, that of the former Merritt Home on the corner of St. Paul Street and Yates Street. This is a strong entrance point to the neighbourhood, highlighted by both the building itself as well as a stonewall on the south side of the street. From within, this corner is a visual termination to the street which helps to establish a boundary to the area and reinforces the self-contained quality of the Street. The intersection of Yates Street and Salina Street is also a focal point, with an expansive view of Twelve Mile Creek and as an entry point to the Merritt Trail. Further west, the corner of College Street and Yates Street is on somewhat of a plateau, with Yates Street sloping downward past this point.

Yates Street is also a popular and well-travelled pedestrian pathway. The mature treescape, limited vehicular traffic and eclectic nature of the architecture make it a natural destination and route.

The buildings are primarily 2 to 2 1/2 storey residences with varying lot shapes and sizes. The distance of the buildings to the street are closer and lot widths narrower west of Salina Street. Properties tend to be larger east of Salina Street with less regularity in the setback from the street.

One of the more interesting features of the street is the lighting, which is in reproduction Victorian period styling. The black lamp standards provide lighting in a subtle fashion. With respect to the overhead wires which

alternate between the north and south side of the street, they are hidden for the most part by the large trees. This is important in preserving and strengthening the visual character of the street.

3.4.2 Trafalgar Street (Yates Street to Ontario Street)

Trafalgar Street is characterized by very narrow pavement widths and a lack of boulevards and street trees. The sidewalk on the east side of the street is also quite narrow (under 4 feet). There is an unusual brick fence, which forms an entrance courtyard for the property across from Cherry Street, beside Ontario Lane. The buildings are almost exclusively 2 storeys in height, with a relatively consistent setback to the street.

3.4.3 Salina Street (Yates Street to Ontario Street)

To Cherry Street, Salina Street has many of the same elements that create a strong positive image on Yates Street (i.e. wide boulevards, mature street trees, and consistent relation of buildings to street). Beyond Cherry Street, however, there are fewer trees and more "gaps" (i.e. parking lots). There is a vacant lot on the southeast corner of Cherry Street and Salina Street. Development of this important corner will provide an opportunity to reinforce the streetscape and add to the residential character of the area.

Street trees south of Cherry Street are mostly norway maple, with some silver maple and mountain ash. Parking is allowed on the east side of the street and the buildings are generally 2 to 2 1/2 storeys in height.

The southernmost part of Salina Street provides access to the Merritt Trail.

3.4.4 Norris Place (Yates Street to Ontario Street)

While residential in nature, Norris Place is different from most other streets in the study area. The setbacks of the buildings to the street vary considerably, as do the scale of the buildings (1 storey bungalow to 5 storey apartment buildings).

It is interesting in a number of respects. The buildings at the corners of both Norris Street and Cherry Street and Norris Street and Ontario Street act as anchors. All were constructed prior to 1875 and two (9 Norris Place and 105-111 Ontario Street) are significant enough to warrant individual protection under the Ontario Heritage Act. In addition, there are interesting wrought iron fences defining public and private spaces found at three properties north of Cherry Street.

Street trees include a number of mature specimens of norway maple, silver maple, and horse chestnut.

Norris Place is also a natural pathway to the downtown area and Montebello Park. Views to and from the park are significant approaching Ontario Street.

3.4.5 College Street (Yates Street to Ontario Street)

College Street is defined by its consistent streetscape. Most of the buildings are between 2 and 2 1/2 storeys in height, with almost identical setbacks to the street in relation to one another. Lending to this consistency is the fact that most of the buildings were constructed within a relatively short time period (circa 1910), and, as such, stylistically there is also similarity.

The boulevards are quite narrow, so "street" trees are limited to edges of private property. The treescape is relatively sparse, and limited to silver maple, norway maple, and spruce.

College Street is also a pathway to and from the downtown area and Montebello Park, with significant views to and from the park closer to Ontario Street. The buildings at the corner of Ontario Street are also anchors, defined by impressive stone fences, ivy covered in places. Parking is allowed on the west side of the street.

3.4.6 Adams Street (Yates Street to Ontario Street)

On the western end of the study area, Adams Street is relatively short with few buildings. Only one dwelling has a municipal address on the east side of the street. The two higher density residential uses (Mount Carmel Home and apartment building have addresses on Yates Street and Ontario Street respectively). Hotel Dieu Hospital and associated uses occupy the other side of the street. There are few street trees and street parking is not permitted.

3.4.7 Cherry Street (Trafalgar Street to Norris Place)

Cherry Street forms a minor edge within the study area. The south side is residential except for a vacant lot at the corner of Salina and Cherry Streets. The north side is quite different, with uses more closely associated with the Central Business District. There are a few residential properties, but, for the most part there are non-residential uses and parking lots serving business along Ontario Street.

The street trees, which are fewer in number and maturity than Yates Street, include silver and norway maple primarily. The boulevard is wide enough to allow for street tree planting along most of Cherry Street.

Parking is prohibited on the street, in part because of the narrow pavement width. The homes are generally modest, ranging in height from 1 to 2 storeys. Setbacks of buildings from the street are consistent on the south side of the street.

3.4.8 Ontario Street (St. Paul Street to Adams Street)

From St. Paul Street to Church Street, Ontario Street is quite different in character from most of the study area. This part of the street is made up exclusively of non-residential uses. There are very few street trees, and no consistency in building height, setback to street, and period of construction. This arterial regional road is one-way eastbound from King Street with relatively high traffic volumes.

From Church Street westbound, the character of Ontario Street changes significantly. The boulevard is wider and there are more street trees, the most significant of which being a large elm tree near the corner of College Street. While the character of this part of Ontario Street is created by Montebello Park on the north side of the street it is also influenced by the stately old buildings on the south side, some bordered by wrought iron and stone fencing. The land uses along this section of Ontario Street are a mix of residential and commercial.

In terms of general form elements, St. Thomas Anglican Church, which is individually designated under The Ontario Heritage Act, can be seen from many vantage points in and around downtown, and as such, is a landmark or focal point. Views eastward on Ontario Street from Adams Street also reinforce a cohesive, self-contained quality of this part of the study area.

3.4.9 Ontario Lane (Trafalgar Street to St. Paul Street West)

Ontario Lane continues the minor edge formed by Cherry Street. A chain link fence and a number of trees at the rear of properties on Yates Street separate those residential properties on Yates Street from the commercial uses along Ontario Street.

3.4.10 St. Paul Street West (Ontario Street to Yates Street)

Forming the eastern end of the study area, this part of St. Paul Street West does not have a defined character. There are 2 non-residential buildings and Memorial Park, which will be discussed in greater length in the proceeding section.

3.5 PARKS AND OPEN SPACE

3.5.1 Oakhill Park

Oakhill Park, which is located south of Yates Street on the slope leading down to the Merritt Trail was formerly the terraced gardens of William Hamilton Merritt. It was presented to the City in 1923 from Mr. Merritt's Estate.

This site, with numerous species of mature trees (ginkgo, tree of heaven, black cherry, black locust, horse chestnut) is no longer included in the City's inventory of park sites. Only basic maintenance allowing for passage of the Merritt Trail in this area is carried out. The Highway 406 route compromised the site's viability as a recreation area. The ornamental plantings are no longer continued and the wall and stairs require remedial work. This work is not a high priority given the limited recreation benefit offered.

3.5.2 Memorial Park

Memorial Park, located on St. Paul Street West, receives a much greater degree of public visibility and usage than Oakhill Park. The highest level of maintenance including spring and annual plantings is undertaken. There is opportunity for passive recreation on the benches and stairs leading to the memorial. Its location next to the former Merritt Home lends it increased prominence as a respite from urban life.

3.5.3 Merritt Trail

Completed in 1986, The Merritt Trail, begins at Bradley Street in south St. Catharines and continues through to Martindale Road in west St. Catharines (total 8.8 km). The trail is the southern boundary or edge of the study area, and can be accessed from Oakhill Park and Salina Street in this vicinity.

3.6 ANALYSIS AND CONCLUSIONS

The inventory of the various landscape and streetscape elements in the study area has identified several factors which establish the distinct visual character of the area: the mature street trees, grassed boulevards, a building scale that is generally complimentary to the streetscape, pedestrian desire lines or paths, significant views/vistas that reinforce the self-contained, cohesive quality of the area, defined edges, and focal points.

Specifically, the presence of different species of street trees is a significant factor in both adding interest to the area and reducing the impact of some of the elements that detract from the character of the area (eg. overhead wires). The addition of new trees, and replacement of those that are either damaged or in poor condition should be done in such a way that the variety of spaces is maintained. Recommendations detailing street tree plantings will be included in the plan document.

There are also a variety of fences and walls in the study area. Most of them tend to reflect the early 20th Century. The diversity of material and height adds to the overall charm of the area. The presence of the different fences and walls adds definitive edges to the general streetscape that distinguishes the public right-of-ways from the private gardens of the residences. New fences and walls to be built in the study area should be of materials that are sympathetic in scale and character. The plan will also address this matter.

The elements that combine to create the strongest physical character are centred around Yates Street. This character changes towards Ontario Street as residential makes a transition to central business district. The exception being the section of Ontario Street between Adams Street and Church Street where the flavour of Yates Street and parts of adjoining streets is felt.

In summary, the streetscape and landscape help to define the scale of the area. Within the identified parts of the study area this scale can best be described as "personal". This quality makes the area liveable for residents and attractive to visitors. The present simple but attractive relationship between the many elements should be conserved.

4.0 PLANNING POLICIES

4.0 **PLANNING POLICIES**

4.1 **BACKGROUND**

The special character of a conservation district derives largely from the heritage attributes of the physical environment: buildings, structures (and spaces around them), distinctive plantings (i.e. treelines), other landscape features (i.e. fences) and nodes, views, pathways and landmarks. District conservation is intended towards protecting these identified existing features from adverse physical change and ensuring that new development compliments existing heritage features.

While control of physical change within a district is under the Ontario Heritage Act, the use of lands and buildings is a separate matter, governed primarily by the Planning Act, and, to a lesser extent, other provincial legislation. Clearly, policies and by-laws affecting the use of land have a significant impact on the quality of the environment and character of a conservation district.

The Study Area contains a variety of land uses, ranging from the Yates Street corridor itself which is almost exclusively residential to Ontario Street, which is characterized by retail and office uses more closely identifiable with those uses in the Central Business District.

The following section describes those policies, regulations and by-laws that affect the area and have a specific relationship on successful implementation of a heritage conservation district plan. Special consideration will be given to

examining the range of "as of right" non-residential uses that are currently permitted and how this relates to area character.

4.2 THE OFFICIAL PLAN

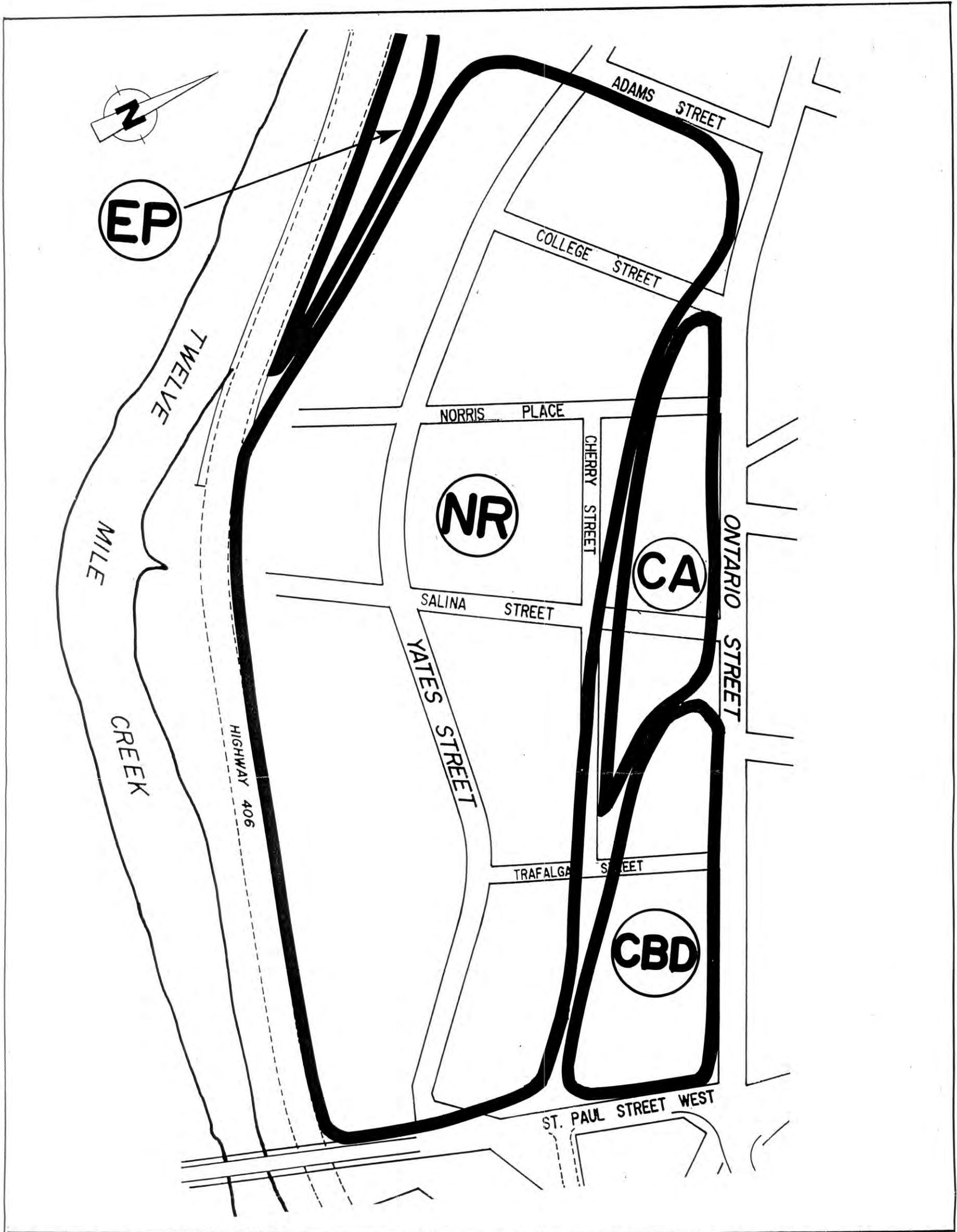
4.2.1 Land Use

The City's Official Plan, which was approved by the Province in 1971, is a strategic document that sets out Council's views and intentions on land use in the community, co-ordinating current and future growth to best suit the city.

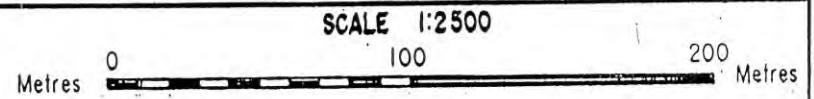
Most of the Study Area is designated for "Neighbourhood Residential" Use by the Official Plan. The exception to this is the easterly part of the Ontario Street portion, which is located within "The Central Area", comprising the central business district and surrounding lands.

The Central Area Secondary Plan, approved by the Province in 1981, establishes more detailed planning and development guidelines for the downtown core and adjacent residential areas.

Yates Street and most of Adams, College, Salina and Trafalgar Streets and Norris Place are designated "RA". This is described as being a "neighbourhood residential area of low to medium density housing types containing family households, mainly, with some non-family households."

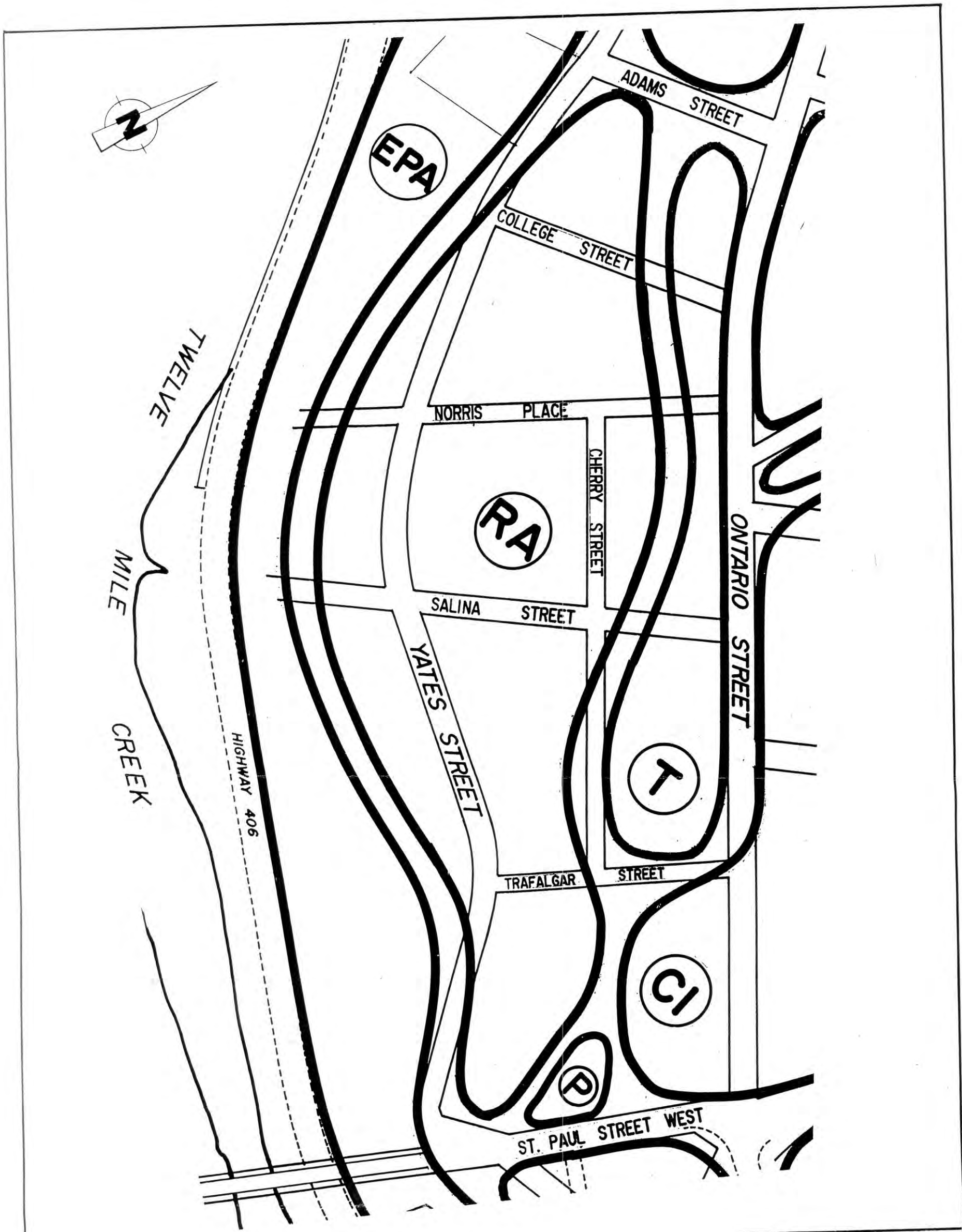


**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY**



**OFFICIAL PLAN
LAND USE DESIGNATIONS**

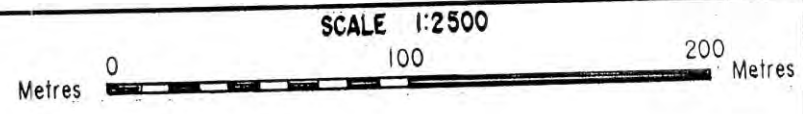
- | | |
|-------------------------------------|--------------------------------------|
| NR NEIGHBOURHOOD RESIDENTIAL | CA CENTRAL AREA |
| EP ENVIRONMENTAL PROTECTION | CBD CENTRAL BUSINESS DISTRICT |



**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY**

**CENTRAL AREA SECONDARY PLAN
LAND USE DESIGNATIONS**

- RA** RESIDENTIAL LOW DENSITY AREA
- P** PARKS AND OPEN SPACE
- EPA** ENVIRONMENTAL PROTECTION AREA
- CI** COMMERCIAL CORE
- T** TRANSITION ZONE



Ontario Street, from Adams Street to Trafalgar Street, is designated "T", which is a "transition zone between predominantly commercial and predominantly residential sectors; limited commercial activity and retail restricted to local needs only; warehouses are not permitted; residential and office uses predominate.

Ontario Street from Trafalgar Street to St. Paul Street is designated "C1", which includes "retail, office, commercial service and residential activity; warehouses are not permitted; highest intensity of activity centred around St. Paul Street is recognized in this designation; functional pedestrian network; retail uses concentrated on ground floors".

Memorial Park, which fronts onto St. Paul Street West, is designated "P", described as parks and open space.

The lands adjacent to the Highway 406 right-of-way, including Oakhill Park, and a portion of some of the properties on Yates Street, are designated "EPA", which is an "environmental protection area; also includes lands designated for highway purposes and parking".

All lands within the study area are appropriately designated, given current land use patterns and function, being complimented by policies encouraging maintenance and conservation.

4.2.2 Heritage Conservation

Official Plan Amendment Number 105, approved by the Province in 1992, provides comprehensive new policies for heritage conservation. These policies, which were developed as a result of recommendations made in the Queen Street Study and Plan; formalize heritage designation criteria and process, provide guidelines for district conservation (once designated), and give direction regarding how district designation may be implemented (i.e. review of heritage permit applications).

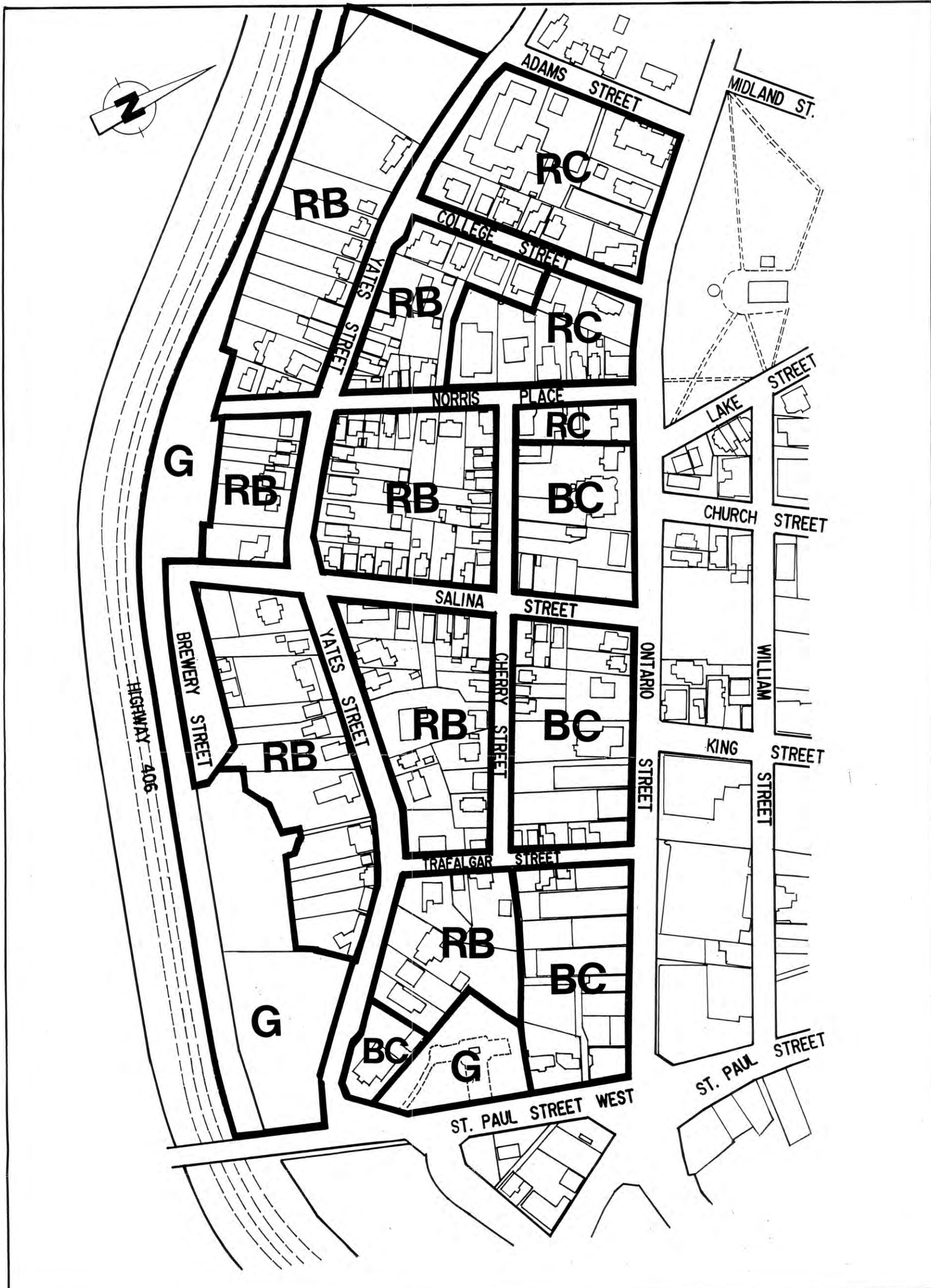
Council has expressed a clear vision through these recently approved policies as to how a heritage conservation district's special character can be recognized, protected, and enhanced.

4.3 ZONING BY-LAW

The Zoning By-law implements goals and policies set out by the Official Plan by establishing development regulations for each land use area or "zone". Zoning By-law 6756 (Zone 5) establishes four zones within the study area as follows:

Most of the Yates Street corridor north to Cherry Street is zoned "Residential B" (RB). Permitted uses include:

- single detached dwellings
- semi-detached and duplex dwellings



**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY**

EXISTING ZONING

RB RESIDENTIAL B

RC RESIDENTIAL C

BC BUSINESS & COMMERCIAL

G PARK & GREENBELT

SCALE 1:2500



CITY OF ST. CATHARINES, PLANNING DEPARTMENT

FEBRUARY, 1994

- certain professional offices within a residence (i.e. physician, dentist, chiropractor, osteopath, architect, professional engineer, accountant and solicitor)
- public park, swimming pool, and/or playground
- lawn bowling club
- tennis club
- library
- art gallery
- museum
- public, private and separate schools
- churches (and hall)
- community halls
- any uses accessory to the above

The lands in the north-west part of the study area are zoned "Residential C" (RC).

Permitted uses include;

- any use permitted within a Residential B district
- multiple dwelling house
- apartment
- boarding, lodging or rooming house
- private hotel
- social club
- hospital or sanatorium
- philanthropic or charitable institution
- fraternal society
- any uses accessory to the above

Properties along Ontario Street, between Lake Street and St. Paul Street, together with lands at the corner of St. Paul Street West and Yates Street (currently occupied by CHTZ-FM Radio Station) are zoned "Business and Commercial".

This zone allows the uses permitted in both the Residential B and C zones together with a variety of retail and similar uses, most closely associated with the central business district.

Finally, Memorial Park, Oakhill Park and adjacent lands extending westward parallel to the Highway 406 right-of-way are zoned "Park and Greenbelt" (G).

4.3.1 "As of Right" Non Residential Uses

Council has specifically directed Staff to review non-residential uses permitted "as of right" in the study area. Discussion will be confined exclusively to the residential zones in the area since the other zones are primarily non-residential and the purpose of this review is to determine whether some or all of the non-residential uses are appropriate for a residential area. The following is a list of those non-residential uses currently permitted;

Residential "B" (RB) Zone

- professional offices within a dwelling
- parks
- lawn bowling club
- tennis club
- library
- art gallery
- museum
- schools
- churches
- community halls

Residential "C" (RC) Zone

- those uses in Residential "B" Zone
- private hotel
- social club
- hospital or sanatorium
- philanthropic or charitable institution
- fraternal society

The following sections address the appropriateness of allowing this range of uses given identified objectives for the area.

4.3.2 Planning and Development Issues

The residential precinct of the study area, which is centred around Yates Street, is a well-established neighbourhood with a variety of commercial and institutional uses located in close proximity. It is surrounded on three sides by relatively busy transportation routes (St. Paul Street West, Ontario Street, Highway 406) and on the other side by a major institutional use (Hotel Dieu Hospital). Through traffic is limited, lending the neighbourhood a relatively quiet, secluded atmosphere.

Aside from the potential for encroachment of surrounding uses, there is little to suggest that there are major issues facing the area. A preliminary review of existing land use in the area confirms that aside from some commercial uses on and near Ontario Street, proliferation of non-residential uses has not occurred to any great extent. With the above in mind, the following land use objectives are set out;

1. To ensure that the present character of the neighbourhood is maintained and enhanced.
2. To minimize land use conflicts in the area.
3. To prevent the intrusion of freestanding commercial and related uses into the residential precincts.

4. To allow mixed-use flexibility for those properties located on or near Ontario Street which are designated "T" (transitional) by the Central Area Secondary Plan.

4.3.3 Discussion

Staff feel that appropriate zoning controls can compliment a heritage district designation in preserving established neighbourhood character which is predominantly residential in the area on and around Yates Street. To this end, it is recommended that the entire range of non-residential uses permitted "as of right" in the Residential "B" and "C" zones be removed. The only exception being those uses in the Residential "C" zone on and near Ontario Street, between Norris Place and Adams Street. As a transitional area between the predominantly residential and predominantly commercial sectors, it is currently of mixed use, although zoned residential. Allowing commercial uses to remain in this area recognizes its current function as a transitional area.

The removal of the range of non-residential uses listed in Section 4.3.1, leaving only the residential uses is consistent with the approach being taken in developing a comprehensive Zoning By-law for the City. Currently, Staff are working towards amalgamating the City's eleven (11) zoning area by-laws, some dating to the early 1960's into one document, with consistent standards for all areas. In areas that are predominantly

residential, only residential uses will be allowed. A change to another use would require a by-law amendment in accordance with The Planning Act.

Another matter related to this discussion is the City's recently passed (November 22, 1993) Home Occupations By-law. This by-law allows certain home occupations within residences provided the use is not disruptive to the residential neighbourhood. Specifically, the use must be within a defined area (maximum 400 square feet) and the dwelling must continue to appear as a residence from the outside (i.e. no signs, outdoor storage of goods etc.). Currently, the existing by-law for the study area permits a range of professional offices within dwellings and some freestanding commercial uses but does not limit the size of the operation. By controlling the size and type of use the Home Occupations By-law ensures that neighbourhood character is maintained by reinforcing the residential use as the primary use.

In summary, the removal of the range of non-residential uses currently allowed within the residential zones (with the noted exception) in the area together with introduction of the Home Occupations By-law are intended to achieve the previously noted land use objectives, while allowing some flexibility for small-scale, home-centred businesses.

4.3.4 Implementation

As mentioned, staff are currently working on a new Comprehensive Zoning By-law for the City. The recommendations made in the preceding section regarding the removal of "as of right" non residential uses will be implemented through this process. There will be further opportunity for public input into the new zoning by-law when the document is completed and presented to Council for consideration.

4.4 PART IV DESIGNATIONS

The Ontario Heritage Act enables municipalities to designate individual properties of heritage interest under Part IV or a number of properties together as a group under Part V. The Act states that: "No property designated by a Council of a municipality under Part IV shall be designated as a part of a heritage conservation district under this Part."

Within the Study Area, six (6) properties have been designated under Part IV.

They are:

- St. Thomas Anglican Church
- 105-111 Ontario Street
- 24 Yates Street
- 31 Yates Street
- 33 Yates Street
- 9 Norris Place

Traditionally, two options are available to municipalities in such instances: exclusion of the property from the district; or inclusion of the property together with repeal of the original designating by-law.

To exclude any of these properties from a district designation, apart from perhaps St. Thomas Anglican Church (because of its landmark status) would create "islands" of properties within a district that would be subject to different review criteria (with respect to heritage permit applications) and different status. In addition, a district plan provides more explicit and comprehensive design guidelines for changes. All of these reasons argue for the inclusion of those properties noted above in proposed district designation.

5.0 BOUNDARY DELINEATION

5.0 **BOUNDARY DELINEATION**

5.1 **CONVENTIONAL PRACTICE**

The Ontario Heritage Act does not set out specific requirements or tests that must be met before an area can be designated as a heritage conservation district. The Ministry of Culture, Communications and Tourism has, however, produced guidelines to help municipalities consider what factors should be considered when considering to designate an area.

In the context of the Yates Street study, the following are some of these factors;

- Visual Perceptions (i.e. distinctive concentrations of architecture; marked change in building character through massing, height, setbacks, etc; changes in topography; and gateways and vistas to and from an area).
- Physical Situation (i.e. major highways, streets, public utilities and rights-of-way; rivers, ravines and other natural features; marked changes in land or building use; walls, embankments, and fences; and major open spaces).
- Historical Evaluation (i.e. concentrations of early buildings or sites; and defined areas affected by specific historic events or trends).
- "Paper" Lines (i.e. property lines; land use zones or official plan designations; and bounds of legal jurisdiction).
- Public Input (i.e. views of property owners and preservation and other citizen groups).

5.2 **BACKGROUND**

The initial focus of this study included the area bounded by Ontario Street, Adams Street, the Highway 406 right-of-way, and St. Paul Street West.

The historical development of the study area, particularly Yates Street itself, and immediate environs has strong associations with the Welland Canal and Merritt family. The location of Yates Street, which overlooked many industries located along the canal, attracted prominent citizens of the day to locate there. William Hamilton Merritt, who was instrumental in the development of St. Catharines was the original owner of the land upon which the street is situated and had his estate there. In fact, Merritt's former residence, located at the corner of Yates Street and St. Paul Street West, is a well known local landmark, and focal point within the area.

The study area does not exhibit one particular architectural style. There are, however, buildings that date back almost 150 years, with examples of Georgian, Neo-classic, Italianate, and Queen Anne Revival present. Each of the streets has a number of older buildings contributing to the collective built heritage of the area. As a grouping, the residential precinct is a relatively self contained definable neighbourhood on the periphery of the downtown core. It is significant that as time passed and the area went through several phases of growth the essential residential character was maintained.

The character of the area changes noticeably as one moves away from Yates Street, towards Ontario Street. There are fewer mature trees and boulevards and the land use makes a transition from exclusively residential to uses more closely associated with the central business district. Further, beyond Cherry Street, there are more "gaps" in the streetscape, made up mostly of vacant parcels, parking

lots, and an inconsistent building form and height. The section of Ontario Street between Church Street and Adams Street is an exception to this. In this area the residential scale and flavour of the Yates Street corridor is maintained.

5.3 DISTRICT BOUNDARY DELINEATION

The proposed district boundary (see accompanying map) departs from the original focus of the study. Those features and attributes summarized in Section 5.2 and material found elsewhere in this study support the designation of a heritage conservation district.

The major components that defined the special heritage character of the study area were made up a number of form and streetscape elements framed primarily around Yates Street and including adjoining streets. Generally, the proposed boundaries follow property lines and right-of-ways around these elements.

In refining the district boundary, attention was given to the edges and fringes of the neighbourhood in order to ensure visual continuity and linkages. Both Oakhill and Memorial Park are included, as are some properties along Ontario Street in order to "tie in" the proposed district to Montebello Park and Queen Street, which are already designated under the Ontario Heritage Act.

The boundary is also cognizant of public input. In March, 1993 a survey of property owners within the study area was undertaken in order to establish

whether there was general support for the concept. The proposed boundary recognizes the wishes of those owners on the periphery of the boundary for the most part, where there was a lower possibility for change to affect the established character of the area.

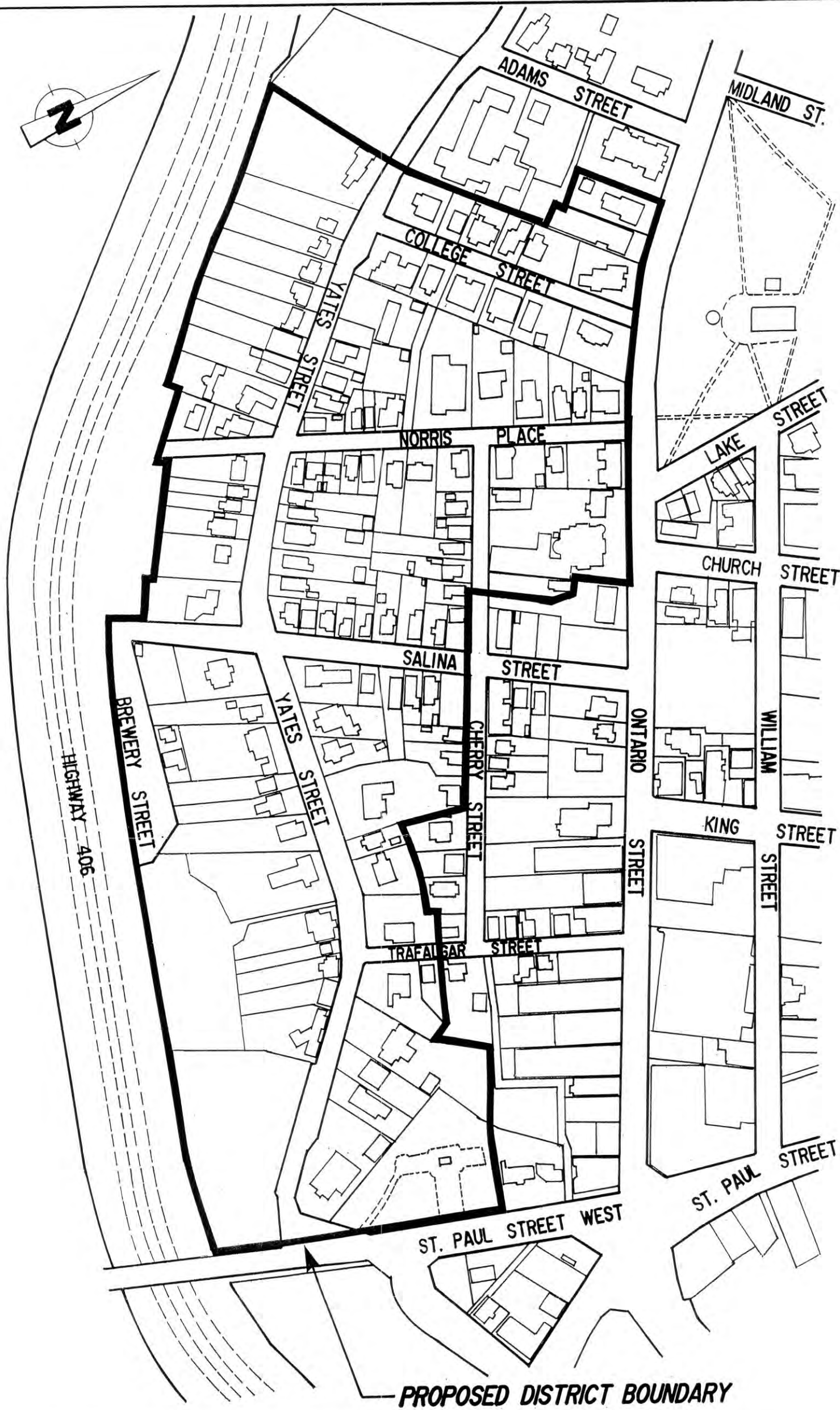
It is not advisable to exclude properties within the district. This type of "checkerboarding", while expedient in the short term, may undermine the objectives for the area. That being to protect and enhance all buildings, structures and spaces of heritage value within its boundaries. Any objectors to district designation will be able to voice their concerns and present supporting or objecting arguments at the mandatory Ontario Municipal Board Hearing.

5.4 CONCLUSIONS

The proposed district displays a number of heritage attributes including:

- historical associations with the Welland Canal, Merritt family, and many other prominent citizens of early St. Catharines;
- excellent examples of nineteenth and early twentieth century domestic architecture executed in a number of pure and vernacular stylistic interpretations; and
- a particularly scenic streetscape along Yates Street and immediate environs north to part of Ontario Street which is a result of a number of elements, including tree canopies, grass boulevards, relation of the buildings to the street, views, paths and focal points.

The proposed district is considered suitable for designation under Part V of the Ontario Heritage Act.



**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY
PROPOSED DISTRICT BOUNDARY**

SCALE 1:2500

Metres 0 100 200 Metres

CITY OF ST. CATHARINES, PLANNING DEPARTMENT

FEBRUARY, 1994

6.0 BUILDING INVENTORY

6.0 BUILDING INVENTORY

6.1 Background

The following building survey was a record of existing buildings within the study area, as of December 1993. Each property was photographed, identified by street address, legal description, and date of construction. An architectural and historical description was prepared, outlining the significant elements of the building's exterior and historical associations. Chain of ownership and past/present uses was included when known.

6.2 The Streetscape

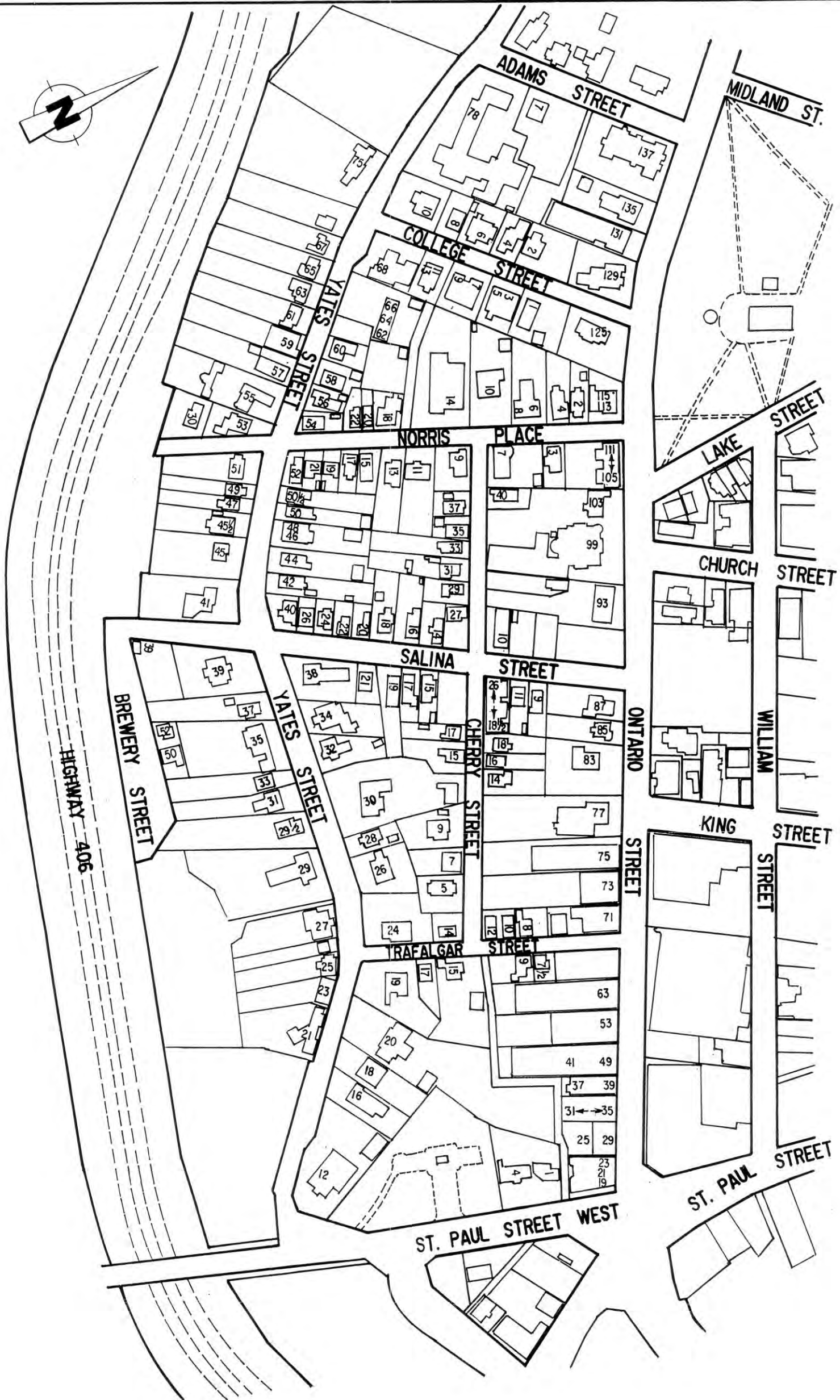
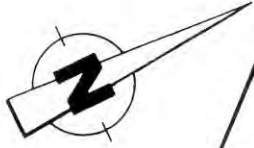
The buildings within the study represent a variety of architectural styles and building periods, most executed in the vernacular rather than literal version of those styles.

The buildings in the area were constructed over an extended period of time ranging from around 1840 to quite recently. As such, no stylistic influence from any era dominates the streetscape. Examples of Georgian Tradition, Neo-classic, Italianate, and Queen Anne Revival are all represented. However, the buildings range from one to two and one-half stories on average, most of brick veneer construction. The mature treescape in the residential precinct toward Yates Street compliments and draws together the richness and variety of construction in the area. This is contrasted by a general lack of vegetation along most of Ontario Street section. While some individual buildings in this section are significant in their own right, as a grouping they are not discernable or functionally associated with those of the residential precinct.

6.2 Building Maintenance

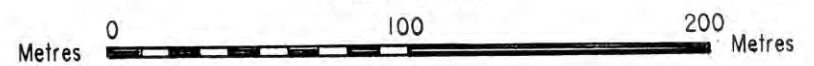
The care and maintenance of historic buildings in the study area is one of the most important factors in the long term conservation and preservation of this significant neighbourhood. The use of sound conservation techniques would help protect the special character of the area.

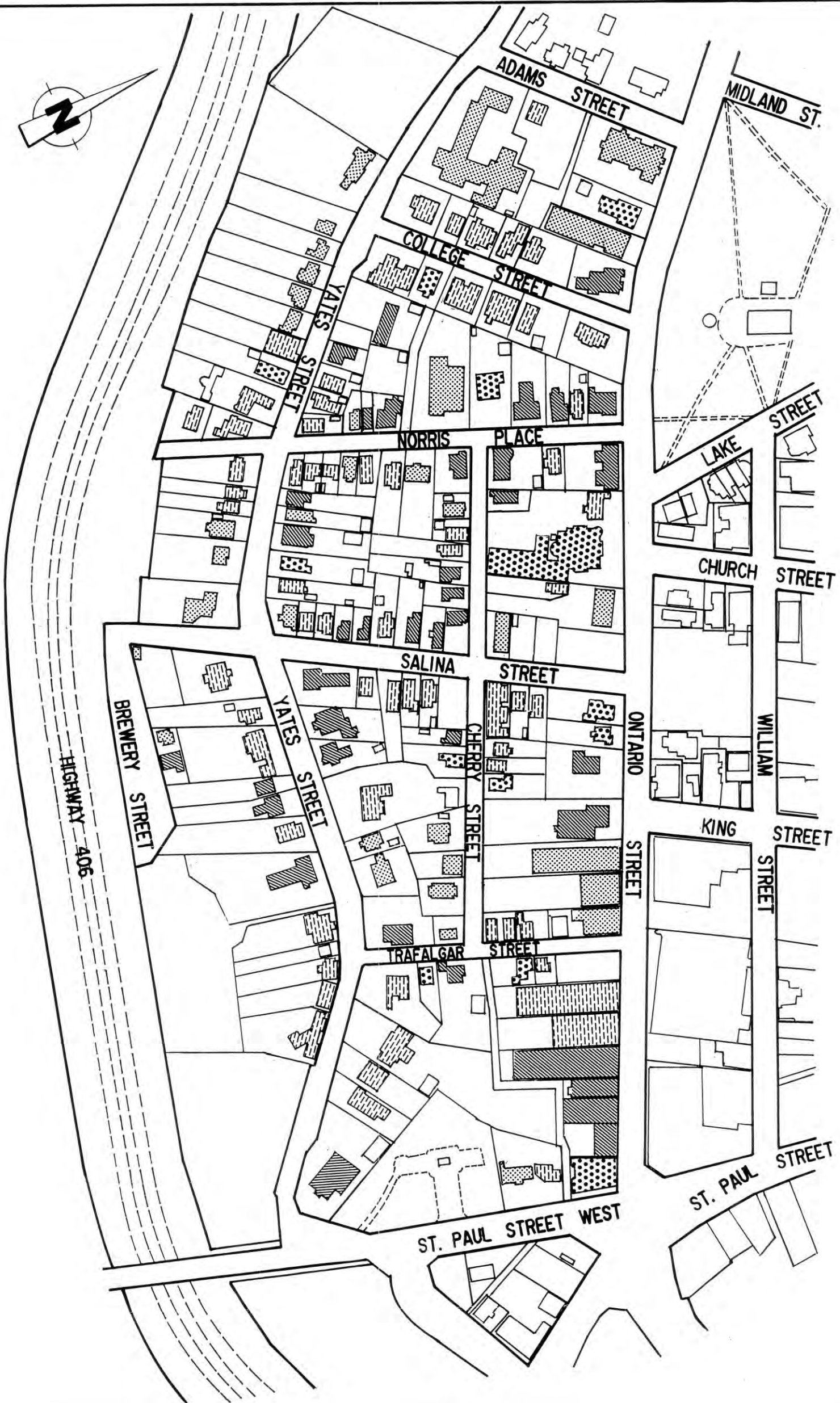
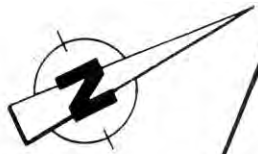
The District Plan will contain guidelines and advice on the best methods and techniques available to ensure that conservation sound practices are encouraged and available for owners of heritage buildings.



**YATES STREET AND AREA
HERITAGE CONSERVATION DISTRICT STUDY
MUNICIPAL ADDRESSES**





SCALE 1:2500



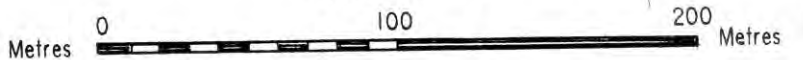


YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT STUDY

BUILDING PERIODS

-  PRE 1875
-  1876-1900
-  1901-1930
-  1931-PRESENT

SCALE 1:2500



CITY OF ST. CATHARINES, PLANNING DEPARTMENT

FEBRUARY, 1994



ADDRESS/NAME: 7 Adams Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 971
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Daniel Rittenhouse, treasurer of the Township of Louth. William and Thania Troup were long-time owners of the house, living there from 1928 until 1953. In 1974 Helen Beasley sold the house to the present owners, the Carmelite Sisters of Canada.

This is a two and one-half storey brick house with a gabled roof. A shingled gable projects over the front facade. An offset tower element creates a bay-like window at the second storey level. The first storey possesses an open porch supported by three piers arranged in pairs on brick pedestals. Most of the windows are double-hung with three sashes.



ADDRESS/NAME: 50 Brewery Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1241
CONSTRUCTION DATE: 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Arthur Bate of Taylor and Bate Brewery was the original owner of this house. In 1908, he sold it to his employee Walter Staples. Alexander McMillan, proprietor of A.D. McMillan Oils was also a long time owner of this house. At present, it is owned by Christina Gent, and used as a single family detached dwelling.

A gabled roof covers this two storey, stucco-clad house. A metal awning shelters the front entrance, contrasting visually with the pediment of the enclosed porch. The front door is flanked by multiple light sidelights as are the windows that surround the enclosed porch. The one storey brick side addition, with a shed roof, features openings decorated with brick voussoirs.



ADDRESS/NAME: 52 Brewery Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1241
CONSTRUCTION DATE: 1944

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Arthur Bate was the original owner of this property. The house was built under the ownership of Mike Forestry and Nellie Kotlanuk. Since then there have been numerous owners; including John and Mary Voth, Omer Gelinis, and Tadeusz and Alicja Zankowski. It is presently owned by Francis Wojcik and used as a single family detached dwelling.

This two storey house is covered in brick, stone and siding. The house is an ell shaped plan with hipped roof. The front facade contains a small skirt roof and sliding glass doors. The second storey windows are shaded by metal awnings.

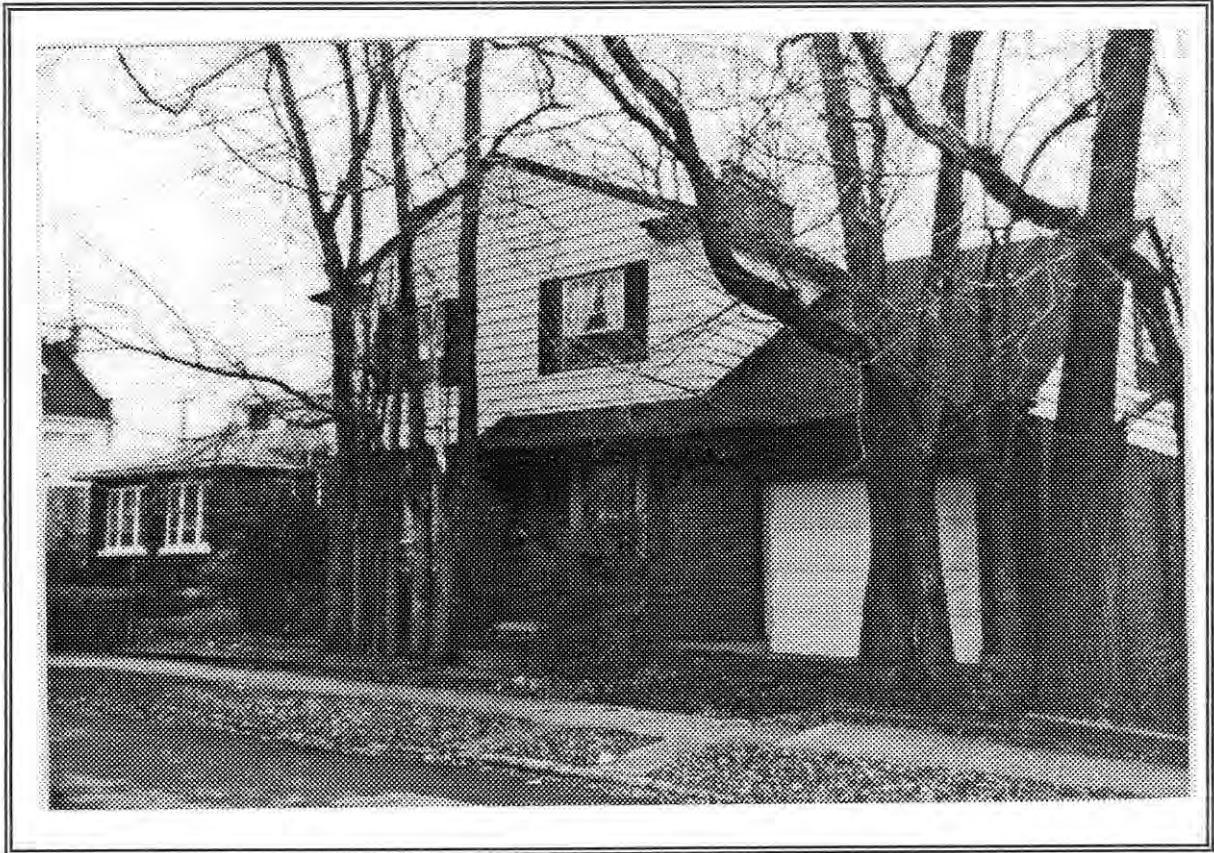


ADDRESS/NAME: 5 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1188, Part Lot 1187
CONSTRUCTION DATE: c. 1935

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Donald F. Pepler, a partner in the law firm of Ingersoll, Pepler, Kingstone & Strathy. In 1937 the property was severed and that portion containing the house was conveyed to Edwin J. Laskey, proprietor of E. J. Laskey Taxi. The house is currently owned by Marie A. Laskey and contains two dwelling units.

This is a one and one-half storey, brick house with a hipped roof and shed dormers. Two large picture windows with heavy lugsills and nine lights per sash are found at the front of the house. Brick voussoirs enhance the building's basement windows.

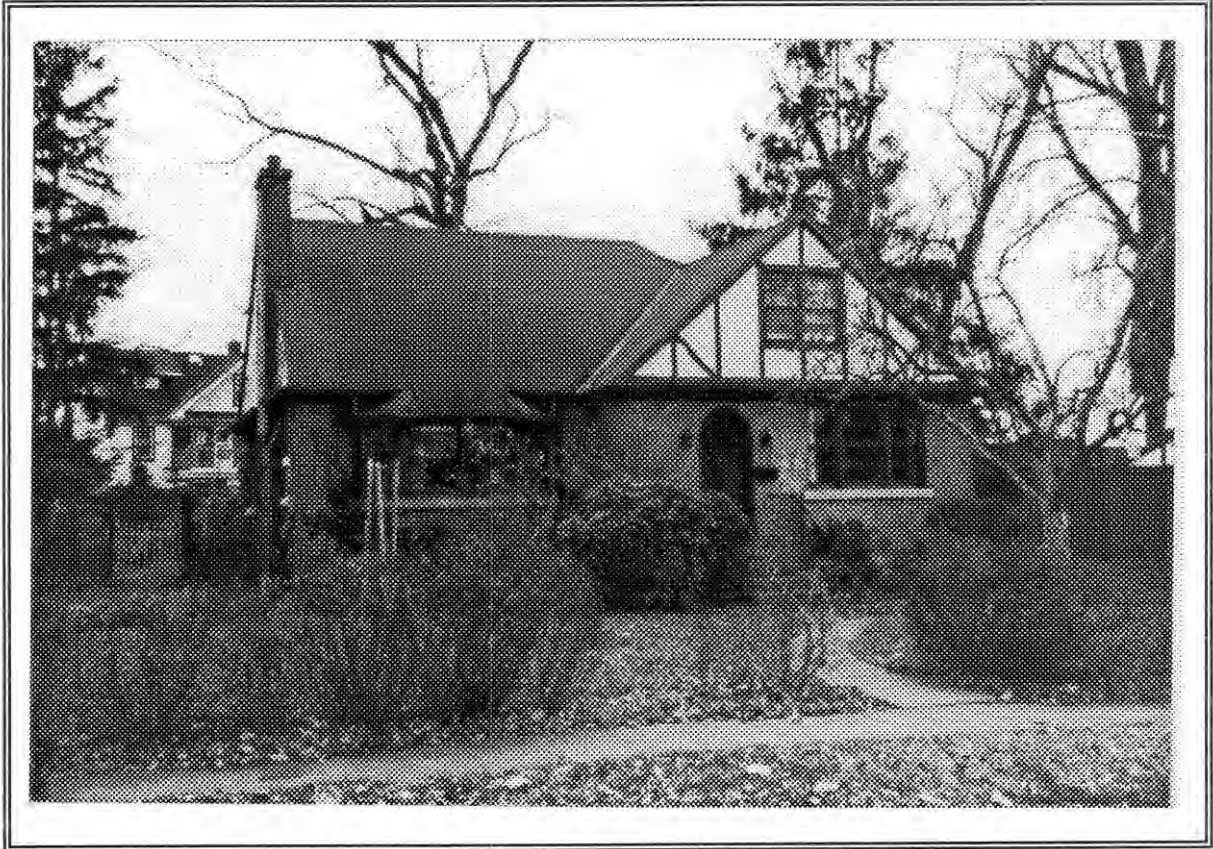


ADDRESS/NAME: 7 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1187
CONSTRUCTION DATE: c. 1976

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This property was acquired by the present owners, William and Martha Makkreel, in 1975 and the house was built in 1976. It is used as a duplex dwelling.

The two-storey building displays a square plan with a gabled roof. The lower storey is brick, while the upper storey is clad in siding. Returned eaves and multiple light windows with decorative shutters are also present.

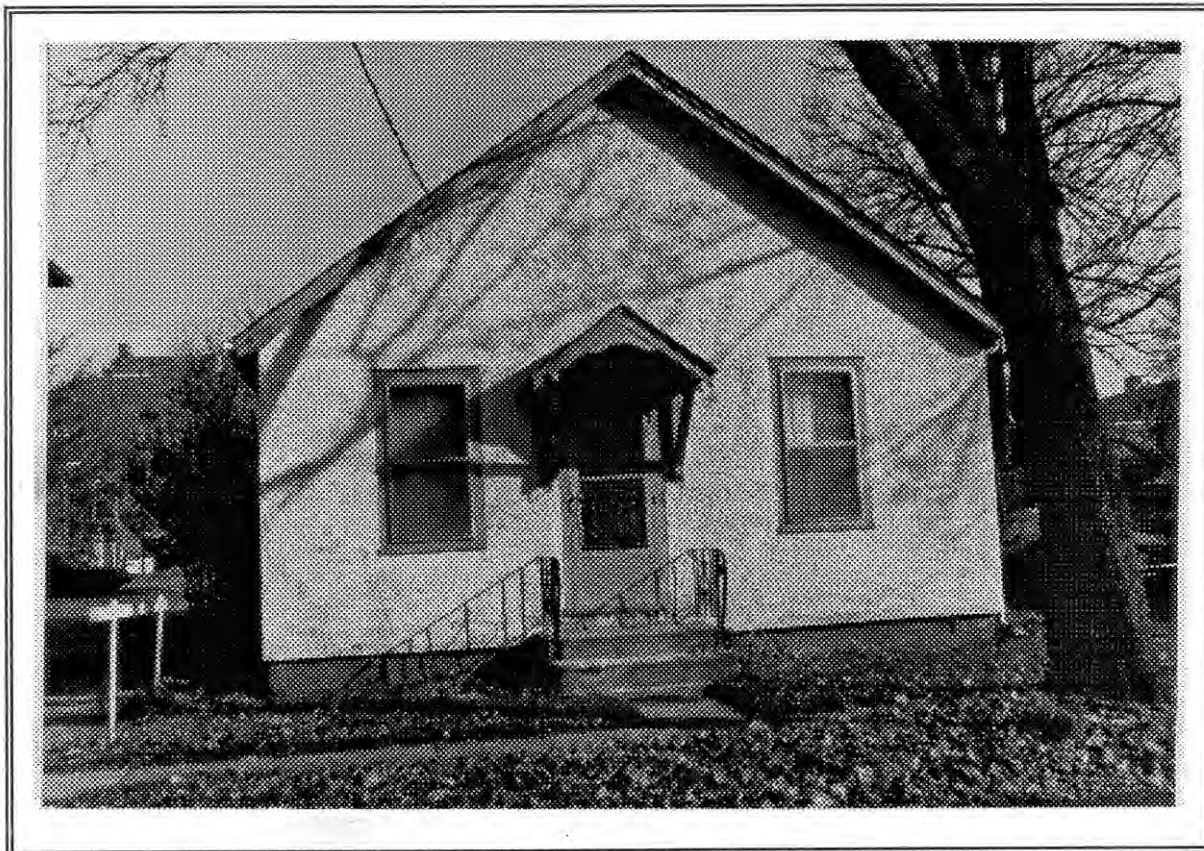


ADDRESS/NAME: 9 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1187
CONSTRUCTION DATE: c. 1945

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Reginald Tocque and ownership of the property remained under the Tocque name until 1976, when the property was granted to the present owners, William and Elise Mathie. The house is presently used as a single-detached dwelling.

This is a one and one-half storey, brick and stucco clad house displays Neo-Tudor design influences. The roof type is half-hipped with a front gable. The face of the gable is covered with white stucco and half-timbering. The main entrance is enhanced by brick voussoirs over a semi-elliptical board door which contains a corresponding window. Brick voussoirs decorate the entrance. To one side of the main entrance is a bay window with a contrasting lugsill. Conversely the other side of the main entrance has a double-hung window, with contrasting lugsill.

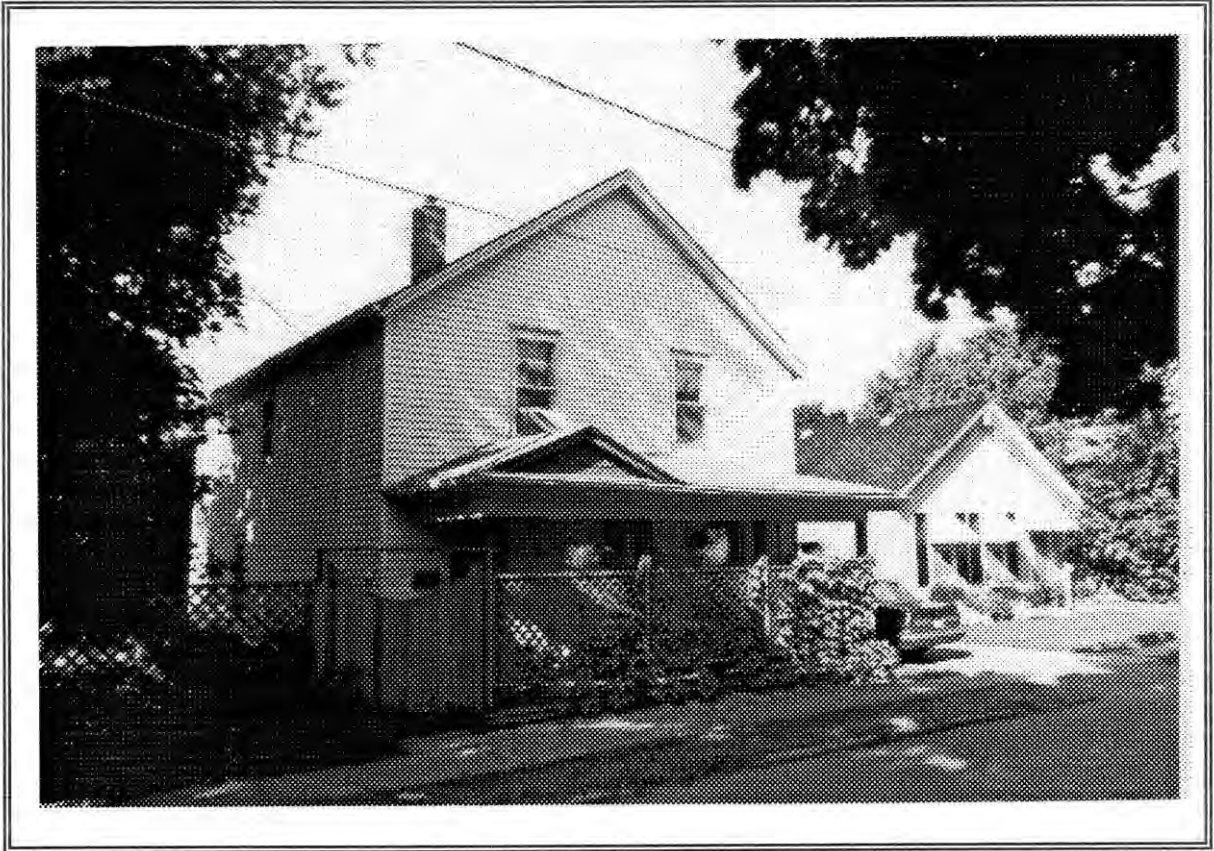


ADDRESS/NAME: 14 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1173
CONSTRUCTION DATE: 1895

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Elizabeth Weaver was one of the first owners of this house. Elizabeth Shaw owned the house from 1909 until 1947. Ownership then changed many times until the house was bought by James R. Easby. The house is used as a single detached dwelling.

This one storey stucco-clad house has a rectangular plan and a gabled roof. The windows are double-hung, with a moulded, flat head. A triangular overhang shelters the front door.



ADDRESS/NAME: 15 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1183
CONSTRUCTION DATE: c. 1900

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William B. Burgoyne, former owner of the St. Catharines Standard, was also the owner of this property at the time at which the existing house was built. The house probably served as a rental unit throughout most of its history, and changed owners many times. It is currently owned by Helen Albright and contains apartment units.

This two-storey, gabled house has a vinyl clad exterior. An open verandah spans the front of the facade and a pediment is located over the off-set front entrance. Windows on the building are double-hung, in a one over one arrangement..



ADDRESS/NAME: 16 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1172
CONSTRUCTION DATE: 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William Webber, an assistant at McIntyre and Son, funeral directors, was the first owner of this house. Over the years, the ownership of this house has changed numerous times. Some owners include: Mary Thomson, a nurse and George Sieger, director of the Canadian Consolidated Corporation, and the present owner is Bruce Harold Peterson. The house is presently used as a health and beauty salon.

A hipped roof with offset front gable covers this two storey brick house. The front porch is decorated with a triangular pediment, entablature and doric style columns. The windows are double-hung with concrete lintels and lugsills.



ADDRESS/NAME: 17 Cherry Street
LEGAL DESCRIPTION: (Present) Corporation Plan 2, Part Lot 1175
(Past) Concession 6, Lot 18
CONSTRUCTION DATE: c. 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built on land belonging to Jason Carty. In the 1920's it was owned by the Baldwin family of Buffalo, New York who rented it out as a dwelling. The house has had numerous owners over the years and is currently owned by Jacqueline Bennett and used as a single-detached dwelling.

This one story, stuccoed house is covered by a gabled roof. Shutters and aluminum awnings decorate the buildings windows and off-set main entrance.

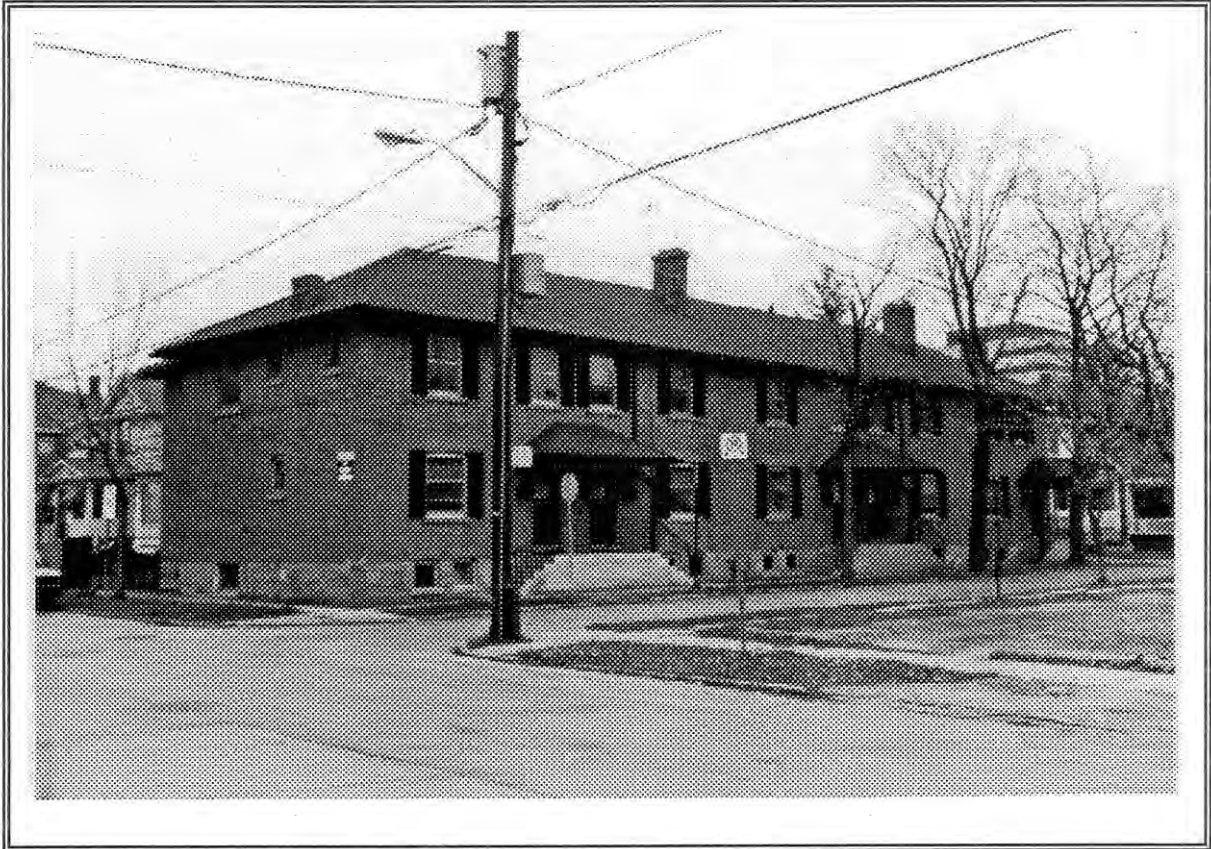


ADDRESS/NAME: 18 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1171
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Captain Dennis Enright was the original owner of this house. Subsequent to his death in 1946, there have been many owners. It is presently owned by Maria Mary and Ronald Rodgers, and contains several dwelling units.

This two storey, stucco-clad house has a hipped roof and an offset front gable. The front porch displays both pediment and entablature, supported by posts with decorative latticework. The windows are double-hung with wooden trim. All of which feature ten over single pane arrangements with the exception of the first story window having twelve lights in its upper sash.



ADDRESS/NAME: 18 1/2, 20, 22, 24, 26 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1170
CONSTRUCTION DATE: c. 1913

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Isaac Usher, president of Queenston Cement was the original and long-time owner of this multi-unit building. Arthur A. Widdicombe of the Reo Motor Car Company owned the house from 1936 until 1965. Since then the ownership has changed several times. It is currently owned by Ruggiero and Olympia Fonzo.

This brick structure is two storeys in height with a low hipped roof. It has a cut stone foundation. The windows are double-hung with two sashes, in a fifteen over one pane arrangement. They are decorated with brick voussoirs, stone lugsills and shutters. There are two identical main entrances, with two doorways in each, and a third entrance with only one door. The doors are of panelled wood with a window. Protecting the doors are overhangs with hipped roofs.

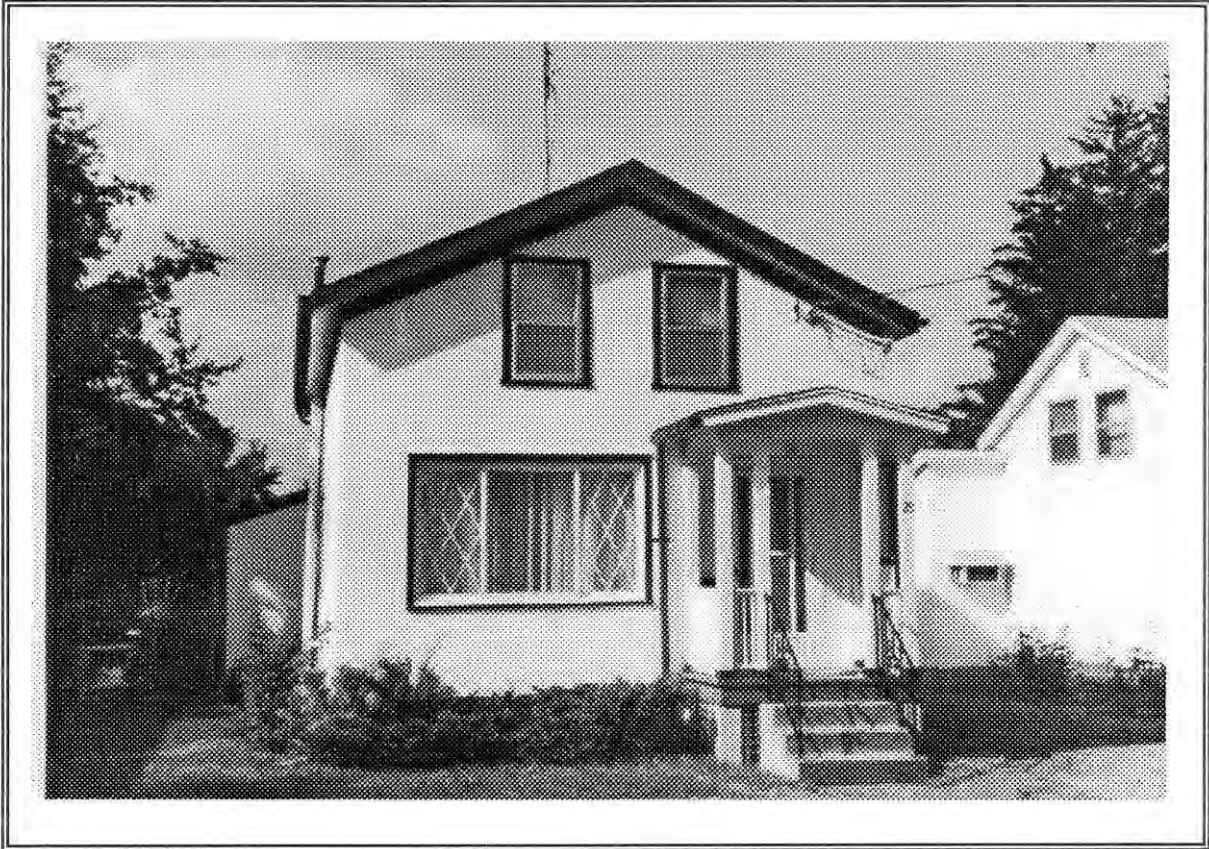


ADDRESS/NAME: 27 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1031
CONSTRUCTION DATE: c. 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house is shown on the 1852 Marcus Smith Map with T. Parnell listed as the owner. In 1881 it was owned by Isaac Parnell, a carpenter. The Parnells owned the house until 1887. The property changed hands many times until it was acquired in 1944 by George and Hilda Jones who owned the house until 1987. It was then sold to the present owner, Aristide Tacinelli. The house is used as a single-detached dwelling.

A gabled roof with a large shed dormer covers the main section of this two-storey, stuccoed house. An open verandah with wood spindles and a gabled roof is located at the side of the house. Windows on the building all double-hung with plane surround.



ADDRESS/NAME: 29 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1032
CONSTRUCTION DATE: c. 1875

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Francis J. Timmons, the Secretary-treasurer of the St. Catharines Gas Co. was the first owner of this house. In 1927 the property was granted by the estate of Hannah Timmons to Mabel Yeats who, in 1949, granted it to Harvey Slough. The house is currently owned by David Charles Slough and used as a single detached dwelling.

The house is two storeys in height with gabled roof and a stuccoed exterior. An open porch shelters the building's off-set front entrance. The porch has a shallow gable roof supported by square piers and pilasters. Second storey windows on the facade are double-hung. To one side of the main entrance is a picture window with a large central light and latticed sidelights.



ADDRESS/NAME: 31 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 1033, 1020, 1021
CONSTRUCTION DATE: c. 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house, Daniel McGuire, acquired the property in 1845. In 1902 it was owned by Fred McGuire, who is described in the 1898 City of St. Catharines Directory as a traveller. Ownership of the property changed numerous times over the years and it is currently owned by David B. Stringer and used as a single-detached dwelling.

This is a one and one-half storey gable roofed house with a rear, shed-roofed addition. The exterior is clad in stucco with vertical panelling covering the upper portion of the facade. The building has an off-set main entrance with a three section picture window to one side.



ADDRESS/NAME: 32 Cherry
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1036
CONSTRUCTION DATE: early 1900's

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The building presently houses the Scout Shop and is owned and used by the Provincial Council for Ontario of the Boy Scouts of Canada.

The two storey building is clad with aluminum siding, medium hipped roof and double-hung windows with shutters.



ADDRESS/NAME: 33 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1034
CONSTRUCTION DATE: c. 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Robert Wiley was the first owner of this house which served as the home of George Wiley, an employee of the Taylor and Bate Brewery. In 1913 the building was sold to Jane Morton and ownership remained under the Morton name until 1957. Charles and Laura Lennox owned the house from 1959 until 1978, after which it was acquired by the present owners, Nick and Parania Kuzuniak. The house is used as a single detached dwelling.

A gabled roof covers this one storey house with stuccoed exterior. The plan of the structure is rectangular displaying a short facade. An open verandah is located at the front of the house, and the verandah roof is supported by Doric influenced columns. The windows of the house are double-hung.



ADDRESS/NAME: 35 & 35 1/2 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1012
CONSTRUCTION DATE: c. 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building was originally owned by Alice M. Marquis and has been used as an apartment since at least 1921. It is currently owned by Mildred and John Naar and contains four dwelling units.

A gabled roof covers this two storey brick building. The massing is a rectangular plan, oriented such that its long facade faces the side lot line. The facade has a central cross gable and displays a symmetrical arrangement of windows and doors. The building's first storey windows are double-hung with large lugsills and shaped heads.



ADDRESS/NAME: 37 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1012
CONSTRUCTION DATE: c. 1952

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Murray and Lavina Miller lived in this house from 1952 until 1972. The current owner, Edward G. White, acquired the house from the Millers and uses it as a single detached dwelling.

The single storey brick house with a hipped roof exhibits an off-set entrance that is sheltered by an overhang with shaped brackets. The building's picture window contains side lights of a double-hung sash-type with two lights in each section.



ADDRESS/NAME: 40 Cherry Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1035
CONSTRUCTION DATE: 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William Barr was the original owner of this duplex. In 1880, the house was sold to Reverend Joshua Lewis, who proceeded to sell the two units separately. Margaret and George Clark owned one unit from 1887 until 1922. The other unit had numerous owners including: John and Mary Jones; Thomas Harding; and Annie Robertson. In 1922 ownership of the units merged in the name of Reuban Leonard, who subsequently sold the building to its current owner, the Trustees of the St. Thomas Anglican Church.

Picturesque influences are evident on this two storey brick house. The gabled roof is decorated with bargeboard and pendant. An offset gable is located on the side of the building. There is a bay window on the first storey with a cornice and modillions. The windows are semi-elliptical with stone lintels, brick voussoirs of a contrasting colour and keystones. Underneath the crest of the gable roof is a diamond shaped blind window with brick surround. A portico with pediment, exposed purlins, and doric columns and pilasters shelters the entrance. The wood door features both sidelights and transom.



ADDRESS/NAME: 1 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 981 and 982
CONSTRUCTION DATE: 1915

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Herbert Newman of Newman Brothers Construction. It remained in the Newman family until 1984, when it was bought by its current owners Larry and Shirley Pearce.

The two storey brick house displays a hipped roof with decorated soffit and frieze. Similar decorations are found along the projecting eaves of the gabled dormer and its three lattice windows. The open porch features; a decorated soffit, moulded frieze, brick piers and a closed brick railing. The entrance is enhanced by a concrete lintel, multiple light sidelights and a stone lugsill. The majority of the double-hung windows are similarly enhanced through the use of stone lugsills.



ADDRESS/NAME: 2a College Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 978 and 979
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Helen Macfarlane was one of the first owners of this house. It remained in the Macfarlane family until 1943. Since then it has had a variety of different owners and is presently owned by 1021429 Ontario Limited.

The two storey, clapboard clad building displays a low hipped roof with decorative gabled dormer. The roof shingles are of a hexagonal shape. Exposed rafters and brackets decorate the eaves of both the roof and the gable dormer. Windows on the house feature an irregular pane arrangement. An open verandah at the side of the building houses the main entrance. It is supported by Doric columns on pedestals and is enclosed by an ornate balustrade.



ADDRESS/NAME: 3-5 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 983 and 984
CONSTRUCTION DATE: 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was owned by the Newman Family, of Newman Brothers Construction, until 1984. The ownership of the house then changed hands several times before coming into the possession of Edward and Karen Sobien and Roy and Joyce Halstead in 1989. The building has several apartments.

This three storey, stucco-clad building is distinguished by its unusual roof massing. The ceiling plane consists of a gabled roof with truncated hip dormer which flows into an additional flat dormer that, in turn, effectively produces a clerestory. The overhang of the sweeping roof is supported by large, doric-style columns which are decorated with vertical metal treillage structures. The doors have sidelights and concrete lugsills. The windows are double-hung with eight over one and six over one pane arrangements. There have been numerous additions to the rear of this building over time.



ADDRESS/NAME: 4 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 977
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The Gilmore Family of Gilmore and Company, automobiles, baby carriages, bicycles, phonographs and sporting goods, were the original and long time owners of this house. In 1985 it was sold to Peter and Laurie Velenosi, and is presently in the ownership of Robert Cary and Jane Laughton.

A gable roof covers this two and one-half storey brick house. The windows are of a double hung, sash-type with stone lintels and lugsills. Two pairs of Doric influenced columns on the front porch support a second storey addition. This addition is clad in shingles, with a flat roof and six fixed windows. Within the front porch is a wood panelled door, enhanced by an adjacent semi-circular window with brick voussoir and stone lugsill.



ADDRESS/NAME: 6 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 976
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Arthur Robinson, the managing director of McLaren and Company Department store. In 1917, he sold it to James McIntosh a baker and confectioner. It remained in the McIntosh family until 1973, and then changed hands several times until coming into the ownership of Patricia Tasane in 1985. It is presently rented out as a triplex.

This two and one-half storey house has a rectangular plan and a medium gabled roof. Both brick and siding cover the exterior walls. The front gable has scalloped shingling and a moulded fascia. The side porch has been enclosed and a second storey added to it. The front entrance is enhanced by multiple light sidelights and is sheltered by a pediment supported by Doric columns.

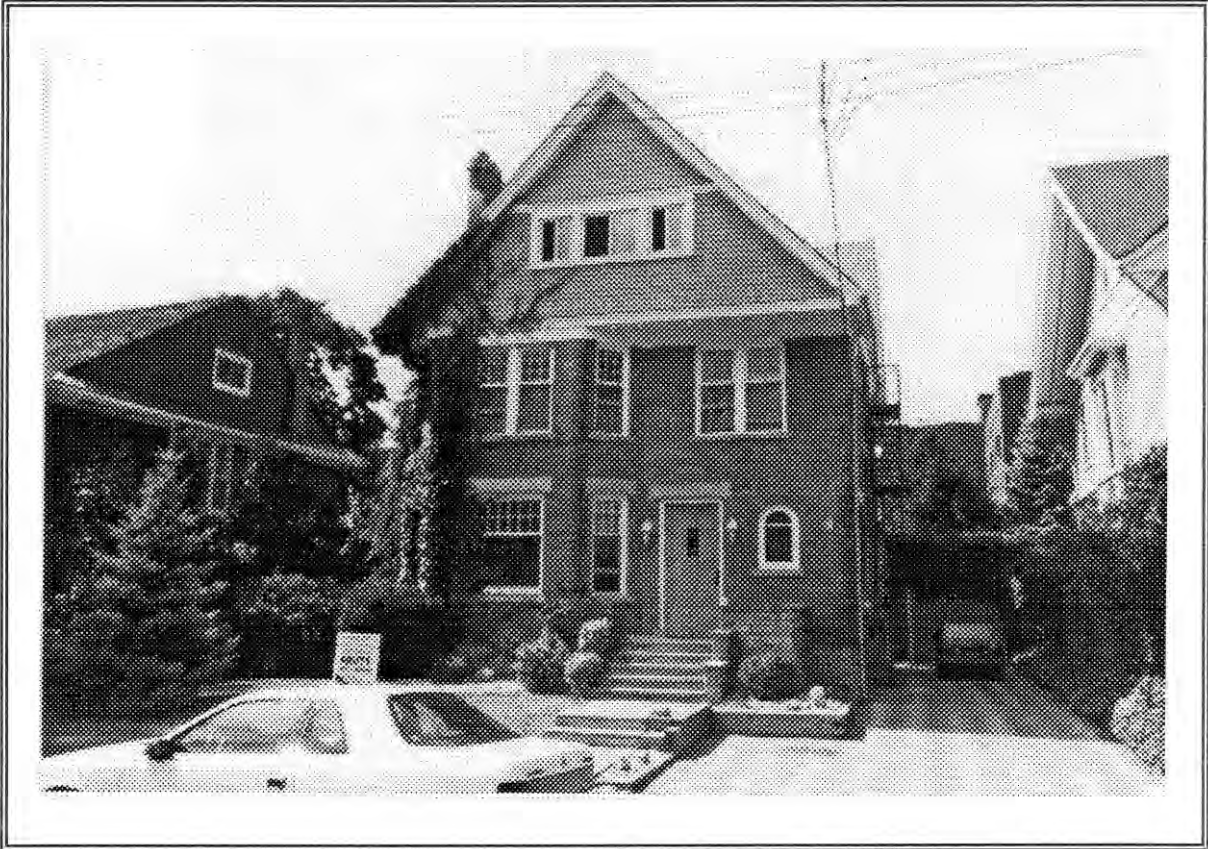


ADDRESS/NAME: 7-9 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 985
CONSTRUCTION DATE: 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Newman Brothers, Contractors. This house remained in the Newman family until 1967. It has since changed ownership several times. Unit 7 is currently owned by Alphacom Electronic Data Processing Limited and 9 is owned by Kenneth and Betty Lou Souter. Over the years there have been a variety of tenants, including; Russell Stinson vice president of Canadian Crocker-Wheeler Company, W.J. Dawson, Manager of the Union Bank of Canada and Mrs. Annie Acres.

The two and one-half storey, semi-detached dwelling is of brick construction with a cross gabled roof. The two units displays symmetrical facades with a connecting wall. The front gables are covered in half-timbering and exhibit exposed rafters. Slightly arched, moulded lintels and contrasting lugsills highlight the double hung windows. The front of each unit displays an open verandah with brick piers. The entrances to the dwellings are constructed of wood with multiple light windows, stone lintel and lugsill.

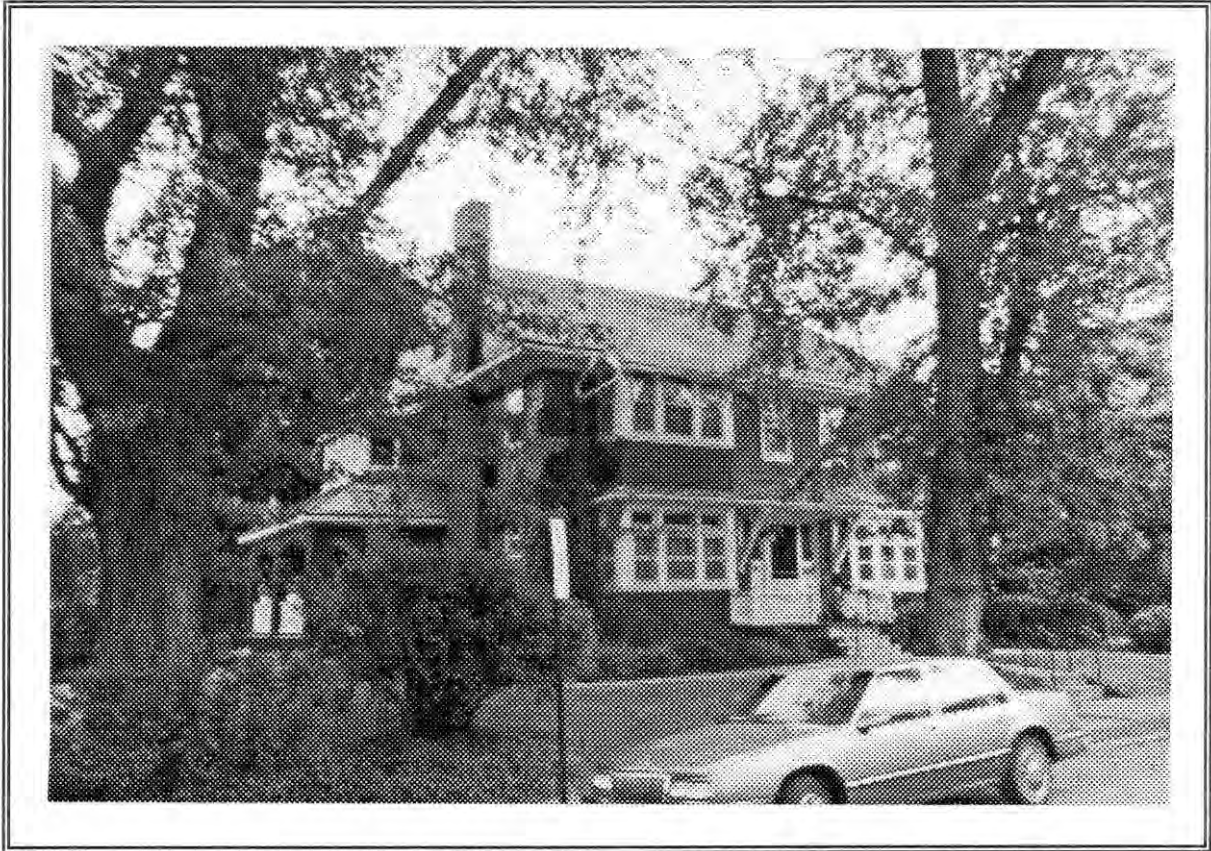


NAME/ADDRESS: 8 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 975
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

One of the first owners of this house was John Forster, manager of the Imperial Bank of Canada. The house has had many different owners since then and is currently owned by Edward Ulrich. The building is currently used as an apartment.

This is a two and one-half storey brick house, with a shingled gable projection over the front facade of the building. An offset frontispiece creates bay-like windows at both the first and second storey levels. The fenestration of the facade is that of double-hung windows decorated with stone lintels and lugsills. The entrance of the building is defined by a semi-circular window displaying a brick voussoir and stone lugsill adjacent to the wood paneled door.



ADDRESS/NAME: 10 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 974
CONSTRUCTION DATE: 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Assessment records indicate that this house was built in 1900 on lands once owned by Ridley College. In 1905 the property was deeded from George and Jabiez Newman, of Newman Bros Contracting, to David B. Crombie, manager of the Sterling Bank. The family of Dr. C. R. Fitzgerald owned the house from 1919 to 1963, and the building may have also served as Dr. Fitzgerald's office. The house is currently owned by Robert and Margaret Reid and used as a single-detached dwelling.

This two and one-half storey, gable-roofed building with a wood shingle exterior displays characteristics commonly associated with the American Shingle Style. The open verandah found on the south side and building's numerous, projecting bays are typical characteristics. The double-hung windows on the first storey offer the only example in the area of windows combined with multiple light transoms. Large, decorative brackets support the overhang which shelters the structure's main entrance.



ADDRESS/NAME; 11-13 College Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 986
CONSTRUCTION DATE: 1900

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Frances Richardson. It remained in the Richardson family until 1960 when it was sold to the present owner Emil Erling.

This two storey house has a cross gable roof with an offset front gable. Influences of the Shingle Style are evident with the exterior of the upper storey being shingled, while the lower storey is clad in siding. A balcony with a wooden railing is located adjacent to the front gable. To the side of the house is an open porch with curved pediment and moulded piers. The porch shelters two main entrance doors flanked by pilasters.

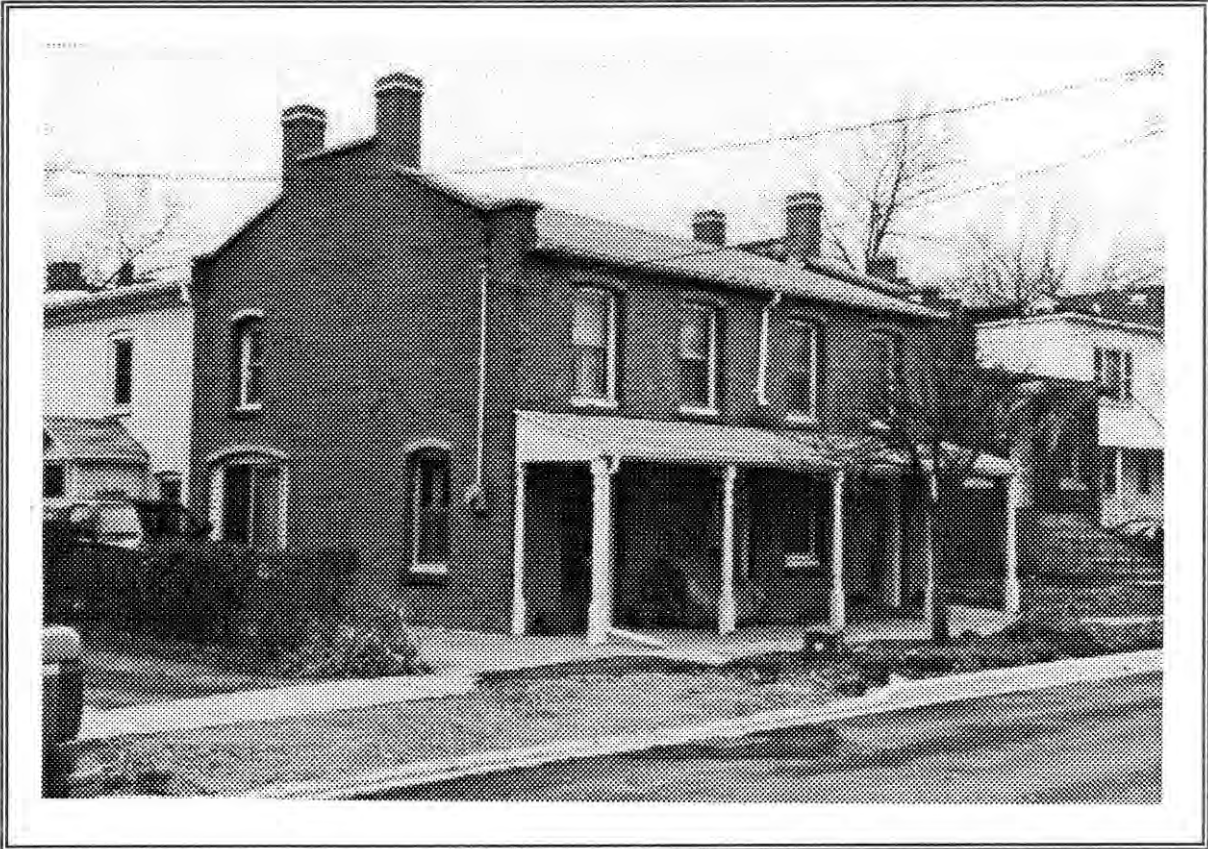


ADDRESS/NAME: 2 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1006
CONSTRUCTION DATE: 1929

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

John and Edith Widdicombe were long-time owners of this house. Currently it is owned by George Bekos and used as a single detached dwelling.

This one storey brick house displays a hipped roof with decorative frieze and gable dormer. The main entrance is sheltered by a shaped hood with brackets. The windows are double-hung with a six over one pane arrangement, and decorated with stone lugsills and brick voussoirs.



ADDRESS/NAME: 2 1/2 - 4 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1004, 1005
CONSTRUCTION DATE: 1860

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Thomas Waud, bricklayer, was the original owner of this house. It remained in the Waud family until 1913. After which, there were a succession of owners including: Peter Darker (1913-1915), John Widdicombe (1915-1917), Dr. Sara Stinson (1917-1920), Calvin Morris (1920-1936). Lesley and Ernest Taylor currently own this duplex.

This is a two storey brick building with a gabled roof flanked by gabled parapets. The front facade has four bays, consisting of four windows on the second storey and three doors and a window on the first storey. A porch with spindle-like posts shelters the three ground level entrances. The windows are double-hung with wooden sills, and brick voussoirs of a lighter shade of brick.

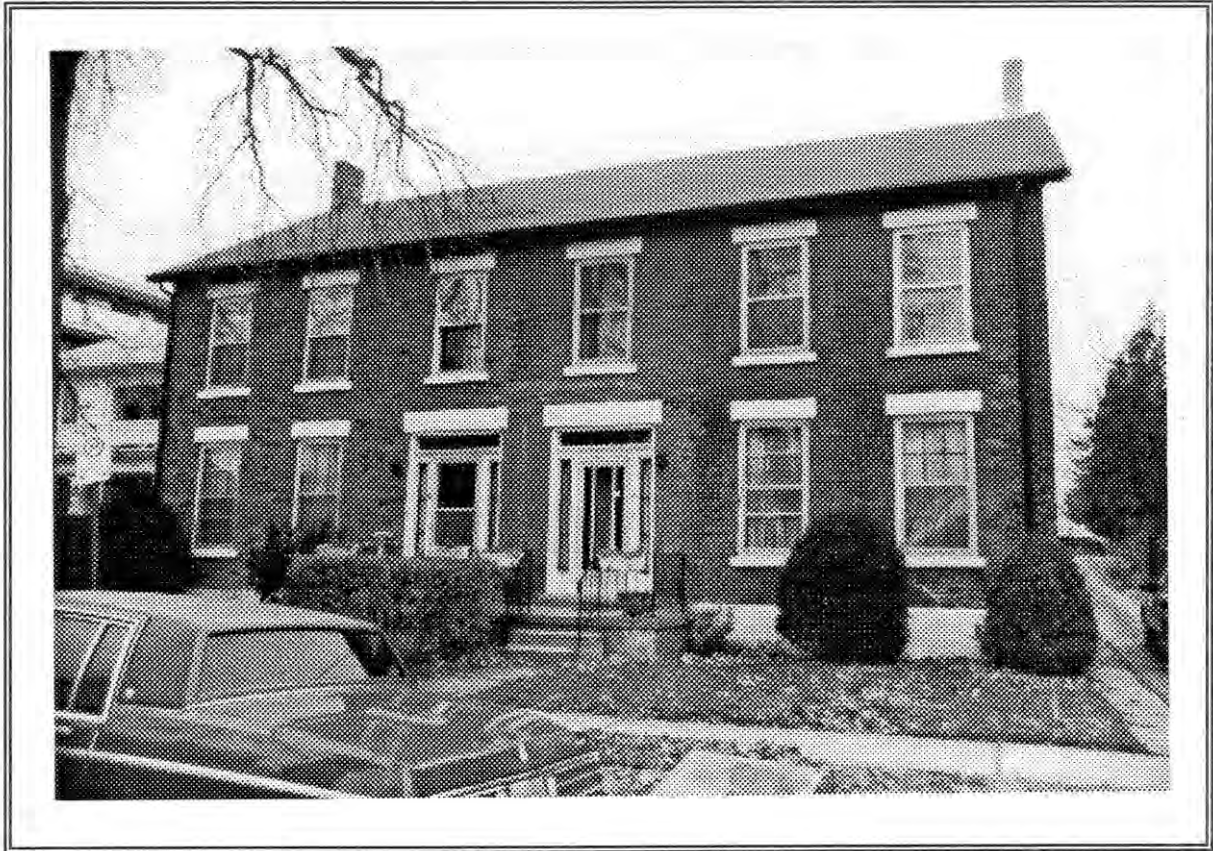


ADDRESS/NAME: 3 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1009, 1010
CONSTRUCTION DATE: 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

George B. Darker, a grocer was one of the first owners of this house. Thomas Smallacombe owned the building from 1914 to 1929, while Bernard J. McGrath was the owner from 1929 until 1963. The house then had various owners before being purchased by current owners, Denis and Carol Lepage.

This two storey brick building, with stone foundation, has a hipped roof and offset front gable. The front porch features; an entablature, offset pediment, and doric columns arranged in pairs. Most of the windows at the side of the house have semi-elliptical openings and stone lintels with brick voussoirs.

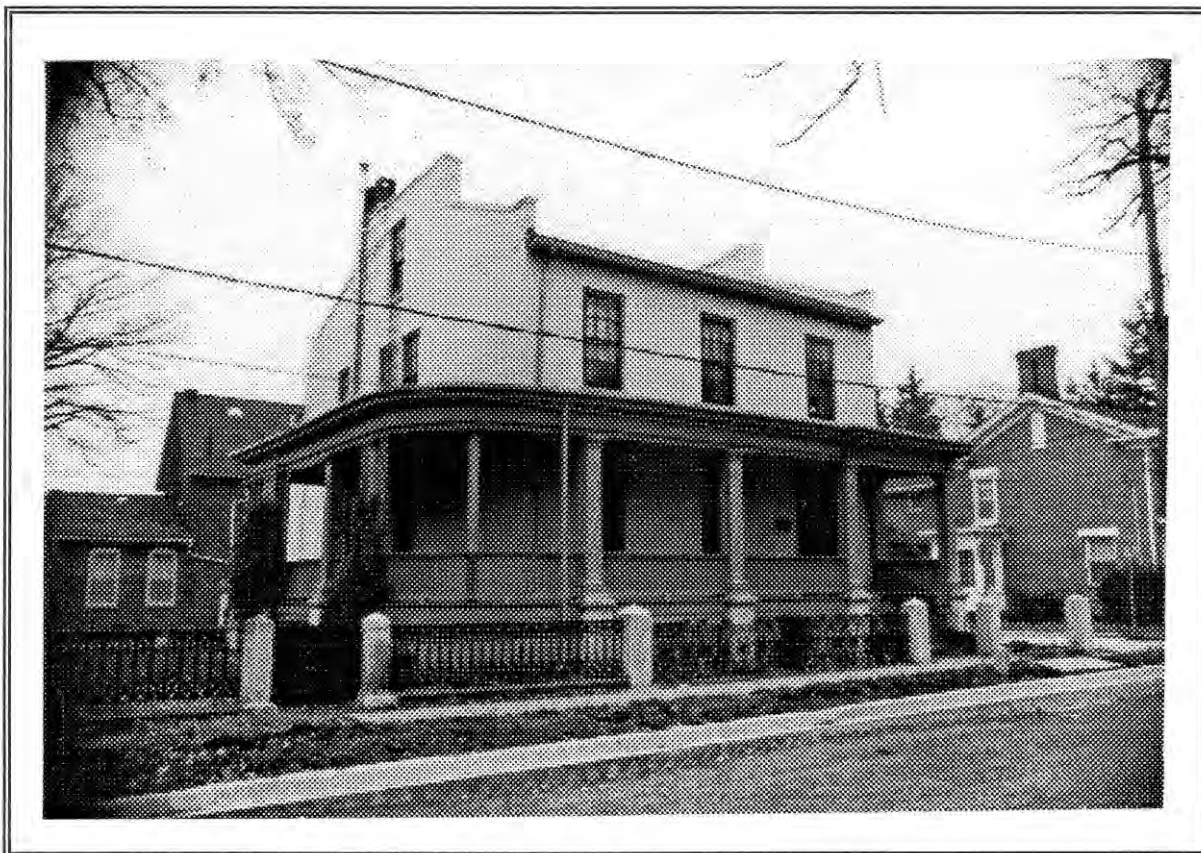


ADDRESS/NAME: 6 & 8 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1002, 1003
CONSTRUCTION DATE: circa 1834

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The property was originally owned by Godfrey A. Waud who was President of Waud General Home Furnishings. In 1882 it was sold to James Norris who was a partner in a shipping business. A large addition was built onto the house between 1852 and 1875. Mr. Charles Benson, barrister and director of the St. Catharines and Welland Canal Gas Light Company, lived in the house from 1903 until about 1908, when the property was known as #5 Ann Street. Members of the Brighty family owned the house from 1925 until 1969. The property is presently owned by Dora Alton and used as a semi-detached dwelling.

The building is a two storey, brick, semi-detached dwelling displaying elements of Georgian influence. There are six bays, three per side, each window is double-hung in a six over six arrangement. The two entrances are enhanced by recessed, multiple light sidelights. All elements are decorated with wood lugsills, surrounds and heavy concrete lintels. The roof is of medium gable with shingles, boxed cornice, sloped soffit and frieze make up the roof trim. The wing to the rear is the original building, and the semi-detached dwelling facing the street is the addition noted above.



ADDRESS/NAME: 7 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1011
CONSTRUCTION DATE: circa 1854

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The property was purchased in 1854 by Josiah Holmes and W. Greenwood who were partners in a carriage making business. The house remained in the Greenwood family until 1904 when it was sold to Nelle B. Evans, the wife of John Evans, an accountant. It still belongs to the Evans family and the second floor has been converted into an apartment.

This two storey brick building incorporates the Regency influence of a sweeping gallery along two sides. Brick pedestals support the eight moulded piers with plinths and capitals. The flat roof over the gallery has an architrave and decorated soffit producing a shelf-like entablature. The door is flanked by sidelights and a multiple light transom with a wood moulded lintel. Gabled parapet walls are found at the sides of the medium gabled roof. The windows are double hung, with six over six lights, and wooden lugsills. A wrought iron fence encircles the property with concrete balusters for support.



ADDRESS/NAME: 9 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1012
CONSTRUCTION DATE: prior to 1852

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built as the home of Godfrey Waud. In 1867, Captain James Norris; businessman, former Mayor of St. Catharines and Member of Parliament, purchased the house, which remained in the Norris family until 1977. Reverend Hugh Rose and his family owned the house from 1977 until 1986. The house is presently owned by Aristide and Marjorie Tacinelli and used as a single detached dwelling..

A gable roof with returned eaves covers this two-storey, brick home. The roof trim consists of a boxed cornice with frieze and brackets. An elaborately-designed portico is characterized by semi-elliptical arches spanning two piers and corresponding pilasters. The flat roof of this structure possesses an architrave, decorated soffit, plain frieze, and a shelf-like cornice. Decorative moulding surround the front door and all the double-hung windows feature concrete lintels and decorative shutters. A closed portico with multiple light windows of similar design to the front porch, is located on the structure's east facade. On the west side of the house is an open gallery which is supported with wooden Doric columns on brick piers between which runs a moulded balustrade.

Of special interest is the existence of the Norris' coach step that can still be seen in front of the main entrance, near the edge of the street.



ADDRESS/NAME: 10 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1001
CONSTRUCTION DATE: 1876

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built for James B. Fowler, a jeweller. In 1878, James Norris bought the house for his daughter Annie. She was married to Henry A. King, the mayor of St. Catharines from 1885-1886. James Hamilton Ingersoll, of the barrister firm of Ingersoll and Kingstone obtained the house in 1898. In 1944, William J. Poirier bought the house, and sold it to Dr. Alan and Joanna M. Vandermaas in 1960.

The two storey, stuccoed, Italianate influenced house possesses a hipped roof, large setback and is defined by a wrought iron fence. The entablature and Doric columns of the open verandah support a covered balcony. Sheltered by the verandah and balcony are windows which feature shutters and shaped, single light transoms. The front door is flanked by sidelights with a multiple light transom. The front facade displays double-hung semi-circular windows indicative of the Italianate style.

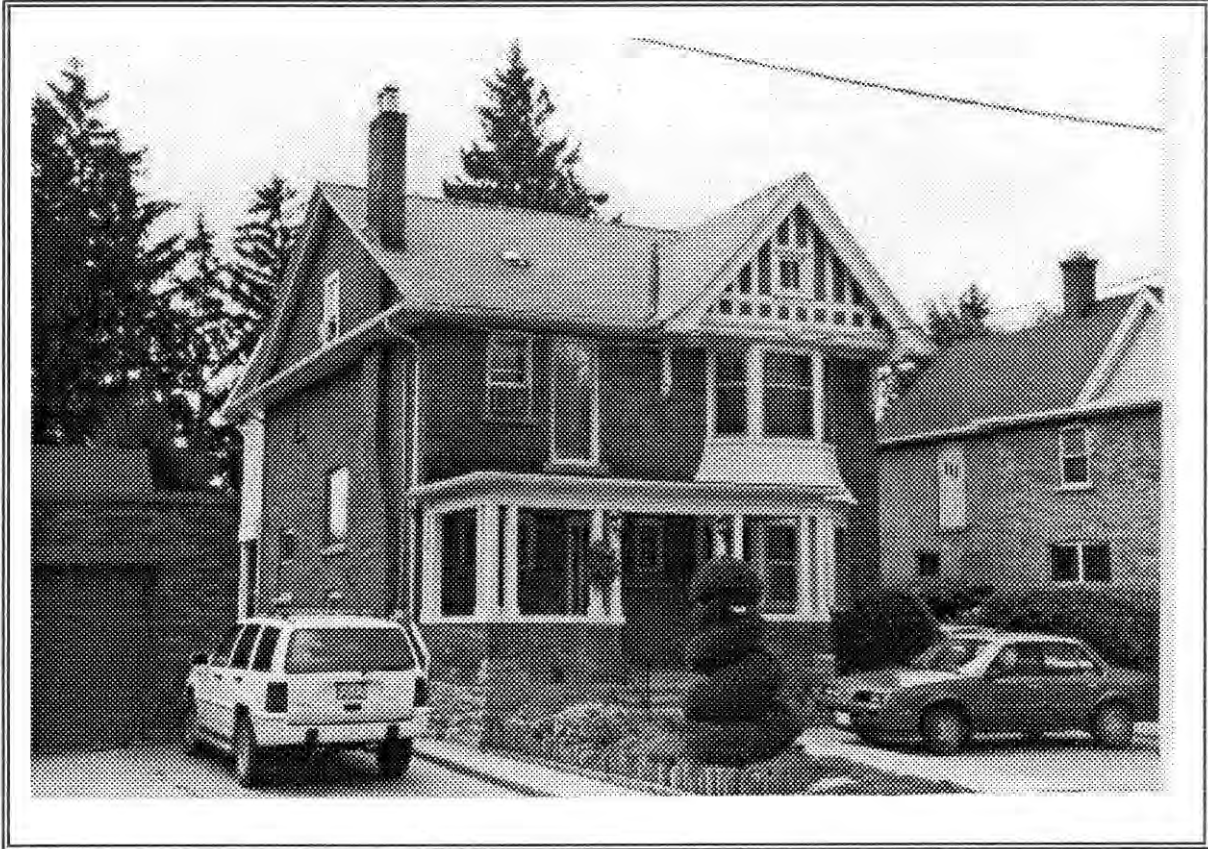


ADDRESS/NAME: 11 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1012
CONSTRUCTION DATE: c. 1944

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Milbert and Janet Aikens lived in this house from the time of its construction until 1965. Mr. Aikens was the district manager of the London Life Insurance Co. The current owner, John D. Cameron, uses it as a single detached dwelling.

This single storey brick building displays a bay window, front gable with decorative trim, and classically detailed door surround.



ADDRESS/NAME: 13 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1013
CONSTRUCTION DATE: c. 1905

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was probably built for Frances Jane Ball who acquired the property in 1905 from Elizabeth W. Norris. Ownership of the house remained under the Ball name until 1971, when it was granted to the present owner, Dr. Richard D. Kelly. The building serves a Dr. Kelly's home and office.

Queen Ann Revival influences are found in this two and one-half storey, brick building. The off-set gable roof has a prominent gable projection. That projection is decorated with shaped brackets, as well as a cornice along its base. Below the dormer, at both the first and second storey levels are bay windows separated by a section of wood shingles. A broad, open verandah is located along the facade. The verandah's flat roof is supported by moulded piers arranged in pairs which are surrounded by a frieze and cornice. The verandah's roof probably once served as a balcony given the presence of a second storey door opening, now glazed over. Rounded heads, contrasting lugsills, and brick voussoirs decorate many of the building's windows.



ADDRESS/NAME: 14 Norris Place - Montebello Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1000
CONSTRUCTION DATE: 1957

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building was built under the ownership of Angelo, Nicholas and Richard Cutaia. It was the property of Montebello Building Limited from 1958 till 1966. Since then it has changed hands several times and is currently owned by John Lamothe.

The existing structure is a flat roofed, five storey apartment building. Continuous balconies with closed metal railings span the length of the building's upper story.



ADDRESS/NAME: 15 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1014
CONSTRUCTION DATE: c. 1916

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Joseph N. Moyer, a carpenter. Ownership remained under the Moyer name until 1956, after which it changed hands several times. The building is currently owned by Philip Alexander and contains three dwelling units.

This two and one-half storey brick house is an example of turn of the century vernacular construction. It possesses a gabled roof, and a broad open verandah. Sheltering the verandah is a pediment supported by three Doric columns on pedestals, surrounded by a decorated entablature. An ornate balustrade surrounds the verandah. Other features of note include a front gable covered in two patterns of wood shingles, and windows decorated with brick voussoirs and contrasting lugsills.



ADDRESS/NAME: 17 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1015
CONSTRUCTION DATE: c. 1945

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of this house at the time at which it was built was Alice S. Madden. The property changed hands several times over the years and is currently owned by Gordon Bruce Smith and is used as a two-unit dwelling.

Symmetry of design is prevalent in this one-storey, hip roofed, brick building. A double chimney is centrally located on the facade and is flanked on either side by casement windows containing eight lights each. The main entrance is recessed from the facade and is located on the south side of the building.

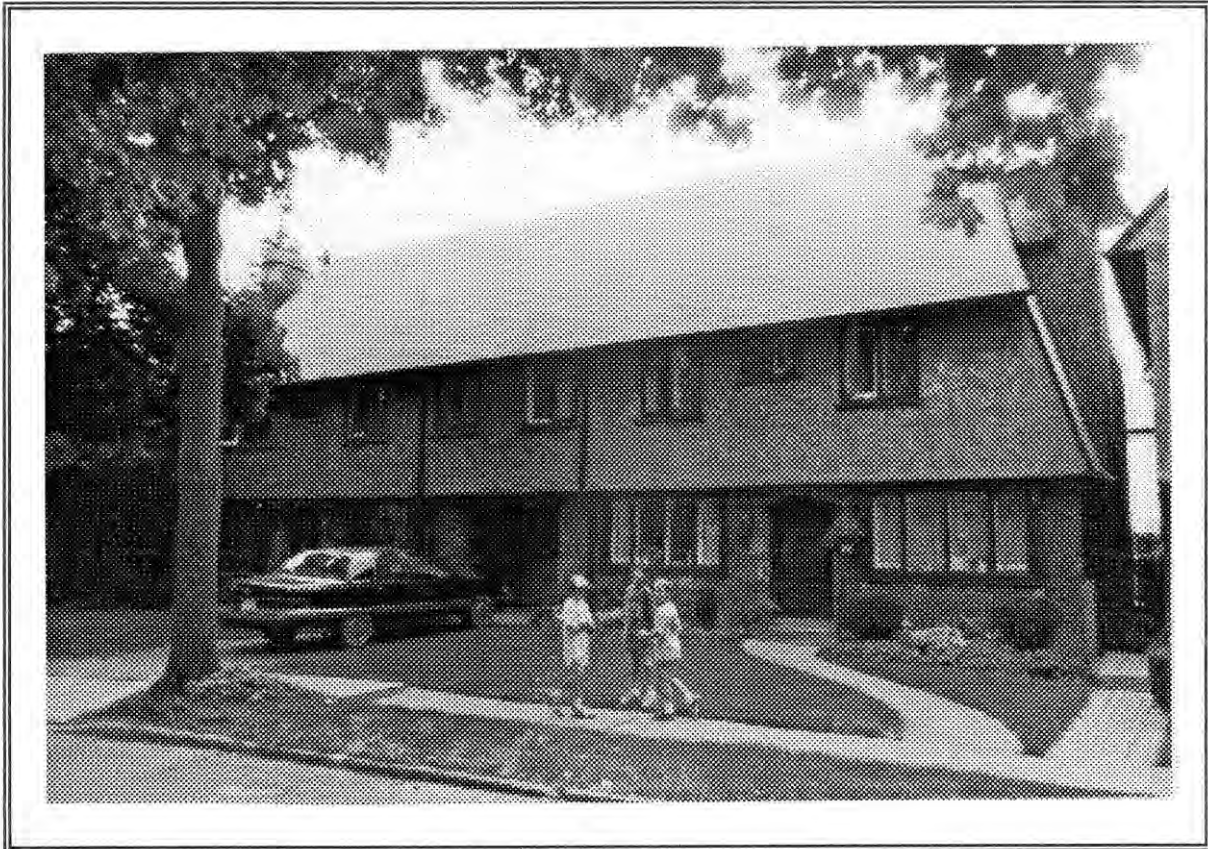


ADDRESS/NAME: 18 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 997
CONSTRUCTION DATE: 1860

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

James Taylor of the Taylor and Bate Brewery was the original owner of this house. In 1882 Dr. Henry Rolls bought the house, which remained in his family until 1923, when it was bought by long-time residents Thomas and Florence Teather. At the present time it is owned by David and Jill Brindle.

This is a two storey red brick structure with two architecturally distinct portions. The front section of the house has a medium pitched gable roof and features two double-hung, triangular windows at the side. There are two main entrances, both located in this section. The entrance on the front facade includes; a full-length glass door with walnut trim and a three light transom. The entrance to the side features; a glass door with walnut trim, pilastered square columns, sidelights and a full transom. The back section of the house has a mansard roof and three gabled dormers covered in shingles. A bay window with thick wood trim is found perpendicular to the side entrance. Stone lugsills are constant for the various types of windows found on the house.

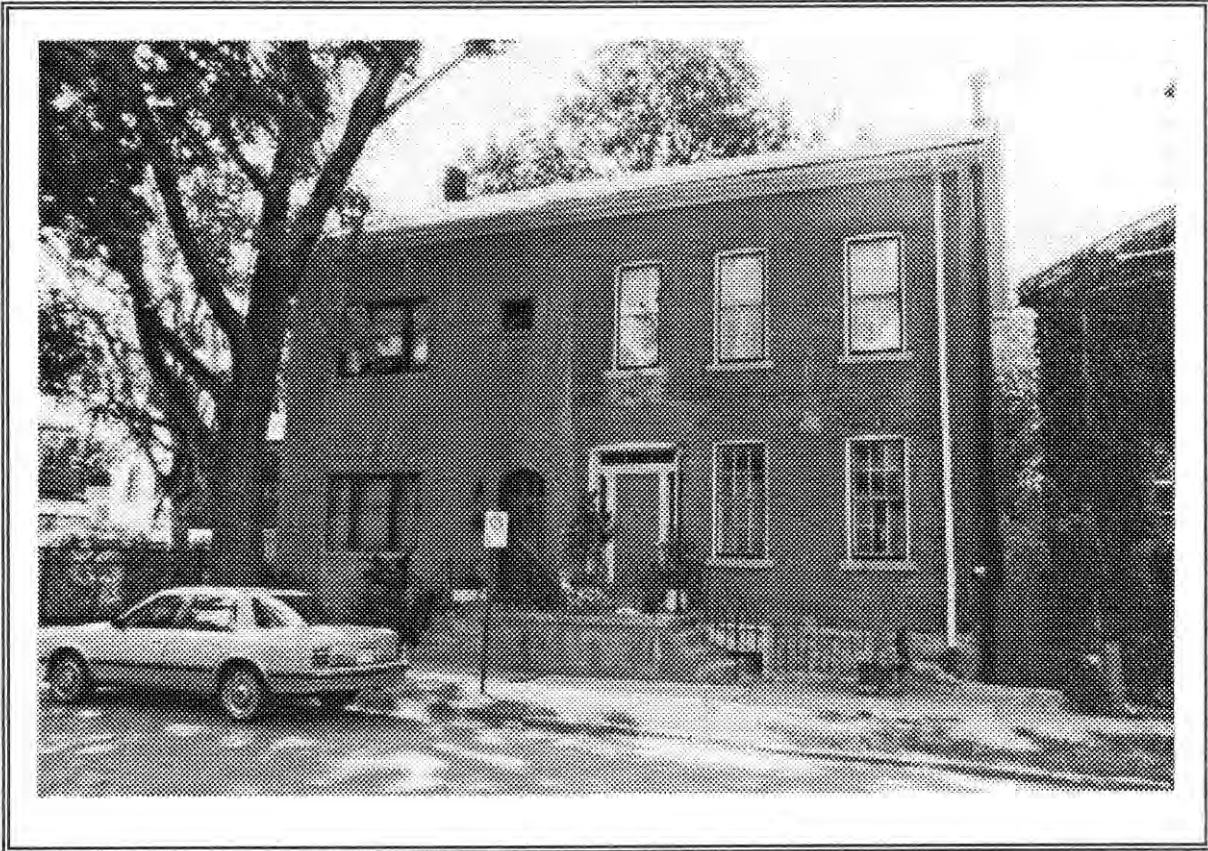


ADDRESS/NAME: 19 & 21 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1016 & 1017
CONSTRUCTION DATE: c. 1927

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house which spans two lots was constructed for Robert I. MacBeth and Arthur E. Nicholson of the architectural firm of Nicholson and MacBeth. In 1946 R. James Weatherill, Business Manager of the St. Catharines General Hospital acquired that portion of the house which is today 19 Norris Place from the estate of Arthur E. Nicholson. At that same time, the other part of the house, 21 Norris Place was granted to Peggy Bartle who, the following year, granted it to Edward J. H. Vanston, manager of the Bank of Toronto. The present owner and occupant of 21 Norris Place, Stephen E. Davis, acquired it from the estate of Edward J. H. Vanston. Number 19 Norris Place changed hands several times over the years and is now owned and occupied by Alan D. Dunn.

The Neo-Tudor style is found in this two-storey, brick and stucco-covered house. The building's roof is of a modified hip design with steep sides and chimneys at each end. Upper storey windows are of a casement type with prominent lugsills and a cross-hatched arrangement of lights. First storey windows are also of a casement type but with multiple rectangular lights. The building's two front entrances consist of heavy, panelled wooden doors with rounded heads. Stone voussoirs and quoins decorate the door openings. an unusual feature of this structure is the existence of a "porte cochere", the centrally-located, open passage-way through which a vehicle might drive.



ADDRESS/NAME: 20-22 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Lots 996 and 995
CONSTRUCTION DATE: 20 - 1860, 22 - 1935

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Ellen House was the original owner of this building. In 1867, it was bought by Ellen McCourt, who retained the property until 1896. It is at this point that the two parts of this house came under separate ownership. In 1909, George Ecclestone proprietor of the St. Catharines Indestructive Laundry bought number 20. It remained in his family until 1964. The current owner is Joy Leask. Number 22 was bought by Reverend Robert Garside of the Lyman Street Baptist Church in 1896. It then changed hands many times before coming into the ownership of Yvonne E.A. Taylor from 1928 till 1966. It is now in the ownership of Anthony Chadwick.

This original structure was built as a duplex in 1860. The west side of the structure was rebuilt in 1935. The east half, number 20, is brick with a stone foundation. There are three windows at the second storey level and two at the first storey level. These windows are double-hung with six lights in each sash. Decorating the windows are brick voussoirs and stone lugsills. The main entrance consists of a panelled door with pilasters, three light sidelights and a three light transom. The west half of the building, number 22, is stucco clad with a cement foundation. The front entrance contains a semi-elliptical opening with a panelled door. On the second storey, directly above the entrance, is a small hinged window. There exist double hung windows on both stories which consist of three sections with two lights in each part, the upper lights feature a diamond (lozenge) pattern.

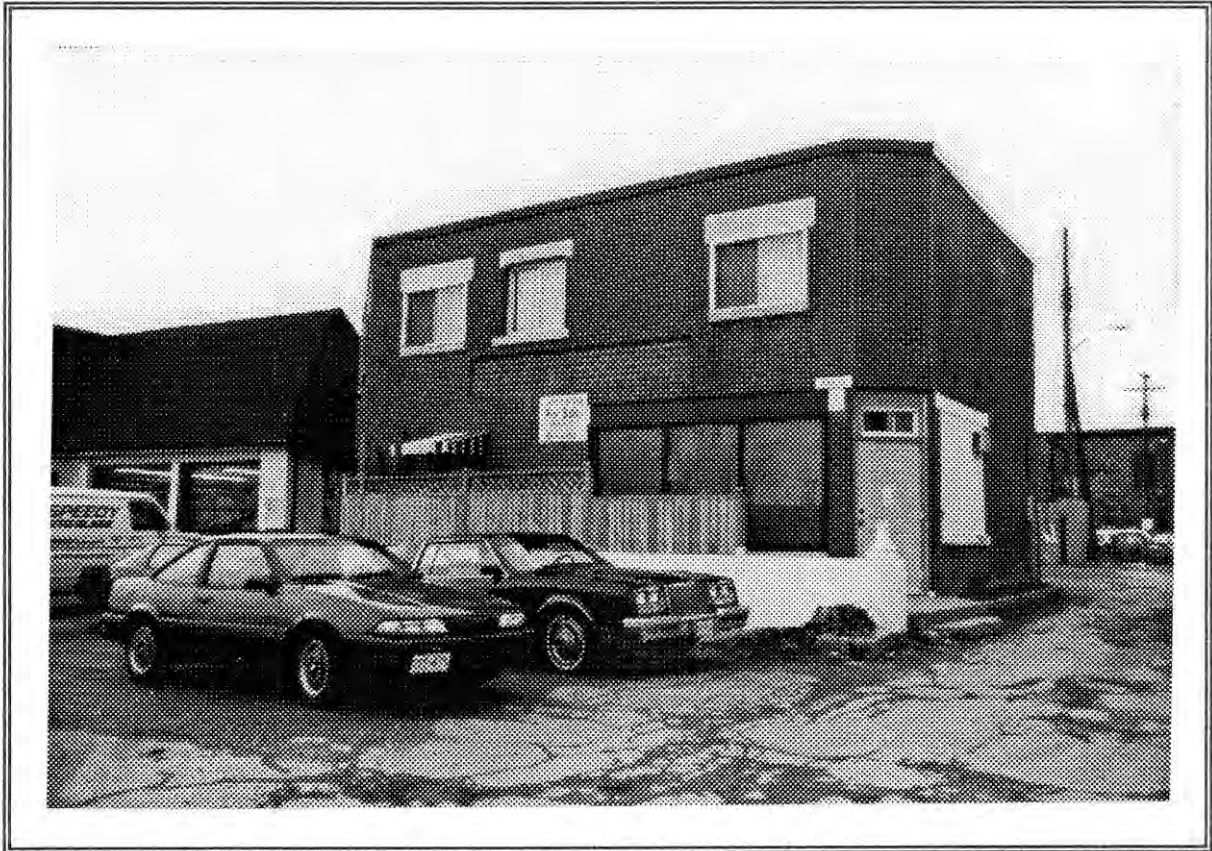


ADDRESS/NAME: 30 Norris Place
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1258
 30R657 Part 2
CONSTRUCTION DATE: c. 1915

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

George R. Holmes, a carriage builder was the original owner of this house. He carried on the business started by Holmes and Greenwood in 1842. The house remained in the Holmes family until 1968 when it was sold to John C. Conroy. The current owners are George and Mary Hale who use the house as a single detached dwelling.

This two storey house has a hipped roof with a gable dormer. The structure is clad in aluminum siding and its double-hung windows possess decorative shutters. Part of the porch is enclosed, the remaining portion is supported by a doric columns with an open wood railing. The windows are double-hung with shutters.



ADDRESS/NAME: 1 Ontario Lane
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1199
CONSTRUCTION DATE: c. 1917

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The Chatfield Heating and Plumbing Company was the original owner, and long-time resident of this building. Subsequent owners have been: John P. Hatkoski (1946 - 1973); Fiore Lupia (1973 - 1978); and Fay Staruch (1978 - 1986). The building has housed several businesses including, the Lincoln Battery and Electrical Service and the Niagara Heating Supply. The current owner is Tony Fortis.

This is a brick and stucco clad two storey building, with a flat roof. The main door is at the corner of the building, adjacent to three large display windows. At the side is what was formerly used as a loading dock. An aluminum awning covers the other door to the building. The second storey windows have concrete slip sills and lintels.

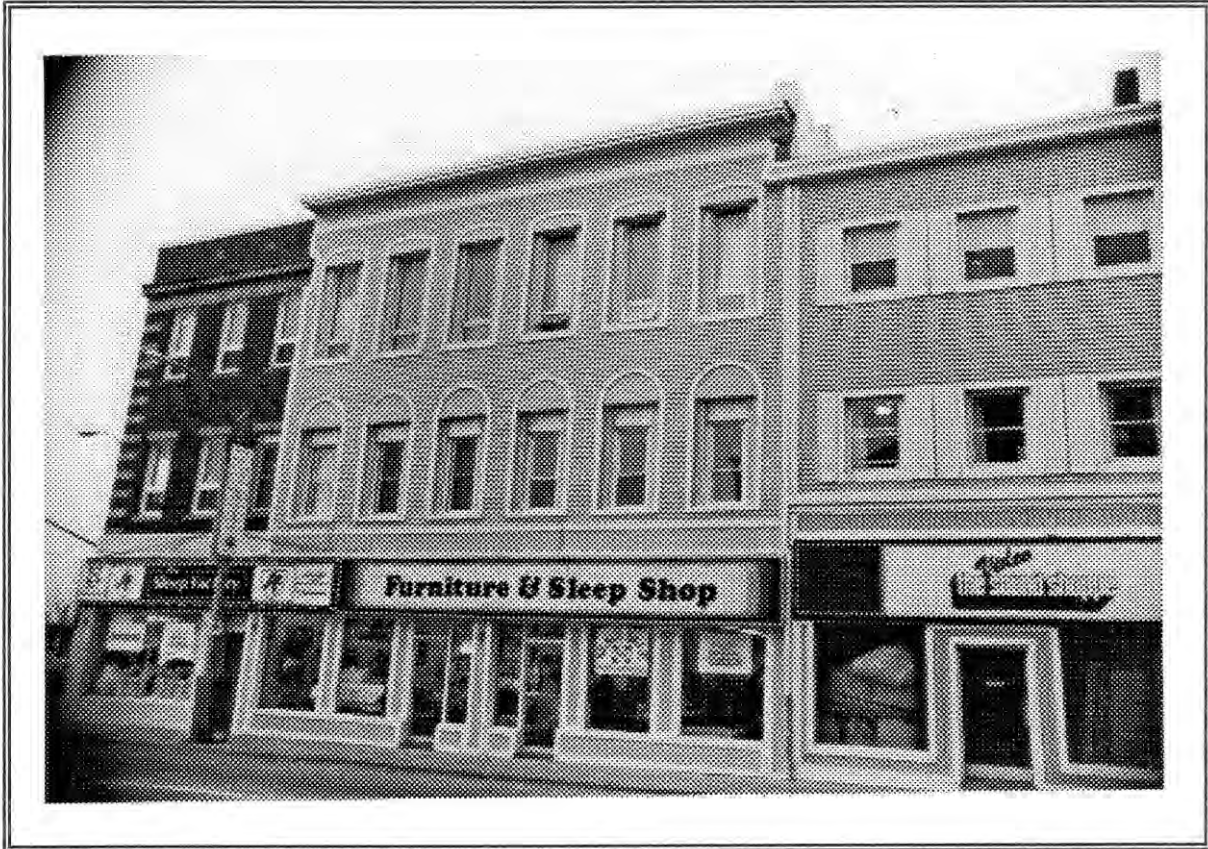


ADDRESS/NAME: 19 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1143 & 1144
CONSTRUCTION DATE: c. 1890

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Holmes and Greenwood, carriagemakers were one of the first owners of this building. It was bought by Thomas Merritt in 1896 and remained in the Merritt family until 1944. Ownership then changed hands several times before the building was bought by its present owner Alan Parker in 1971. This building is used for retail with some residential units. Over the years it has housed many businesses, such as: George Pinder, sporting goods; Brown, Clifford and Jones, electrical contractors; and Ingersoll and Kingstone, barristers. The first storey is presently used by the Sleep Factory.

This is a three storey brick building with a flat roof. The facade is highlighted by decorative detailing of contrasting colours including: concrete quoining; a horizontal concrete entablature; and vertical patterns made from concrete bricks. The second and third storey windows have concrete lugsills and lintels. The first storey is clad in vinyl siding, and has numerous display windows.



ADDRESS/NAME: 23 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1145 & 1146
CONSTRUCTION DATE: c. 1890

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

One of the first owners of this commercial building was Moise Schwab. It has had numerous owners including: William H. Merritt (1909 - 1913), Margaret Clifford (1913 - 1925), and Harold Gould (1925 - 1935). It has housed numerous businesses over the years including: Chatfield and Company, plumbers; and H. Culiner, men's furnishing. At the present time it is owned by Alan Parker. The first storey is still used for retail purposes, while the second and third storeys are apartments.

The original brick of this building is covered with blue vinyl siding. The facade has been altered through the inclusion of new windows and cladding. The building is three storeys in height with a flat roof. The third storey windows are hinged with blind, semi-elliptical transoms. The second storey windows are double-hung with semi-circular transoms. The first storey features display windows and two glass doors.

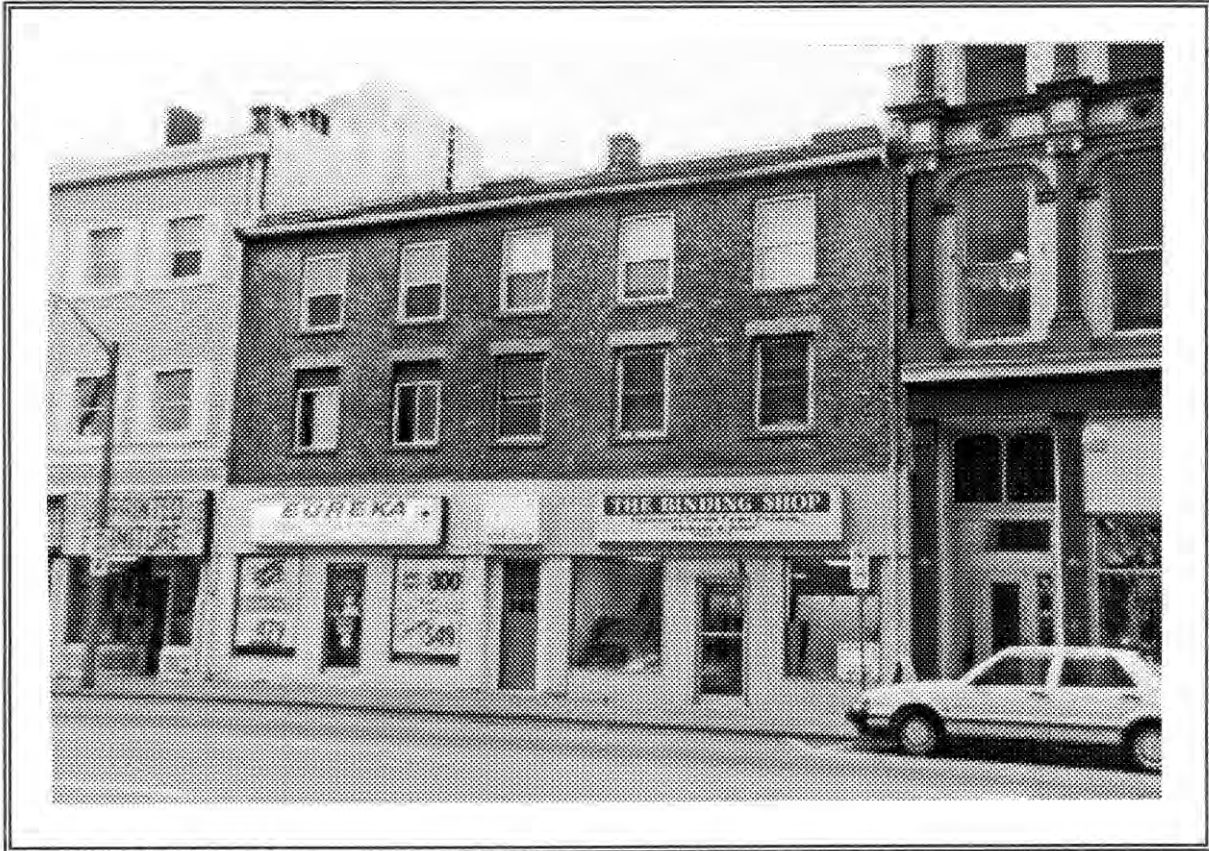


ADDRESS/NAME: 25-29 Ontario Street - Merritt Block
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1147 & 1148
CONSTRUCTION DATE: circa 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This commercial building was owned by William Hamilton Merritt, industrialist, entrepreneur and builder of the Welland Canal, until 1914 when William T. Sutherland purchased the property. Over the years the building has been home to several different businesses, including a security loans and savings company and a gas company.

This three storey building has recently been covered in blue vinyl siding. The facade has been completely modernized, including the windows and cladding. The brickwork and detailing of the original building still exist, but are hidden by the siding. The roof is of a low pitched gable with stepped parapet. The windows on the second and third storey levels are double-hung with shutters. The first storey has display windows and three entrances.



ADDRESS/NAME: 31-35 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1149
CONSTRUCTION DATE: 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

When this commercial building was built in 1850, the property belonged to Jedediah P. Merritt. In 1874 it housed the Montreal Telegraph Company. It is believed that an early post office was located here. Joanna and Anthony Welsh owned the building from the early 1900's till 1961, running Welsh and Company Grocers. At the present time the building is owned by Bendev Holdings Limited and used as a commercial building.

This is a three storey building which is one of a row of buildings of differing styles. There are seven bays along the first floor which is sheathed with vertical planks. The second and third floors are brick in a common bond design. There is a low gabled roof with stepped parapet walls at the side. The first floor facade has three entrances. The two off-centre doors lead to the retail shops and the other one, located in the centre, opens up to a stairwell. The windows on the first floor are of a fixed, one panel, picture type. On the second floor there are double-hung, two sash type windows with single panes.

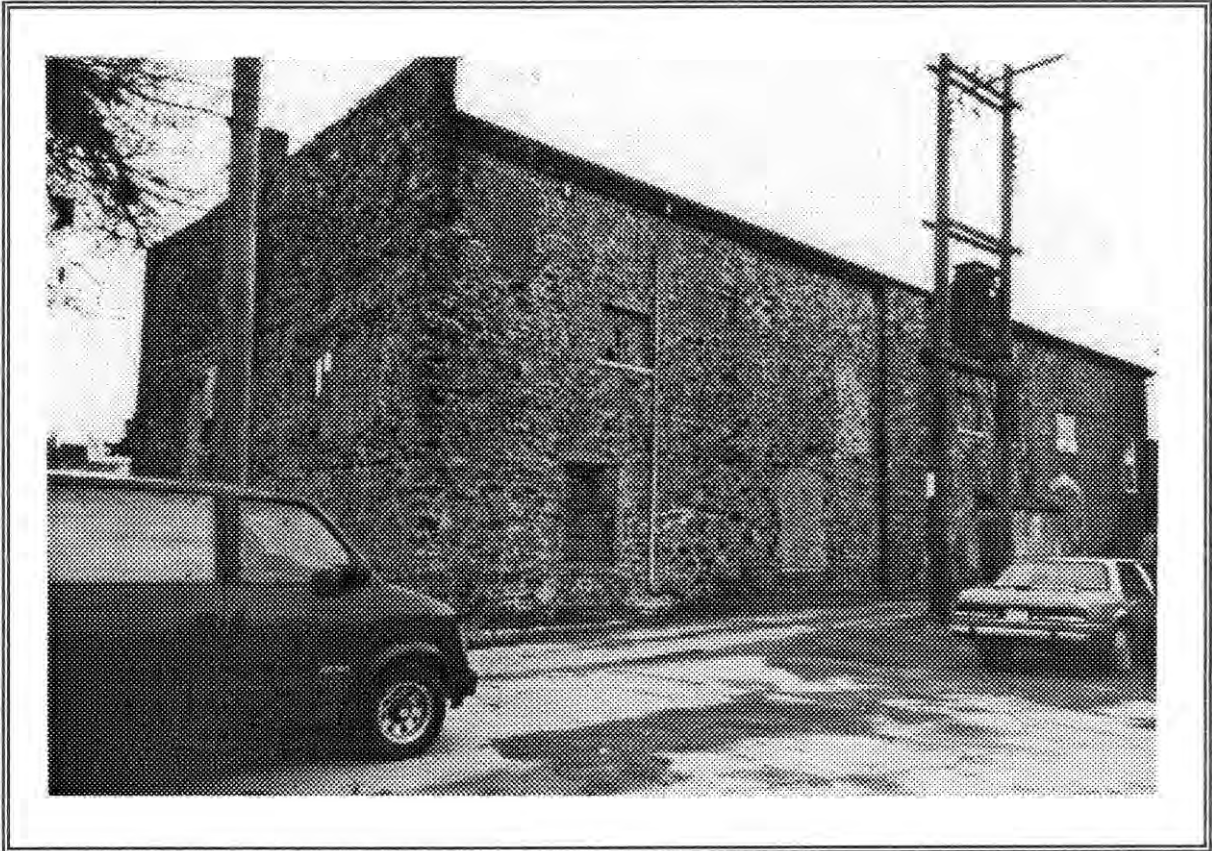


ADDRESS/NAME: 37-39 Ontario Street - Masonic Temple
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1150
CONSTRUCTION DATE: 1872

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The Masonic Association bought this lot from Thomas R. Merritt in 1874 and erected the building. It was designed by Toronto architect Henry Lanley. The third floor was devoted to Masonic purposes, while the second and first floors were used for predominantly retail purposes. In 1894 the St. Catharines Business College was located on the second floor. In 1951 the building was sold to Mayor Richard M. Robertson who ran a furniture store. In 1954 Peninsula Press obtained the property, and currently operate a printing shop.

This is a three storey building of brick construction. It is connected to adjacent buildings. A unique feature of this building is the cast iron used in the engaged columns and window frames. The first floor front facade is three bays wide and has been altered with new plate glass. The upper floor facades retain the original engaged columns and decorative Italianate details of cast iron. The flat roof line has been embellished with an entablature and brackets which flow into a parapet and open wood railing. Of interest is the small pyramidal, metal clad addition that can be seen to the left most portion of the roof.



ADDRESS/NAME: 41 - 49 Ontario Street - Grand Opera House
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1151 to 1153
CONSTRUCTION DATE: 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The Grand Opera House was built in 1850 on land owned by William Hamilton Merritt. In 1877 it was purchased by the Academy of Music, who in turn sold it to the Grand Opera House Company in 1888. In 1926 it was bought by St. Catharines Recreation Limited, and turned into a bowling alley. In 1935 the first Ontario Five Pin Championship was held there. It is currently owned by Peninsula Press Limited.

In 1898 fire destroyed the Opera House, which was quickly rebuilt within the year. Fire continued to plague the Opera House, destroying it once again in 1926, never again to reopen. On March 5, 1992, fire once again ravaged this structure, all but destroying the front portion. Consequently, this section was demolished, in December of 1993.

The structure consisted of two attached structures. It was the rear building, made of coursed sandstone and possessing a flat roof, which had housed the Opera House (the structure is shown in the photograph above). The front building, facing Ontario Street, most recently housed a variety of retail uses and, at one time, served as a passageway for horse-drawn carriages to bring people to the Opera House. Only one storey of this section remained after the latest blaze. Until that time, the decorative frieze, entablature, and pilasters of the original facade were still evident as can be seen in the photograph on the back of this page.





ADDRESS/NAME: 53 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1153
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building has had many different owners and uses. Owners include: the Lincoln Construction Company Limited; the St. Catharines Box and Lumber Company; and Clarence E. White. Gorge Holdings Limited obtained the building in 1968 and made extensive renovations, both interior and exterior. The current owner is 597431 Ontario Limited.

This is a single storey, commercial building, the lower portion of which is clad in brick, and the upper aluminum siding. The windows are fixed and arranged in groups of three. An aluminum awning shelters the recessed entry and double glass doors.



ADDRESS/NAME: 63 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1154
CONSTRUCTION DATE: c. 1915

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building was originally the home of the Reo Garage, distributors for the Reo and Gray Dort cars. Frank Murphy was a long-time owner of this property, proprietor of the Reo Garage and Murphy Motors which eventually replaced the Reo Garage in 1927. In 1974 Frank Murphy sold the building to its present owners Realigest Investments who have done extensive interior and exterior renovations. It is currently used as an office building.

A flat roof covers this single storey building. The exterior is clad in a combination of brick and concrete parging with crushed stone. The two materials are separated by a strip of windows. A pole, clad in a parging of similar texture, supports the overhang of the roof, sheltering the glass doors of the entrances.

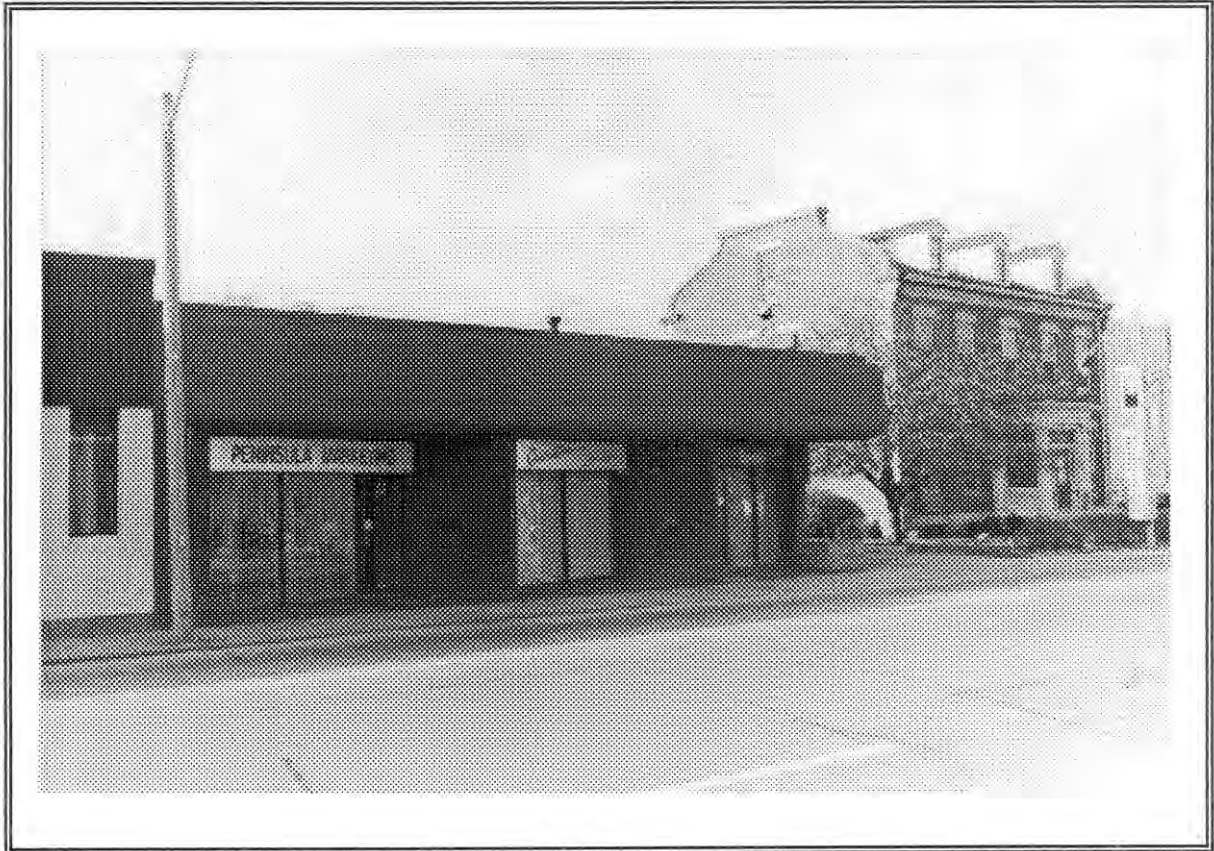


ADDRESS/NAME: 71-73 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1160
CONSTRUCTION DATE: c. 1960

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Arthur Widdicombe was the original owner of the land upon which this building is situated. It was still in the ownership of the Widdicombe family when the existing structure was built. It is currently owned by Gorge Holdings Incorporated.

This one storey structure has been designed in a contemporary manner. All windows and doorways have been recessed into the structure. The facade displays pebble-dash parging, and its upper portion has been clad in aluminum siding.



ADDRESS/NAME: 75 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1162
CONSTRUCTION DATE: 1960

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

George and Bertha Sadler were the original owners of this building. It has had numerous owners, and is presently owned by S. Pingue Enterprises Limited, and used as an office building.

This modern building is brick with a flat roof. There are three main entrances, each featuring large picture windows and a glass door.



ADDRESS/NAME: 77 Ontario Street - St. Catharines Club
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1163, 1174
CONSTRUCTION DATE: c. 1874

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Dr. Chauncey Beadle had a small frame house on this property in 1834. However, in 1846 a fire destroyed his home and the buildings in the rear. Three months later, he offered building lots for sale. The current house was built before 1874, in the ownership of Daniel Curtis Haynes, a prominent banker and broker. The St. Catharines Club obtained the house in 1924 and is the current owner.

This two and one-half storey red brick building is enhanced by a closed porch with two ionic columns. The porch displays a full entablature with cornice and recessed sidelights with decorative glazing. A semi-elliptical transom panel crowns the entrance and the windows at either side of the porch. The windows are decorated with concrete peaked lintels that have a semi-elliptical recession with curved support brackets. An ornate concrete lugsill compliments the lintel. The windows are double-hung, two sash type with a single pane to each sash. A heavy cream-coloured brick entablature with crenellated frieze spans the roofline. Similar brick is used on the quoins, at the corner of the building. The medium pitched gable roof possesses concrete capped parapet walls curving up to a flat centre portion. There are three, prominent gabled dormers to the front and three to the rear.



ADDRESS/NAME: 83 Ontario Street - Alexandra Hall
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1164
CONSTRUCTION DATE: 1852

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

J.F. Mittleberger built this house in 1852 after his previous home was destroyed by fire. Mr. Mittleberger was a member of the first board of police when St. Catharines was incorporated as a town. In 1912 Mary M. Culp, Marie M. Burrowman and L. Taylor bought the building and turned it into a home for elderly ladies. At the present time it is owned by Ron Rogers Real Estate.

This two storey brick building is set back well from Ontario Street. The shingled gabled roof is of medium pitch with gable parapets at both ends. A full entablature of cornice, frieze and ornate modillions decorate the eaves. The main entrance is off-set to the right, and defined by pilasters and a shaped lintel. Mysterious faces carved in stone on either side of the main door are intended to ward off evil spirits. The entrance possesses multiple light sidelights and transom. The windows are double-hung, in a one over one pane arrangement and are decorated with concrete lugsills and shaped lintels. An addition to the north side of the building consists of a porch with a brick second story. The roof of both the porch and second level feature cornice, frieze and brackets similar to that of the main roof. The front of the porch is decorated with two doric columns, while brick piers support the second storey.



ADDRESS/NAME: 85 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1165
CONSTRUCTION DATE: c. 1890

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

One of the first owners of this house was Elizabeth Paxman. From 1911 till 1940 it belonged to Ernest and Sarah Hough, who also ran a livery. Subsequent owners include: Alexander Mitchell; Michael and Olga Guzei; and Charles Boyagian. At the present time it is owned by Edward and Helen Boyagian and used for commercial purposes.

Characterized by irregular massing, this two story, brick structure displays elements most often associated with the Queen Anne style. Sheltered by a truncated hip roof, lies an offset, gabled frontispiece, possessing a bay-like appearance at its lower level. A broad curved verandah displays doric columns, an open balustrade and decorated entablature. The fenestration of the facade is varied. A palladian window is found in the gable, where as a "Queen Anne window" of small glass lights, holds prominence on the second story. The moulded hood and label decorating the main window of the frontispiece is another feature of interest. The remaining windows have brick voussoirs, stone pediments, moulded mullions and decorative shutters.

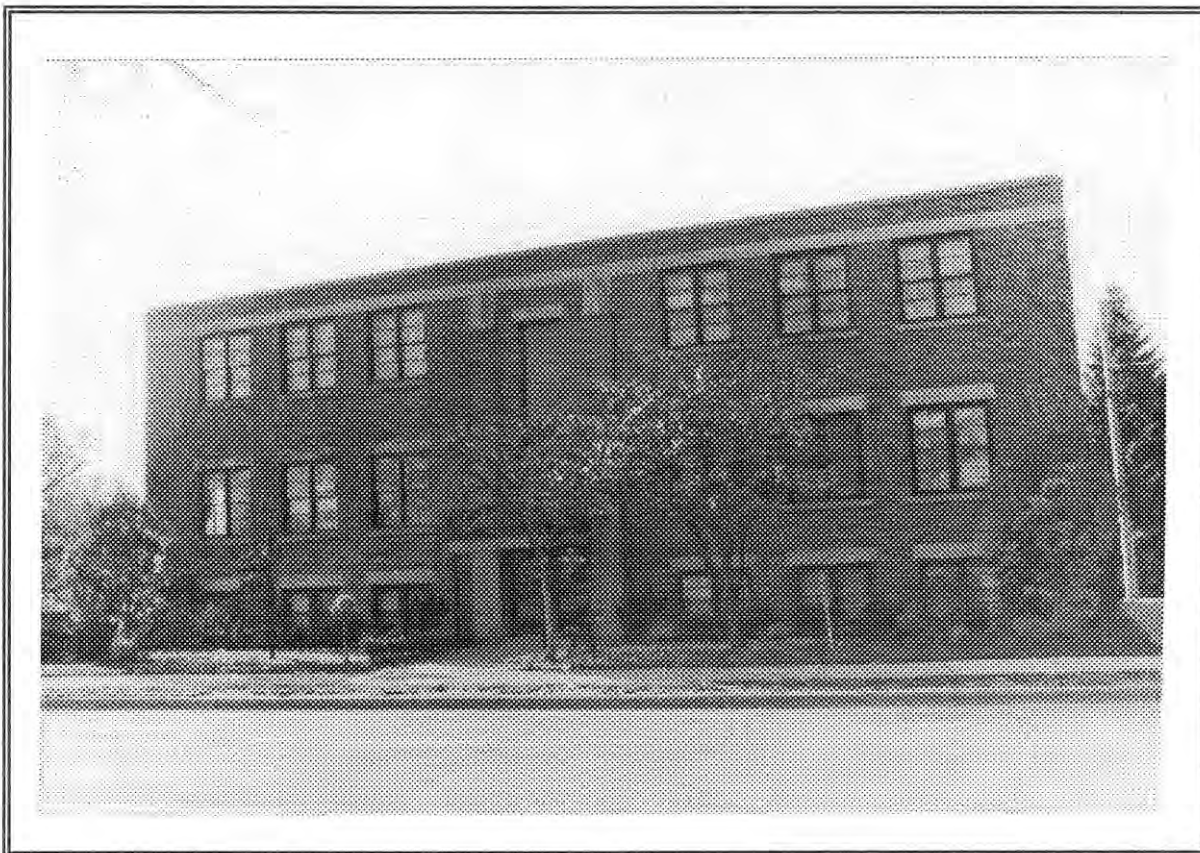


ADDRESS/NAME: 87 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1166
CONSTRUCTION DATE: c. 1890

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William J. Smith, a butcher was the original owner of this house. In 1924, he sold it to Louis Hattey, proprietor of the Hattey and Company department store. In 1937 it was purchased by William Wilson who owned the house until 1944. Since then it has changed hands several times, and at present is owned by Satbachan Singh. It is used as an apartment building.

This is a two and one-half storey brick building with a high hipped roof. The two story frontispiece forms a two story bay window that is capped by a front gable. The corner eaves of the roof are decorated with brackets. There are various different types of windows, but all have concrete lugsills. The bay windows feature continuous lugsills, brick voussoirs, and a stone lintel. An upper storey window adjacent to the bay window is supported by brick corbels. The semi-elliptical window on the first storey has a stained glass transom. The main entrance is at the side of the building. The porch area is partially sheltered by a slanting roof whose eaves are decorated with square lattice work. Supporting the porch are both piers and pilasters with doric influenced capitals. The boundary of the property is defined by a wrought iron fence.



ADDRESS/NAME: 93 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1038
CONSTRUCTION DATE: 1950

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This office building was built under the ownership of Chesley Realty Company Limited. Since that time it has been owned by FXDM Incorporated, L.D. Baggott and Bendev Holdings Limited. It is currently owned by Ronald Delia.

This three story, brick veneer building displays elements most often associated with the International Style of architecture. The flat roof, straight edges, clean lines, smooth exterior finish and complete absence of historical ornamentation are most often associated with this style. The windows are double-hung with four sashes, and two lights in each sash. The first and second storey windows are decorated with concrete lugsills and lintels, while the third storey windows feature a continuous concrete lintel above the openings. The main entrance is flanked by two concrete pilasters that are articulated vertically along the facade. The pilasters become brick at the second storey and are capped by a low-relief concrete moulding, of Art Deco influence, above the third storey level. The large central fixed window placed between the two pilasters is of similar influence. Its six large lights provide the facade with an added degree of verticality which compliments the canopied main entrance of the structure.



ADDRESS/NAME: 99 Ontario Street - St. Thomas Anglican Church
LEGAL DESCRIPTION: Corporation Plan 2 Part Lot 1035
CONSTRUCTION DATE: 1879

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Construction began on this church in 1877 due to the increasing size of the parish. It was designed by architect M.C. Beebe of Buffalo, New York and built by Timothy Sullivan. Due to lack of funds, and other difficulties, the church was not finished until 1879.

This church is an excellent example of the Richardsonian Romanesque style of architecture. It was constructed of pink cut sandstone. There is a large tower at the east corner of the structure, and a smaller tower on the west side. The large tower has variate stone patterning and three small turrets. The entrance has a deep, semi-circular embrasure with a cut stone voussoir. The double doors have four recessed panels each, and a stained glass transom. The high hipped roof is covered with slate tiles and has a moulded stone frieze. It is decorated with metal cappings and finials at the ridge and hiplines, and contrasting shingle patterns. Buttresses with triangular caps provide structural support. A large round rose window, typical of the Secondaire Period of French Gothic architecture dominates the front facade of the church. There are many other smaller windows, some stained glass, with continuous stone lugsills and lintels. The wide-arched glass doors of the front entrance were added in 1990.

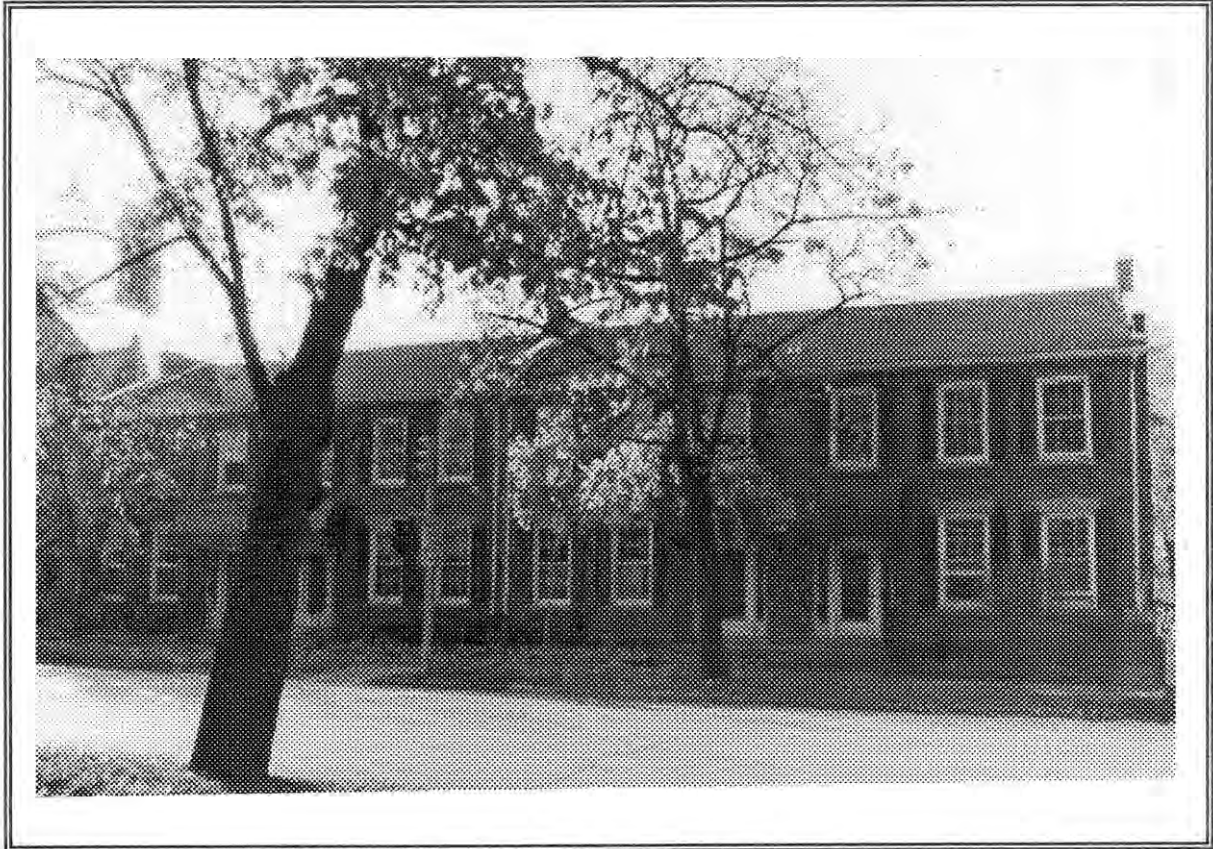


ADDRESS/NAME: 103 Ontario Street - St. Thomas Church Rectory
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1035
CONSTRUCTION DATE: 1928

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The site of the rectory is said to have been a gift from Colonel Leonard, the President of Coniagas Mines, and the house built with the proceeds from the sale of the former rectory which was on the corner of Church and Ontario Street. The rectory was designed by Robert Macbeth, a prominent local architect who designed other similar neo-Tudor homes on Yates Street.

A high hipped roof covers this neo-Tudor, two storey building. The first storey is clad in brick, while the second storey consists of half-timbering and stucco. The house is distinguished by the jagged Norman arch at its entrance. The entrance has concrete lintel, with wedge-like reliefs, engaged columns with ornate plinths and capitals. A variety of window types with many lights decorate this house. The first floor has lattice style, casement windows with four sashes. There is an oriel casement window on the second storey, having a four sash and one pane arrangement. The predominant upper middle window is fixed with nine sashes and stained glass arranged in a lattice pattern.



ADDRESS/NAME: 105-111 Ontario Street
LEGAL DESCRIPTION: Corporation Plan, Lot 1009
CONSTRUCTION DATE: c. 1875

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

In 1853 Josiah Holmes and William Greenwood, carriage makers, bought this lot from Thomas Towers. This set of two row houses was constructed separately sometime before 1875. The building stayed in the Greenwood family until 1941 when it was sold to Richard Boyle. At the present time the apartments are owned by Frank Prantera, Amiel Chios, and Kostas Vogiatzis.

This is a two storey twelve bay row house. Consisting of two separate structures, the one on the north side was constructed first. The brick structure has four main entrances on its front facade. The entrances are distinguished by panelled doors and recessed sidelights with three lights. There are pilasters with capitals between each door and sidelights. There is a recessed transom with three lights topped with a heavy concrete lintel over the opening. A canvas awning shades each entrance. The windows are double-hung, with a six over one pane arrangement with decorative shutters. Concrete lugsills and lintels are evident on both stories. The medium hip roof displays parapet walls at either end and a similar fire wall in the middle.

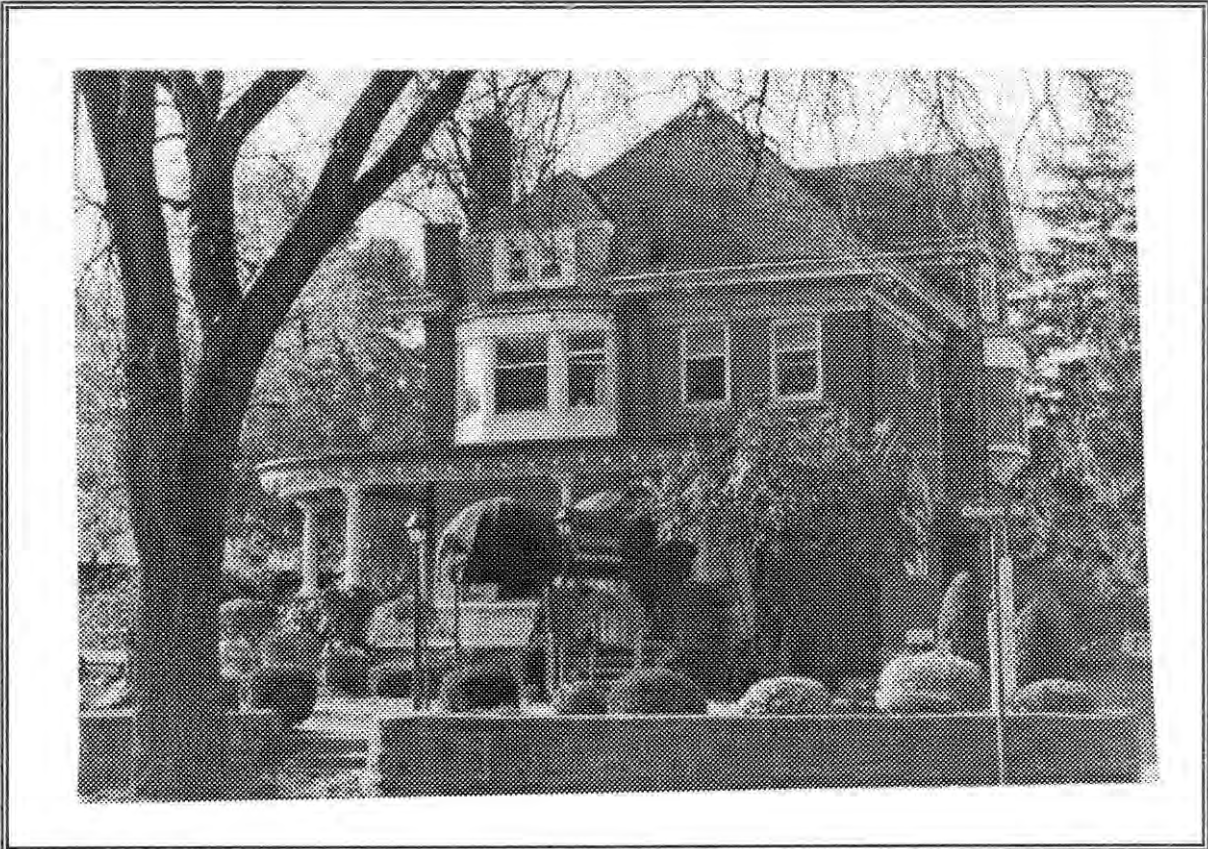


ADDRESS/NAME: 113-115 Ontario Street
LEGAL DESCRIPTION: Corporation 2, Lot 1008, 1007
CONSTRUCTION DATE: 1865

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Godfrey Waud originally purchased this property from William H. Merritt. However, Henry Waud owned the property at the time at which this house was constructed as a semi-detached dwelling. The entire house remained in the Waud family until 1889 when Sarah Waud sold number 113 to Hannah Lloyd and number 115 to Denby Waud. At the present time the building is divided into apartments. Number 113 is owned by Jean Marie Waters and number 115 is owned by Richard Joseph Waters.

This is a double house of brick construction with a square plan. The verandah across the front facade is divided into two portions. The right verandah projects further than the left and displays Doric columns. Conversely, the left verandah is not as deep and possesses piers. Both display cornice and frieze. The entrance at number 115, right side, has a three light transom and four light sidelights. Number 113 has four window panes within the door and a concrete lintel. All the windows are double hung with concrete lugsills and lintels. Both sides of the structure display bay projections with windows, displaying semi-elliptical transoms of stained glass. There is an iron fence across the front of number 113, and a fieldstone fence across number 115.

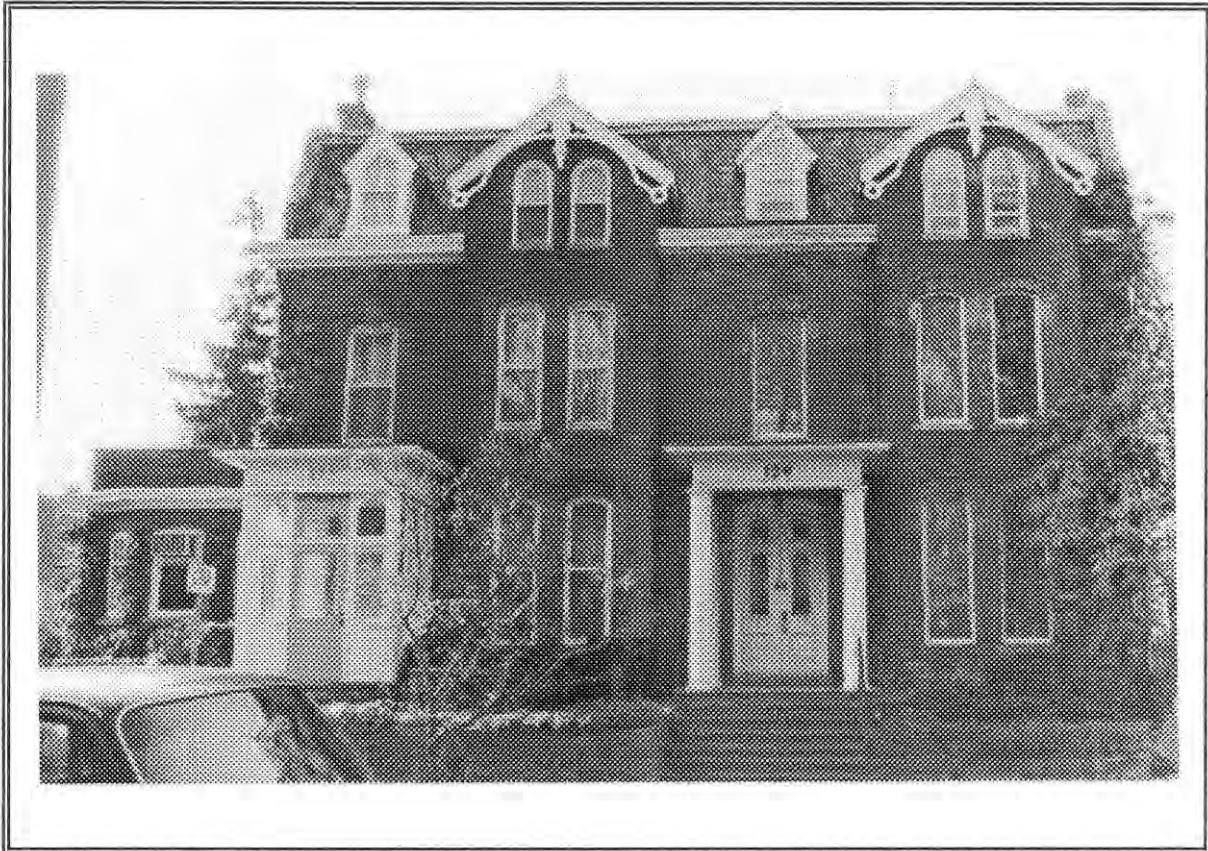


ADDRESS/NAME: 125 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 980
CONSTRUCTION DATE: 1905

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built and owned by Newman Brothers Contractors. It remained in the Newman family until 1970 when it was sold to Eugene Chorozy. Since then it has had many different owners. It is presently owned by G. F. and A. Fortino Incorporated, and is used as a beauty salon.

This is a two and one-half storey brick building. It has a hipped roof with a cornice and decorative frieze. The windows are double-hung with stone lugsills and continuous lintels. There is a bay window covered in wood siding and a hipped gable dormer clad in shingles. A cloth awning leads the way to the gallery sheltered front entrance. The double door of the entrance is surrounded by wood trim with decorative detailing. A prominent gallery runs along both the front and side of the house, curving around the corner. It features; exposed rafters, frieze, doric-style columns on brick pedestals and balustrade. An English-style, cut stone country wall and elaborate landscaping decorate the front of the house. On the north side of the house is a semi-elliptical first storey window. This window is of stained glass and is decorated with stone voussoir and keystone. There is also an additional entrance at the side of the structure, sheltered by a flat roof with entablature.



ADDRESS/NAME: 127 and 129 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 966, 965
CONSTRUCTION DATE: 1874

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Mrs. Caroline Mack was the original owner of the house. It remained in the Mack family until 1904 although none of the Macks ever lived there. Dr. W.T. Greenwood bought number 127 in 1920. Number 129 was bought in 1920 by Henry O'Loughlin, the county sheriff. At the present time, number 127 is used as a medical office while 129 contains two dwelling units.

This is a semi-detached, two and one-half storey red brick building. The roof is a front bell-cast mansard, with two gabled dormers and parapet walls at both ends. The eaves are decorated with a cornice that is supported by corbels of lighter coloured brick. The gables of the two prominent frontispieces are each decorated with bargeboard that displays both finial and pendant. The original windows of the building were double-hung in a two over two arrangement. Above each entrance is a single window with decorative keystone.

The structure possess two main entrances. On the right, (#129) is a portico with doric-style columns supporting a full entablature. The door displays two leaves with shaped panels and lights. It is capped by a keystone voussoir, and brick door surround of a lighter shade than the rest of the building. The left entrance (#127) is an enclosed porch with a single door and a semi-circular, transom with single light. Windows, with transoms flank the door and similar windows are found at the sides of the enclosed porch.

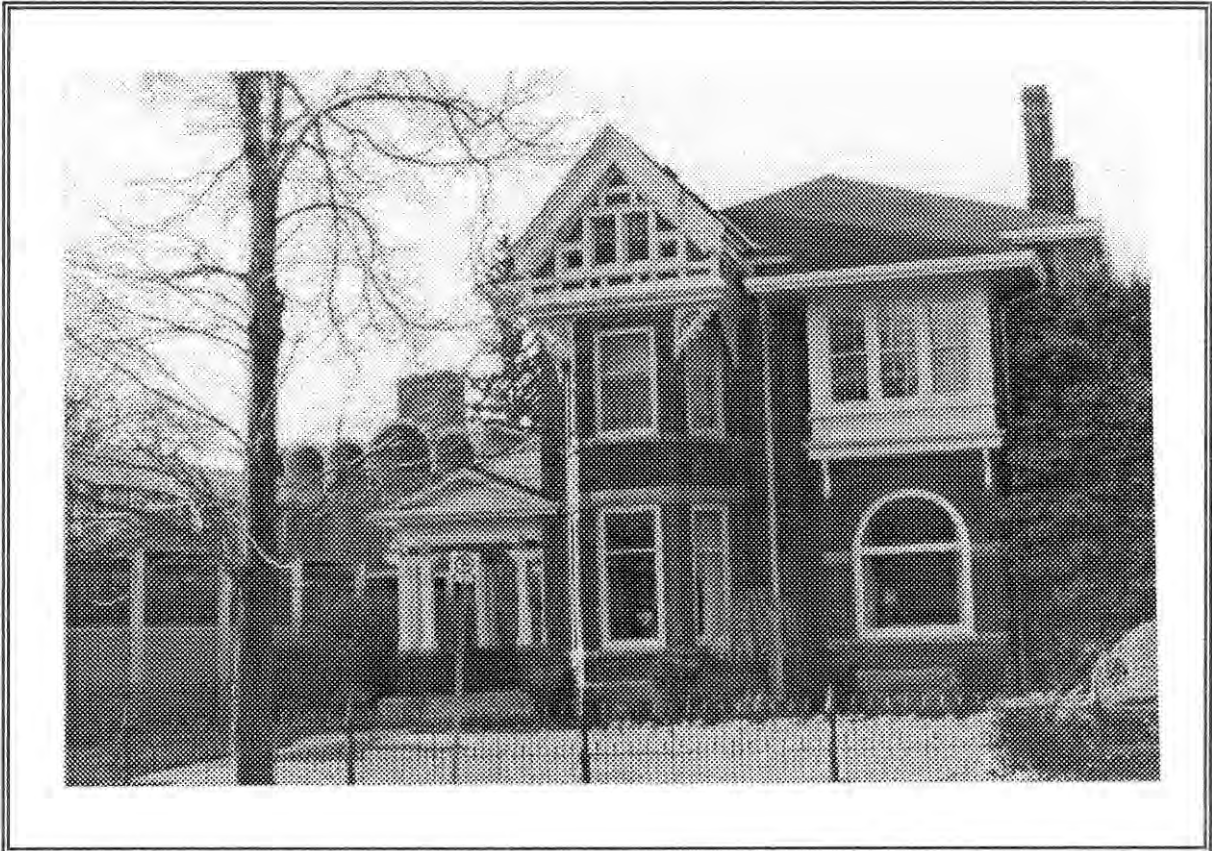


ADDRESS/NAME: 131 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2 Lots 963 and 964,
 Part Lots 967 and 969
CONSTRUCTION DATE: 1963

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This medical building was built by Professional Associates (St. Catharines) Limited. At the present time it is owned by 1021429 Ontario Limited.

A modern building, it is one and one-half storeys in height, has a flat roof and is covered in pebble dash. Windows dominate the length of the building at both the lower and upper storey. A walkway leads up to the main entrance which is located to the side and rear of the building. The walkway is protected by a brick wall, and a partial flat roof, with metal supports. The entrance consists of a wall of glass with decorative circular shapes at the roofline.

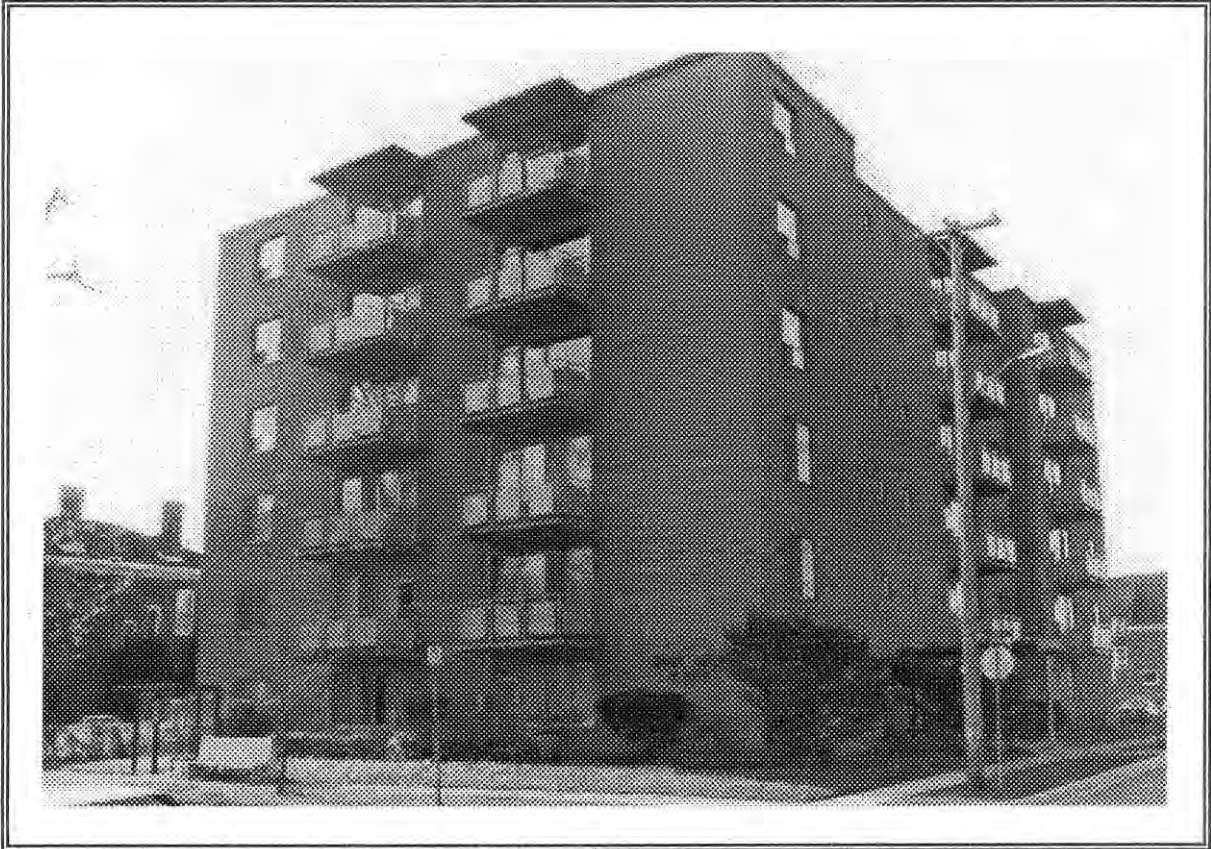


ADDRESS/NAME: 135 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 962
CONSTRUCTION DATE: 1880

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this home was James Douglas, mayor of the Town of St. Catharines from 1875 to 1876. Harry Southcott, President of J.H. Wethey Limited was a long-time resident and owned the house from 1912 until 1943. It is presently owned by James and Dorothy Sim who rent out three units.

The two storey brick structure has a hipped roof and offset gable. The front gable has an entablature, decorative brackets and windows with moulded trim. Underneath the front gable is a two storey bay projection with double-hung windows, with continuous lugsills and stone lintels. On the first storey there is a semi-circular window with stone lugsill and voussoir. On the second storey there are three windows surrounded with moulded wood and supported by brackets. The windows are of a double-hung, sash type with a six over six pane arrangement. The main entrance is on the side of the house, sheltered by a porch. The porch features; a pediment, decorated entablature, piers supported on pedestals and a closed brick railing. A wrought iron fence defines the front of the property.



ADDRESS/NAME: 137 Ontario Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 961
CONSTRUCTION DATE: 1960

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This apartment building was built by its present owner Sorlyn Construction Limited. It was formerly the site of the Woodruff House.

The existing structure is a six storey apartment building. It has a flat roof with balconies and sliding glass doors for the apartments at the upper levels. The windows are of a horizontal sliding type and have concrete slip sills.

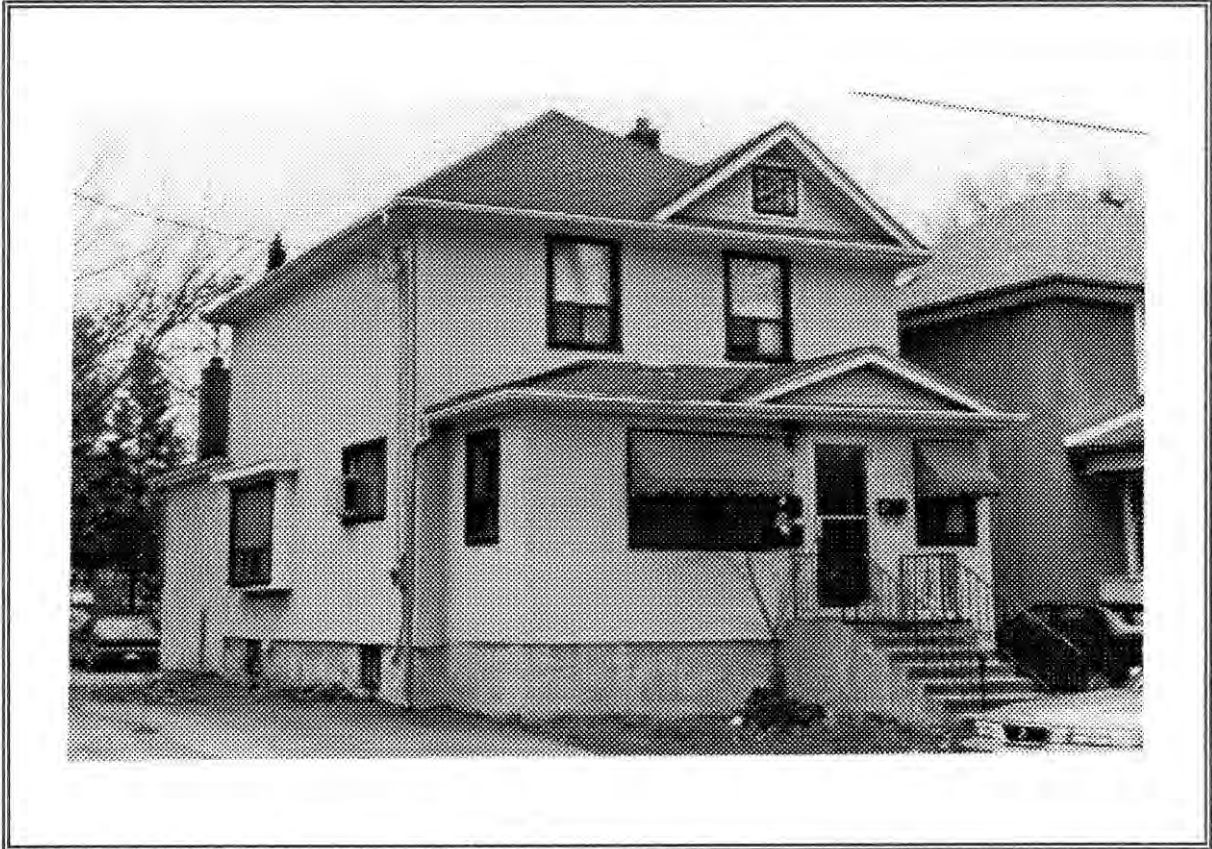


ADDRESS/NAME: 4 St. Paul Street West
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1198 and Part Lot 1199
CONSTRUCTION DATE: 1986

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Speedy Auto Glass Limited currently owns this building. The property itself was formerly owned by Devon Estates Limited, and Imperial Oil Limited.

This is a single storey garage with a centre gabled roof. The building is clad in siding and features four large garage doors flanking a slightly smaller doorway.

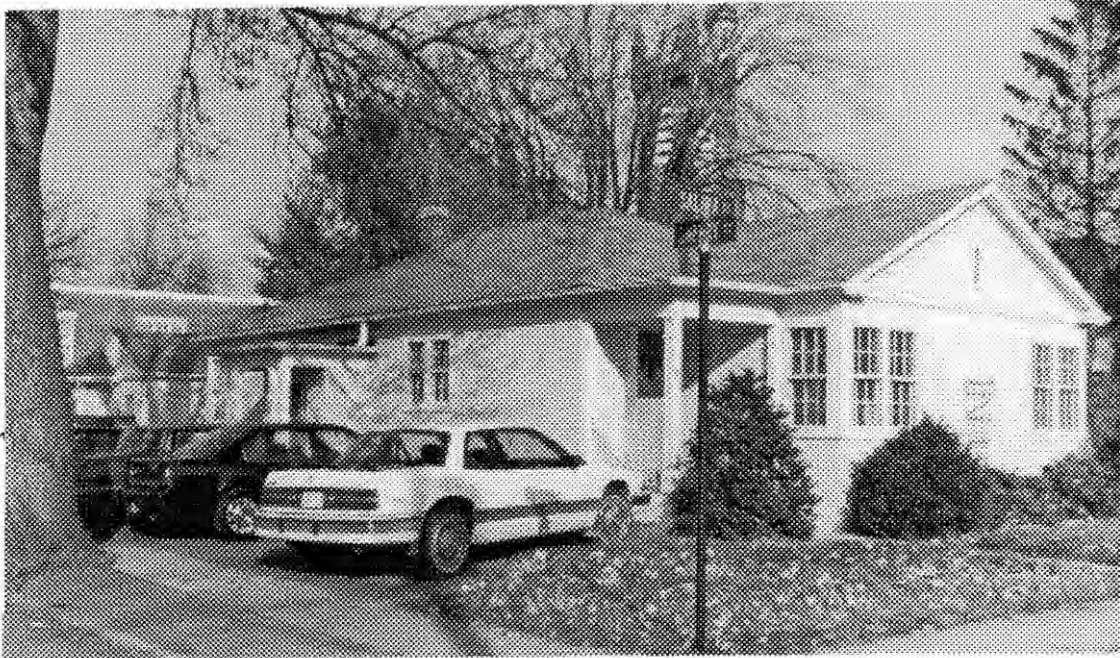


ADDRESS/NAME: 9 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1168
CONSTRUCTION DATE: c. 1917

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

One of the first owners of this house was Wilson Taylor, a teacher at the Collegiate high school. There was then a succession of owners including: Adelaide Wolhaupter, Frederick and Elizabeth Randall, Wilfred and Kathleen Thwaites, and Eileen Maney. It is currently owned by Cho Yin Yeung and Chong Lin So.

Stucco covers the exterior of this two storey house. It has a hipped roof of medium pitch and an offset front gable. The enclosed porch has an offset pediment, and windows sheltered by cloth awnings. Wood trim of a contrasting colour surrounds the windows of the house.



ADDRESS/NAME: 10 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1038
CONSTRUCTION DATE: 1945

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Lionel A. Hesson. It was then owned by Calvin MacLachlan who sold it to its present owner Valerie W. Steele. The building is now used as dental offices.

This is a one storey, stucco-clad building. It has a hipped roof, with a gable facing onto Salina Street. There are two main entrances with flat roofs, piers and metal railings. The windows are double-hung with a six over six pane arrangement. An addition facing onto Cherry Street has a hipped roof with decorative brackets. The walls of the addition are clad in decorative shingles.

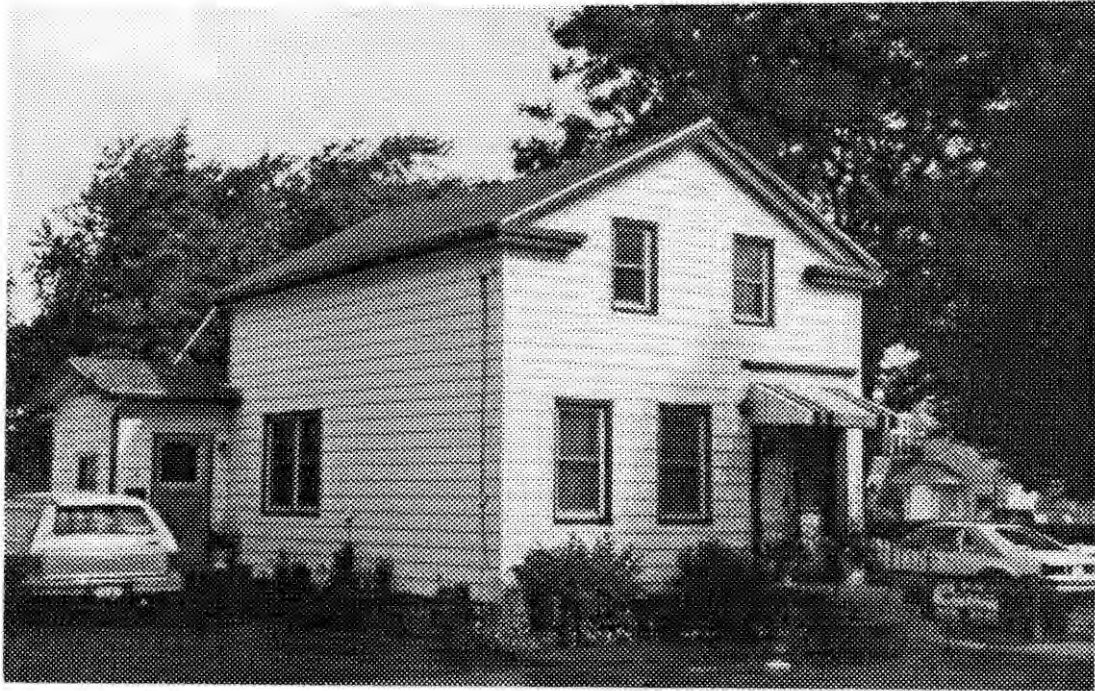


ADDRESS/NAME: 11 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1169
CONSTRUCTION DATE: c. 1917

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

George D. Watts, an employee of the Kinleith Paper Company was the first owner of this house. Other owners were: Joseph Voll; Francis Horgan; and Cyril Riley. It is currently owned by John Zahos.

This is a two storey stucco-clad house with a hipped roof and offset front gable. The windows are double-hung in an eight over one pane arrangement with wooden surrounds. The front porch has an offset pediment, and doric-style columns with a wooden railing.



ADDRESS/NAME: 14 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1030
CONSTRUCTION DATE: c. 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

At the time at which the existing house was built, this property belonged to Gaudfrey Waud, proprietor of G. A. Waud House Furnishings. The property changed hands numerous times between 1954 and the present. Alexander V. and Shelley Anne Tacinelli currently own this single detached dwelling.

The gable roof with boldly returned eaves indicates a Classic Revival influence in this two-storey house. However the structure has been altered through the addition of aluminum siding, new double-hung windows and an aluminum awning over the off-set main entrance.

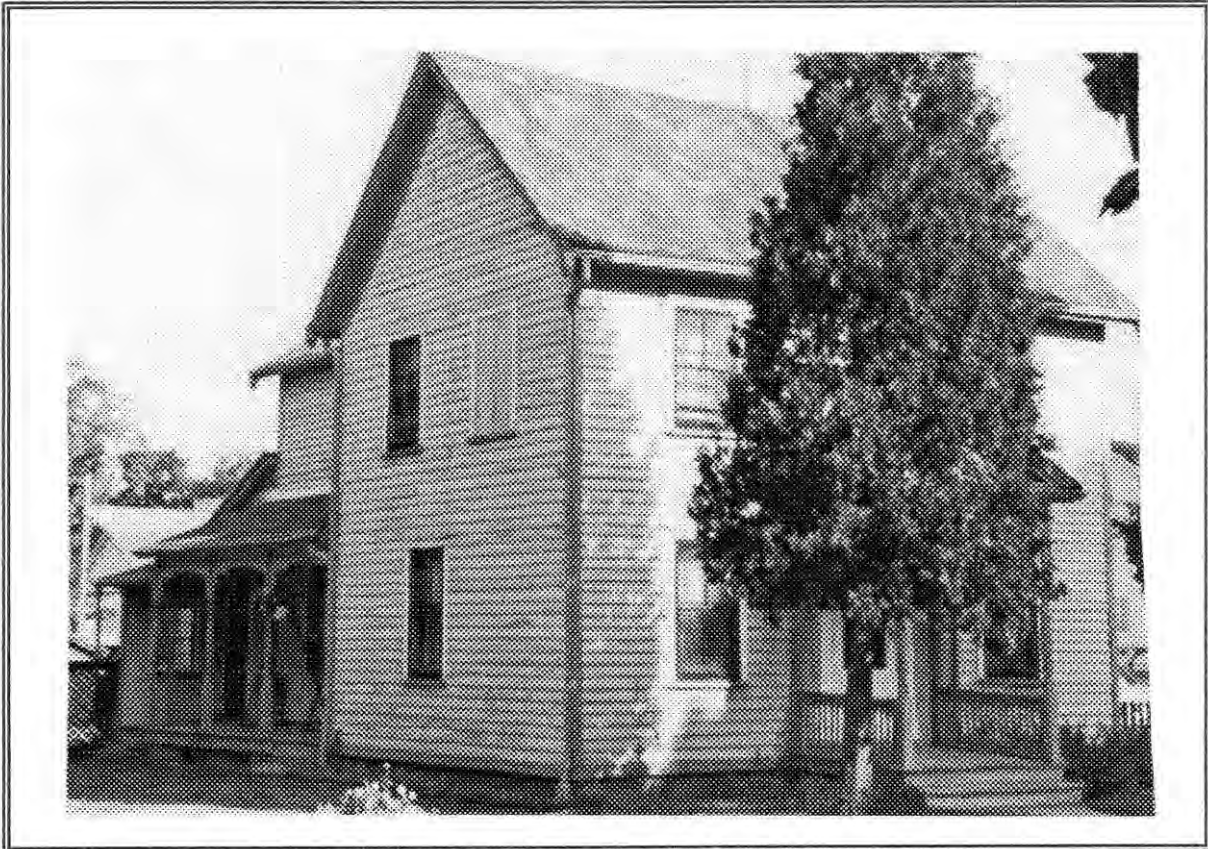


ADDRESS/NAME: 15 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1176
CONSTRUCTION DATE: c. 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Frank Kimberly, a cigar maker whose shop was located on Ontario Street. Ownership of the house remained under the Kimberly name until 1951, after which the property changed hands several times. The current owners, Frederick and Barbara Reynolds use the house as a single detached dwelling.

This two-storey brick house was built in the turn of the century vernacular style. Ionic columns and pilasters are incorporated into an open verandah which spans the length of the building's facade. A pediment with shaped barge-board is located above the four steps leading up to the off-set main entrance. To one side of the main entrance is a multiple light rectangular window. There is a classically detailed bay window with decorated entablature and frieze on the south side of the house, at the first story level. Second storey windows are double-hung with multiple light upper sections. A narrow frieze is located under the eaves. A twelve-light flat window is found at the front of the building's shed dormer.



ADDRESS/NAME: 16 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1029
CONSTRUCTION DATE: circa 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was originally owned by Andrew Lyons who operated a blacksmiths business on Ontario Street. The house remained in the ownership of the Mr. Lyons' wife Agnes until 1894. William L. Richardson, a gardener, purchased the house in 1895 and the house has remained in the ownership of the Richardson family. The current owner, Elizabeth L. Mulligan, is the daughter of Mr. and Mrs. Samuel Richardson.

The clapboard sheathed building displays a T-shaped plan and a high gabled roof. Lugsills, window trim and eaves are all made of wood. A small, open porch shelters the front entrance which consists of a panelled wooden door with a bold, classically-detailed, door surround. The porch features a gabled roof with a pediment, elaborate trim, and is supported by delicate, turned-wood columns. An open verandah on the building's south side features the same ornate detailing in its columns and trim.

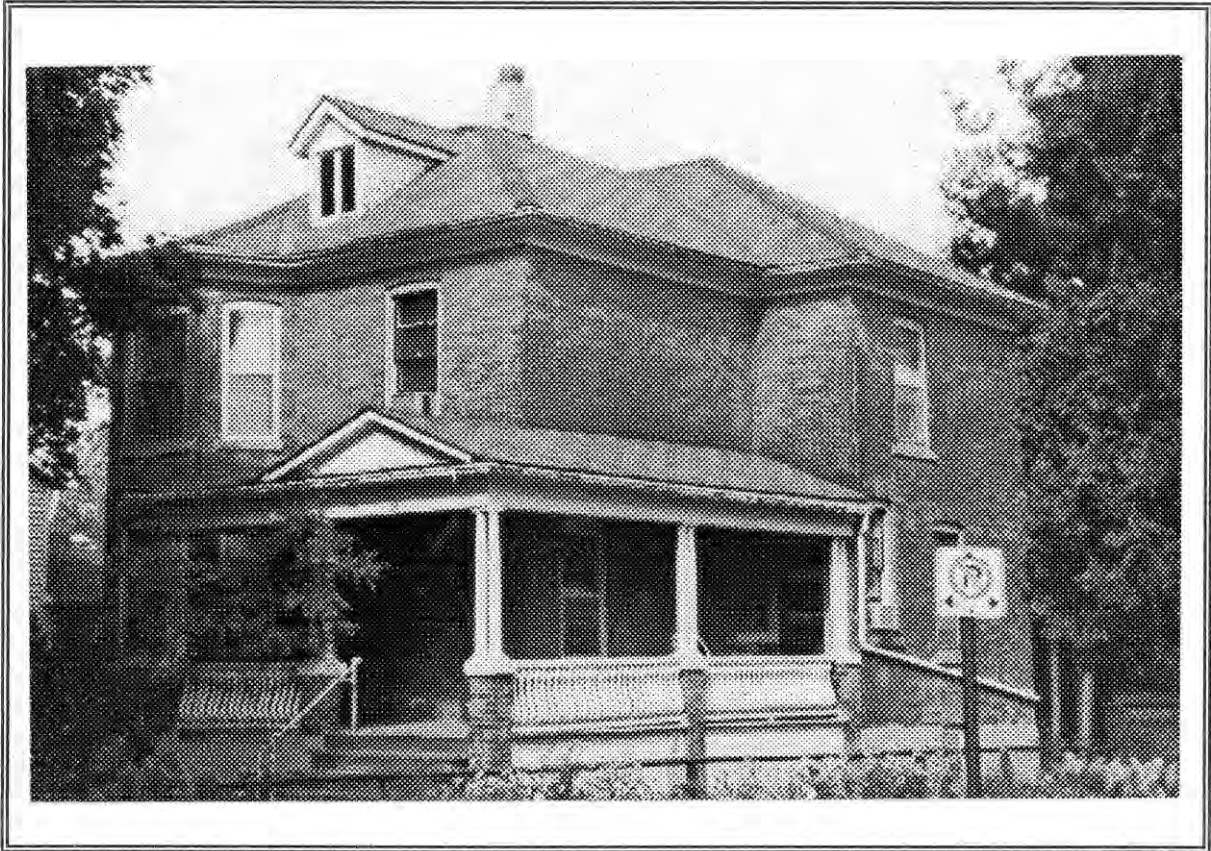


ADDRESS/NAME: 17 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1177
CONSTRUCTION DATE: c. 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Harry A. Cavers, described in the 1913 Vernon's St. Catharines Directory as a traveller, was the first owner of this house. It was sold, however, in 1912 to Effie Ann Howes and Andrew T. Howes. Andrew T. Howes is also described by the 1913 Vernon's St. Catharines Directory as a traveller. Ownership of the property remained under the Howes name until 1948, after which it changed hands several times. The house is currently owned by Sam and Betty Lou Torlone and used as a single detached dwelling.

This turn of the century vernacular, two and one-half storey, brick house displays elements of Classic Revival design influences. An open verandah spanning the front of the house has an offset pediment which is supported by three, Doric influenced piers. Brick voussoirs and contrasting lugsills decorate the building's windows and front entrance.



ADDRESS/NAME: 18 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1028
CONSTRUCTION DATE: c. 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Sarah Cole. Jamieson Black, the proprietor of the J. Black & Son Flour Mill, and his family owned the property from 1917 until 1926. Charles T. McBride, secretary treasurer of the Board of Education acquired the property in 1932 and it remained in the McBride family until 1959. The house is currently owned by Marta Hildebrandt and used as a single detached dwelling.

This turn of the century home is a vernacular of Queen Anne Revival influence. Constructed of brick, the two storey structure has a hipped roof, characterized by its irregular massing and large verandah. Corresponding to the offset main entrance, the gable roof and pediment of the verandah is supported by narrow, Doric columns arranged in pairs. An open railing with ornate balusters surrounds the verandah. The existence of an offset frontispiece creates bay-like windows at both the first and second storey levels. Each of the building's double hung windows are decorated with a brick voussoir and contrasting lugsills.

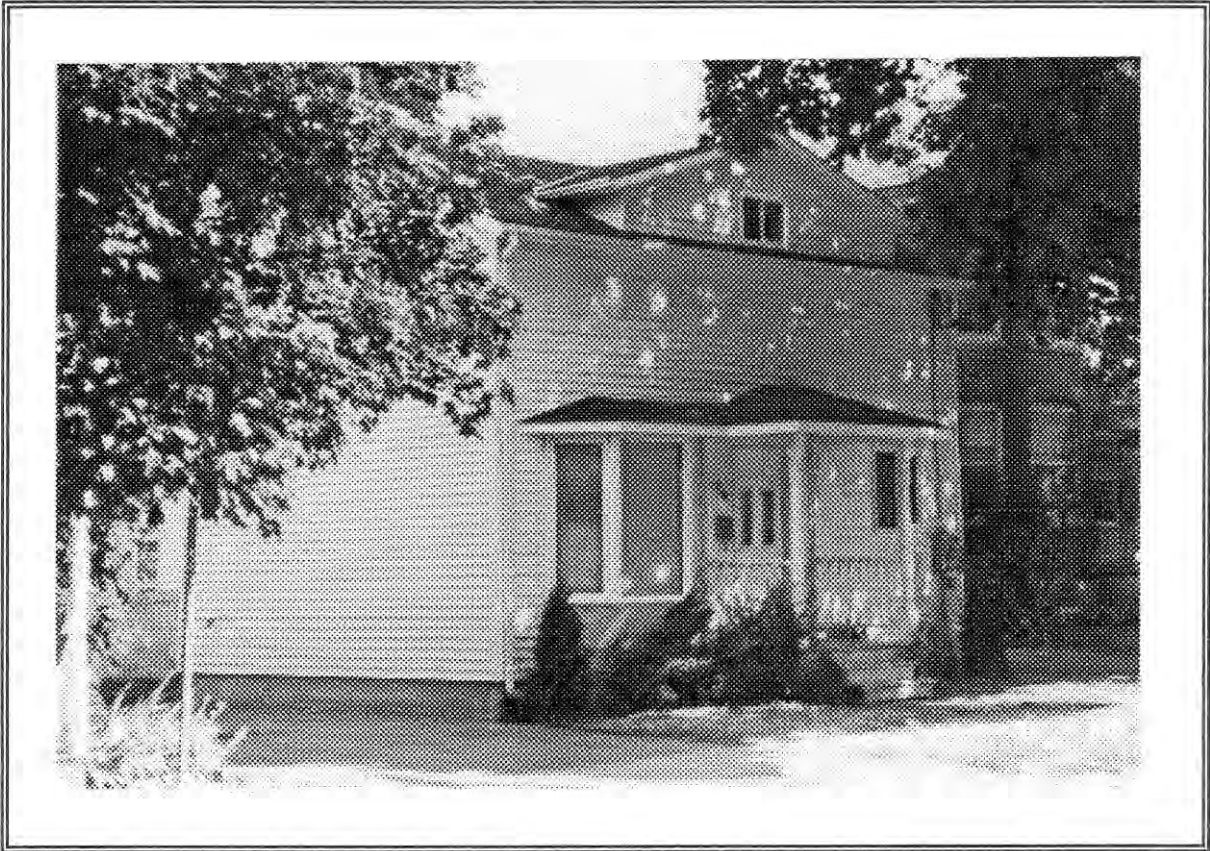


ADDRESS/NAME: 19 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 1178, 1179, 1181, 1183
 Registered Plan 30R3633, Part 2
CONSTRUCTION DATE: c. 1909

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Anthony Welsh, a carpenter, lived in this house from the time of its construction until the mid 1930's, and the house remained in the ownership of the Welsh family until 1951. From the mid 1940's until 1951, the house was rented by W. A. Weatherbe, the proprietor of Weatherbe Plastics and Peninsula Cabinet Works. The house is currently owned by Lynda Anne Waters and used as a single-detached dwelling.

Classic Revival design influences are present in this two and one-half storey, gable roofed, brick house. Slightly returned eaves, contrasting window heads and lugsills, brick voussoirs and a panelled front door are the notable Classic design elements.



ADDRESS/NAME: 20 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1027
CONSTRUCTION DATE: c. 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

John Woodward, a livery stable keeper, was probably the first owner of this building as he purchased the property in 1844 from William Hamilton Merritt, Member of Parliament, industrialist, entrepreneur and builder of the Welland Canal. The building may have been used in conjunction with Mr. Woodward's business which was also located on Salina Street. Ownership of the house has changed numerous times over time. It is presently owned by Mr. Walter Mielke and rented as a single detached dwelling.

This one and one-half storey structure displays a medium gable roof and is clad in vinyl siding. The facade is characterized by a small, with two, turned-wood columns with engaged counterparts. Further alterations appear as a bay window, beside the main entrance, and as a shallow gabled dormer on the roof.



ADDRESS/NAME: 21 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1178, 1179
CONSTRUCTION DATE: c. 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Alex McLaren, the vice-president of McLaren & Co. Department Stores. In 1912 it was purchased by Harry A. Cavers, who is described in Vernon's Directory as a traveller. Edward Butler, the local manager of the Bell Telephone Co. purchased the house in 1913 and, in 1923, granted it to Isabella Sangster. The estate of Isabella Sangster disposed of the property in 1945, after which it changed hands several times. The house is now owned by John S. and Nancy Ann Maynes and used as a single-detached dwelling.

Classical Revival influences are present in this two and one-half storey, hip roofed, brick house built in turn of the century vernacular style. Three Ionic style columns and two pilasters support a Classically-detailed open verandah which spans the front of the house. A small pediment is located above the main entrance. Brick voussoirs and heavy lugsills decorate the building's double-hung windows. A protruding, box-type window with double-hung sashes, and Classically-detailed frieze and lugsill are found on the north side of the house.



ADDRESS/NAME: 22 Salina Street
LEGAL DESCRIPTION: (Present) Corporation Plan 2, Lot 1026
 (Past) Salt Works Block, Lot 5
CONSTRUCTION DATE: c. 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

George Woodward owned this land at the time at which the existing house was constructed. In 1868 the property was deeded to John Woodward who operated a local livery stable. Mary Ross acquired the property from John Woodward in 1903, and sometime after that it came into the ownership of Elizabeth Channals. The property remained in the ownership of the estate of Elizabeth Channals until 1932, after which it changed hands several times. The building is currently used as a single detached dwelling by James and Elizabeth Flemming.

This two-storey Picturesque influenced house is clad in stucco, siding and shingle. It is characterized by its irregular massing and gabled roof. Gingerbread trim and turned wood columns decorate a small porch at the front of the building. Returned eaves are found on the front gable. Most of the building's double-hung windows are sheltered by canvas awnings.

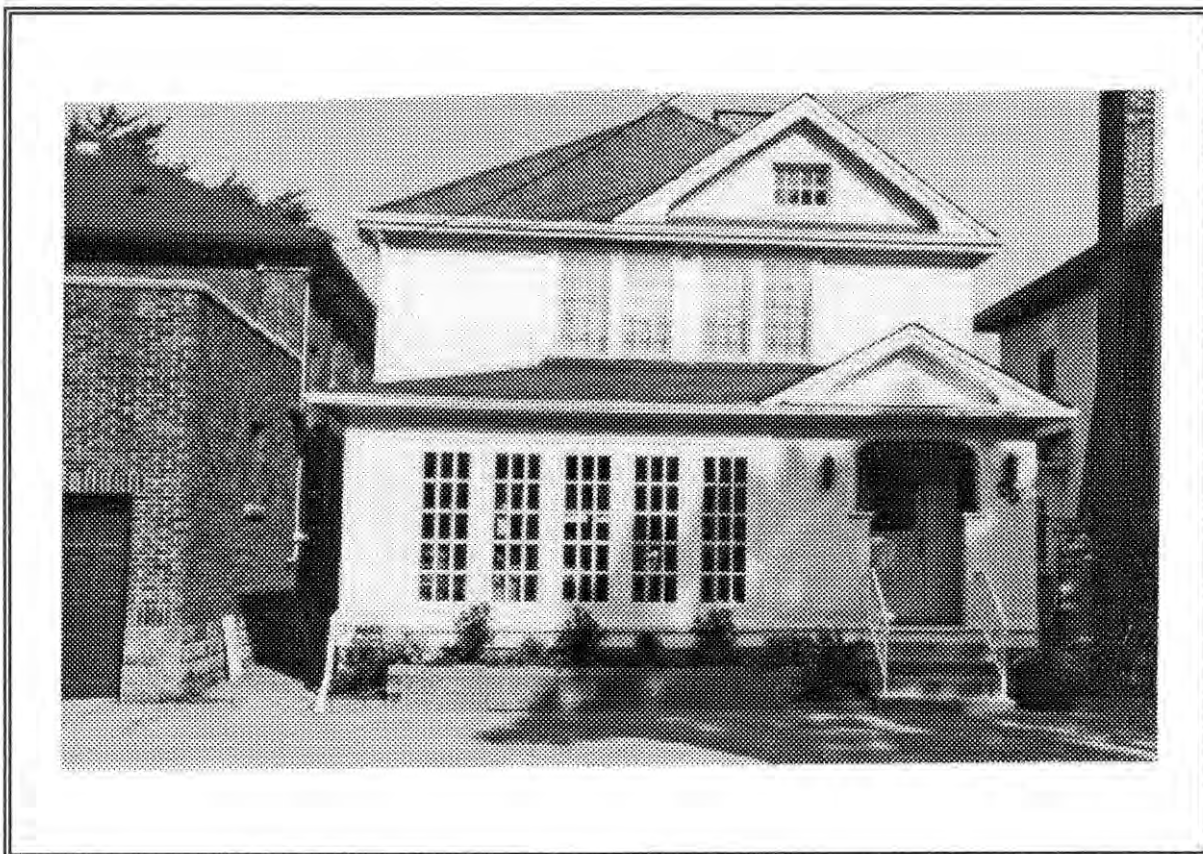


ADDRESS/NAME: 24 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1025
CONSTRUCTION DATE: c. 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of this property at the time at which the existing house was built was John Woodward, a local livery stable keeper. In 1914 the property was purchased by Myrtle M. Summers (later Myrtle M. Murphy) in whose ownership it remained until 1969. The present owners, Kenneth and Myrtle Aplin have owned the house since 1972 and use it as a single detached dwelling.

A hipped roof covers this stucco building that possesses a more recently renovated brick facade. The offset front entrance is contained within an enclosed, gable roofed portico that is characterized by small, rectangular lights of stained-glass. The remaining fenestration of the facade, less the oriel window above the entrance, is characterized by a section of vertical board panelling and brick slip sills.



ADDRESS/NAME: 26 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1024
CONSTRUCTION DATE: c. 1911

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of the is property at the time at which the existing house was constructed was John Woodward who operated a local livery stable. In 1916 the property was purchased by George C. Phelps, a music teacher and choir master at St. Thomas Church. The house changed hands many times over the course of the following years and is presently owned by John and Wendy Luce as a single detached dwelling.

Classic Revival design influences can be found in this two and one-half storey, stucco-covered, hip roofed building. The first storey features an enclosed gallery consisting of five rectangular French windows with fifteen lights each. A triangular pediment is located above the building's off-set main entrance. This pediment pattern is repeated in the building's uppermost gable, which also contains a flat window with eight lights. Four second storey windows are arranged in a series with fifteen lights each.



ADDRESS/NAME: 39 Salina Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1240
CONSTRUCTION DATE: 1985?

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built by its current owner, Ronald Gordon, and is used as a single detached dwelling.

This is a split level, contemporarily designed building with a carport. Under the hipped roof, is a plain frieze and stucco-covered walls. The carport also has a hipped roof with frieze, and is supported by piers. The front entrance consists of; a full-length glass door with wood trim, and pilastered square columns with entablature. The windows are of a double-hung, sash-type. The heads of the windows to the rear of the house are decorated with recessed arches.

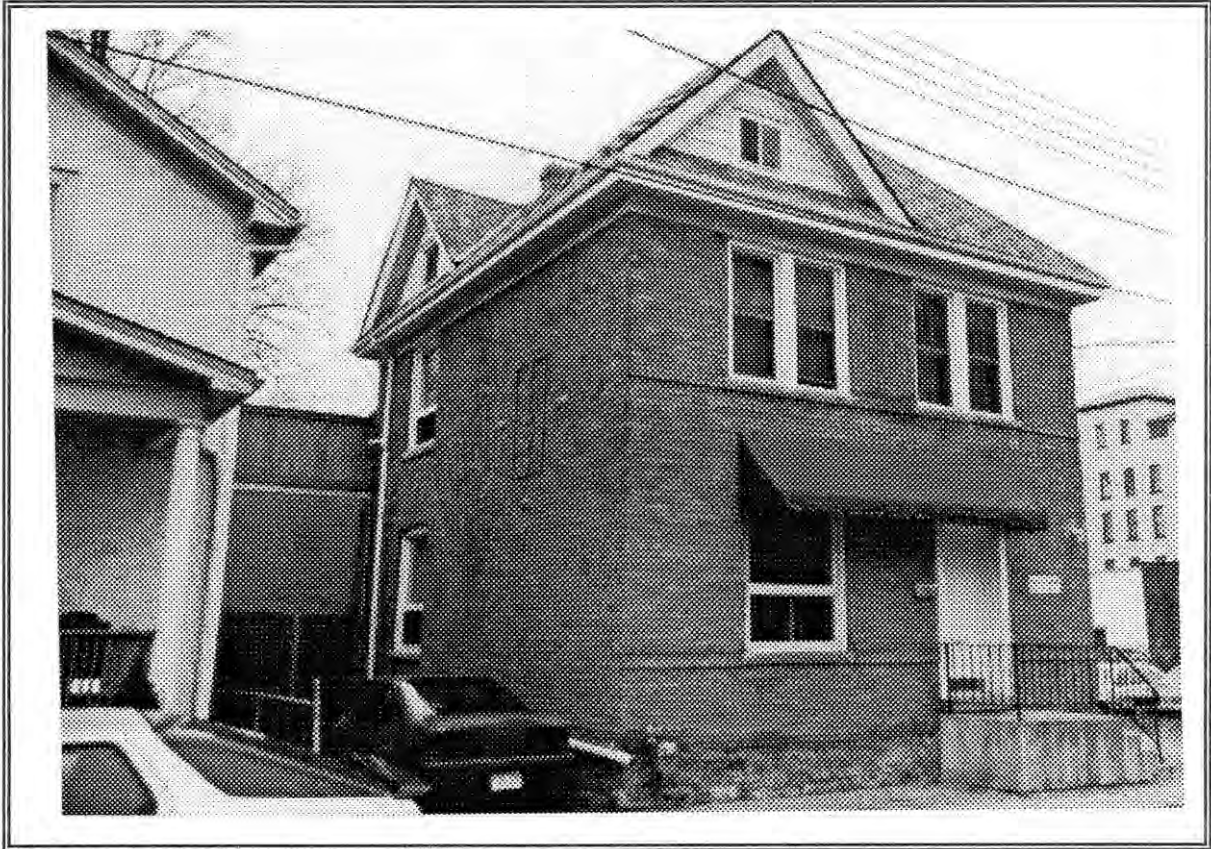


ADDRESS/NAME: 7 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1155
CONSTRUCTION DATE: c. 1906

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Harry A. Cavers, a bookbinder and framer. Martha Blundell, the wife of shipbuilder Jason Blundell owned the house from 1910 until 1933. The house is currently owned by Gorge Holdings Incorporated.

This is a two storey brick house with a gable roof. Scalloped shingles cover the front gable. The windows are double-hung with stone lugsills and brick voussoirs. There are two porches, one to the front of the house and one to the side. Both porches feature turned wood columns, balustrade, and decorative trim.

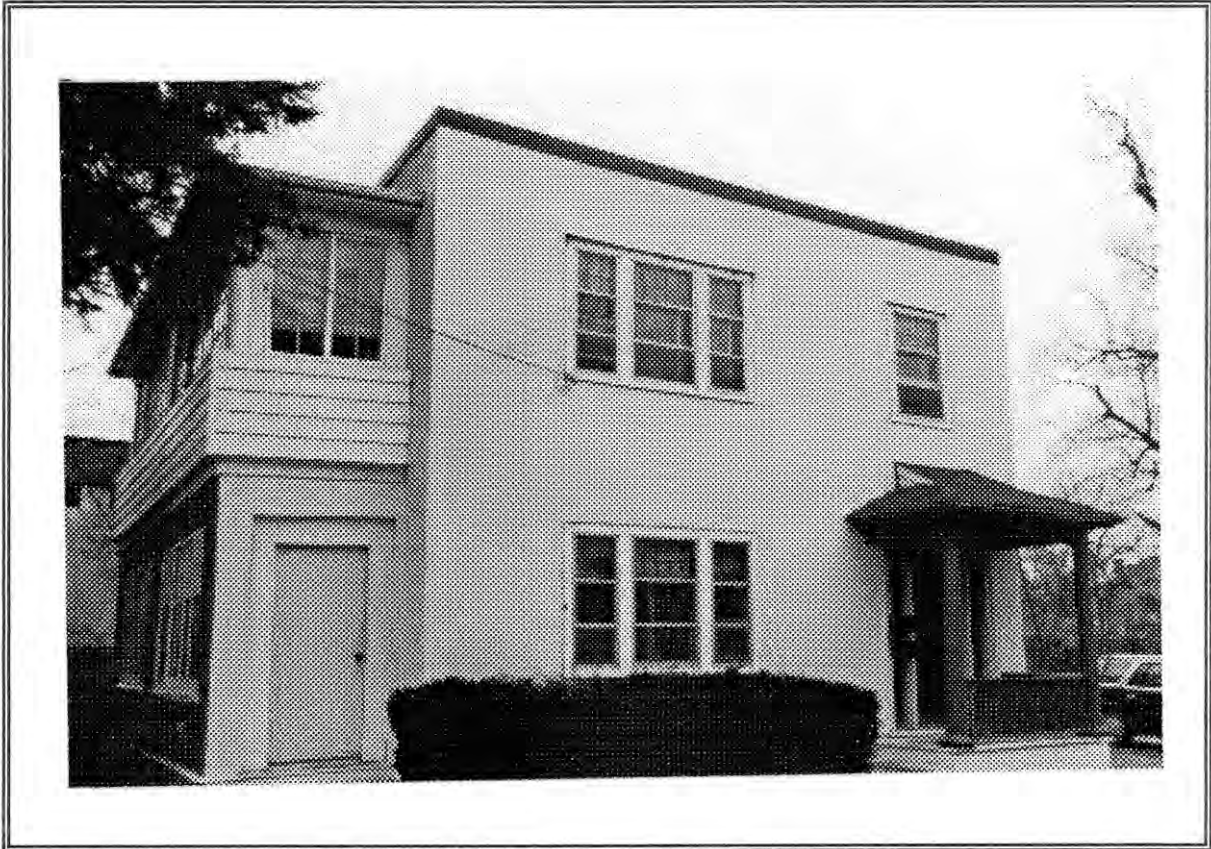


ADDRESS/NAME: 8 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1159
CONSTRUCTION DATE: c. 1906

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Thomas Rapsey, the wine clerk at the Queen's Hotel was one of the first owners of this house, which was also owned by: William Weis, HM Customs (1907-1914); Samuel Beattie, proprietor of the Mansion House (1914-1918); and William and Dorothea Dressel (1923-1943). This duplex is presently owned by Roger A. Bowring and houses counselling services.

A medium hipped roof with two gables covers this two storey brick house. The second storey windows are double-hung with stone lugsills. The first storey window has a fixed upper sash, while the lower sash opens in a horizontal sliding motion. The window also has a stone lugsill. Underneath the windows at both storeys is a projecting brick stringcourse. There is a blind window at the side of the house. The front door, and first story window is sheltered by a cloth awning.

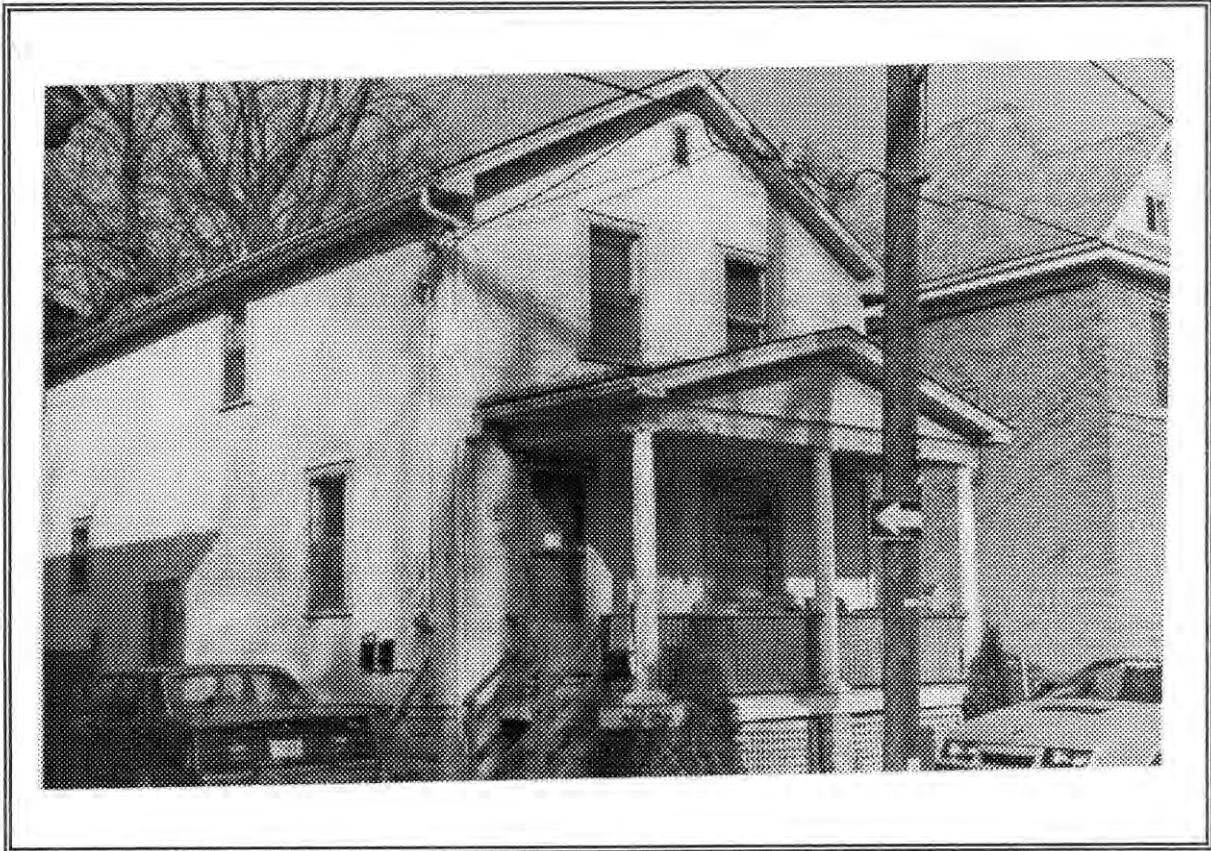


ADDRESS/NAME: 9 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1156
CONSTRUCTION DATE: 1895

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Robert Phillips was the first owner of this house. John Cummings, an employee of the Reo Manufacturing Company was a long-time resident and owner of the house. Michael Franic and Victor Klassen are the current owners of this duplex.

This two storey stucco clad building has a flat roof. The main windows, are grouped in threes, and are double-hung with three sashes. A door with sidelights is sheltered by a portico with doric-style columns. At the side of the building is an enclosed porch with a second storey addition.

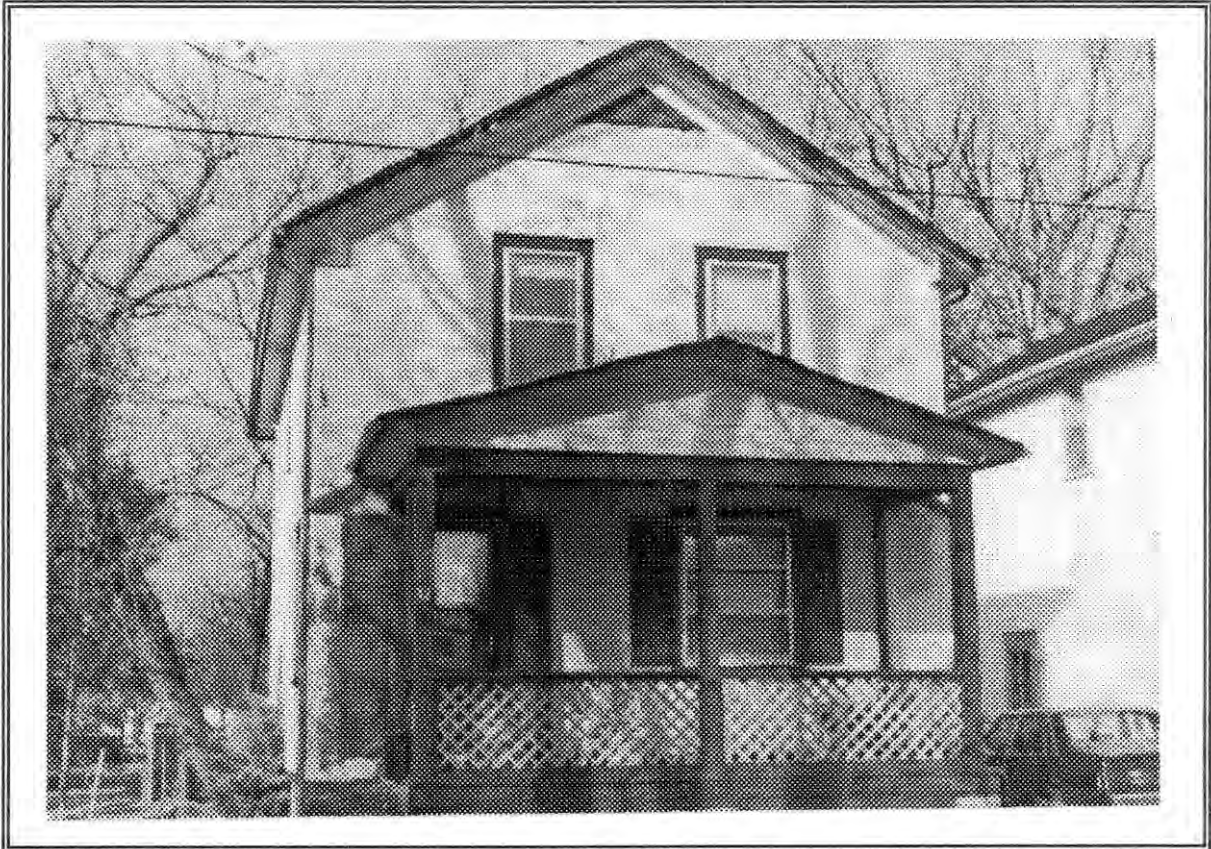


ADDRESS/NAME: 10 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1158
CONSTRUCTION DATE: 1922

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Eliza Jane Lalor was the original owner of this house. It remained in the Lalor family until 1943, when it was bought by Minnie Davis. This duplex is now owned by Phillip Cherniuk and Norman Vanstone.

This two storey house is clad in stucco, and has a gable roof. Its architecture is very similar to that of the neighbouring house Number 12 Trafalgar. The front porch has a pediment with decorative shingles, and is supported by doric style columns. The windows are double-hung with wood trim.

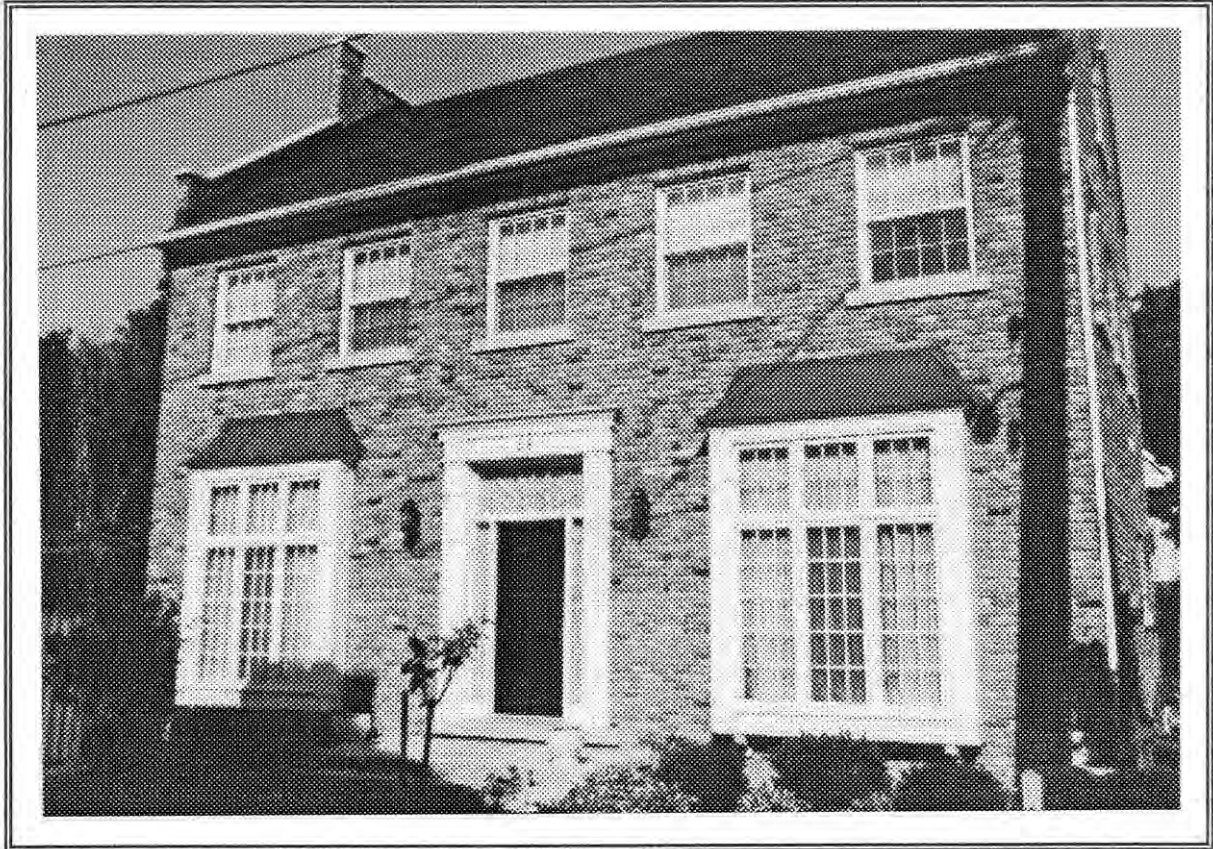


ADDRESS/NAME: 12 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1158
CONSTRUCTION DATE: 1922

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Eliza Jane Lalor. It remained in the Lalor family until 1922 when it was sold to William Makkreel. This house is currently owned by Elizabeth Killens and Lawrence Terry.

This is a two storey, stucco-clad house, with a gable roof. Its architecture is very similar to a neighbouring house Number 10 Trafalgar. The front porch has a pediment with decorative shingles, and is supported by wooden piers. Shutters decorate both the front door and the window sheltered by the front porch. The windows on the house are of a double-hung casement type.



ADDRESS/NAME: 14 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1189
 Registered Plan 30R6038, Part 1
CONSTRUCTION DATE: 1990

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Donald E. and Cathy D. Thomson are the original and current owners of this single detached house.

Built in 1990, this two-storey, brick building effectively imitates Georgian design. Parapet walls are found at either end of the building's gabled roof and the main entrance includes a bold, detailed door surround and entablature. Sidelights with four lights each, and a fanlight-patterned transom surround the panelled front door. On either side of this centrally-located main entrance are found large, protruding, box-type windows. Each individual window contains fifteen lights in its lower section and six lights in its upper section. Remaining windows on the building are of a multi-lighted, double-hung, sash-type with contrasting lugsills and decorative brick window heads.



ADDRESS/NAME: 15 Trafalgar Street - Burgoyne Residence
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1190
CONSTRUCTION DATE: c. 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Calvin Brown, a barrister and the first mayor of St. Catharines, was the first owner of this house. In 1874 the property was sold to James Taylor of the Taylor and Bate Brewery. Mary Lavina Burgoyne purchased the land in 1890, which included what is now 17 Trafalgar Street. Ownership of 15 Trafalgar Street has remained in the Burgoyne family to this day. The current owner, Henry B. Burgoyne is the president and publisher of the St. Catharines Standard.

A Classic Revival influence can be identified in this two-storey, gable roofed, brick home. A massive, Classically-detailed door surround with a high entablature decorates the building's frontispiece. Directly above the front entrance is a gable containing a two-section casement window with four lights in each section, decorative shutters, contrasting lugsills, rounded heads and brick voussoirs. To one side of the main entrance is a second storey multiple light oriel window. Narrow, multi-light rectangular windows are also located within the frontispiece. Shutters, contrasting lugsills, and elaborate brickwork at the heads decorates many of the building's double-hung windows. Each of the structure's two end gables possess returned eaves and a chimney.

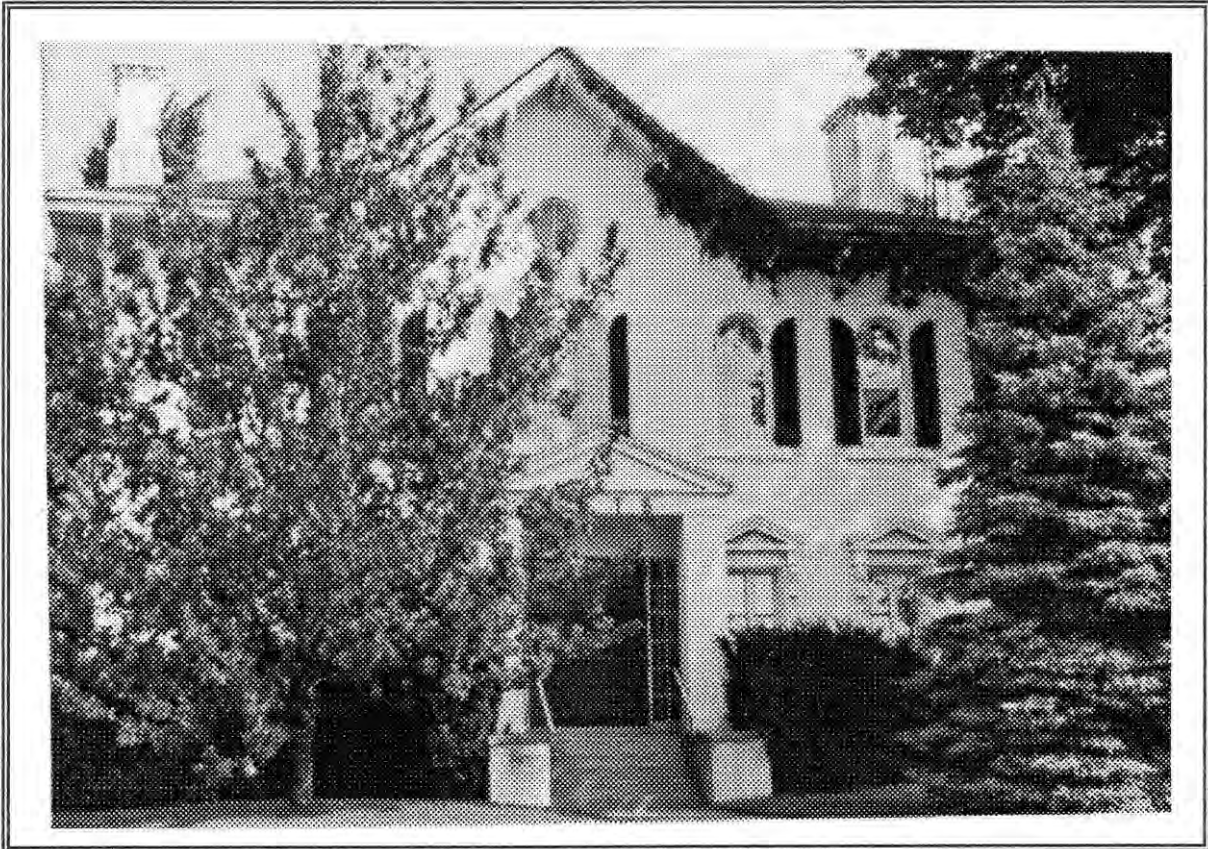


ADDRESS/NAME: 17 Trafalgar Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1191
CONSTRUCTION DATE:c. 1900

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This property was acquired by Mary Lavina Burgoyne in 1890 along with what is now 15 Trafalgar Street. The house remained in the Burgoyne family until 1921 when Major Henry B. Burgoyne, Mary L. and William B. Burgoyne granted the lands to Frederick H. Black. Ownership of the house remained under the Black name until 1971 when it was acquired by the present owners, John L. and Dorothy A. Carruthers. The Carruthers use the house as a single detached dwelling.

A modified hipped roof with a decoratively trimmed front gable covers this two storey brick home. The roof of the open verandah is surrounded by a decorated frieze and supported by three stone faced piers. A pediment is located directly above the off-set main entrance. Double-hung windows with flat-shaped lights are located on the facade at the second storey level. A narrow frieze runs along the top of the building's exterior walls.

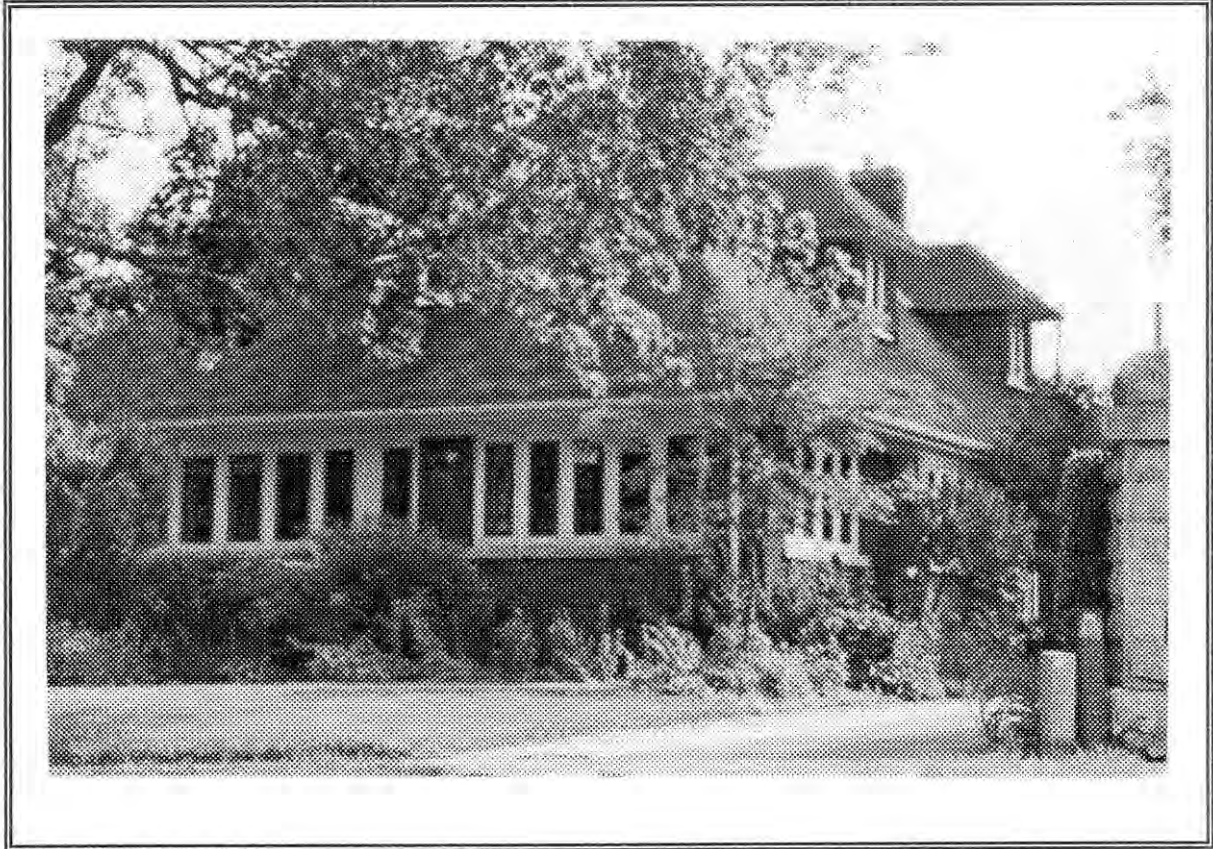


ADDRESS/NAME: 12 Yates Street - Oak Hill/C.K.T.B.
LEGAL DESCRIPTION: (Present) Corporation Plan 2, Lot 1196
 (Past) Lot 20, Section C of Lot 19, Concession 6
CONSTRUCTION DATE: 1860

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This was the house of William Hamilton Merritt; industrialist, Member of Parliament and original builder of the Welland Canal. The house remained in the Merritt family until 1927. From 1917 to 1919 the building was used as a military convalescent home. In 1927, G. N. Bernard, a farmer, purchased the house, and from 1933 to 1938 it was used as an inn under various names. In 1938 Silver Spire Broadcasting Ltd. purchased the building from Mrs. Bernard for use as a radio station. Today the building houses C.K.T.B. Radio (97.7 FM) and is owned by the Niagara District Broadcasting Co. Ltd.

This house is a two storey, stucco-over-brick mansion built in the Italianate style with Neo-Classical detailing (pediments). The original portion of the house has a gabled roof, while additions to the rear of the building are flat roofed. Notable features of the house are: its all white exterior; first floor windows with pediments at the heads supported by decorative brackets; semi-circular shaped second floor windows with wooden shutters; a distinctive circular window within the front gable; and, a front entrance which includes a six-panelled double doors and a large portico. Of special note are the original gate posts found along Yates Street, and the original brick coach house that can still be found behind the house.



ADDRESS/NAME: 16 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1195
CONSTRUCTION DATE: 1926

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house may have been built by James H. Ingersoll, a resident of St. Catharines who gained notoriety in 1856 for having travelled around the world for ten months. In 1923 the property was purchased by Frederick J. Lowe, Secretary Treasurer of J. H. Wethey Ltd., and remained in the Lowe family until 1964. Ownership of the house has changed several times since 1964, and it is now used as a semi-detached dwelling, owned by Ms. Helen Wattie.

The building is a one and one-half storey brick house and is distinguished by its high hip roof with hip dormers, as well as by its window design. A band of narrow rectangular windows, with six lights in each, create a gallery-like effect at the front of the house. Prominent stone lugsills give emphasis to the ground storey windows.

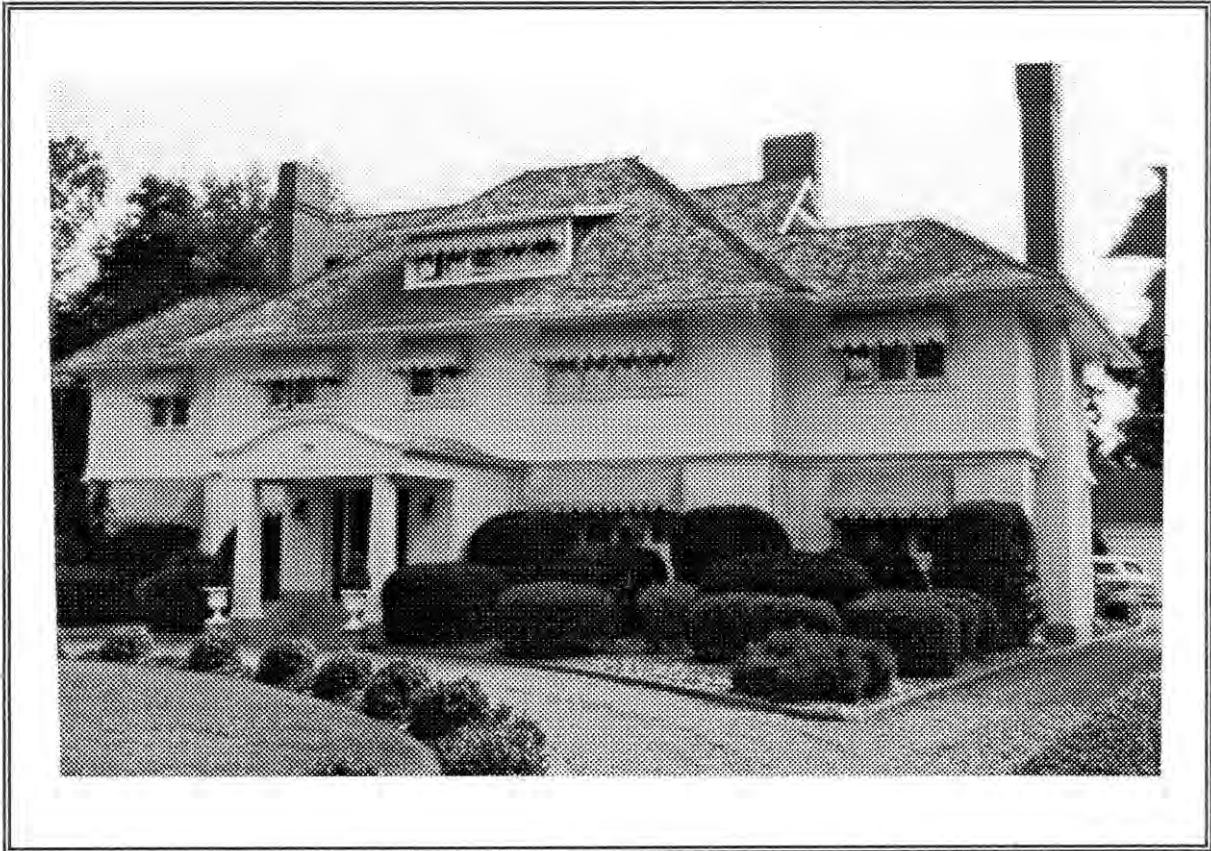


ADDRESS/NAME: 18 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1194
CONSTRUCTION DATE: 1922

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of this house at the time of its construction was Mr. Edward N. Potter of Potter & Shaw, druggists. Ownership of the property remained under the Potter name until 1970. The house has since changed hands several times and is currently used as a single detached dwelling owned and occupied by Mr. Bruce Barry Millward.

This two and one-half brick home demonstrates Neo-classical influences in its design. This influence is highlighted in the verandah which is supported by un-fluted Doric columns and squared pilasters across the front of the facade. A triangular pediment corresponds with the centrally located main entrance. The front door is bracketed by sidelights which contain twelve lights each. First storey windows possess arched heads with brick lintels and heavy lugsills. The second storey includes windows of a double-hung, sash type with six lights in the upper sections and one light in the bottom sections. A low hipped dormer with a single flat window projects from the building's hipped roof.

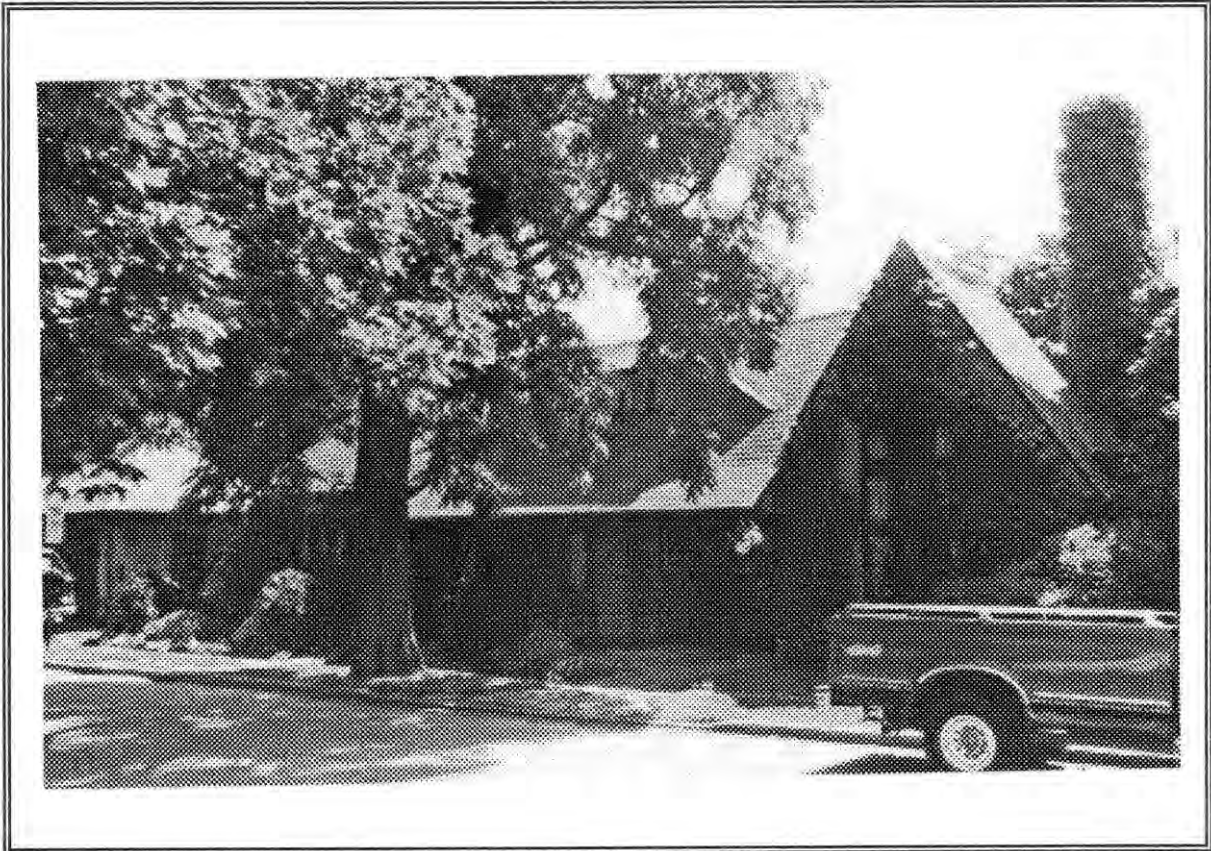


ADDRESS/NAME: 20 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1193
CONSTRUCTION DATE: 1904

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Marion Kingstone purchased this property in 1904 from the executors of the estate of Thomas B. Bate, a prominent St. Catharines brewer. In 1937, it was granted to Harold G. Woods, president of Toronto-St. Catharines Transport Ltd., and remained in the Woods family until 1965. From 1965 until 1972 the house was occupied by the Holy Cross Fathers, after which it changed owners several times. It is now used as a duplex dwelling under the ownership of Mr. Edward Boyagian.

This is a two and one-half storey stucco home was built in rectangular plan with a long facade. The main section of the building has a high pitched hipped roof, flanked by lower hipped wings. A low shed dormer projects from the roof at the front of the house. The building's windows are of a rectangular, casement type with decorative canvas awnings. The house is surrounded by a belt course which divides the first and second storeys. A large front portico, supported by square, tapered piers, gives prominence to the front entrance.



ADDRESS/NAME: 21 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1225, 1226, Part Lot 1224A
CONSTRUCTION DATE: 1922

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Donald F. Pepler, a barrister in the firm of Marquis & Pepler, purchased this house in 1923 from the estate of James Taylor, a local brewer. The house remained under the Peplar name until 1952. The property changed hands several times until it was acquired by its present owner, Linda M. Settingington in 1978 for use as a single detached dwelling.

This two-storey, brick, stucco and half-timbered house is built in the Neo-Tudor style. Heavy wood lugsills, mullions, and lintels surround the building's windows. The First storey windows of the facade are of a casement variety and each contain twelve rectangular lights. The building's prominent front gable houses a one and one-half storey tall stacked window consisting of nine sections. The upper three sections contain six lights each, the three central sections contain nine lights each, and the lower three sections contain twelve lights each. A hipped dormer housing three casement windows with nine lights each is found at the front of the building's high gabled roof.



ADDRESS/NAME: 23 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1227, Lot 1224A
CONSTRUCTION DATE: 1923

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

At the time this house was built it was owned by Alan F. Robertson, manager of the local Imperial Bank of Canada. Subsequent owners included: Henry J. Taylor, a foreman at the Alliance Paper Mill; Donald F. Peplar, a barrister; Douglas Ambridge, assistant manager at the Ontario Paper Mill; and, Ralph B. Robinson, a surgeon. The house is presently owned by James and Mary Wakil, and used as a single detached dwelling.

This is a two and one-half storey, brick, stucco and half-timbered house built in the Neo-tudor style. Symmetry is lent to the structure through the use of twin gables and chimneys which protrude from the buildings tiled, gabled roof. The facade is enhanced through the use of a broad, panelled-wood front door with rounded head. The building's many multiple light and multi-sectioned casement windows are irregularly arranged on the facade. These windows are further embellished through the use of heavy wooden lugsills, mullions and lintels.



ADDRESS/NAME: 24 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lot 1189
 Registered Plan 30R-6038, Part 2
CONSTRUCTION DATE: circa 1844

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Assessment records indicate that this house was built in 1844 when the property was owned by William and Eliza Jane Chace. John Woodward, a miller, bought the property in 1847. Members of the Lalor family owned the house from the late 1800's to 1975. The building is presently owned by John and Lynne Hyatt and is used as a doctor's office.

This two storey red brick structure displays elements of Greek Revival influences on its main facade and is constructed of regional materials. The main part of the building is of a rectangular plan, with a one and a half storey addition exists at the rear. A prominent porch runs along the south-east side of the house, made of four square wooden piers supporting a flat roof and stringcourse. Distinctive features of the building are: its three bay facade; recessed main entrance with a triangular-shaped lintel and concrete piers; front windows emphasized by decorated lugsills, triangular shaped lintels and black shutters; and a medium gabled roof with two chimneys corresponding to the end parapets.



ADDRESS/NAME: 25 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1228
CONSTRUCTION DATE: 1922

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Alan F. Robertson, the manager of a local branch of the Imperial Bank of Canada, was the first owner of this house. Ownership of the building remained under the Robertson name until 1973. The current owners, Justin Robert Gill and Anne Marie Gill use the house as single detached dwelling.

A medium pitched gable roof covers this two-storey home with stucco exterior. Windows on the building are of a rectangular, casement type. A four sectioned window with twelve lights in each of the two square upper portions and twenty-four lights in each of the two lower rectangular sections dominates the facade. The off-set main entrance consists of a heavy wood door. A shed dormer above the attached garage includes casement windows with eight lights. There is an ornate iron fence along the front property line.

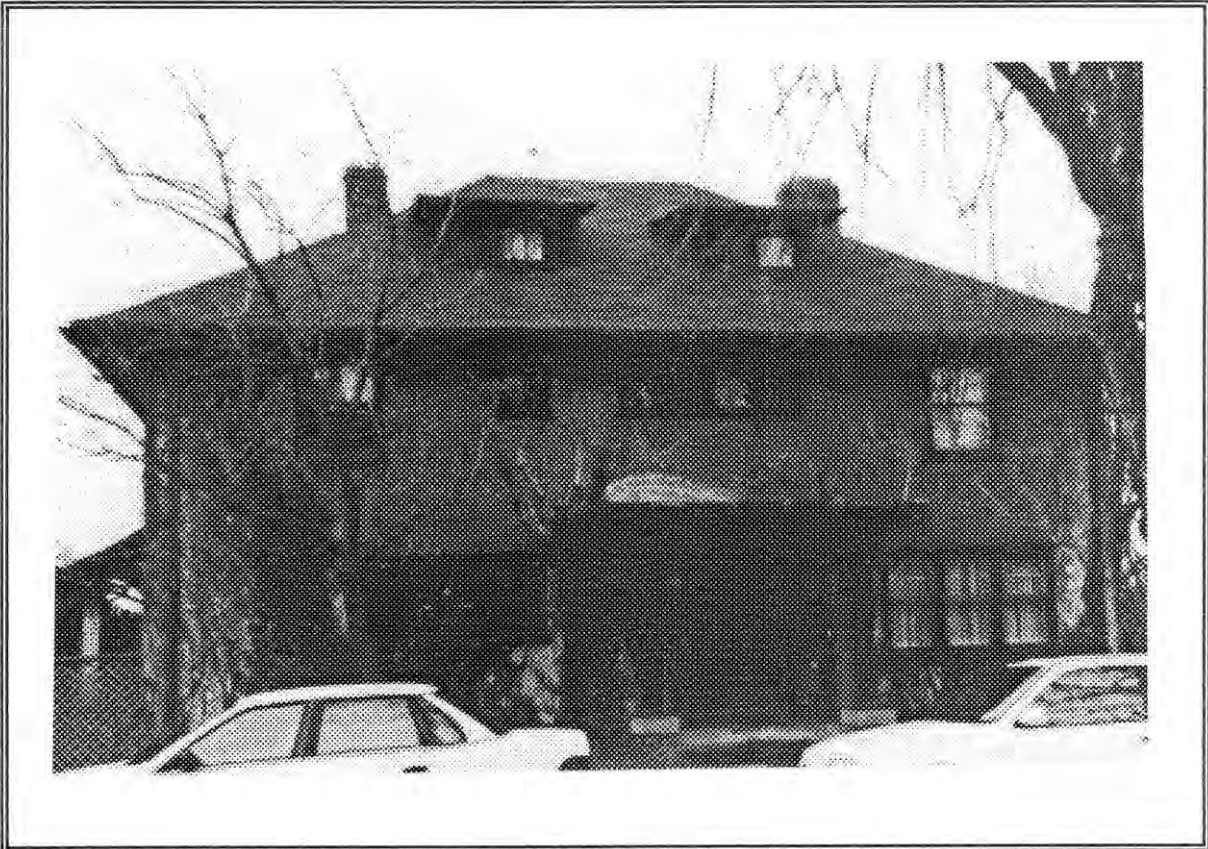


ADDRESS/NAME: 26 Yates Street
LEGAL DESCRIPTION: Corporation plan 2, Lot 1186
CONSTRUCTION DATE: 1937

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Mr. Peter Grammar, the proprietor of Diana Sweets, a local cafe. The house remained under the ownership of the Grammar family until 1964. The current owners, Verdon and Evangeline Markwick have owned the house since 1975. The building is used as a single detached dwelling.

The roof on this two storey brick structure is a low pitched, gabled type with a decorative cornice and frieze, and chimneys at each end. Decorative shutters surround eight over one, double-hung windows on the second storey. Two small, circular windows with nine lights each are found on the same storey. The centrally located main entrance features a semi-circular portico displaying pillars and engaged columns with decorative iron cresting along the roof. The front door is framed by an arched transom and narrow sidelights. On either side of the main entrance are found both small and large, multiple light windows with decorative lintels.

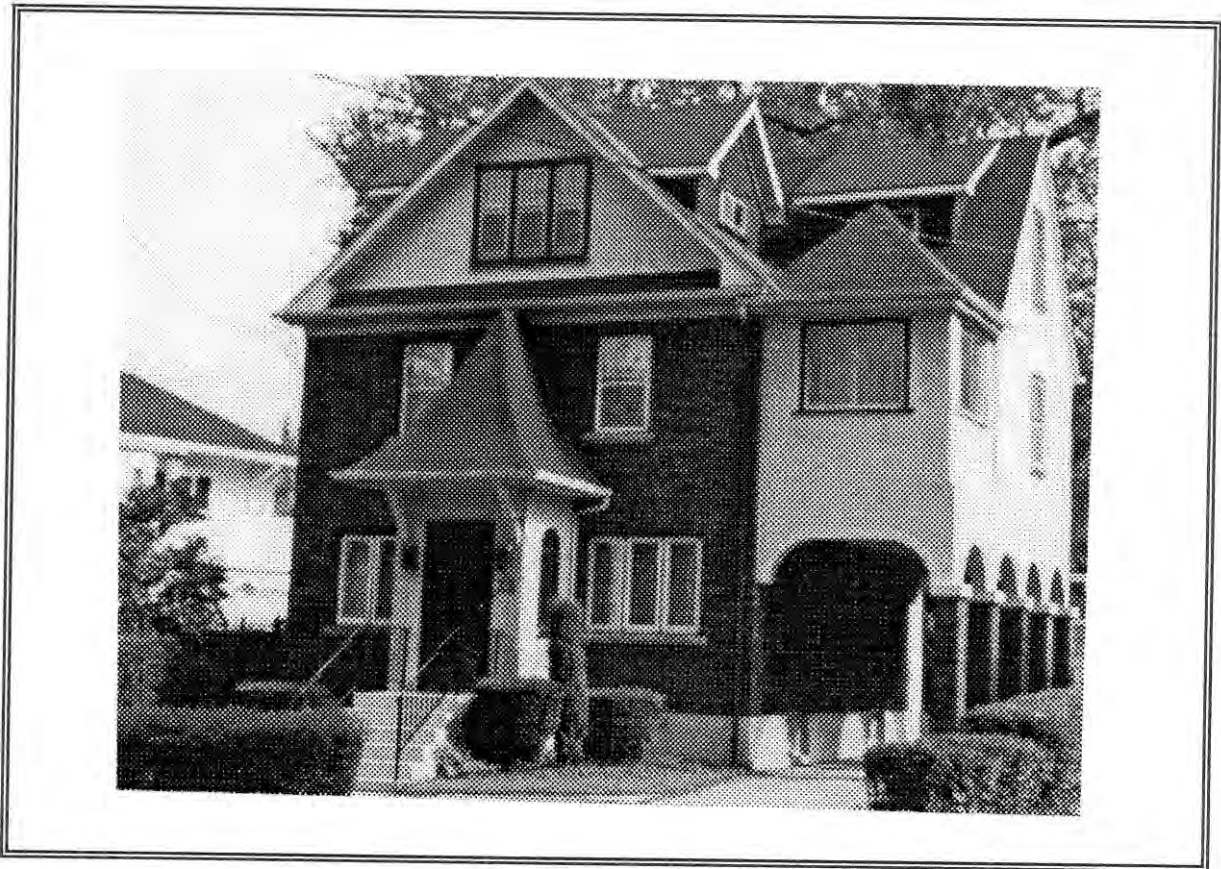


ADDRESS/NAME: 27 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1229, 1230
CONSTRUCTION DATE: 1912

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house originally served as the home of Henry N. Bate, a partner in the family business of the Taylor & Bate Brewery. The house remained in the Bate family until 1954. Several people have owned the property since then, and it is presently owned by Antoni and Janina Slomka as a single detached dwelling.

The two and one-half storey, stucco-covered home displays elements of Neo-tudor influence. The main entrance consists of a flat-roofed portico supported by Doric columns. A frieze, cornice and modillions surround the roof of the portico. Ten-light sidelights are found on either side of the front door. To one side of the main entrance are three casement windows displaying nine lights each. To the other side of the main entrance is a series of three double-hung windows with six lights in their upper sections. Flat and double-hung windows are present at the second storey level. Two shed dormers are located at the front of the building's gabled roof.

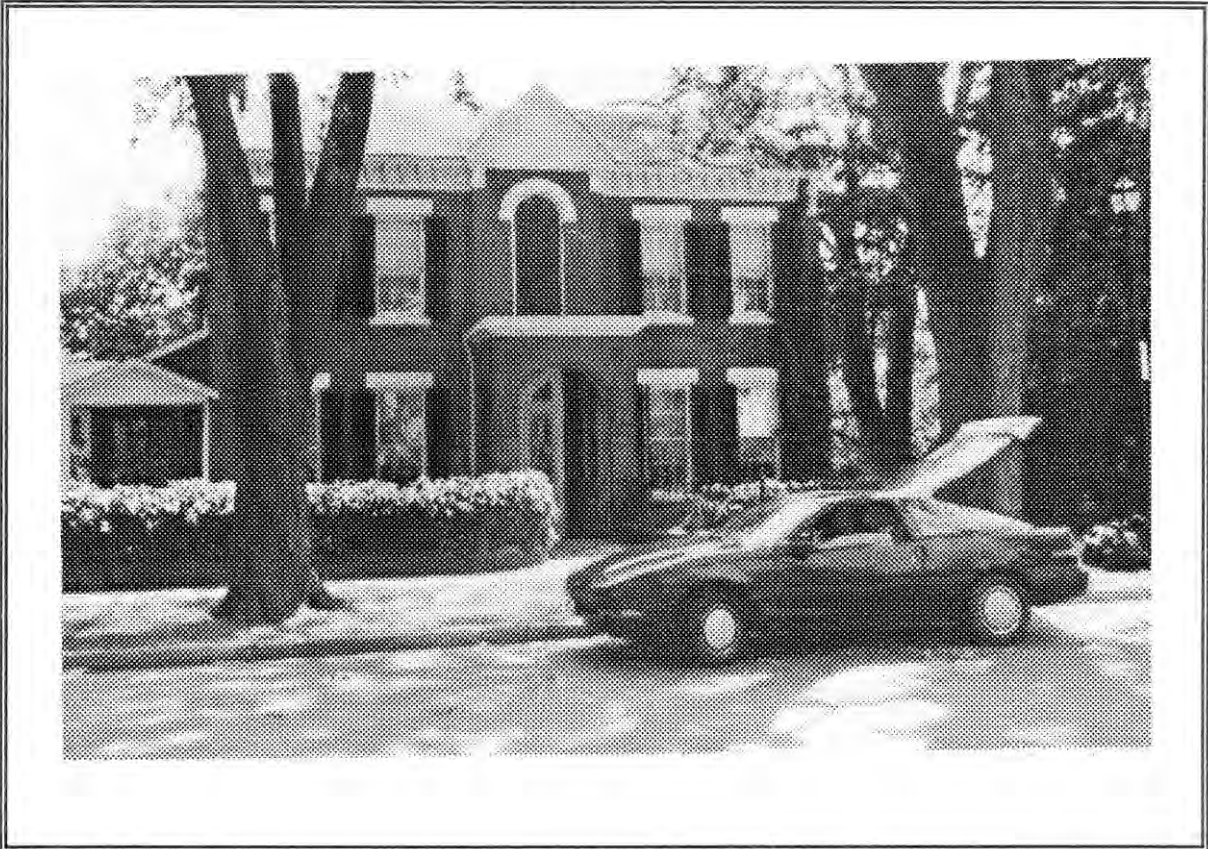


ADDRESS/NAME: 28 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1185
CONSTRUCTION DATE: 1938

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Francis Joseph Sneath, a service clerk at Wells Garage & Motor Co. Ltd. owned the property at the time the house was constructed. Ownership remained under the Sneath name until 1970. The house has been owned and occupied by the Sisters of Holy Cross since 1984.

This is a two and one-half storey brick and stucco covered building. Angularity and irregular massing characterize this structure. The ceiling plane is varied as the dominant, gabled roof line is obscured by a tower with hipped roof and both shed and gabled dormers. A white stucco portico with a bellcast roof, decorative brackets, and semi-elliptical windows, is the dominant feature of the facade. There are three rectangular windows with eleven lights each on either side of the entrance. Brick lintels and stone lugsills define these windows. The buildings most unusual feature is the existence of a "porte cochere". The element can be identified as the arcade found along the east side of the structure which consists of an enclosure through which a vehicle might drive.



ADDRESS/NAME: 29 Yates Street - Bates' Homestead
LEGAL DESCRIPTION: (Present) Corporation Plan 2, Lot 1233
CONSTRUCTION DATE: 1854

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building served as the home of Thomas B. Bate and his family. Thomas B. Bate was a partner in the Taylor and Bate Brewing Company. Ownership of the house remained under the Bate name until 1935, at which time it came under the ownership of Henry T. Taylor, a descendant of James Taylor, Mr. Bate's partner. The Taylors owned the house until 1971, when it was purchased by the current owner, Judith Dohnberg. The building has contained several apartment units since about 1940, and also housed the Rankin Dance Studio from 1956-1966.

This two-storey, brick house with gabled roof is built in a vernacular, with Classic Revival influences. The building's enclosed entrance portico houses a set of semi-elliptical wood and glass doors. The head of the door opening is decorated with brick impostes and voussoirs, as well as two protruding, diamond-shaped brick arrangements. These decorative features are repeated in the two end walls of the portico, which house corresponding semi-elliptical windows. An entablature with a frieze and cornice surround the flat roof of the portico. There is a multiple light, semi-elliptical French window with a contrasting voussoir arrangement directly above the main entrance. A gable with returned eaves is located at the head of the frontispiece. Four multiple light, double-hung, windows with decorative shutters and contrasting lintels and lugsills are found on either side of the frontispiece. A frieze, cornice and modillions surround the building's roof.

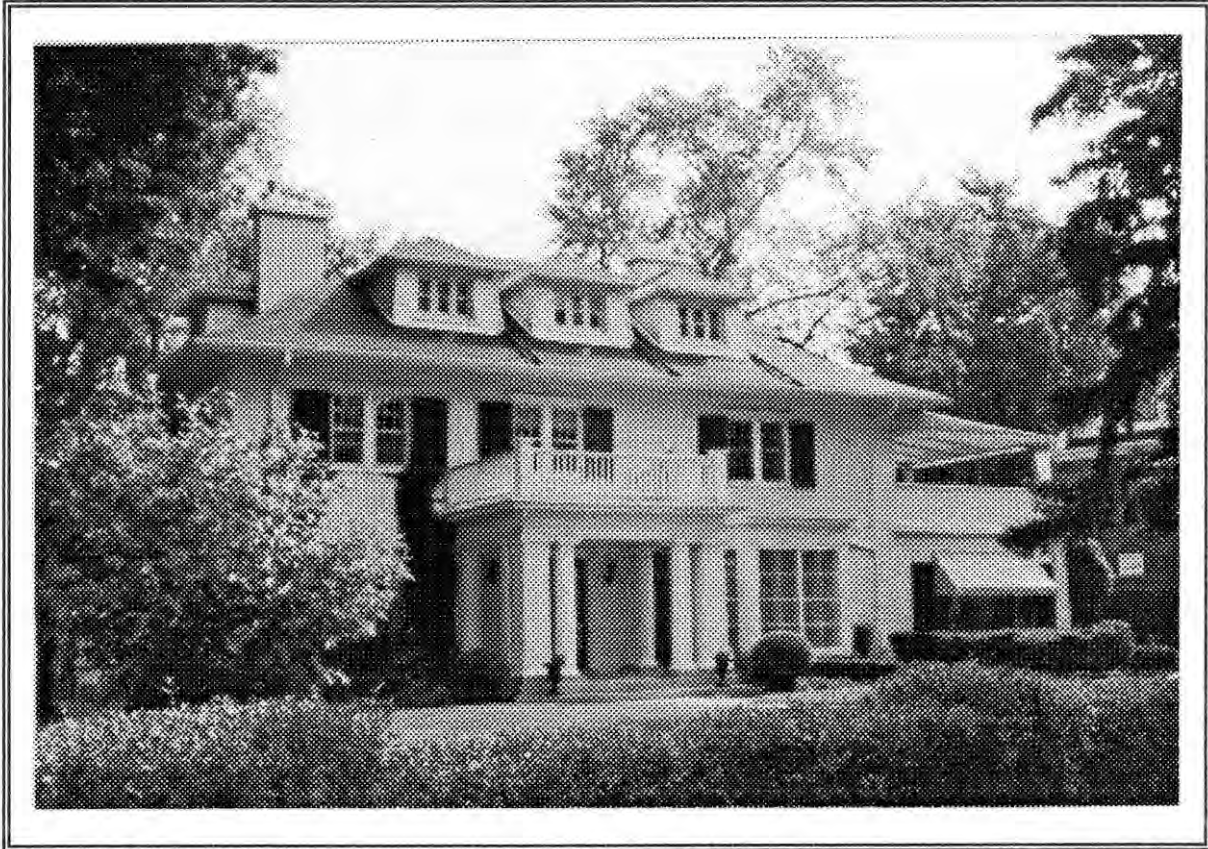


ADDRESS/NAME: 29 1/2 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1234
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

At the time of its construction, this home was owned by Herbert M. Bate, a hardware merchant, but was sold shortly after to Arthur A. Briggs, a superintendent at the Kinleith Paper Co. From 1911 to 1915 the house was owned by Henry N. Bate of the Taylor & Bate Brewing Co. Since 1915 the house has changed hands numerous times and is presently owned by Peter Frank Robb and Rosalie Armbrust. The building has been used as a multiple dwelling since at least 1954.

This brick, two and one-half storey house displays a vernacular interpretation of Queen Anne Revival influence by virtue of its steep, irregular, hipped roof, numerous bay windows, and angular facade. An open verandah, of imitation stone, appears to be a later addition to the front of the house. Earlier photographs of this building indicate that numerous architectural details are currently obscured by ivy. These include: a tower at the north-east corner of the building with double-hung windows and contrasting stone lugsills and lintels; a small stained glass window at the second storey level; a bay window at the second storey level, above the building's off-set main entrance; a chimney incorporated into the facade; and a front gable with parapet.

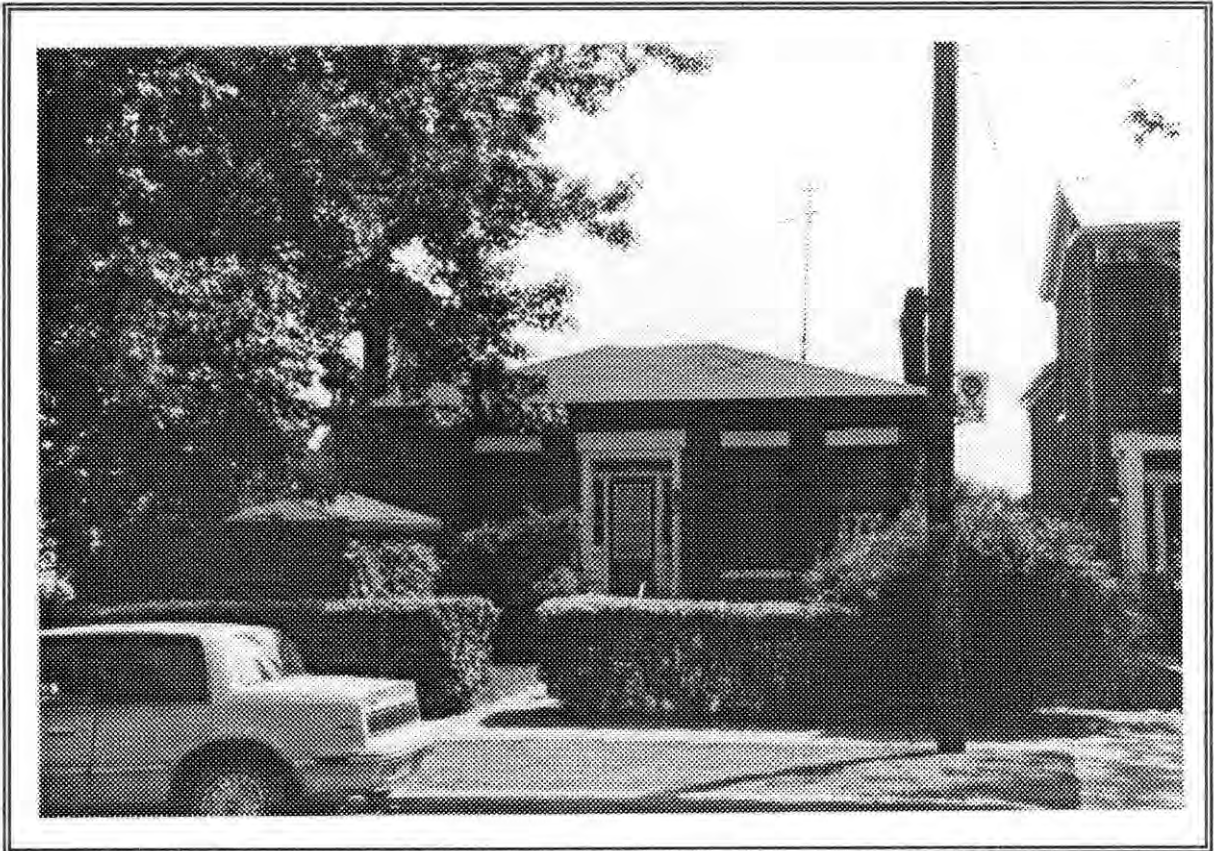


ADDRESS/NAME: 30 Yates Street
LEGAL DESCRIPTION: Corporation plan 2, Lot 1184, Part Lot 1183
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Henry J. Taylor of the Taylor & Bate Brewing Co. was the original occupant of this house. Mr. Taylor lived here until the mid 1920's. The house was then acquired by K. S. Maclachlan, the managing director of the Lincoln Pulp & Paper Co., and remained in the Maclachlan family until 1945. Arthur A. Schmon, president of the Ontario Pulp & Paper Mill, acquired the house in 1945 and it remained in the Schmon family until 1965. From 1965 until 1970 the house was occupied by the Reverend William Langhorn. The building is currently held in trust by Barbara Black and used as single detached dwelling.

This is a two and one-half storey, stuccoed building. The balanced main facade includes: double-hung, shuttered windows with six lights in each section; a large, four sectioned, bay window containing eight lights each; and a massive portico with a balcony above, supported by both columns and piers. Hipped dormers define the building's high pitched roof. An east wing on the house features a canopied verandah at the second storey level.

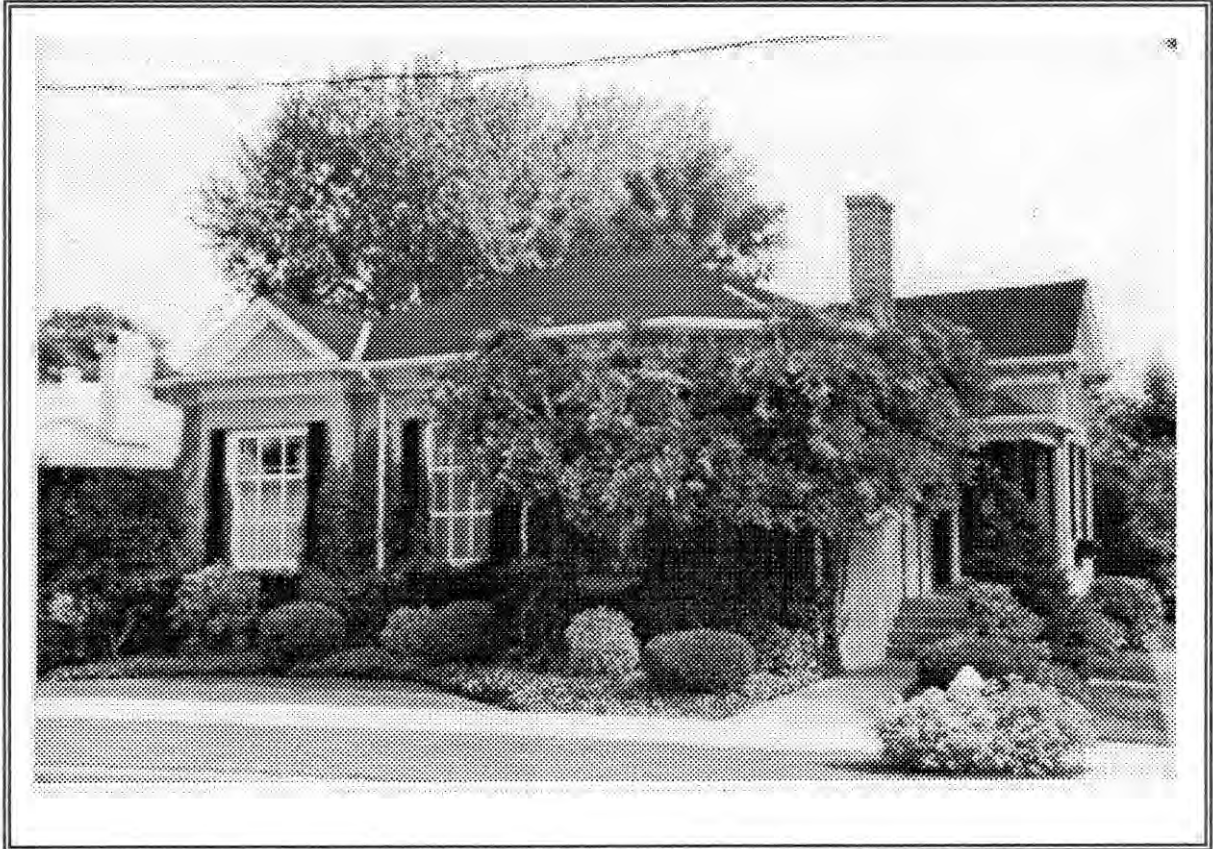


ADDRESS/NAME: 31 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1235
CONSTRUCTION DATE: c.1840

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This, the oldest building on Yates Street, was built by William B. Beeton, a merchant, and used as a boarding house by Colonel H.K. Hartwell in the mid 1870's. In 1877 Maria C. Burrowman bought the house from James A. Boles and owned it until 1920. Charles N. Candee, manager of Alliance Paper Mills, and his wife Doris lived in the house from 1923 to 1930. In 1930, Dr. Burrows bought the house which is currently owned by Aileen C. Burrows and which contains two dwelling units.

This is a single storey brick home built with Georgian influences. It is a rectangular plan with a centrally located entrance and hipped roof. The symmetrical facade and double chimneys on both sides of the house are characteristics of the georgian style. The full basement is constructed of cut stone quarried in the St. Catharines area. The house has a distinct symmetry, as well as large concrete lugsills and lintels which define the front windows and entrance. The entrance is decorated with sidelights containing three lights each, and a transom panel with four lights. The front windows are of double-hung with open shutters possessing lights in a six over six arrangement.

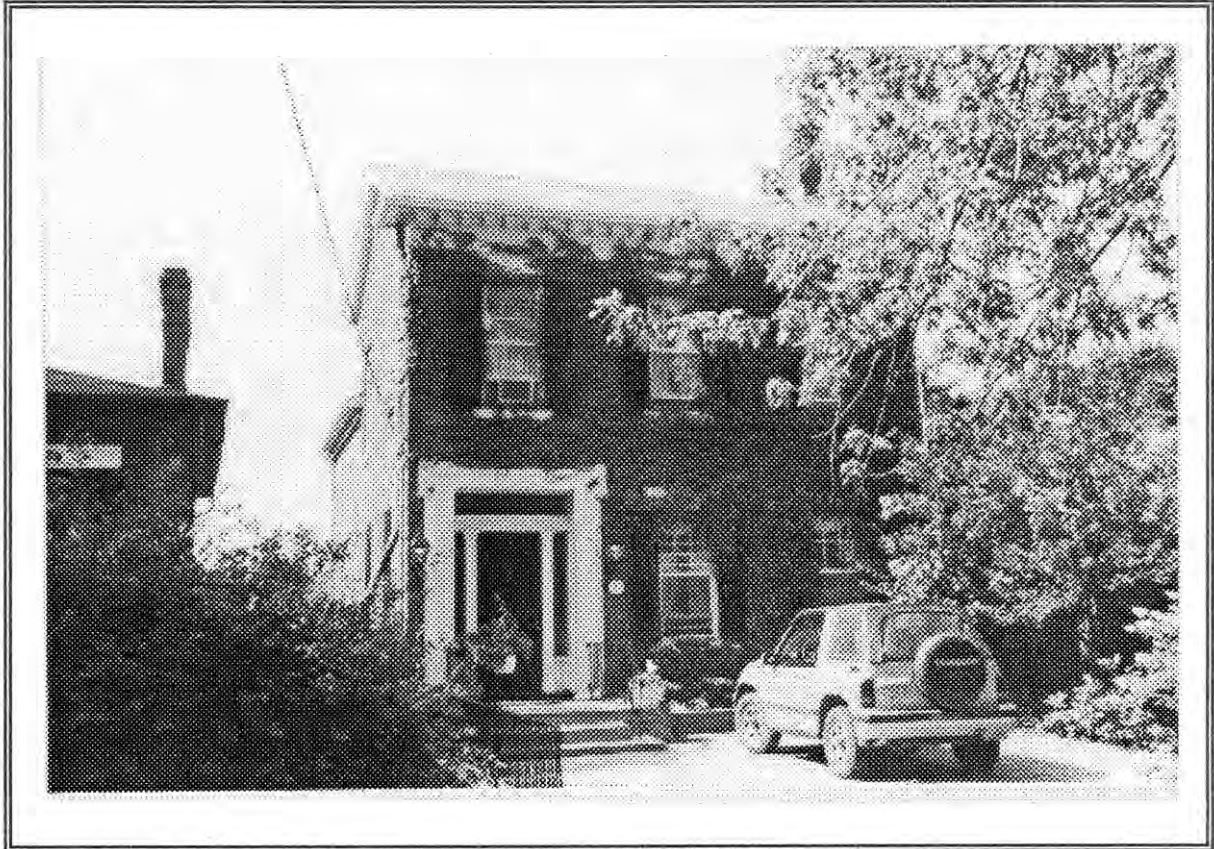


ADDRESS/NAME: 32 Yates Street
LEGAL DESCRIPTION: Corporation Plan, Part Lot 1182
CONSTRUCTION DATE: 1870 or earlier

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Although assessment records indicate that this house was built in 1870, the 1852 Marcus Smith Map shows a building at this location. It is said that Reverend Rufus Wright built this house for his daughter Martha, who later married Henry Burgoyne, newspaper publisher. Mr. C.P. Mills, of C.P. Mills and Company Agricultural Implements, lived there from the early 1900's until 1920. In 1923, Mr. H.V. Gould of H.V. Gould-Leslie Ltd. Outdoor Advertising bought the house and resided there with his wife until 1935. Dr. H. Douglas Mitchell and his wife Hilda lived in the house from 1948 to 1983. The house is currently owned by Allen and Lise Overy and used as a single detached dwelling.

This is a one storey, stucco-covered, wood frame cottage with an irregular plan and roof lines. Three bays make up the south-facing facade and the off-set main entrance is recessed from the rest of the building. This building is distinguished by its: projecting frontispiece with roof pediment; two bay window with a hipped roof; double-hung sash windows with upper sashes of fourteen small lights surrounding a central light; and eaves of a boxed cornice type with frieze and brackets.

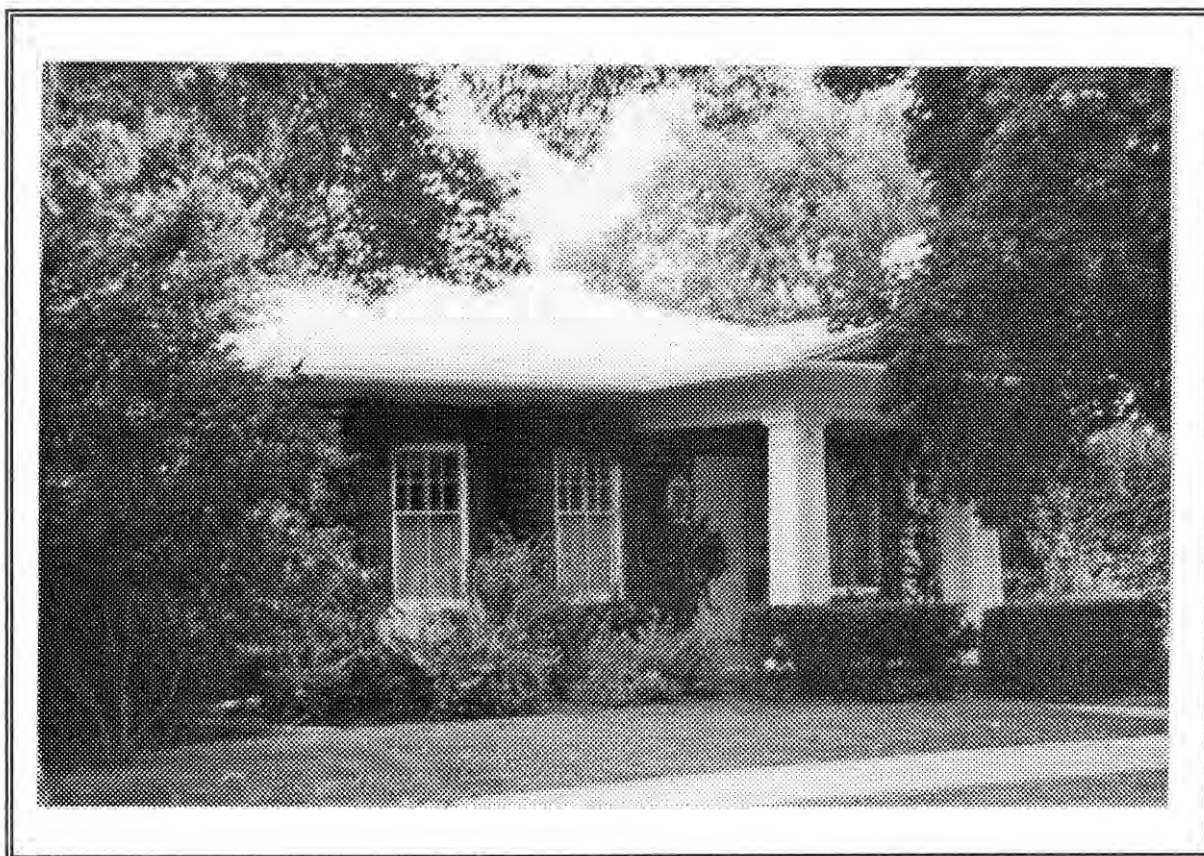


ADDRESS/NAME: 33 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1236
CONSTRUCTION DATE: circa 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Mr. C. O. Burrowman is said to have been the original owner of this house and his family remained there until 1920. In 1921 the house was purchased by Mary Nye, whose husband, W. H. Nye, was the proprietor of Nye's Gift Shop on St. Paul Street. Alfred E. Rigby, president of Ontario Construction, bought the house in 1936 and sold it to Hilda Rankin in 1947. Dr. William Walter Blue purchased the house in 1977 from the estate of Mrs. Rankin and lived there until 1982. The present owner, Terrence J. O'Malley, has owned the house since 1990.

This two storey brick house, was originally a single unit of a four unit row house. The roof is of a medium hip with boxed cornice, elaborate frieze, and decorative brackets. There are three bays to the facade and an off-set entrance. The door has been framed with two wooden pilasters. Recessed side panels with multiple lights, and a secondary lintel with a recessed transom surround the door. the square facade with scaled and articulated door and window openings are characteristic of the Federal Style.



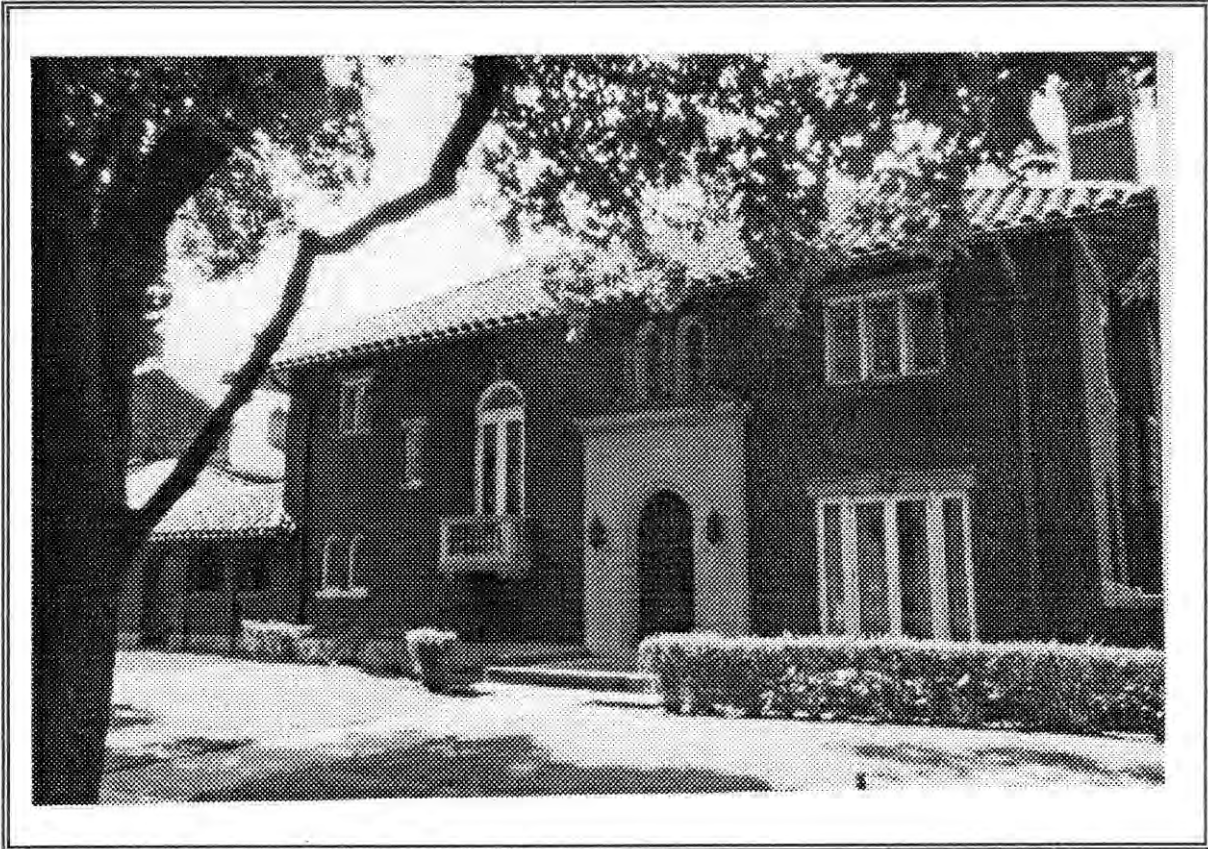
ADDRESS/NAME: 34 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1181
CONSTRUCTION DATE: circa 1850

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was originally owned by Rev. Rufus Wright and was given as a gift to his daughter Martha, along with what is now 32 Yates Street. In 1869, I.V. Berston of Harris and Berston Tobacconists bought the house which subsequently changed owners several times. Members of the Greer Family lived in the house from 1945 to 1964. The house is currently owned by Ronald Fraser MacKay and used as a single detached dwelling.

This single storey, red, stucco and brick building was constructed with Regency and Neo-Classical influences. It is of a basic square plan with a low truncated hip roof. Four windows and an entrance make up the five bays of the facade. A prominent portico with pediment and two supporting wood piers are the focal point of the facade. Two double-hung windows, in a eight over two pane arrangement, flank the entrance.

Of interest is the old hitching post that can be found near the curb on Yates Street.



ADDRESS/NAME: 35 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lots 1237, 1238
CONSTRUCTION DATE: 1928

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The firm of Arthur Nicholson and Robert Macbeth built this home, the original owner of which was Arthur Bate of Taylor and Bate Brewery in St. Catharines. The present owner, Mr. Benjamin J. Jones, manager of manufacturing at the Ontario Paper Mill, bought the house in 1954 from Arthur Bate's widow, Harriet.

This two-storey brick villa possesses Spanish Colonial influences in its architectural style and is distinct to the area by virtue of its clay tiled, medium-hipped roof and irregular placement of bays on the facade. The main entrance is the focal point of the facade and consists of a large, white cut-stone, arched frontispiece. Found within, the front door possesses a large, circular window made up of many small pieces of stained glass in a grid pattern. Located above the entrance are two semi-circular windows. On one side of the main entrance, windows with carved keystones and engaged columns are present. On the other side, there exists a small rectangular window with stone lintel, and a set of french windows with semi-circular transoms that provide access to a balconet protected by a heavy stone balustrade. Both of these windows are unusually positioned on the facade as they do not conform to the expected division of storeys. The chimney is also noteworthy, with its colonnade, gabled roof and tiled cap.

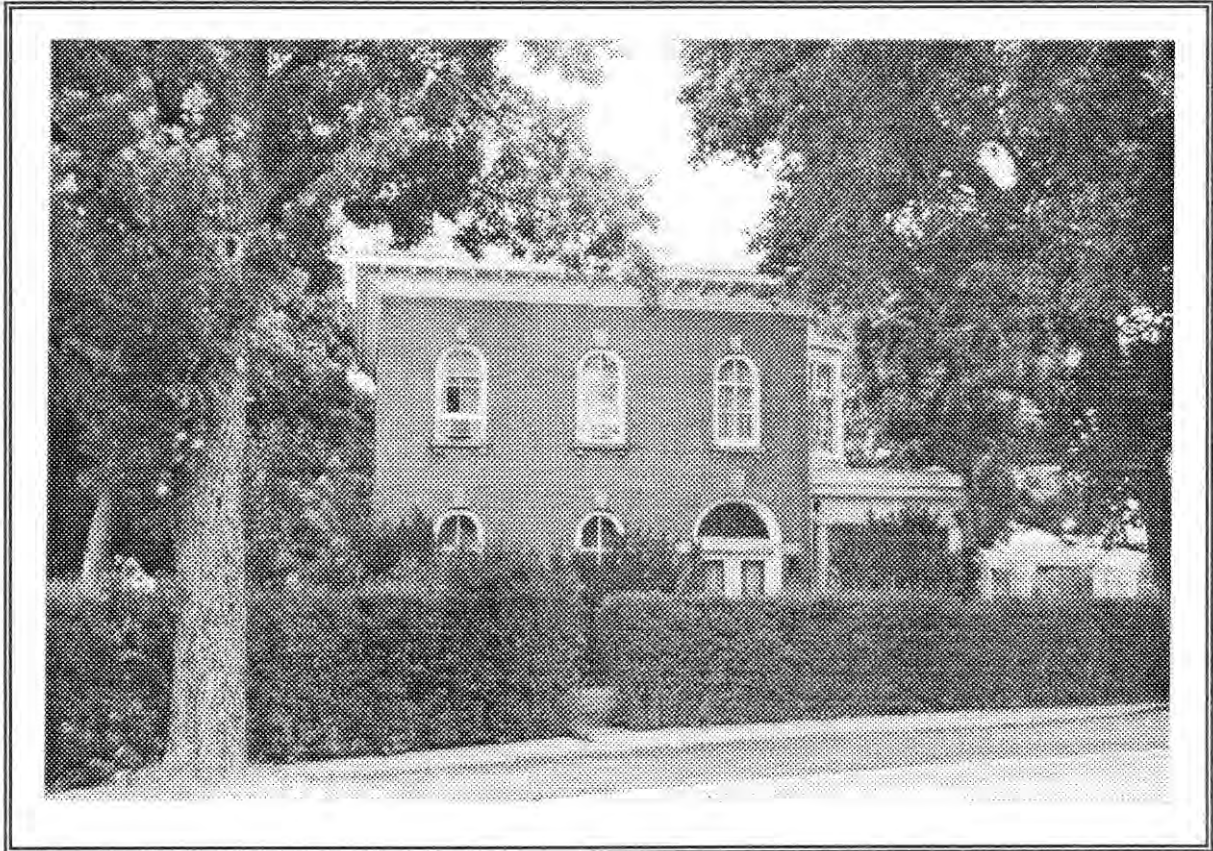


ADDRESS/NAME: 37 Yates
LEGAL DESCRIPTION: Corporation plan 2, Part Lot 1239
 Registered Plan 30R4856, Part 1
CONSTRUCTION DATE: 1906

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Amos M. McComb, proprietor of Peninsula Press, purchased this house the year it was constructed. Ownership of the house remained under the McComb name until 1971. The property then changed hands several times. It is now owned by Abdel Hamid Ibrahim and used as a single detached dwelling.

This is a two-storey, gambrel-roofed house with a vinyl clad exterior. Two different shades of asphalt shingles, as well as wide, detailed eaves divide the different pitches of the roof. A dominant gable with arched bargeboard, defines the front elevation. This decorative feature is repeated on the front gable of the detached garage. A bay window is located at the front of the house and beside it is an offset main entrance and open porch. Two adjacent, un-fluted, Doric columns and an open railing decorate the porch.



ADDRESS/NAME: 38 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1180
CONSTRUCTION DATE: circa 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of the house was James Cairns of Cairns, Morse, Hart and Co. Contractors. Calvin Brown, a barrister and the first Mayor of St. Catharines bought the house in 1875. In 1890, Alex McLaren, the vice president of McLaren and Co. Department Stores bought the house and lived there for about 28 years. From 1925 to 1978 the house was owned by Myrtle M. Murphy, whose husband was the president of Frank J. Murphy Ltd., car and truck sales. Christine Lepine and Robert Sharp have owned the single detached dwelling since 1989.

This two and one-half storey brick house was constructed in the Italianate style. It has a long rectangular floor plan, and the roof is a medium hip with pedimental dormers on the west side. The building's distinguishing features are: its impressive height; bracketed eaves; semi-circular windows with radiating voussoirs; decorative lugsills; and a verandah stretching along the east side of the house, supported by double doric columns.



ADDRESS/NAME: 39 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1240
 Registered Plan 30R3705, Part 1
CONSTRUCTION DATE: 1910

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Louis Bissonette, of Bissonette Case & Co. (later Bissonette, Joy and Co.), tailors, clothiers, furnishers, and hatters, owned the property from 1909 until about 1934. In 1937 Thomas J. Joy acquired the house and in 1945 his nephew, Thomas J. Flynn received the house from his estate. It remained in the Flynn family until 1977. The house is presently owned by Carrie Cullen and is used as a single detached dwelling.

This is a one and one-half storey stucco covered brick building with a truncated hip roof with dormers on all four sides. An elaborate portico defines the front entrance. The decorated frieze and stringcourse of the portico is supported by piers with two inset doric columns. The two front windows are characterized by their wooden lugsills and decorative entablature.



ADDRESS/NAME: 40 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1023
CONSTRUCTION DATE: 1939

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of this property at the time the house was built was Mary L. Greenwood. Marcia Athon, the wife of a local restaurateur, acquired the house in 1945 and granted it to Marjorie H. C. Lindsay in 1959. The house has also been owned by George and James Beattie, and Robert W. Priddy. The building is presently used as a single detached dwelling by John and June Lavery.

This is a two-storey, square plan, brick house with a hipped roof. There is a flat-roofed east wing which features a second-storey, open deck. The double-hung windows contain eight lights in their upper sections, and have decorative brick lintels and stone lugsills. A Classically-detailed, enclosed, entrance portico is centrally located on the facade. Three steps with ornate iron railings lead up to the front door and its side-lights contain nine lights each. The portico's end walls have a large square window consisting of a square, central light surrounded by eight smaller lights. An elaborate architrave surrounds the flat roof covering the entrance portico.



ADDRESS/NAME: 41 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1247, Part Lot 1248
CONSTRUCTION DATE: 1937

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Eva A. McNamara, whose husband was a partner in McNamara & Reynolds Wallpapers & Paints. Thomas and Ethra Edmondson acquired the house in 1945. Mr. Edmondson was the secretary-treasurer of Packard Electric Co. Ltd. The present owners, Carey T. Flannigan and Linda G. Dandy, acquired the property in 1988 from Mrs. Edmondson. The house is used as a single detached dwelling.

Hipped roofs cover each of the three sections which define this one-storey, stuccoed building. The focal point is the detailed, bay-shaped entrance facing onto Salina Street. Three semi-circular steps lead up to a panelled, wooden door with a bold surround and stained glass window. Lugsills, shaped trim, and a stringcourse brickwork are additional details found in this otherwise contemporarily designed house.



ADDRESS/NAME: 42 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1022
CONSTRUCTION DATE: 1919

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

John McLaren, a marine engineer, was the first owner and occupant of this house. It remained in the McLaren family until 1962, when it was granted to the present owners, Sewart and Timothy Hanson. The building is presently used as a single detached dwelling.

The house is a one and one-half storey, stucco-covered structure with a low gabled roof and prominent open verandah. A shed dormer projects from the roof at the front of the house and contains two double-hung, sash-type windows which are recessed into the roof. These windows contain eight lights in their upper sections. The verandah is characterized by three large tapered piers, with decorative plinths and capitals.

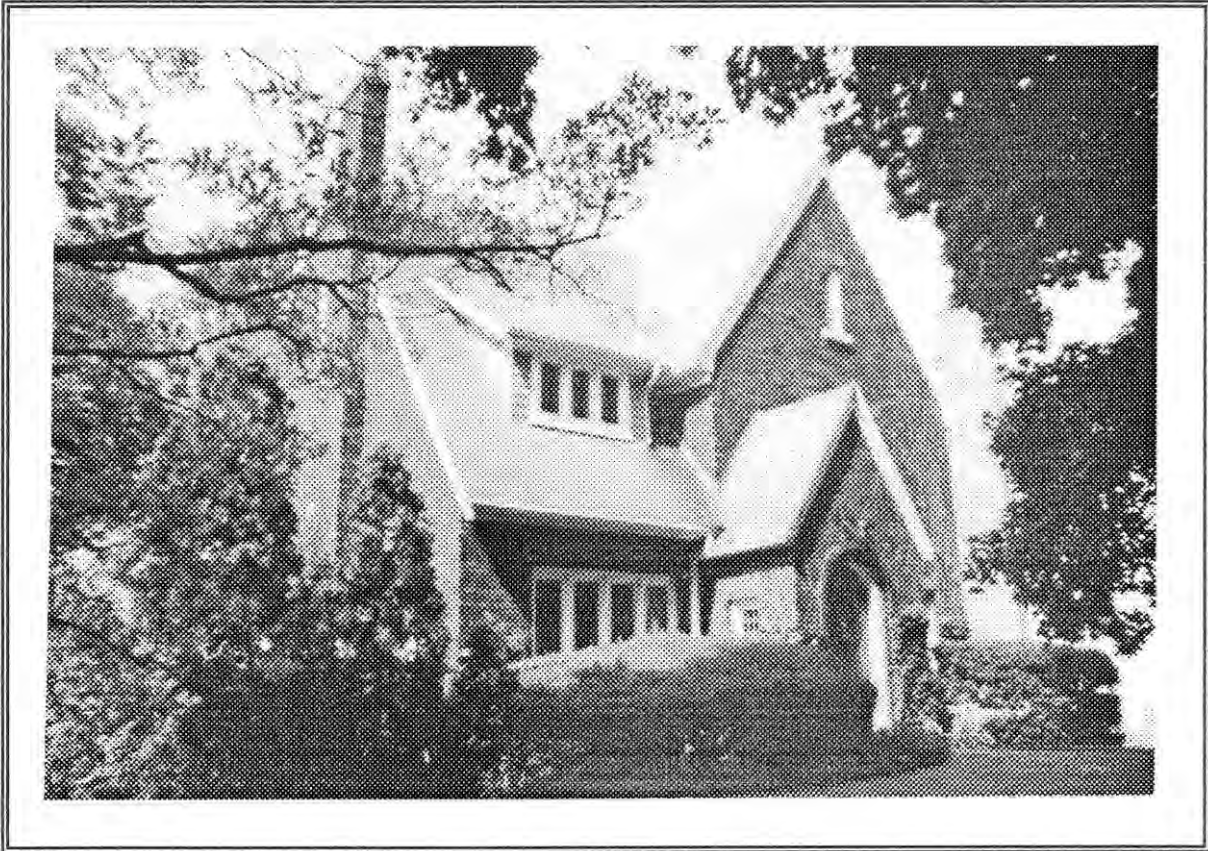


ADDRESS/NAME: 44 Yates Street
LEGAL DESCRIPTION: Corporation plan 2, Lot 1021, Part Lot 1033
CONSTRUCTION DATE: 1880

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

J. D. Schenk and E. Brown were the first owners of this house. In 1894 it was acquired by Henry Garden, and it remained in the Garden family until 1908. It was then acquired by Jonathan E. Taylor, and occupied by Charles Taylor of Chas Taylor & Co., real estate, farm machinery, automobiles, carriages etc. Ownership of the house remained under the Taylor name until 1971, when it was granted to John and Kerstin Mayberry, the present owners. The house is currently used as a single detached dwelling.

Queen Anne Revival influences are evident in this two-storey, stucco-covered house. Its irregular roof-line and massing are composed of a cross-gabled roof over the main section, and a gable-roofed frontispiece, a partially shed roofed, enclosed porch, and a gable roofed dormer. Notable architectural details include: a large four-light rectangular window with decorative lintel found in the frontispiece at the first storey level; and decorative bargeboard on the dormer and roof apex.



ADDRESS/NAME: 45 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1249, Part Lot 1248
CONSTRUCTION DATE: 1935

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William and Elizabeth Irvine were the first owners of this house. Mr. Irvine was the president of the Sanitary Dairy Ltd. at 92 King Street. Mrs. Irvine owned the house until 1972, when it was granted to the current owners, Edward and Jean Dixon. The Dixons occupy one unit of this two-unit dwelling.

Gothic influences are present in this two-storey brick home. The high gabled roof also includes a shed dormer and a massive, gabled, dormer-like frontispiece. Within the gable of the frontispiece is a narrow, rectangular window with a brick voussoir and a stone lugsill. The shed dormer houses three rectangular, casement windows with twelve panes each. The entrance foyer projects from the front of the house and has a high gabled roof. A semi-elliptical wood-panelled front door houses a round, multi-lighted window. The door is framed by a brick voussoir and imposts. A four-section rectangular window with fifteen lights in each section is located to one side of the main entrance.

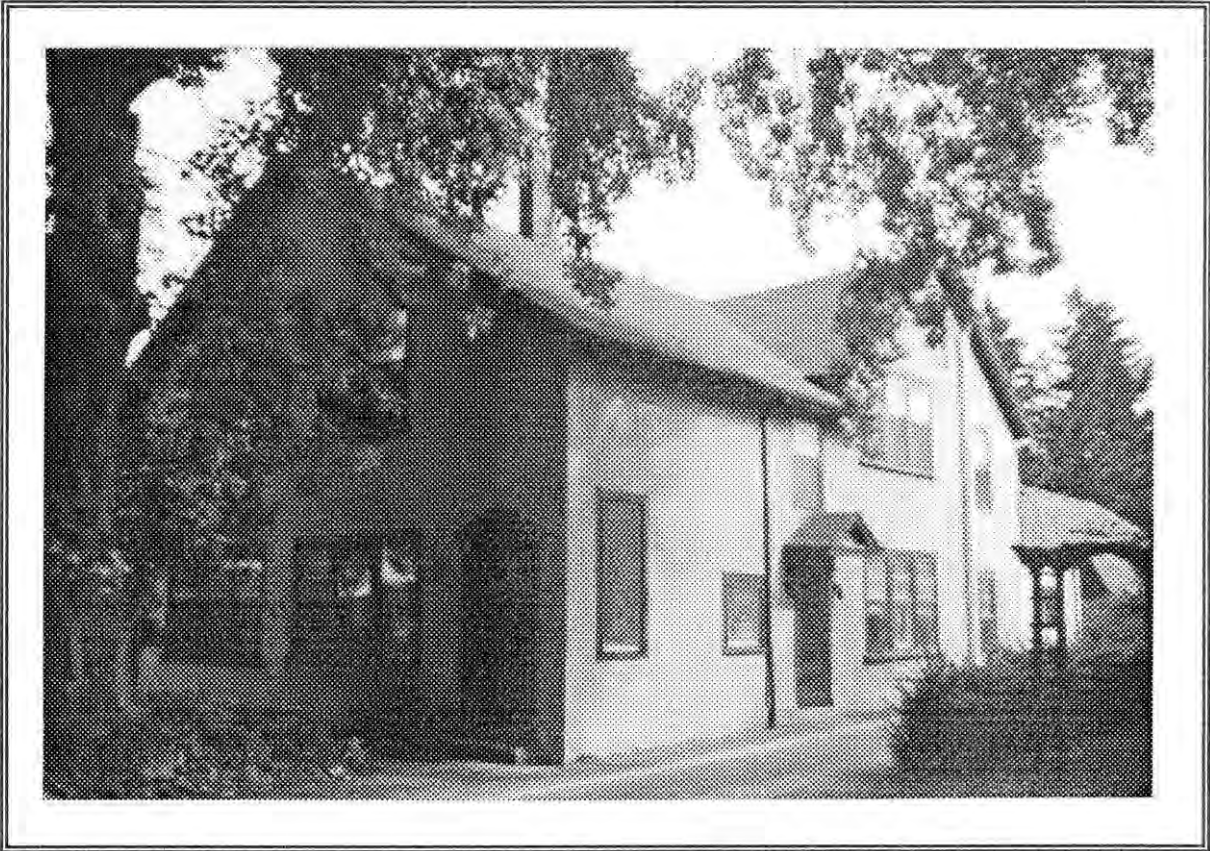


ADDRESS/NAME: 45 1/2 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1250, Part Lot 1251
Registered Plan 30R1867, Part 1
CONSTRUCTION DATE: 1944

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owners of this house were Kathleen and Robert Jefferson, Alfred and Ida Lash. Robert Jefferson lived in one of the two dwelling units. The property was owned by the estate of Kathleen Jefferson until 1979, after which it changed hands several times. It is currently owned by Wendy Jo Pastorious and Lawrence W. Hay and contains two dwelling units.

This is a two-storey, gable roofed, stucco clad building. The facade contains upper storey windows of a double-hung, sash-type with six lights in each section. A narrow roof projects from the facade, dividing the first and second storeys, and extending to almost its full width. The main entrance consists of a panelled door with sidelights. Multiple light bay windows are found on either side of the entrance.



ADDRESS/NAME: 46-48 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1020
CONSTRUCTION DATE: 1865

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

John Clark, who is known to have owned the property in 1869, may have been the first owner of this house. In May of 1869 the property was sold to Henry Garden and it remained under the Garden name until 1906. Afterwards it was sold to Fraser F. Summers, who was employed as an agent of some sort. In 1968 the house was owned by the estate of Ethel A. Summers, after which it changed hands several times. The house is currently owned by Christopher and Peter Nitsopoulos and contains two dwelling units.

A gabled roof covers this two-storey, stucco-covered building. The facade contains double-hung, sash-type windows with six lights in their upper sections. The front entrance features a pediment above the door. Two ornate stained glass windows are located on the east side of the house.



ADDRESS/NAME: 47 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1251
 Registered Plan 30R1867, Part 1
CONSTRUCTION DATE: 1912

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was William J. Chaplin. Other owners include: Alma Wright (1916-1923) and William A. Woodruff (1923-1940). In 1942 it was sold to Kathleen and Robert Jefferson, and remained in the estate of Kathleen Jefferson until 1977. It is currently owned by Fiona McCreadie as a single detached dwelling.

A gable roof covers this two-storey, stucco clad building. Second storey windows located on the facade are of a double-hung, sash-type with six lights in each of the upper and lower sections. Open shutters, lugsills, and arches recessed into the facade above the windows all serve as decorative features. A ventilation opening within the front gable is incorporated as a design element. The offset main entrance is protected by an open verandah with iron balustrade. To one side of the entrance is a large bay window, the central section of which contains 28 lights.



ADDRESS/NAME: 49 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1252
CONSTRUCTION DATE: 1912

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The owner of this property at the time at which the existing house was built was William J. Chaplin, owner of the Welland Vale Works Axe Factory. Successive owners were: Alma Wright, from 1916 to 1921; Clarence Burgoyne, from 1921 to 1929; and the Rogers family, from 1929 to 1985. The house is presently owned by Foster and Sarah Smith and used as a single-detached dwelling.

This is a two-storey, hip roofed, stucco clad home with a prominent verandah. The roof of the verandah is supported by large, square, stuccoed piers and features arched openings. Two double-hung, sash-type windows with six lights in each section are located to one side of the offset main entrance. The second storey windows are also of a double-hung, sash-type with six lights in each section. Lugsills and slightly arched lintels decorate the second storey windows. A triangular pediment is incorporated into the building's roof above the front entrance.

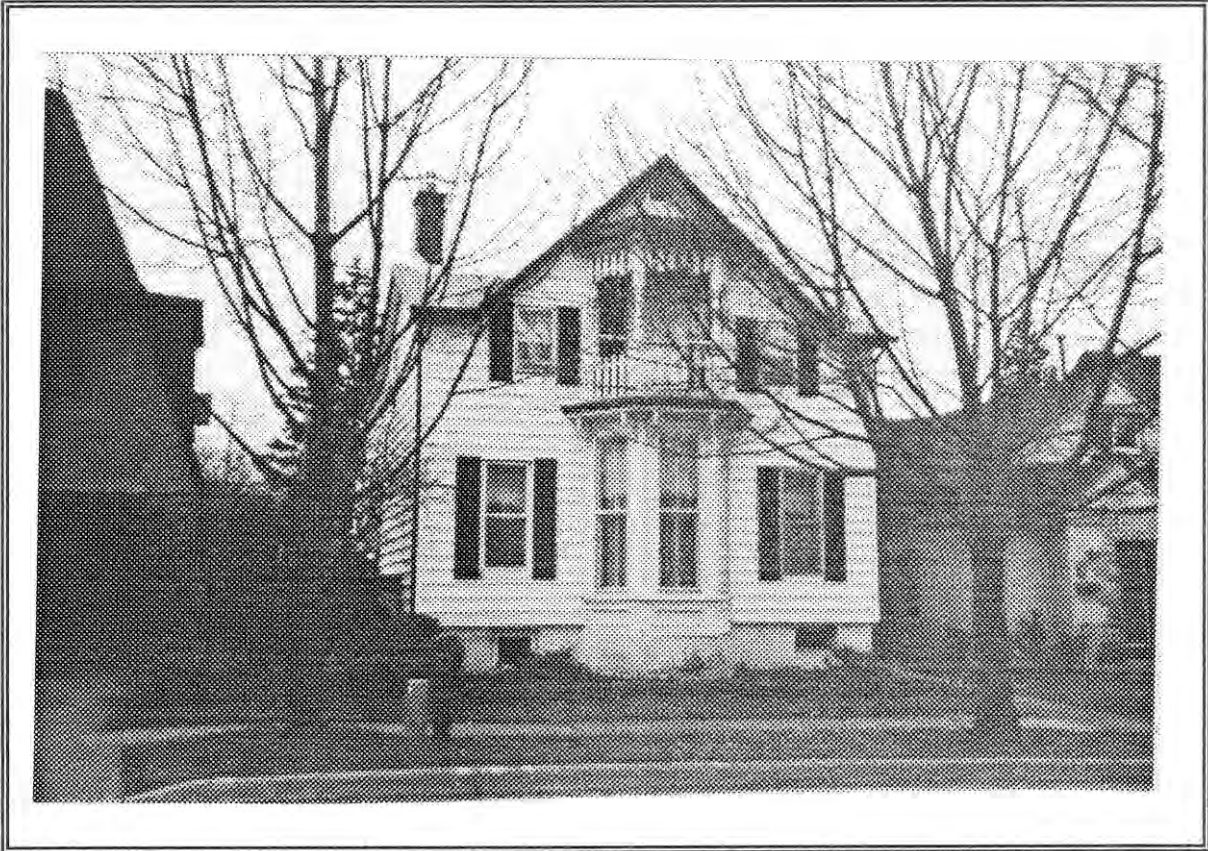


ADDRESS/NAME: 50 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1019
Registered Plan 30R1007, Parts 1, 2 & 3
CONSTRUCTION DATE: 1950

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Kathleen Jefferson was the first owner of this house when the property was acquired along with the house at 50 1/2 Yates Street. It has changed hands several times and is currently owned by Simon John Hall and Susan Harriet Hall as a single detached dwelling.

This is a one and one-half storey, stucco clad house. It has a gabled hip roof with gabled dormers. A triangular pediment located above the off-set front entrance suggests Classical design details. A rough stone lintel and alternating, rough stone imposts embellish the glazed front entrance.



ADDRESS/NAME: 50 1/2 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1019
 Registered Plan 30R1007, Parts 3 & 4
CONSTRUCTION DATE: 1870

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house may have been Thomas B. Bate, a partner in the Taylor & Bate Brewery in St. Catharines. Thomas R. Merritt, son of William Hamilton Merritt, M. P. and a prominent industrialist, landowner and banker in the community, sold the house to Eliza Chatfield in 1887. Mrs. Chatfield was the wife of Albert Chatfield, president of Chatfield & Co., plumbing and heating. In 1916 the house was purchased by Sarah A. Prior, the wife of James Chatfield Prior, the manager of the Dominion Hair Cloth Co. It is presently owned by John and Helen Hunter and used as a single-detached dwelling.

This is a two-storey building with a cross-gabled roof and an exterior of vinyl or aluminum siding. The main feature of the facade is its Classically detailed bay window. Each of the three windows forming the bay is double-hung with four lights in each of the upper sections and two lights in each of the lower sections. The bay is embellished by a panelled design just above the foundation, and an architrave with elaborate frieze and brackets divides the first-storey bay from a covered balcony above. The balcony is decorated with picket-like trim and railings. The windows found on remainder of the facade are double-hung, displaying decorative shutters.



ADDRESS/NAME: 51 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1253
CONSTRUCTION DATE: 1924

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house's first owner was William A. Black, proprietor of William A. Black Flour, Feed & Seeds. Ownership of the house remained under the Black name until 1970, after which ownership has changed many times. The house has been owned since 1991 by Neil A. Proctor and Fiona McCreadie and used as a single detached dwelling.

This is a two-storey, rectangular plan house with a gambrel roof. A shed dormer, extending almost the full width of the facade, projects from the roof. Within the dormer are double-hung windows with six lights in each section and decorative shutters. The upper storey of the house is covered with painted wood shingles, while the lower storey is covered in stucco. Central to the facade is a Classically detailed portico with curved pediment. Sidelights containing a variety of geometrically shaped lights flank the front entrance. Double-hung windows in a twelve over one arrangement are found at the first storey level.



ADDRESS/NAME: 52 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1018
CONSTRUCTION DATE: 1926

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house, once known as 54 Yates Street, was originally owned by A. Everett Riddell of A. E. Riddell & Son Hardware, Plumbing, and Sheetmetal. It remained in the Riddell family until 1957, after which ownership of the house changed several times. In 1976 it was purchased by its present owners, Robert and Georgina Cole as a single detached dwelling.

This is a two and one-half storey Neo-Tudor house with gabled roof. The ground storey is brick; the second storey is clad in stucco; and clapboard siding covers the uppermost portion of the house. The upper storey windows are of a casement type and contain a cross-hatched arrangement of muntin bars. Decorative shutters and contrasting lugsills are also present. The ground storey casement windows are arranged in series and contain multiple rectangular lights in each section. To one side of the main entrance there are also two narrow, pointed arch windows crafted of numerous circular pieces of coloured glass. Rough stone imposts and voussoirs are incorporated into these windows, as well as into the arches which form the buildings recessed entrance portico. The front door is of a heavy, wood board construction and displays a rectangular window crafted of circular, coloured glass.



ADDRESS/NAME: 53 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 1254
 Registered Plan 30R657, Part 1
CONSTRUCTION DATE: 1906

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Eugene Kidder, manager of the Simcoe Canning Co. John M. McHardy, a district manager with the Bell Telephone Company of Canada, owned the house from 1930-1939. The property was then granted to John C. Conroy, manager of the Conroy Manufacturing Co., and remained in the Conroy family until 1973. Several people have owned the house since, and it is presently owned by Lloyd and Deborah Linton as a single detached dwelling.

This two and one-half storey brick house has a gabled hip roof. A portico with an ornate, rounded pediment supported by Doric columns and pilasters embellishes the offset front entrance. The first and second storey windows contain numerous lights and are enhanced by decorative shutters and stone lugsills. A gabled dormer forms a triangular pediment at the roof line.

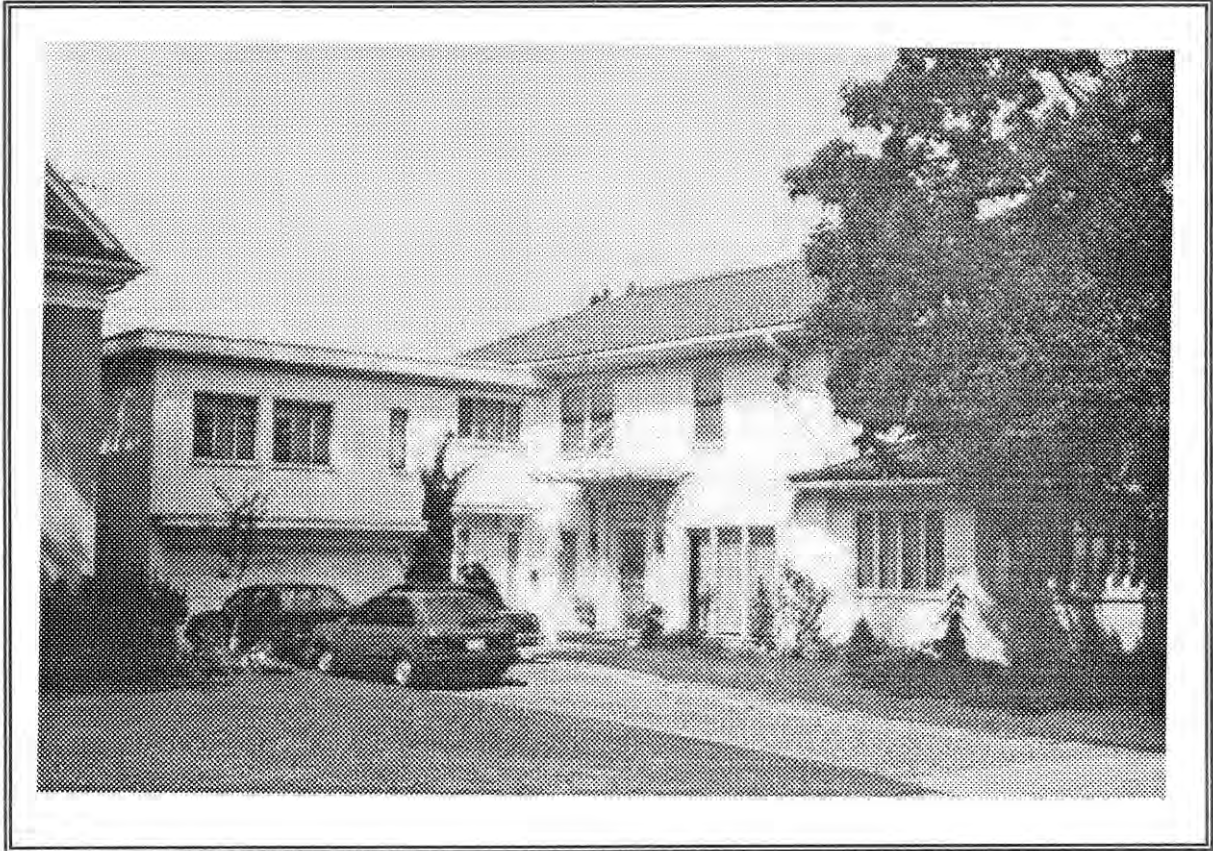


ADDRESS/NAME: 54 Yates Street
LEGAL DESCRIPTION: Corporation plan 2, Part Lot 994
CONSTRUCTION DATE: 1916

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was probably Henry Rolls who, in 1882, acquired the property on which this house stands. The Rolls family owned the property until 1964 when Henry E. Rolls, a clerk with the Notman Hardware Co., granted the property to Albert and Albine Wutzke. The house changed hands several times until it was acquired in 1988 by the current owners, Douglas and Mary Penfold. The building presently contains two dwelling units.

This two and one-half storey house with hipped roof is distinguished by its windows and verandah. The windows located on the hip dormer are of a double-hung, sash-type with six lights in each of their sections. Also double-hung, are the second storey windows which contain 12 lights in their upper sections and are decorated with open shutters. To one side of the front entrance is found a large window consisting of three portions. The central section is made up of thirty lights, and each of the two flanking sections contain eighteen lights. The open verandah possesses a hipped roof that is supported by pedestal mounted piers with decorative plinths and capitals.



ADDRESS/NAME: 55 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 1254, 1256, 1258, 1259, 1260
CONSTRUCTION DATE: 1923

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

James J. Mackan, secretary of the Coniagas Smelting Co. was the first owner and occupant of this house, which was originally known as 57 Yates Street. The property was granted, in 1934 to John Conroy, the president of the Conroy Manufacturing co. Ltd. In 1969, Rhona J. Dickey, formerly Rhona J. Conroy, granted the property to Eugene E Chorozy. The following year, 1970, it was in turn granted to John C. Conroy Jr. In 1988 the current owners, Gunther and Heather Loffleman acquired the property from the estate of John C. Conroy Jr. The building is presently used as a single detached dwelling.

This is a two-storey, hip roofed house built with Spanish Colonial influences, as evident by its white stuccoed exterior and red tiled roof. Decorated friezes are found on the walls of the main building, closed verandah, and east wing. The main entrance, located on the easterly wall of the main building, is framed by an elaborate portico consisting of four pilasters and a chain suspended overhang. An additional entrance, adjacent to the attached garage, possesses sidelights and an moulded lintel. Decorative brickwork forms panels on the chimney located near the front of the house.

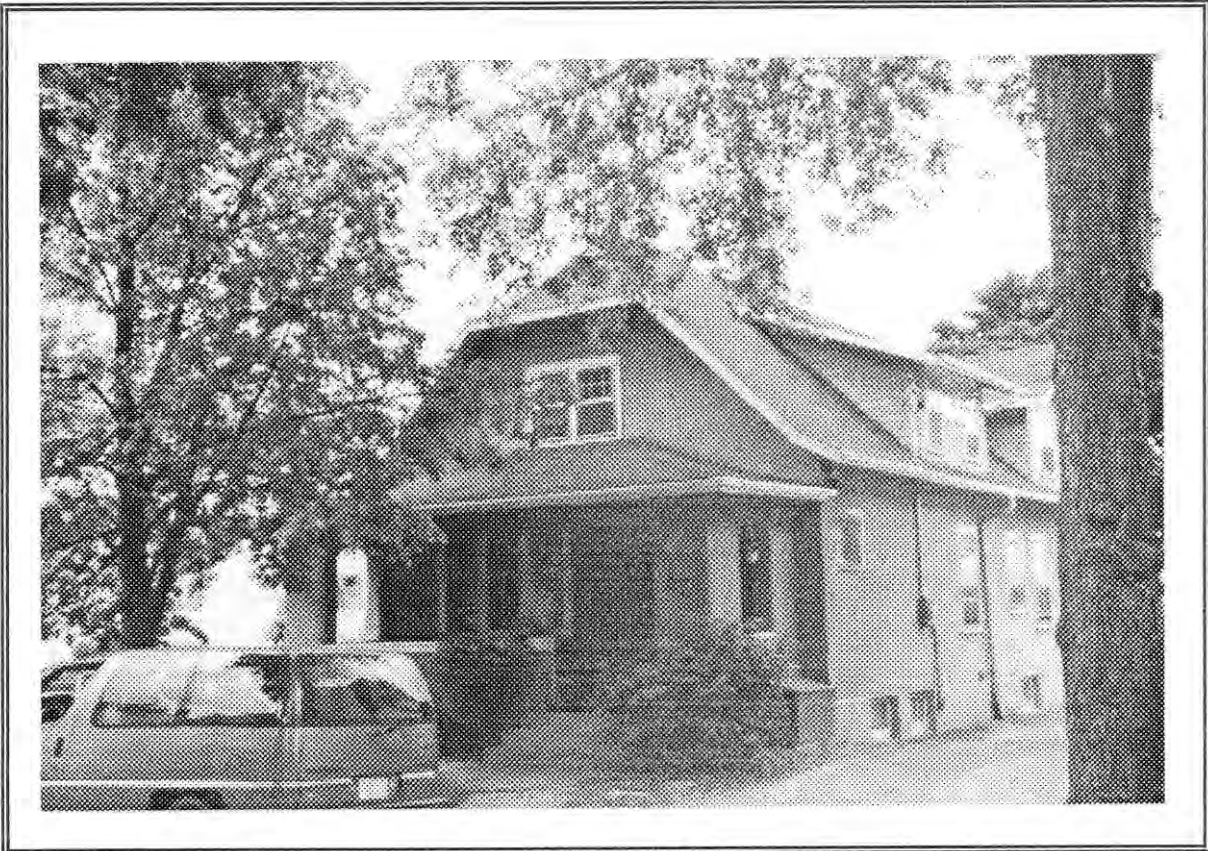


ADDRESS/NAME: 56 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 992
CONSTRUCTION DATE: 1925

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The property on which this house was eventually built was purchased by John B. Archer, vice-president of the Moore Hardware Co. The Archers owned the property until 1950 when it was granted to the present owners, D. Earl and Jean M. Hunt. The building presently serves as the Hunt's residence, as well as the office of Dr. B. Kerley.

The building is two storeys in height with a gabled roof, projecting front addition, and a vinyl clad exterior. Its multiple light windows are situated behind single panes of glass.

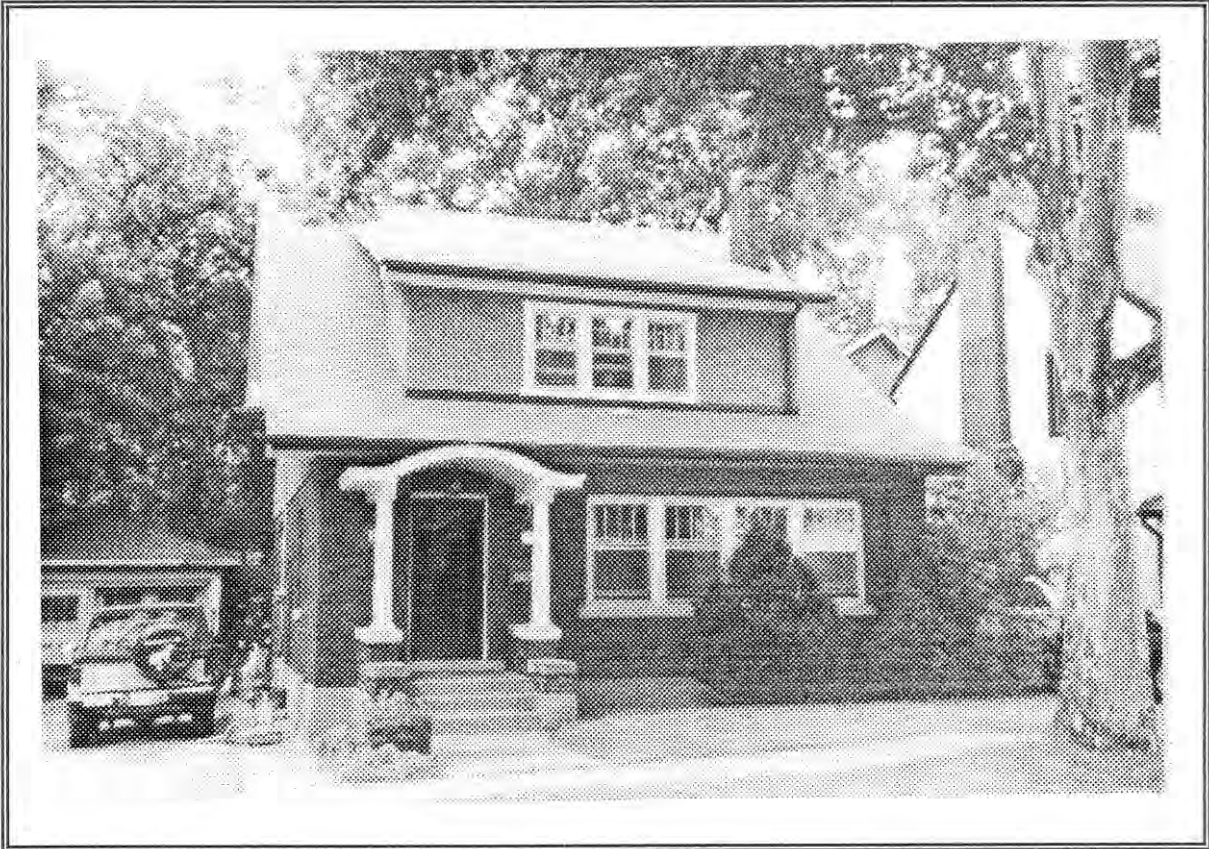


ADDRESS/NAME: 57 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 1256, 1260
CONSTRUCTION DATE: 1900

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Chas and Robert Fowlie were the initial owners of this house. In 1910 they sold it to James J. Mackan, secretary-treasurer of the Coniagas Smelting Co. Ownership of the property remained under the Mackan name until 1972. Following several changes in ownership, the present owners, Michael and Ellen Smith, acquired the house in 1983. The Smiths occupy one unit of this two unit dwelling.

The structure has a hipped gambrel roof with slightly flared eaves. A hip and a shed dormer are located on the easterly side of the roof. The exterior of the house is stuccoed and the windows are predominantly of a double-hung variety. An open verandah spans the length of the house.



ADDRESS/NAME: 58 Yates Street
LEGAL DESCRIPTION: Corporation plan 2, Lot 991, Part Lot 990
CONSTRUCTION DATE: 1926

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was originally owned by George F. Ecclestone, proprietor of the St. Catharines Indestructive Laundry Co. In 1948, D. Earl and Jean Hunt acquired the property from the Ecclestone estate and, in 1985 granted it to the present owner, Kevin Joseph Cavanaugh. The house is currently used as a single detached dwelling.

A gabled, salt-box roof with flared eaves is found atop this two-storey brick house. There is a large stucco covered, shed dormer on the front portion of the roof. Contained within the dormer are three double-hung windows; two of which have four vertically oriented lights in the upper sections, while the centre window has twelve square lights in its upper section. The first storey windows on the facade are also double-hung and have four vertically-oriented lights in their upper sections. Three steps lead up to the front portico which is supported by Doric columns.



ADDRESS/NAME: 59 Yates Street
LEGAL DESCRIPTION: (Present) Corporation Plan 2, Lot 1257 & Part Lot 1260
 Registered Plan 30R3072, Part 1
 (Past) Lot 48 of the Chace Addition
CONSTRUCTION DATE: 1928

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This house was built for Cecil G. Horton, president of the excavator Company of Canada. Dorothy and William Burgoyne owned the house from 1949 until 1982. Mr. Burgoyne was the Managing Director of the St. Catharines Standard Ltd. and President of CKTB Radio. The house is currently owned by Angela Campbell Conway, and contains several dwelling units.

This is a one and one-half storey brick and stucco house built in the neo-Tudor style. It has a high gabled roof with two projecting frontispieces. The main entrance is framed by brick and cut stone, with a slightly arched segmental stone headpiece. A tapered chimney incorporated into the front entrance is an interesting design element, as is a narrow lancet window beside the chimney. The remainder of the facade is of half-timbered white stucco. The front door has distinct cast-iron hinges and a round stained glass window.



ADDRESS/NAME: 60 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Part Lots 990, 999
CONSTRUCTION DATE: 1875

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was James Taylor, one of the founders of the Taylor and Bate Brewery which operated in St. Catharines. In 1886 the house was purchased by George F. Ecclestone, proprietor of the Indestructible Laundry Co. The estate of Mr. Ecclestone owned the property until 1947, after which it changed hands several times. The house is currently owned by Wallace C. Partridge and used as a single detached dwelling.

A medium pitch gabled roof, returned eaves, and a belt course between the first and second storeys give this stucco covered house its character. An open porch and balcony, both with iron railings, are central to the building's facade. A brick chimney is incorporated into the eastern wall of the house.



ADDRESS/NAME: 61 Yates Street
LEGAL DESCRIPTION: City of St. Catharines Plan 161, Part Lot 1
CONSTRUCTION DATE: 1941

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The original owner of this house was Kathleen Jefferson. In 1944 the property was granted to Edward J. and Kathleen B. Graves, who in turn granted it to Edward L. Dodington in 1951. The present owners, Robert and Barbara Boyd acquired the property in 1979 from Barbara K. Dodington. The building is currently used as a single detached dwelling.

This is a two-storey, stucco-covered, gable roofed house. The Second storey windows on the facade are of a double-hung, sash-type with six lights in each section. The windows directly above the main entrance are an exception as they display four lights in each section. All of these windows display lugsills and decorative shutters. The main entrance of the house is in the form of an arched, recessed portico with decorative imposts and keystone. There is a fanlight over a panelled door. Two small, rectangular, four light windows with iron grates flank the main entrance.

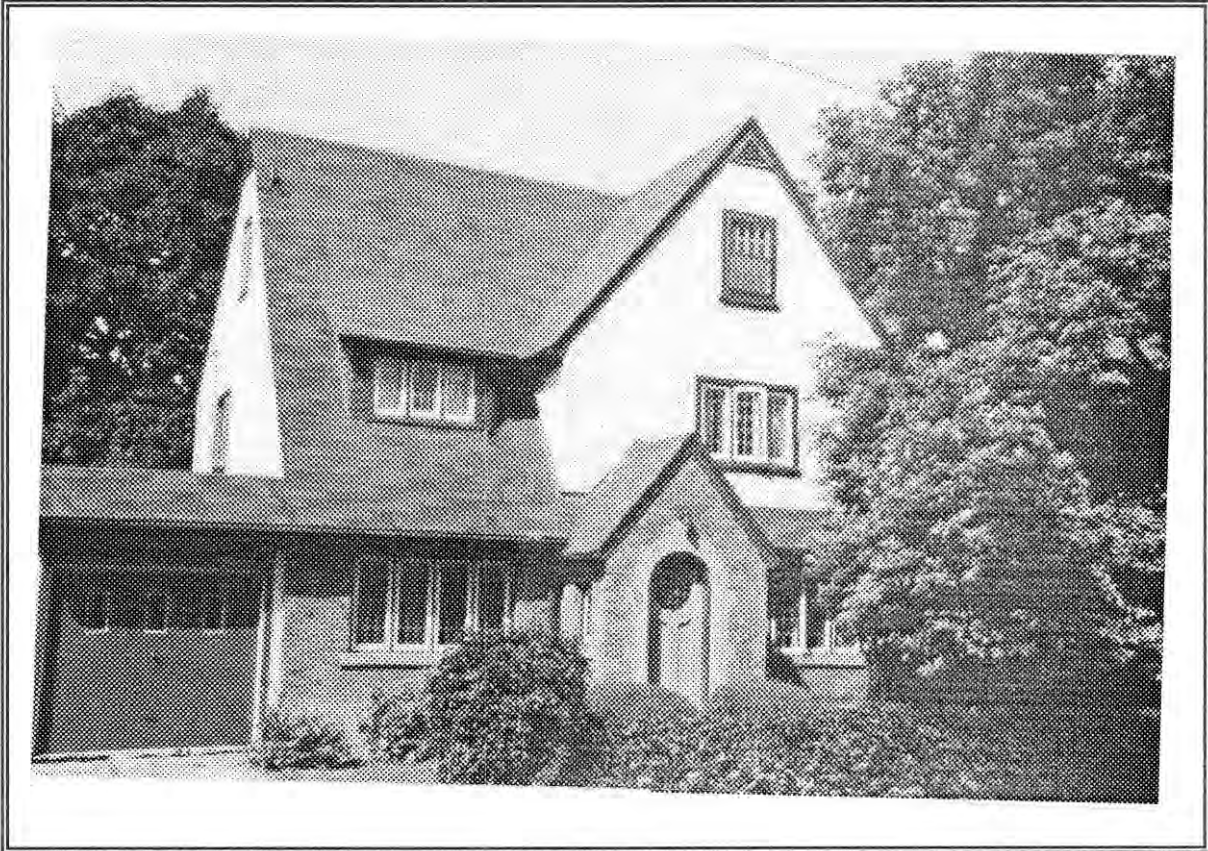


ADDRESS/NAME: 62-66 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 989
 Registered Plan 30R4549, Parts 1, 2 & 3
CONSTRUCTION DATE: 1865

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

This building was originally part of the Springbanks Hotel, reputedly the laundry. Most of the hotel burned in 1903, and this, the surviving wing, was renovated in 1980. Owners of this building included: Catharine W. Merritt, daughter of William Hamilton Merritt (May - June, 1901); Ridley College (1901-1905); George and Jabiez Newman of Newman Bros., General Contractors (1905-1928); and various members of the Newman family (1928-1978). The building currently contains three apartment units, each under separate ownership.

This two-storey gable roofed building displays an exterior of natural-tone wood siding. Its long facade and deep front yard setback distinguishes it from other dwellings along Yates Street. The structure is distinguished by four, linked, frontispieces, each with a gabled roof with a pediment integrated into the facade.



ADDRESS/NAME: 63 Yates Street
LEGAL DESCRIPTION: City of St. Catharines Plan 161, Lot 2
CONSTRUCTION DATE: 1941

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owners of this house were Ben and Sarah Broughton. Mr. Broughton was an optometrist and his widow, Sarah Broughton, lived in the house until 1949. The property was then granted to Harry and Nancy Wallace, who owned it until 1954. It was then granted to the St. George's Church, under whose ownership it remains today. The building is used as a single detached dwelling.

Gothic Revival influences are found in this two and one-half storey, brick and stucco house. A high, gabled roof includes a massive, gabled dormer. Within this gabled dormer is found a double-hung window with eight lights in its upper portion, and a three-sectioned casement window with fifteen lights in each section. A shed dormer houses a three-section casement window with nine lights in each portion. The main entrance is contained within a gable roofed frontispiece and consists of a semi-circular, wooden, panelled door housing a round, twenty-one light window. The door is framed by cut-stone imposts, voussoir, and keystone. There is a four-section casement window with fifteen lights per section on both sides of the main entrance.

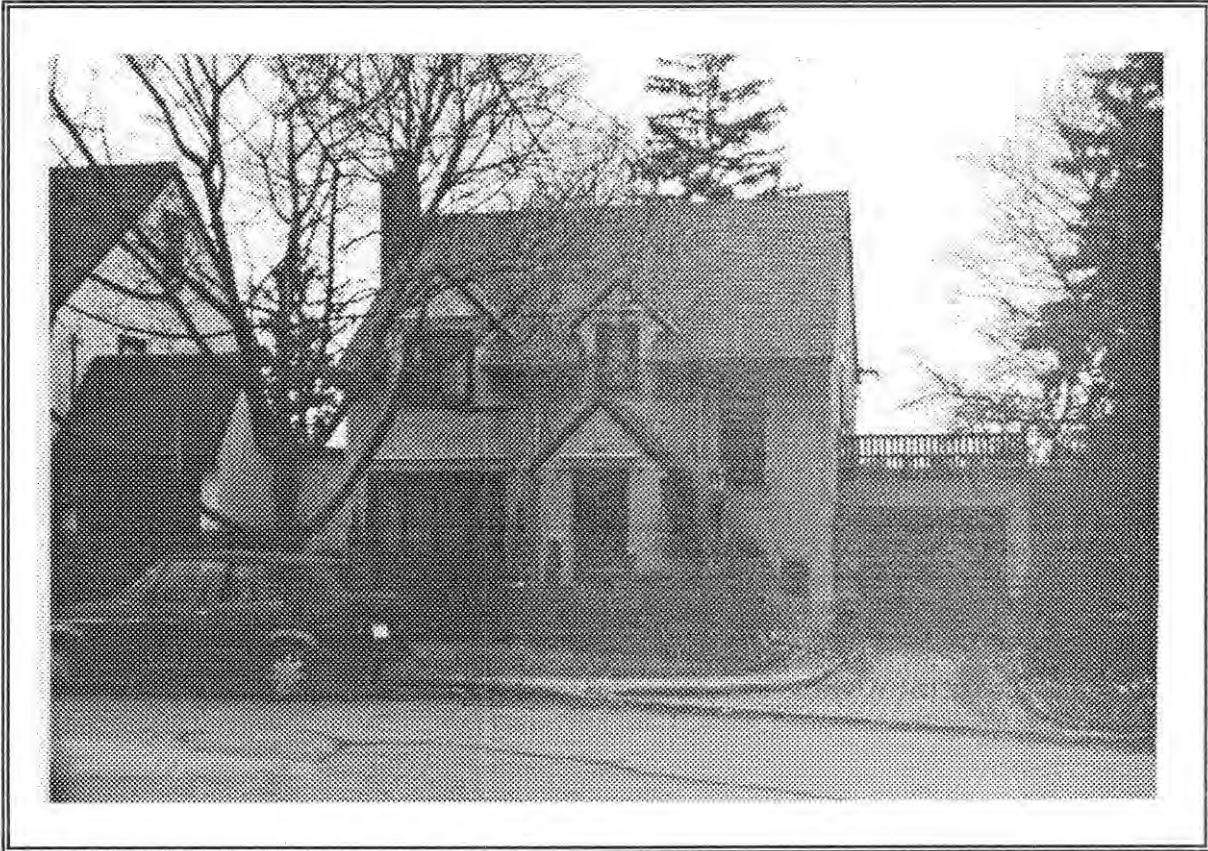


ADDRESS/NAME: 65 Yates Street
LEGAL DESCRIPTION: City of St. Catharines Plan 161, Lot 3
CONSTRUCTION DATE: 1941

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William and Ethel Reynolds were the first owners of this house. Mr. Reynolds was a partner in McNamara & Reynolds Wallpapers & Paints. The Reynolds lived in the house until 1962, when it was granted to Frederick and Sybil Collins. In 1972 the Collins' granted the property to John and Diane Parrett who, in 1983, granted the property to Carolyn Robertson, the present owner. The building is used by Ms. Robertson as a single-detached dwelling.

A high, gabled roof tops this Neo-Tudor influenced, brick and stucco-covered house. The brick work is intermixed with cut stone to create a rustic effect. A projecting front entrance with a gabled roof and half-timbering is central to the building's facade. The wooden front door contains a small rectangular window with numerous diamond-shaped lights. This window design is also present in the second storey windows located directly above the main entrance. The remaining windows on the facade are of a casement type with fifteen lights in each section. At the first storey level, cut stone lugsills and alternating, stone block lintels decorate the windows. The central windows in each series also contain intricate stained glass inserts. The first storey windows on the facade are also of a casement variety, with fifteen lights in each section. An English influenced, stone wall extends across the front of the property.



ADDRESS/NAME: 67 Yates Street
LEGAL DESCRIPTION: City of St. Catharines Plan 161, Lot 4
CONSTRUCTION DATE: 1941

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The first owner of this house was Charles W. West, the superintendent engineer at the Welland Canal Office. In 1947, Mr. West granted the property to Harold and Annie Rayner who, in 1948, granted it to Margaret K. Campbell. Ms. Campbell granted the property to James L. Auld in 1957. The present owner, Robin R. Tytik, acquired the property in 1986 from Mr. Auld.

This is a two-storey, gable roofed, stucco-covered house. The gabled dormers and projecting, gabled front entrance all possess slightly returned eaves. Windows on the facade are of a double-hung, sash-type. The window directly above the main entrance has four lights in each section while the remainder have six lights in each section. Lugsills and labelled trim decorate the windows, and heavy, wooden front door.



ADDRESS/NAME: 68 Yates Street
LEGAL DESCRIPTION: Corporation Plan 2, Lot 988, Part Lot 989
CONSTRUCTION DATE: 1912

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

Jessie F. Taylor bought this property in 1909 from George and Jabiez Newman. Jessie Taylor was the wife of Albert W. Taylor who worked for the Wellandvale Manufacturing Co. In 1982, the present owners, Dr. Albert and Shirley Taliano, acquired the property from the estate of Albert W. Taylor.

Queen Anne Revival influences are evident in this two-storey brick and stucco house. Angularity and irregular massing are its distinguishing characteristics. A variety of roof lines are created by the building's high-pitched gable roof, lower-pitched west wing, saltbox front gable with returned eaves, and projecting front room. Bay windows are located at both the first and second storey level to create a tower-like effect. The second-storey bay windows consists of four double-hung windows with eight lights in their upper sections. The remainder of the double-hung windows on the facade contain six lights in their upper sections. Brick voussoirs and stone lugsills decorate the three double-hung windows on the front gable.

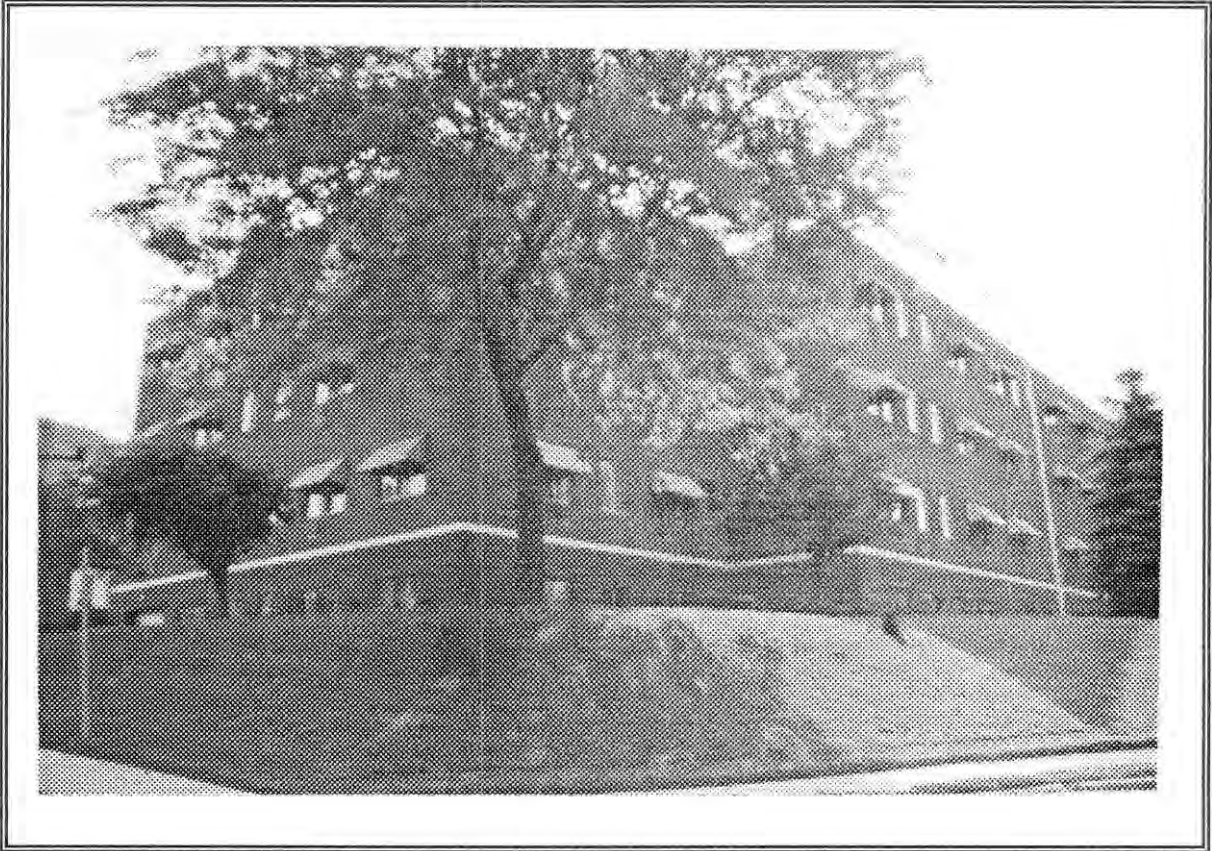


ADDRESS/NAME: 75 Yates Street
LEGAL DESCRIPTION: City of St. Catharines Plan 161, Lot 6
 Registered Plan 30R4842, Parts 1-3
CONSTRUCTION DATE: 1941

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

William H. Gale, president of Stoke's Seeds, was the first owner of this house. The house remained in the Gale family until 1985 when it was acquired by the present owners, Greg A. Hynde and Sylvia A. Maletta. The building is presently used as a single detached dwelling, as well as a realty office.

This is a two-storey, Neo-Tudor influenced house with a hipped roof. The lower storey has an exterior of brick, while the upper storey is of stucco and half-timbering. The windows are of a rectangular, lozenge casement variety containing numerous diamond-shaped lights (quarry). A projecting frontispiece houses the building's recessed main entrance and an English-style country wall extends across the front of the property.



ADDRESS/NAME: 78 Yates Street - Mount Carmel Home for the Aged
LEGAL DESCRIPTION: Corporation Plan 2, Lots 972, 973, Part Lots 967, 968
CONSTRUCTION DATE: 1967

HISTORICAL/ARCHITECTURAL SIGNIFICANCE:

The Carmelite Sisters of Canada acquired various portions of what is now the existing property in 1929 and 1957.

The existing structure is a flat-roofed, three-storey, institutional building. It has a brick exterior with a white stringcourse at the first floor level. Awnings shade the building's three-light, rectangular windows.