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CITY OF ST. CATHARINES

BY-LAW NO. 86-51

A BY-LAW to designate the property at 38-42 Court Street of architectural value and of historic interest.

BY-LAW read a first, second and third time and passed this 17<sup>th</sup> day of February 1986.

A handwritten signature in cursive script, appearing to read "Ronald W. Dwyer".

CLERK

CITY OF ST. CATHARINES

BY-LAW NO. 86-51

A By-law to designate the property at 38-42 Court Street of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the lands and premises known as No. 38-42 Court Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the municipality;

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

1. There is designated as being of architectural and historic value or interest the real property, more particularly described in Schedule "A" attached hereto, known as No. 38-42 Court Street.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

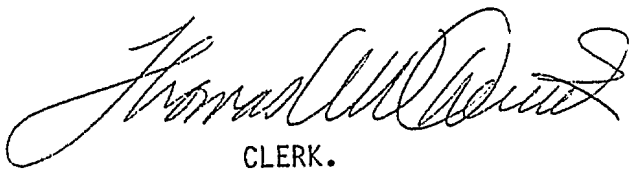
PASSED this

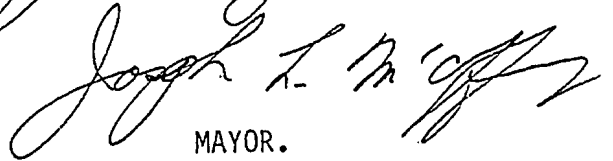
17<sup>th</sup>

day of

February

1986.

  
CLERK.

  
MAYOR.

SCHEDULE "A" TO BY-LAW NO. 86-51

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of St. Catharines, in the Regional Municipality of Niagara, formerly in the County of Lincoln, and being composed of part of Lot No. 191 as shown on the compiled plan of the said City of St. Catharines filed in the Registry Office for the Registry Division of the County of Lincoln, now Niagara North, as Corporation Plan No. 2, being more particularly described as follows:

COMMENCING at the intersection of the southerly boundary of Church Street with the easterly boundary of Court Street;

THENCE South 50 degrees 45 minutes East in the Easterly boundary of Court Street, 124.6 feet;

THENCE North 39 degrees, 52 minutes East, 64.9 feet;

THENCE North 50 degrees, 08 minutes West, 2.0 feet;

THENCE North 40 degrees 42 minutes East, 32 feet more or less to a point in the easterly boundary of the said Lot No. 191;

THENCE North 50 degrees 45 minutes West in the said last mentioned boundary, 63.9 feet to an angle therein;

THENCE North 9 degrees 45 minutes West continuing in the said boundary, 6.5 feet to a point in the southerly boundary of Church Street;

THENCE South 72 degrees 13 minutes West in the said last mentioned boundary, 121.5 feet more or less to the place of beginning.

TOGETHER with a right of way in common with Marion E. Welch, her heirs and assigns, on and over Lot No. 192, as shown on the compiled plan of the City of St. Catharines, filed in the Registry Office for the Registry Division of the County of Lincoln as Corporation Plan No. 2 and being in the right of way intended to be conveyed and described in Registry Office Instrument #16353.

SCHEDULE "B"



ADDRESS: 38-42 Court Street

LEGAL DESCRIPTION: (a) Present- Plan 2, Pt. Lot 191

(b) Past- Lot 17, Con 6  
Grantham

BUILT: about 1875

BUILDER: unknown

PRESENT OWNER AND USE: Residence for the Y.W.C.A.

ORIGINAL OWNER AND USE: Unknown  
Residential 3 Townhouses

### SIGNIFICANCE:

This apartment complex was built just before 1875 and is shown on the map of St. Catharines of 1875. The directory of 1877, has it listed as Epworth Terrace.

The builder of this complex is unknown, although it could have been John Carter, who was a mason, a builder and a contractor. John Carter also was one of the first tenants. Carter sold this property to John Dew in 1876. Since first construction this building has gone through many hands but it has always been an apartment complex.

Through it's various tenants, it has had an interesting and varied life. The Reverend S.G. Dodd occupied one of the units from around 1877 or 1878 and used the unit as a Ladies Seminary. In 1937 The Louisa Tea Room occupied number 38. Mrs. Louisa M. Parker was the Proprietress. She served lunches and afternoon tea and also catered to showers and bridge parties. Tea cup readings were free.

In the mid 1930's the three units started to appear in the City Directory as six apartments. This has been the state of the complex until around 1980 when it was purchased as a Women's residence by the Young Womens Christian Association.

### DESCRIPTION:

This two and a half storey rectangular building is rather handsome with its repetitious pilasters and multiple openings across the front. The front of this brick building is also decorated with a brick frieze and repeated pediment roofed dormer windows. Between the dormers is wooden cut design shingles, which add a bit of interest to the front also. The two sided mansard roof is trimmed with a boxed cornice with a frieze and brackets.

The ends are brick parapets, with a row of decorative brick work at the roof line.

The multiple windows are segmental in shape and have radiating arch voussoirs with a key of contrasting brick. The segmental doors are trimmed just like the windows. They have one side panel each and a transom both which emit light. The doors themselves are not glazed and are single, three panel moulded with a flush panel. The stairs leading to the doors are straight with a small stoop.

This building is without wings or additions and looks much like it did when it was built.

REFERENCES:

St. Catharines Map 1875

Registry Office

Directories

REMARKS:

Epworth Terrace was built on land shown on the 1852 map as belonging to Ms. Abigail Phelps. The land began as a Crown Patent to Robert Hamilton in 1799 and Elizabeth McKay in 1829, consisting of 100 acres.