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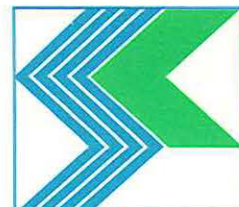
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CITY OF ST. CATHARINES



CITY HALL
50 CHURCH STREET
P.O. BOX 3012
ST. CATHARINES, ONTARIO
L2R 7C2

TEL. 905-688-5601



March 31, 2010

REGISTERED MAIL

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

To Whomever This May Concern:

**Re: Designation of 7 Gerrard Street
Under the Ontario Heritage Act
Our File No. 10.64.178**

Please be advised that City Council at its regular meeting of March 29, 2010, passed a By-law designating the above-noted property under the Ontario Heritage Act.

A copy of By-law 2010-97 is attached for your records.

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

Yours truly,

A handwritten signature in green ink, appearing to read "K. Blozowski".

Kevin Blozowski
Planner I

Encl.

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

CERTIFIED COPY

CITY OF ST. CATHARINES

CERTIFIED under the Hand of the Clerk and the
Seal of the
CORPORATION OF THE CITY OF ST. CATHARINES
to be a TRUE COPY of By-law 2010-97
of the Corporation of the City of St. Catharines

BY-LAW NO. 2010-97

DATED the 30th day of MARCH 2010

[Signature]
Acting Deputy Clerk of the Corporation of
the City of St. Catharines

A By-law to designate the property at 7 Gerrard Street to be of cultural heritage value or interest.

WHEREAS pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality may enact by-laws to designate property within the municipality to be of cultural heritage value or interest if the property meets the criteria prescribed by regulation, namely Ontario Regulation 9/06;

AND WHEREAS in accordance with the *Ontario Heritage Act*, the Council of The Corporation of the City of St. Catharines has consulted with the St. Catharines Heritage Committee regarding the designation of the property known municipally as 7 Gerrard Street;

AND WHEREAS the Council of The Corporation of the City of St. Catharines considers that the property municipally known as 7 Gerrard Street is of cultural heritage value or interest by reason of the fact that:

The house at 7 Gerrard Street was constructed between 1927 and 1928 by the prominent St. Catharines architectural partnership of Arthur Nicholson and Robert I. Macbeth, and is a two-and-a-half storey stucco clad house constructed in the English "Arts and Crafts" style. The house has a steep gable with sloping roof with wood weatherboard at the top of the front gable and a sloping roof over the garage. Architectural features such as the leaded casement windows in grid and diamond patterns and multi-coloured stained glass windows are decorative elements typical of the "Arts and Crafts" style.

AND WHEREAS the property municipally known as 7 Gerrard Street meets the criteria set out in Ontario Regulation 9/06;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the property, municipally known as 7 Gerrard Street, and more particularly described as Part Lots 594-595 and 617, Corporation Plan 2 Grantham as in RO776561; St. Catharines and upon the Ontario Heritage Trust, notice of intention to designate the property and

has caused such notice of intention to be published in a newspaper having general circulation in the City of St. Catharines;

AND WHEREAS further reasons for the designation of the property municipally known as 7 Gerrard Street, including a description of the heritage attributes of the property, are set forth in Schedule "A" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines;

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


1. The property municipally known as 7 Gerrard Street and more particularly described as Part Lots 594-595 and 617, Corporation Plan 2 Grantham as in RO776561; St. Catharines, is hereby designated to be of cultural heritage value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property municipally known as 7 Gerrard Street, and more particularly described as Part Lots 594-595 and 617, Corporation Plan 2 Grantham as in RO776561; St. Catharines, in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

Read a first time this 29th day of MARCH 2010.

Read a second time this 29th day of MARCH 2010.

Read a third time and passed this 29th day of MARCH 2010.


CLERK


MAYOR

SCHEDULE "A"

*Historical background for the Anderson-Kerwin-Landolt House,
7 Gerrard Street,
St. Catharines, Ontario.*

Researched by: Brian K. Narhi (M.A.)
Researched for: St. Catharines Heritage Committee

Date: October 18, 2009.

The private residence which forms the subject of this research report is located at 7 Gerrard Street (west side), near the intersection of Raymond Street. Although the structure is not as old as other buildings on the street—dating from the late 1920s—nevertheless it contains a great deal of historical and architectural significance which render it worthy of designation. Moreover, the land upon which the house was constructed contains an unbroken chain of ownership which dates back more than two centuries, and has historical associations with some of the most important founding families in the St. Catharines area.

This lot forms part of Land Registry PIN 46221-0086, which was converted to the POLARIS system in September 1997.

Lot 18 Concession 6, Grantham.

The home at 7 Gerrard Street is built upon part of Lot 18 Concession 6 in the former Township of Grantham. Records in the Land Registry Office show that this lot was originally patented by the *Honourable Robert Hamilton* on May 6, 1796.¹

Following the death of Hamilton in March 1809, the property passed into the hands of his executors and trustees, *William Dickson* and *Thomas Clarke*.² As trustees, Dickson and Clarke were empowered to sell off Hamilton's vast real estate holdings to the best possible advantage in order to benefit the estate and to wind up Hamilton's considerable business affairs. Not surprisingly, it took Dickson and Clarke several years to fully deal

¹ Hamilton (1753-1809) was a native of Scotland. He came to Canada as a merchant in 1779, and entered into partnership with Richard Cartwright at Fort Niagara in 1780. He established himself in business at Queenston around 1785, where he soon became the pre-eminent merchant in the Niagara District. Part of the Hamilton fortune was created through land speculation on more than 130,000 acres. Hamilton held appointments as a magistrate, and served as a member of the Legislative Council. Hamilton's first wife was Catherine Askin Robertson, who died in 1796. It is believed that St. Catharines was named in her honour (Wilson 1983: 402-406).

² Dickson (1769-1846) was born in Scotland. He came to Canada to join his cousin Robert Hamilton in 1785. He settled in Niagara in 1790, and for a time he managed the mill and stores on the Twelve Mile Creek. He became a successful merchant, lawyer, magistrate and land speculator. His most ambitious project was along the Grand River where the future towns of Galt and Cambridge would later develop. Dickson fought in a duel in October 1806, in which fellow lawyer William Weekes was mortally wounded. Dickson suffered heavy losses when his brick house in the town of Niagara was destroyed by the Americans in December 1813. He was appointed to the Legislative Council in 1815. His second home, now known as Randwood, still stands on John Street in Niagara-on-the-Lake (Wilson 1988:250-252).

Clarke (17??-1835) was born in Scotland. He came to Upper Canada to join his cousin Robert Hamilton in 1791. He entered into a mercantile partnership with Samuel Street in 1796 which was dissolved in 1799, but later resurrected in 1808 or 1809. Clarke was responsible for the construction of a wharf and storehouses at the Queenston end of the Niagara Portage in 1799. Clarke was a successful merchant, miller, magistrate, and member of the Legislative Council after 1815. He served in the Lincoln Militia during the War of 1812. He suffered heavy losses when his mills were burned in 1814. He died at Niagara Falls without issue (Wilson 1987:147-150).

with all of the business accounts and real estate matters connected with the Hamilton estate.

Much of this township lot came into the possession of *William Hamilton Merritt*, who purchased two large parcels from Dickson and Clarke.³ The first purchase, containing 24 acres, was made in November 1821. The second purchase, including the study area lot, contained 88 acres and was made on October 21, 1825. The price for this sale was £500, a significant amount at that time, which surely reflects the growing importance of St. Catharines as a milling and market centre.

The property bought by Merritt under this deed included part of adjoining township Lot 17. The metes and bounds description noted that the acreage began at the northeast angle of Lot 17, then ran south 25 chains (1,650 feet) to the lands of Jonathan Clendennan, then west along Clendennan's land 38 chains (2,508 feet) to the sideline between Lots 18 and 19, then north to the north limit of Lot 18, and then easterly to the place of beginning. Existing road allowances were excluded from the purchase. Roughly speaking, this land was bounded by modern day Geneva Street, Welland Avenue, and Lake Street by a depth of 1,650 feet measured south from Welland Avenue (*Grantham Memorial deed #9963*).

Merritt retained portions of this land, but he began to sell it off in smaller parcels to individual purchasers. In November 1833, for instance, he sold a lot of land slightly larger than one acre in size to the trustees of the Church of England for £37.10.0, for a church and burial ground. This is part of the land upon which St. George's Church stands today (*Grantham Memorial #9636*).

Sometime during the 1830s, Merritt conveyed a block of land containing the study area lot to the *Reverend James Clarke*. Unfortunately this sale made through a deed which remained unregistered, so we do not know the exact date of the sale, nor the amount of the purchase price. Unregistered property deeds were perfectly legal in Upper Canada and Canada West until 1850-51, when changes to the "*Registry Act*" provided that all land purchases were required to be registered in the local Land Registry Office. We know that Merritt did legally sell this land to Clarke, since Clarke mentioned the disposal of this property and the Parsonage house in his will. He particularly noted that the deed to the land was granted to him "from Hamilton Merritt."

Clarke (ca. 1778-July 16, 1840) was a native of County Armagh, Ireland, who came to St. Catharines around 1830. He became the first rector of the newly completed St. George's

³ Merritt (1793-1862) was the son of Thomas Merritt, and a native of Bedford, New York. He came to Upper Canada with his parents in 1796, when they settled in Grantham. Merritt's father served as Sheriff of the Niagara District, and also as Commissioner of Woods and Forests. W.H. Merritt served in the Niagara Light Dragoons during the War of 1812, following which he entered into various successful business enterprises as a merchant, miller, and as a local magistrate. He invested in the first newspaper in St. Catharines. He was responsible for establishing the Welland Canal Company in the 1820s, and was instrumental in the construction of the first Suspension Bridge across the Niagara River. He served in the House of Assembly for Haldimand between 1832 and 1836, and as an M.P. for Lincoln County between 1841 and 1860. He became a Legislative Councillor in 1860 (Talman 1976:544-548).

Church, and after 1834 he was also rector at St. James' (later St. John's) Church at Port Dalhousie. While crossing the Twelve Mile Creek on his way to Sunday services at Port, he was thrown from his carriage when his horse bolted. Clarke was severely injured, and died on the following Tuesday. His widow, Margaret, died in April 1844 aged 63 years.

Clarke had a family of ten children, four daughters and six sons, all of whom were born in Ireland. At least three of the daughters and three of the sons died unmarried in their early twenties, between 1838 and 1859. The eldest son, Joseph, was a merchant and the publisher of a newspaper called the *St. Catharines Mirror* in 1832-1833. His daughter, Florence Adelaide, married local hardware merchant John W. Coy in October 1872.

Reverend Clarke was clearly estranged from his eldest son, and in his will referred to him as having "long since forfeited all claim as a child" and his name was cut out of the document in 1836. Joseph later settled in Dunnville. The will of Reverend Clarke provided for support and maintenance of his widow, and following her death the estate was to have been divided in equal shares among the surviving siblings. Property in Kilmore, County Armagh, Ireland belonging to the Widow Clarke was bequeathed through her will to her surviving daughters.

By 1859, there were just two brothers surviving out of this family, Landrum (aka Lendrum or Landarum) and Richard Atkinson Clarke. Landrum (1821-Jan. 1874) had entered into a mercantile partnership dealing in clothing and dry goods with his elder brother Joseph during the late 1830s. Newspaper advertisements indicate that the Clarke brothers also appear to have operated a brewery for a short period of time. After Joseph moved to Dunnville, Landrum also appears to have moved away from St. Catharines for a number of years. He had later returned to the city where he resided with his brother in 1871. He died unmarried and was buried at Victoria Lawn. This left Richard as the sole male heir to the family estate in St. Catharines.

Richard Atkinson Clarke was born in Ireland ca. 1811. In July 1841, newspaper advertisements in St. Catharines announced his entry in the mercantile business. His store was located in "the old stand, adjacent to the inn of Mr. Dittrick," where he sold "dry goods, groceries, crockery, liquors &c." In 1854, Clarke "raised the first independent rifle [militia] company" in St. Catharines. His rank was initially that of Captain, but by the time of his death he had been promoted to the rank of Colonel. The 1855 assessment roll for St. George's Ward simply described him as an "Esquire." At the time of the 1861 *census*, and the publication of the 1863 *City Directory*, he was described as a "lumber merchant" and "valuator" for the Trust and Loan Company. In 1861, he resided in a two story frame house on, or near, James Street. That census return estimated that his lumber and yard were assessed at approximately \$9,000. In total, Clarke owned about 7½ acres around the area of James and Raymond Streets. The 1871 and 1881 *censuses* described him as a "lumber dealer." The *City Directories* of 1874-76 listed him as a "land agent" with his residence at 67 James Street. Clarke died on December 3, 1883 from heart disease. His death notice was published in the *Thorold Post* on December 7, 1883.

On September 6, 1845, Richard A. Clarke was married to *Sophia Raymond* (b. ca. 1817). She was the daughter of *Dr. Truman Raymond* (ca. 1783-Jan. 25, 1861) and his wife *Elizabeth Dulmage* (ca. 1790-Mar. 9, 1854). The Raymond family was of English origin, having later settled in New England during the second quarter of the seventeenth century. Dr. Raymond was born in Massachusetts, but settled in Leeds County during the early 1800s. He was stationed as a surgeon at Ganonoque with the militia during the War of 1812. Elizabeth Raymond was the daughter of John Dulmage, a native of Limerick, Ireland, who settled in New York State in 1760. Dulmage fought for the British cause during the American Revolutionary War, and later settled as a UE Loyalist in Grenville County. Dr. Raymond and his wife resided for a time in Prescott, before they came to Niagara in 1824. He was appointed Coroner for St. Catharines on May 9, 1850. Raymond Street is named in honour of this family.

In October 1872, Clarke sold a six acre tract of land to *Peter McCarthy* for \$25,000 (City deeds #2994).⁴ McCarthy clearly must have purchased this property with the intention of subdividing it, since he commissioned the well known local surveyor *Edward Gardiner* to produce a plan laying out streets and building lots on this land. This survey was completed in early July 1873, which was filed in the Land Registry Office as City Plan 14, the “McCarthy Plan” of the Clark Property. The “Brosius” map of St. Catharines showed that this land remained vacant in 1875, as did the “Sabiston” map of 1898.

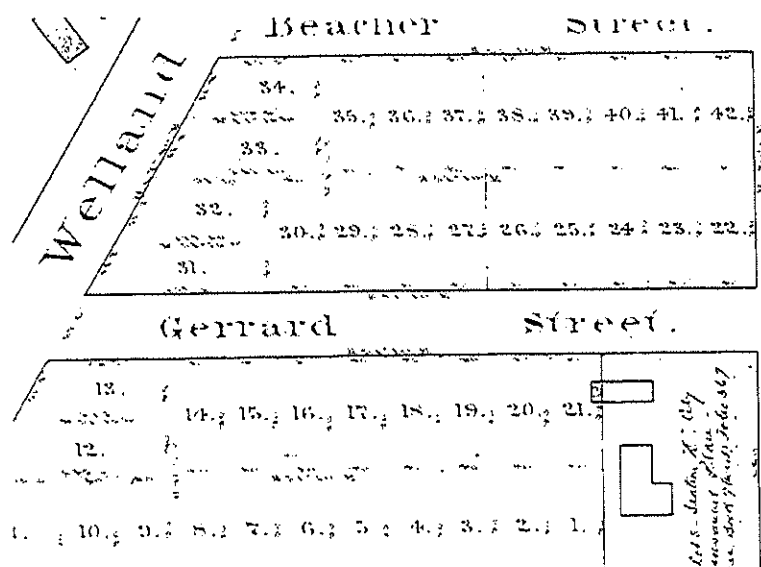


Figure 1: “McCarthy” Plan (1873) showing the outline of the Clarke house and stable at the corner of Raymond and Gerrard Streets. The study area property forms part of Lot 21. Note the encroachment of the Clarke stable on Lot 21.

⁴ McCarthy was a barrister and solicitor in St. Catharines, and also described as a “solicitor in Chancery.” He entered into business with Charles E. Hamilton to form the partnership of McCarthy and Hamilton. In 1877, their offices were located at 32 St. Paul Street. McCarthy resided on Church Street and later on Welland Avenue.

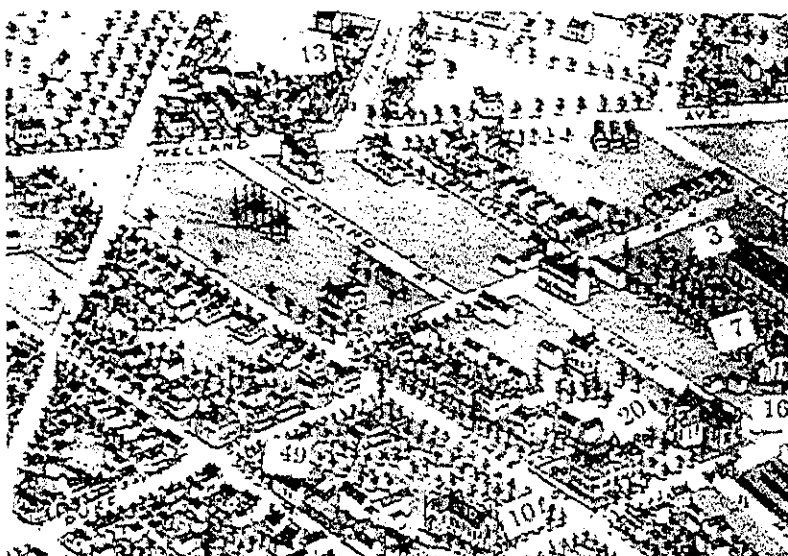


Figure 2: “Brosius” map (1875) showing the Clarke house at James and Raymond Streets and surrounding vacant land.

Lot 21 “McCarthy” Plan 14 (City West).

The plan of survey produced by Gardiner for Peter McCarthy laid out twenty-one building lots in the block bounded by James, Raymond, Gerrard and Welland Avenue. Most of these lots were rectangular in shape, measuring forty feet in width by ninety feet in depth. There were no structures within this block at the time of the initial survey, with the exception of a large el-shaped house and a smaller structure—possibly a shed or stable—located on a large un-numbered lot at the corner of Raymond and Gerrard Streets. This structure may have been the Clarke home, which was set back into the lot but it would have faced out onto James Street. The shed or stable encroached about eight or ten feet onto the south side of building lot 21. Note that during the late nineteenth century and into the early twentieth century, Lot 21 was sold together with Lot 1 on Plan 14. They were combined to form a very narrow and deep lot which extended the entire depth of the block between James and Raymond Streets. Lot 1 was eventually severed and formed an entirely separate parcel of land.

In July 1879, McCarthy sold Lot 21 located to the rear and facing onto Gerrard Street, to *Richard A. Clarke* for \$600. On July 5, 1887, the widow *Sophia Clarke* sold this lot to the *Trust and Loan Company* for a mere \$250. This low consideration suggests that this lot may have remained vacant and undeveloped at the time of this sale. Two days later, the T&LC sold this lot, along with the adjoining Lot 1, to *Elzear Viger* for \$2,400. In March 1891, these lots were transferred from Elzear to his spouse, *Delphire Viger*, for \$1 plus “natural love and affection.”⁵ In June 1899, this land was mortgaged by the Vigers

⁵ Viger was a native of Montreal, where he was born in March 1839. He was listed in various Montreal Directories as a merchant during the 1860s and ‘70s. It is not known why he came to St. Catharines or when, although he was named in the St. Catharines *Directories* as early as 1881. He opened a business at 62 St. Paul Street, E. Viger & Co., which dealt in clothing. It was also known as the “Cheapside Clothing House.” By 1893, the business address was listed at 64 St. Paul. The family home was located in the “Corbin row” on James Street. In 1898, Mrs. Viger (b. July 1845) was listed at 69 James. The 1901

for \$4,500 in favour of the *Hamilton Provident & Loan Society*. Mortgage payments fell into default in April 1900, and the property was sold under Power of Sale in September of the same year to the widow *Elizabeth Scott* for \$3,150 (*City West deeds* #1802, 4044, 4047, 5190, 7332, 7745, 7746).

In July 1907, Scott sold these lots to *William Wellington Burleigh* for \$4,100.⁶ This land remained in the possession of the Burleigh family until May 1926, when the *Imperial Trust Company* (as executor for the Burleigh estate) sold part Lot 21 to *Carson W.* and *Mary E. Anderson* for \$1,000.⁷ The remainder of the lot was retained by the Burleigh heirs until July 1949 (*City West deeds* #10512, 25252, 27058).

It appears that the house presently standing at 7 Gerrard Street was constructed by Anderson in late 1927 or early 1928. There was no listing in the *Vernon's Directory* for this address in 1927, but it was listed in the *Directory* for 1928.⁸ The house is believed to have been designed by the renowned architectural firm of Nicholson and Macbeth in the English "Arts and Crafts" style, also known as the "Tudor Cottage" or "Tudor Revival" style.

Part Lots 594-595, Corporation Plan 2 ("CP 2").

In the early 1930s, during the period of time when the study area property was in the ownership of Carson and Mary Anderson, the various plans of subdivision within the downtown core were consolidated under a new plan known as Corporation Plan 2. This office consolidation, which was essentially a Registrar's Compiled Plan, was created for easier conveyancing of real property. As a result, what had been described as part Lot 21 on the McCarthy Plan 14 was thereafter known as part Lots 594 and 595 on "CP 2."

In July 1949, the widow *Elsie Isabel Burleigh* quit-claimed all of her interest in an additional strip of land to Carson W. Anderson. A few weeks afterward, Anderson sold part Lots 594-595 to *Patrick Kilroy Kerwin* and his wife, *Mary Gertrude* (nee *Doyle*) *Kerwin*. (*City West deed* #25253)

Kerwin (1917-Mar. 31, 1997) was born in Guelph, the son of Patrick Kerwin, a former Chief Justice of the Supreme Court of Canada. Kerwin attended St. Michael's College at the University of Toronto in 1938, where he studied political science and economics. Following his graduation he studied at Osgoode Hall, and he was called to the bar in

Quebec census showed that they had returned to Montreal. They were no longer recorded in the 1911 *Quebec census*.

⁶ Burleigh was listed in the *Vernon's Directories* as early as 1904, in partnership with Charles Donnelly as "Burleigh and Donnelly." Their store sold "boots and shoes" in 1904, but by 1906 they also carried "fine footwear, trunks and valises." The Burleigh home in 1904-06 was located at 4 Ann Street.

⁷ Anderson was listed in the *Vernon's Directories* in the early 1920s as a resident at 13 Gerrard Street. In 1925, his occupation was given as a "building contractor."

⁸ Note that old real estate listings erroneously dated the construction of this house in ca. 1916-17.

1941. He settled in St. Catharines shortly thereafter, where he was married. He became a partner in an old established legal firm which became known as Trapnell, Fleming, Harris and Kerwin. He was described as a “perfectionist” and “100% reliable” in his work, concentrating to a great extent on real property transactions. “He thought of lawyering as being one of the greatest professions and a great calling, and a means by which he could be helpful to the community.” He served as the president of the Lincoln County Law Association. He was a long-time separate school board trustee and chair, and P.K. Kerwin School was named in his honour. In his spare time, Kerwin played the piano, was fond of reading and crossword puzzles, played bridge, and enjoyed classical music and theatre. His name is still commemorated at Holy Cross Secondary School where the library bears his name. He was predeceased by his wife, who died in early March 1995.

This house was to remain the Kerwin property until September 1961, when it was purchased by *Julio* and *Dorothy Scapillati*. It should be noted that Kerwins resided here until 1958. The property was then leased or rented by *William A.* and *Grace Weatherbe* between 1958 and 1961.⁹ (*City West deed #71686*).

Subsequent owners included *Frank* and *Judith Anderson* in January 1976,¹⁰ *Nestor Michael* and *Victoria Anne Komar* (June 1985), *Randall Douglas* and *Patricia Ruth Pickles* (January 1987), *John Carlton Luik* (August 1987), *Christopher Leonard Thomas Corbin* and his wife *Susan Loviska Corbin* (July 1993), and the present owners, *D. and L. Landolt*, of Landolt Plumbing and Heating, in 2001 (*City deeds #329519, 498092, 533049, 546927, 669674*).

Nicholson and Macbeth.

This prominent St. Catharines architectural partnership, the forerunner to the present firm of MacDonald, Zuberec and Ensslen, existed from about 1923 until the mid-1930s when it was dissolved. *Robert I. Macbeth* (1891-1978) was a Scottish born architect who came to St. Catharines in the early 1920s. He was first recorded in the *Vernon's Directory* of St. Catharines in 1922 as an employee of *Arthur Nicholson*, who had been working as an architect in this city since about 1908. By 1923 these two men had become business partners.

From 1923 until the start of the Great Depression, Nicholson and Macbeth designed several very distinctive structures located mainly in downtown St. Catharines. Several of their buildings may be found in other parts of the city and in the Niagara Region. The houses and a few public buildings which they designed were in the “Arts and Crafts” style, although they were locally referred to as “English houses.”

The “Arts and Crafts” movement originated as a rebellion against the excesses of the Victorian age. It was a style that turned back to nature for inspiration and to craftsmanship in the truest sense---things made by hand. It was a popular style of architecture in England during the early 1900s, but had fallen somewhat out of favour

⁹ Weatherbe was the president of the “Peninsula Cabinet Works.”

¹⁰ Frank Anderson was an instructor at Niagara College.

around the time of the First World War. This style was popularized in Southern Ontario—particularly in Etobicoke and around the Humber area in Toronto--by R. Home Smith, during the first quarter of the twentieth century.

The exterior of a typical Nicholson and Macbeth house is characterized by the use of: leaded glass windows, hand wrought iron work, clinkered bricks laid in uneven courses, stucco, heavy carved wooden brackets, dark stained timbers or weatherboard, slate roofs and second floors with heavy overhangs.

The architectural features of 7 Gerrard Street which are stylistic of the Arts and Crafts movement, and which are commonly found on the other known Nicholson and Macbeth designs, include: steep gable with a sloping roof, rough exterior stucco with wood weatherboard at the top of the front gable and the slope over the garage, overhang on the north-east corner of the house with wood bracket, leaded casement windows in grid and diamond patterns, dormer on the south side with multi-coloured stained glass window, leaded stained glass in the front door, leaded stained glass windows with heraldic crests at the front entrance, and leaded glass in diamond patterns in the garage doors. The windows are a combination of leaded casements on the first floor, and 6/6 or 6 pane fixed wood sashes on subsequent floors with the exception of the front elevation of the house. The heavy brick chimney on the north side of the house is very much in keeping with the style of other Nicholson and Macbeth designs.

Other familiar Nicholson and Macbeth designed structures in St. Catharines include: 21, 23 and 25 Yates Street (built in 1923-24), 59 Yates Street (1924), 19-21 Norris Place (1927), 30, 32 and 34 Glenridge Avenue (1925-26), the St. Thomas' Anglican Church Rectory at 103 Ontario Street (1928), the former Lincoln County Land Registry Office at 44 Ontario Street (1923), the now demolished YMCA building which formerly stood at 56 Queen Street (1928), and the Facer Street Baptist Church at 17 Facer Street. Other possible examples of their work are the houses standing at the corner of Ontario Street and Welland Vale Road (175-177 Ontario Street), and the former Bill Henry house at 179 Russell Avenue (north side) just west of Geneva Street. Another fine example of a Nicholson and Macbeth designed residence is the former Charles Ansell house at the corner of Bayview and Christie in Port Dalhousie. Another notable example of a pure Macbeth designed house in the Arts and Crafts style, but commissioned in the late 1930s following the dissolution of the partnership, is "The Silo," which still stands in Fonthill.

Conclusions.

The study area property located at 7 Gerrard Street contains a long history of land usage, which may be traced back in an unbroken chain for more than two centuries. This land passed through the hands of two of the "founding fathers" of St. Catharines (Hamilton and Merritt), and has important connections to the early church history of the city through Rev. Clarke. The important contributions made to the city by later owners, such as R.A. Clarke, cannot be ignored.

Cartographic evidence showed that this property remained vacant during much of the nineteenth century, and formed part of the backyard of the Clarke residence. When the Clarke estate was surveyed for subdivision in the 1870s, the back portion of the Clarke's stable encroached slightly onto Lot 21.

Evidence strongly suggests that the house standing at 7 Gerrard Street was constructed by a local building contractor named Carson W. Anderson, using the best materials available, in 1927-28. The design of the structure appears to be a pure example of the work of Nicholson-Macbeth, with no apparent alterations to the original exterior design. Although no design plans for this house were found in the archives at Macdonald, Zuberec and Ensslen, the architectural features contained within the house are all typically found in Nicholson and Macbeth structures. Moreover, 7 Gerrard Street falls within the time period when most Nicholson and Macbeth structures were designed and built. Based upon the architectural merits of the design of this house, it has been accepted by Macdonald, Zuberec and Ensslen as an example of a Nicholson and Macbeth commission.

There were very few owners of this property between the time when the house was constructed and the present time. The most important owner of the premises during this time was unquestionably the lawyer P.K. Kerwin. He was a significant member of the St. Catharines legal profession, and long time separate school trustee. A former city school and high school library were named in his honour.

This house is worthy of designation on account of its rich historical associations, as well as its pure architectural merits.

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Horwitz, J.

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