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CITY OF ST. CATHARINES

BY-LAW No. 78-351

A BY-LAW to designate the Property at  
No. 82 Dalhousie Avenue or architectural  
value and of historic interest.

BY-LAW read a first, second and third  
time and passed this 10<sup>th</sup>  
day of October 1978.

 Clerk

# CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 78-351

A By-law to designate the Property at No. 82 Dalhousie Avenue of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, 1974, 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. 82 Dalhousie Avenue 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" hereto, known as No. 82 Dalhousie Avenue.
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

*10th*

day of

*October*

1978.

*J. P. Fellic*  
CLERK.

*J. Roy Adams*  
MAYOR.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, formerly in the Village of Port Dalhousie, in the Regional Municipality of Niagara formerly in the County of Lincoln, and being composed of Part of Lot 22 in the First Concession of the Township of Grantham and being Part of Lot No. 6 in the Third Lake Section of the said Village of Port Dalhousie, more particularly described as follows:

COMMENCING at the intersection of Ann and Queen Streets as shown on Plan 7; THENCE North along the easterly side of Ann Street, 96.0 feet; THENCE North 50 degrees east and parallel to Queen Street, 69.30 feet; THENCE South 41 degrees east and parallel to Ann Street, 96.0 feet to Queen Street; THENCE Westerly along Queen Street to the place of beginning. AND SUBJECT TO the terms and conditions of a certain agreement entered into between Charles F. Livingston, William A. Traill and others regarding the use of said lands for the purpose of a sewer, dated June 2nd 1919 and registered as No. 2359.

I CERTIFY THE FOREGOING TO BE A  
TRUE AND CORRECT COPY OF THE ORIGINAL  
DOCUMENT OF WHICH IT PURPORTS TO BE A  
COPY.

Dated this 11th day of October 1978



Deputy Charles P. P. P.  
CLERK OF THE CORPORATION OF  
THE CITY OF ST. CATHARINES

SIGNIFICANCE

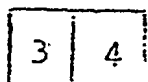
This building was part of the previous rectory of St. James' Anglican Church in Port Dalhousie. While the rectory was located in town on the northeast corner of Main and Elgin, the first church - a white frame structure used from 1841 to 1868 - was built on the site now occupied by St. John's graveyard. The church was renamed St. John's in 1868 when the present brick building was erected on the same block as the rectory.

The Clergyman during this period was Rev. Alexander Dixon (1840-42, 1850-75). He purchased the parcel of land for the original rectory from Walter Read on August 21, 1850. According to the history of St. John's as written in 1959 by Robert E. Barron, the previous rectory was at that time over 100 years old. It would therefore appear that the building was built sometime between 1850 and 1859. Also, according to the 1861 Census, Alexander Dixon and his family lived in a three-storey frame building on a three-quarter acre lot. This description logically applies to a rectory location on Main Street in a building similar in design to 82 Dalhousie Avenue.

On December 28, 1875 Alexander Dixon sold the land to the next reverend of the church - John Gribble. In 1901 Rev. Gribble sold the land to the Rector and Wardens of the Parish of St. John's. They retained the lot of the present rectory but over the years sold the remaining lots of the original three-quarter acre area.

According to the church history, the present rectory at 100 Main Street was built during the incumbancy of Rev. Guy B. Gordon (1906-1910). It would be assumed that the original rectory wasn't disposed of until the present rectory was constructed.

The building at 82 Dalhousie Avenue is only part of the original rectory. It was apparently built in a T-shape (see diagram) and



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- 3. or 4. 46 Johnston Street (one storey in height and an indefinite location)
- 2. 27 Bayview Drive (two storeys with a one-storey high wing)
- 1. 82 DALHOUSIE AVENUE (two storeys in height)

was moved in four sections from the Main Street site to their new locations.

In searching the ownership of the site of 82 Dalhousie Avenue, Irene Ramsay purchased the lot for \$800 from Alexander Reid in 1882 and then sold it to William Traill for \$1,200 on August 27, 1902. With regards to the other two known locations of wings of the rectory, 27 Bayview Drive and 46 Johnston Street, William A. Traill bought those lots in July and August of 1907.

The actual movement of the original rectory occurred after Tuesday July 2, 1907 - at which time Port Council granted permission to William A. Traill to move his house, the former rectory of St. John's.

#### DESCRIPTION

This white-clapboard, wooden-frame house has a square floor plan. It is two full storeys in height and is surmounted by a lantern. Wooden quoins on the exterior corners break the horizontal lines of the clapboard.

The foundation consists of cut stone. The original wooden beams still exist in the basement - the cross beams being notched into the lengthwise beams as with the corners of a log cabin.

On the front facade two sets of French doors flank the main door which is bordered by six panel lights and topped with a recessed light transom.

The two side facades have bay windows on the ground level. The second-storey windows are double-hung sash-type with a six-over-six pattern. Shutters accompany all windows except those on the lantern.

The shingled roof has a single brick chimney offset to the right. An extension has been added to the rear in the form of a staircase to the upper apartment.