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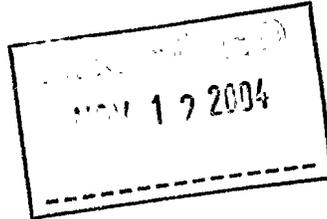
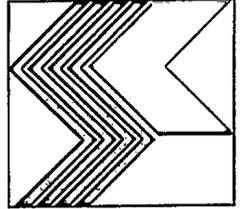
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CITY OF ST. CATHARINES

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

PLANNING
SERVICES
DEPARTMENT

TEL (905) 688-5601
FAX (905) 688-5873



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November 10, 2004 CONSERVATION REVIEW BOARD

REGISTERED MAIL

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

To Whomever This May Concern:

**Re: Designation of 92 Henry Street
Under the Ontario Heritage Act
Our File No. 10.64.172**

Please be advised that City Council at its regular meeting of October 4th, 2004, passed a By-law designating the above-noted property under the Ontario Heritage Act.

A copy of By-law 2004-296 is enclosed for your records.

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

Yours truly,

Kevin Blozowski
Planner I

encl.

cc
c.c. A. Poulin, City Solicitor
K. Todd, City Clerk

(C:\Karen\Heritage\OntHertFndDesLtr)

11/22/04

CITY OF ST. CATHARINES

BY-LAW NO. 2004-296

A By-law to designate the property at 92 Henry Street to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the council of a municipality to enact by-laws to designate property within the municipality to be of cultural heritage value or interest;

AND WHEREAS property under the *Ontario Heritage Act* means real property and includes all buildings or structures thereon;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the property described in Schedule "A" hereto, known as No. 92 Henry Street, and upon the Ontario Heritage Foundation 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 municipality;

AND WHEREAS the a short statement of the reason for designation, including a description of the heritage attributes of the property, are set forth in Schedule "B" 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, more particularly described in Schedule "A" attached hereto, known as No. 92 Henry Street, 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 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 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.

Read a first time this 4TH day of OCTOBER 2004.

Read a second time this 4TH day of OCTOBER 2004.

Read a third time and passed this 4TH day of OCTOBER 2004.



CLERK



MAYOR

✓ 11/22/04

RR

SCHEDULE "A" TO BY-LAW NO. 2004-296

FIRSTLY: Part Lot 13, Block 8, Plan 45

SECONDLY: Part of Lots 13 and 14, Block 8, Plan 45

City of St. Catharines, Regional Municipality of Niagara, being all of PIN 46225-0052(LT).

Lands lastly described in Instrument No. 0795645.



SCHEDULE "B"

92 Henry Street
(T. D. Phillips Schoolhouse)
St. Catharines, Ontario



Current Owner: [REDACTED]

Original Owner: James Dougan Sr.

Construction Date: 1853

Builder: James Dougan Sr.

Legal Description: Plan 45 Block 8 Part Lots 13 & 14

Mailing Address: 92 Henry Street
St. Catharines, Ontario
L2R 5V5

Prepared for the St. Catharines Heritage Committee by Scott Tufford
February, 2004.

HISTORY

The story of this well-travelled house began in July 1853 when prominent local contractor James Dougan Senior (1813-1887) purchased lot 11 and part of lot 12 in Block G of the Merritt and Phelps Plan of 1840 (instrument #4853). The boundaries of Block G were King Street along the south, Carlisle on the west, Academy Street on the north and Church on the east (Academy and Church would officially exchange names in 1855) and the lots were located on the west side of Church just north of King Street. James Dougan must have completed construction of the house by late 1853, since early in 1854 a Miss M. L. Newcomb(e) opened a "select school for young ladies" on the premises (*St. Catharines Journal*, February 14, 1854). James Dougan sold the property to Patrick McKeown in September 1855 (#6766), but Miss Newcomb's school remained in operation there until the early 1860's; an addition was made to the house in 1859 to serve as a separate apartment for advance pupils (*ibid.*, May 5, 1859). By January 1862, the Newcomb school had left and the small schoolhouse was taken over by T. D. Phillips.

Reverend Thomas D. Phillips, M. A., was an Anglican minister and classical scholar who was active in many aspects of life in the Niagara area. During the mid 1850's he served as assistant to his father, Reverend Horatio N. Phillips, who was headmaster of the Niagara District Grammar School in Niagara-on-the-Lake (Carnochan, 1914). He later resided on Yates Street and taught at St. Catharines District Grammar School (Grantham Academy) and was listed as headmaster there in the 1860 Grammar School Report (Vernon, 1958). He also discharged his ministerial duties in the Niagara area-- "the people of Homer gave him a fine surplice and some money for his ministering to them so well" (*St. Catharines Constitution*, August 15, 1861)-- and he was considered to be an excellent cricket player who would gain international fame (Carnochan, 1914). However, by late 1861 he had resigned or been dismissed as headmaster of Grantham Academy. The *St. Catharines Constitution* hinted at the circumstances of his departure: an editorial dated January 16, 1862 stated that "Mr. Phillips was frequently absent from his job, and when advised by the Board to be more judicious, he replied in a high-handed way and so was asked to leave". Reverend Phillips countered in a January 30 letter to the paper that he had been absent certain days due to the Prince of Wales visit, illness, etc., but pointed to his previous record of not having missed a day for fifteen months. He opened his Classical and Commercial School on January 6, 1862 "on Academy Street one door north of King Street in the school formerly occupied by Miss Newcomb" (*ibid.*, January 16, 1862).

Reverend Phillips was both popular and effective at his new private school. A considerable number of his students at the Academy moved with him (Gannon, 2002), and the following year "two boys from the Classical and Commercial school obtained scholarships from Trinity College (and there were) never such honours before in St. Catharines schools" (*Constitution*, October 22, 1863). He married Kate Edith Meyer of Quebec in 1864 and two years later moved to Ottawa to establish a new school (Gannon, 2002). Government records from Ottawa show that he was involved with the Ottawa Cadets, purchasing ammunition for them (Session documents, vol. 1 no. 7 1867-68) and that during the Fifth Session of the Eighth Parliament of Canada, he was instrumental in the legislature's passing of an Act, seconding a motion "obliging parents or guardians to send their children to school for at least four months in the year between the ages of seven and fourteen" (Sessional papers, no. 45 A 1866). By the mid 1880's, Reverend Phillips was residing in Chicago, where he was president of the American-Canadian Association located at 208 La Salle Street (*Debats des communes*, 12 avril 1886 vol. XXI). A decade later, he appealed to the Canadian government, through an agent of the

Canadian Pacific Railroad, to assist about 70 German, Hungarian and Polish families living in his Chicago parish who wished to purchase homesteads in the American or Canadian Northwest; some would eventually settle near Calgary or Edmonton (*Journaux de la chambre des communes*, 25 Avril, 1895, pp. 209-210). Reverend Phillips was still living in Chicago in 1908 when he sent a letter of congratulation to the Niagara High School for its centenary (Carnochan, 1914).

After the Classical and Commercial School closed in 1866, the house was apparently converted to residential use and rented out to a series of tenants. The property remained in the McKeown family until 1892 when it was purchased by Margaret M. Ball (instrument #5512). In 1909, it was sold to Isaac Usher who owned a large cement works in the Thorold area (1897 Thorold Business Directory). Sometime during the late spring of 1911, the small frame house was sold to William Bennett, a mason and contractor who lived at 28 Catharine Street and who owned a number of lots on the block east of Catharine and south of the Old Lacrosse Grounds, a large athletic field that had covered grandstands and bleachers for watching lacrosse, baseball and football, and an outdoor skating rink (Williamson, 1991). In June 1911, the house began the slow move on wooden rollers to its new neighbourhood.

It was during this relocation that the house's eventual new owners first saw it on Sunday June 23 sitting in the middle of Catharine Street. Jim Lawrenson, a native of Manchester, England, had gone ahead to take a foreman's position at the Crocker Wheeler Electric Company and had just been reunited with his wife Annie, four year old daughter Ethel and two year old son James at the train station. When they came upon it again the following September, the house was installed on the north side and eastern end of Elm Street (now Hetherington Street) as number 18. The Lawrensons rented it that month and in July 1917, they bought it from William Bennett for \$1400 (#17362). Ethel Lawrenson recalled that the house was then lit by kerosene lamps and heated by two large stoves: a self-feeder in the kitchen and a wood range in the dining room. There were three unheated bedrooms, and a large living room, a flush toilet but no tub or wash basin (Williamson, 1991) but Annie Lawrenson considered the house her 'dream home'.

In the early 1920's, the City chose the site of the Lacrosse Grounds to build the new St. Catharines Collegiate, and this included the those lots on the north side of Elm Street. Although a generous payment of \$5000 was allotted to the Lawrensons, Annie was desolate over the loss of her house. Their solution was to buy the house back for \$500 and move it to a double lot on Henry Street north of Pleasant Avenue that they purchased in November, 1922 (#23139). A new foundation was excavated and built for \$800 and the house was moved to the new site for \$500; with alterations, the installation of a new furnace and hardwood floors, the purchase of an electric stove and the expense of renting accommodations while the work was done, the Lawrensons needed a mortgage of several hundred dollars to meet their costs (Williamson, 1995). A final addition to the house was a broad gingerbread style verandah that Annie purchased for \$25 from a homeowner on James Street.

Jim Lawrenson continued to work as Chief Electrician at Crocker Wheeler (later John Inglis Company) until he died on the job in the early 1950's at age 72. Annie Lawrenson remained at 92 Henry Street until she was 89 and the family sold the house in November 1976. Their daughter Ethel Lawrenson Williamson became a successful local author whose articles and stories have been published in magazines and newspapers in Canada and Britain and in some instances dramatized for radio. Her most noted work, *A Light on the Seaway* (1972), was drawn from her experiences living

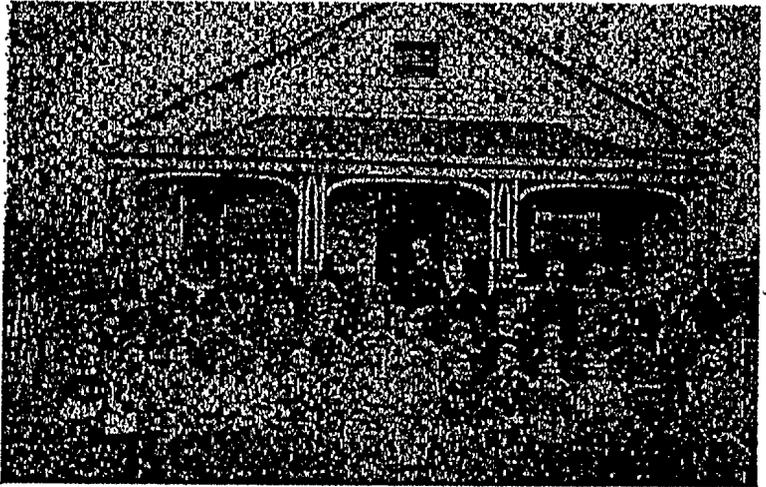
with her husband at the Port Weller lighthouse from 1946 to 1970. A local best seller, her book received personal letters of praise from Queen Elizabeth II, former Governor General Roland Michener and Prime Minister Pierre Trudeau (Bell, 1976). She has also written song lyrics and local histories, taught communications at Niagara District School and is an enthusiastic ham radio operator. Her grandson is City Councillor Bruce Williamson. The present owner of the property, [REDACTED], purchased the house in 1994.

ARCHITECTURE

The house is a one storey structure of wood frame construction, with a rectangular short facade plan. It features a symmetrical, three bay facade facing west, a raised cement block foundation and a gable roof. The exterior is presently covered by a mixture of stucco or mortar and small, rough gravel (pebbledash) painted green. The facade is dominated by a broad verandah of Victorian styling which is actually the third verandah to be attached to the building. Although the house has been moved twice and undergone certain alterations over 150 years, its basic structure is unchanged and exhibits a mid-nineteenth century Ontario vernacular style with such Classical Revival elements as the rectilinear door and window openings and the eave returns still in place at the rear.

EXTERIOR

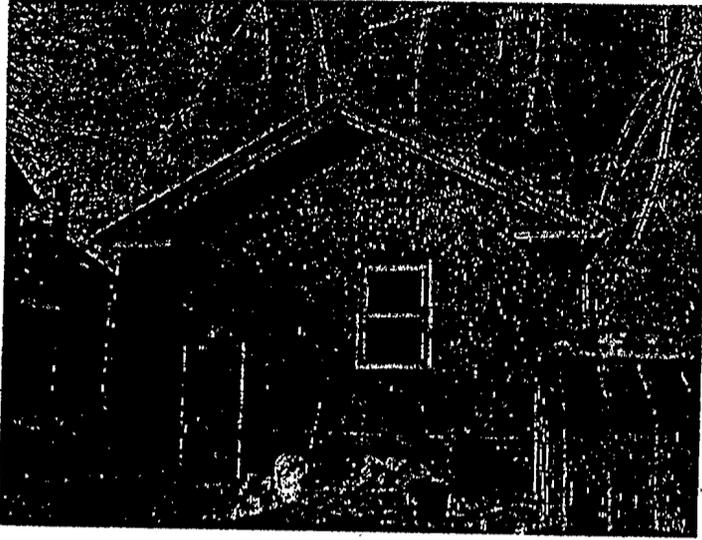
Alterations to the exterior of the old house have been fairly well documented by photographs which offer an interesting view on how certain styles and tastes in domestic architecture have changed over the decades. The earliest photo, from *St. Catharines Centennial History* (1967) and dated about 1863, shows Reverend T. D. Phillips and his students arrayed in front of his schoolhouse. At that time, the exterior was clad in clapboard; the multi-paned sash windows (apparently 8/8



configuration) were flanked by louvered shutters and the small square window piercing the center of the front gable also appears to have been louvered. The most notable feature was the broad verandah that incorporated multiple mid-nineteenth century styles. The curved sloping roof and decorative supporting treillage hint at the Regency Style, while the narrow pointed arches set into the treillage are Gothic Revival motifs. Such elaborate treillage was used on verandahs constructed from 1835 to 1860 when it was replaced in fashion by posts with brackets (MacRae and Adamson, 1963). The original eave returns are visible just above the curved roof of the verandah.

The next photograph, taken some sixty years after the previous one, shows members of the Lawrenson family circa 1921 in front of the house after it had been moved to Elm Street. The exterior was still covered with clapboard and corner boards were added to the angles of the house.

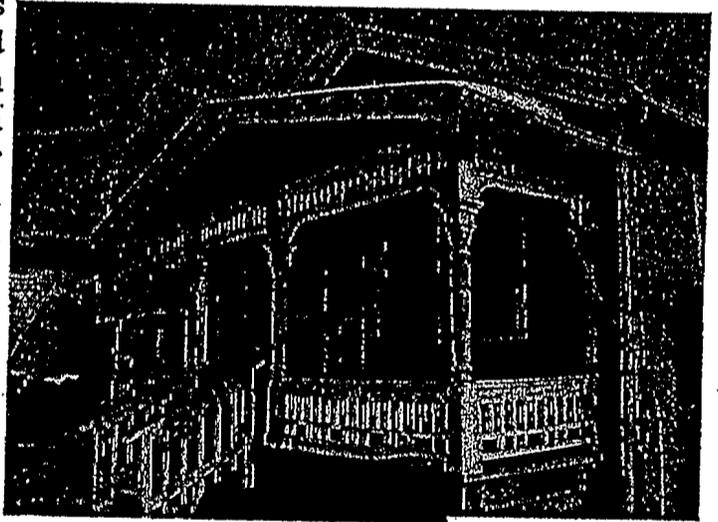
The original multi-paned windows were by then replaced by newer ones of 1/1 design and the shutters had been removed. The broad verandah had been replaced by a smaller raised porch, centered over the front entrance, with square supporting columns, a plain frieze and a gabled roof forming a closed pediment. Combined with the rectangular door and window openings and the eave returns, this porch gave the facade a simplified Classical appearance that was common on homes around the time of the First World War.



Once the house underwent its second relocation in 1922-23, it gained the appearance that it still has today. Certain alterations and additions were made by the Lawrensons to modernize and expand their house for their growing family as well as to make repairs on a then seventy year old building that had been moved twice in a dozen years. There is evidence that an addition was made to the rear of the house; the present south wall extends well beyond the three regularly spaced side windows to the southeast corner with a solid expanse of stucco. The rear door opening, offset towards the southeast corner, is cut

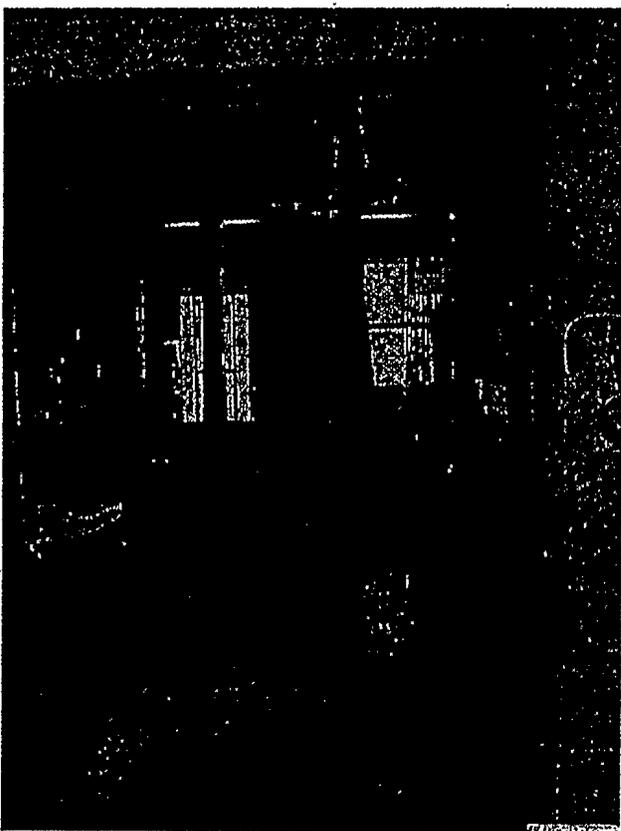
halfway into the foundation, indicating that it is not likely original but added to the rear modification. The present foundation is constructed of large concrete blocks with textured convex faces that give the appearance of quarried stones. Also added to the north side of the house were a projecting bay window at the midpoint of the wall to admit more light into the dining room, and a narrow brick chimney directly behind this window. The exterior of the house was probably covered with the mortar and pebble mixture about the same time.

The most notable addition to the facade is the broad gingerbread verandah, purchased around 1922, that exhibits a late Victorian styling. Originally attached to a house on James Street, this verandah has four round, lathe-turned front posts with squared pedestals and caps which support an upper latticework with elliptical arches and a low pitched gable roof. When this verandah was installed, the small porch was moved onto the rear of the house but it no longer exists. The original front eave returns were removed from the front gable but the ones on the rear of the house are still in place.



INTERIOR

The interior layout of the house deviates somewhat from the symmetrical central hall arrangement common in mid-nineteenth century Ontario homes. The southern third of the interior is enclosed and divided into three small bedrooms (corresponding to the three windows in the south wall) while the remainder of the interior is essentially open from the front to the rear kitchen of the house. The anterior living room is partially separated from the inner dining room by partial walls framing an opening created with a wooden lintel and support posts atop short wall bases with recessed wood panelling. The result is a broad, squared archway rendered in a simplified classical style; it was most likely installed during the 1922-23 renovations. Ethel Williamson recalled that the three small bedrooms and large living room existed when her family first lived in the house (Williamson, 1991). The larger rooms probably represent the original classroom(s), whereas the small bedrooms were constructed after 1866 when the house was converted to residential use. [A large irregular piece of an old blackboard, made of ½ inch slate, that the Lawrensons uncovered during their renovations is stored in the basement].



The front room has a high, stuccoed ceiling, plain door and window surrounds and a simple bead crown moulding around the perimeter of the upper walls. The present owner, Susan Davies, confirms that the original lath and plaster construction of the walls may still be seen underneath. The flooring in the larger rooms is the narrow strip hardwood type that was installed in the 1920's; the older plank floorboards are still visible in the small bedrooms. From the basement, the earlier floor construction is evident: the old 1" x 8" floorboards are supported by heavy milled floor joists (approximately 2" by 8") that are notched

into massive cross beams, eight inches square, that still bear the adze marks. Such strong construction no doubt helped the house survive the two moves without serious damage.

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