

***Historical Overview of “Hollydean,”***

***333 Main Street,***

***St. Catharines, Ontario.***



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Researched for: St. Catharines Heritage Advisory Committee

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## ***Executive Summary.***

The property located at 333 Main Street in Port Dalhousie contains a long and rich history of Euro-Canadian ownership, reflecting the development of this part of the city of St. Catharines. This site was first owned by Loyalists who fled to the safety of Niagara at the end of the American Revolutionary War, and subsequently passed through the hands of various individuals of local importance. These past owners included the TenBroeck, Pawling, Brown, Sanderson and Read families. This property was then acquired by Frank Blaikie, who was the son of a prominent Toronto financier. This land was used for agricultural purposes during the entire period between ca. 1791 until 1942. The first indication that this land was being used for the cultivation of fruit was found on the 1876 *Page's Atlas* map. The agricultural census returns for Louth from 1861 and 1871 may provide further evidence of orchards and other cultivars on this land. These early maps also showed that an early house stood on the property during the tenure of ownership under the Read family, and tradition relates that this house was moved to a new site a short distance to the west where it was renovated and remains standing at the present time. Part of this farm then passed into the ownership of E. Frank McCordick, a decorated WWII veteran and leather goods manufacturer which was one of the oldest businesses in the city. The rest of the property remained in the hands of the Blaikie family and was eventually acquired by the George D. Newman, who was related to Blaikie by marriage. Through the Newman and Blaikie marriages, these families became connected to the Coy family---longstanding hardware merchants in the downtown core, and to the Norris family who were connected with shipping and milling in the area. Nancy Crichton, one of the later owners of the property, was married into the family of the prominent artist Pender Crichton, and she operated her own gallery and interior decor business.

The buildings which occupy the site of 333 and 347 Main Street were constructed by the Blaikie family. The main house, at 333 Main, is said to have been built in 1914. Newspaper articles from the *Standard* show that the house was robbed in early 1919, therefore its period of construction falls within the period of the Great War. It was designed by an (as yet) unidentified architect, during the period when Edwardian Classicism and the Prairie styles of architecture were in fashion. The house is a synthesis of both schools, and contains design features from both of these styles. It is a unique structure, and there are no known similar examples within the city of St. Catharines. The exterior of the building is worthy of designation based upon its historical and architectural significance.

Vintage photographs reveal that the core structure of the house remains virtually unchanged since the time of its construction. The exterior has been modified only slightly, with the addition of a bay window at the north-west corner of the ground floor

sometime after 1938, and through the removal of the second story window shutters. A one story screened-in porch was added on the east side of the house which has no particular architectural merits or heritage value. The rear of the house contains a nearly seamless modern addition, which blends perfectly with the style of the original core structure.

The interior of the original house has remained virtually unaltered, and contains nearly all of its original finishes and trim. Of particular interest are: the Arts and Crafts style staircase, the butler's pantry, the downstairs light fixture in the entrance foyer and the smaller crystal drop lighting fixture in the second floor hallway. These items would be difficult to replicate and would be worthy of interior designation.

The "widow's house" on the same site at 347 Main Street is not nearly as old as the main house, since it was constructed ca. 1943. In terms of its architecture and choice of building materials, it neatly mirrors and complements the main house. It has been determined that the westerly and southerly wings of this house were later additions, and therefore contain less heritage value. The original core structure of this building would warrant designation based primarily upon its overall historical significance and contextual importance to the site, and secondarily (and less so) upon its architectural merits. It is strongly recommended that the owner might consider its designation under option "E" as proposed by Glenn Barr for its relocation and preservation.

The detached garage at the rear of 333 Main Street was built sometime after the main house, probably during the 1920s. This ancillary structure has little or no historical or architectural significance, and does not require designation. It is recommended that this building should be measured and photographed prior to the development of the site, in order to provide a historical record of it.

The one story screened-in sun-porch on the north side of the house is a much later addition, and has less architectural significance than the two story screened-in porches which are original to the house. This one story porch should be measured and photographed prior to the development of the site in order to provide a historical record of it.

## **1.0 Introduction.**

The property which is the focus of this report is "*Hollydean*," located at 333 Main Street in the City of St. Catharines. The subject property comprises approximately one acre of land at the west end of Port Dalhousie, originally being parts of Lots 1 and 2 in the Broken Front Concession of Louth Township. The surrounding land was later subdivided in 1985 as part of the "Westport Estates Extension" (Plan 30M129.) The Land Registry records for this property were automated in May 1997, and it is now described as PIN 46188-1196.

## **2.0 Land Use History, Loyalist Period and the Nineteenth Century.**

### **Lot 1 Broken Front Concession, Louth.**

Lot 1 in the Broken Front Concession of Louth along with other land was patented by **Captain Peter TenBroeck** on August 24, 1796.

TenBroeck (ca. 1731-1804) was a native of Albany, New York, and descended from a Dutch family that settled in New Amsterdam in the 17<sup>th</sup> century. TenBroeck had served as an officer in Butler's Rangers during the American Revolutionary War, and was one of the early U.E. Loyalist settlers in Grantham Township. He was appointed one of the first justices of the peace in Niagara (then called Nassau) in July 1788, and he served on the local Land Board. He was married around 1750 to **Anna**, the daughter of **Johan Yost Herkimer**, and they raised a large family of children. TenBroeck is believed to have been buried in his small family burial plot, on the east side of the Twelve Mile Creek. This is presently located just north of the QEW bridge at Martindale Road, and directly behind the Linhaven Home.

Captain TenBroeck's land was inherited by his son, **Jacob TenBroeck** (1761-1830.)

TenBroeck was born in New York State, and came to Niagara with his family as a young man. He is known to have been sheltered at Fort Niagara in November 1783. His name was recorded on the *UEL list* of 1797 as "Jacob TenBrock," but with a notation that as Captain TenBroeck's son he was not entitled to be on the list as an actual "Loyalist."<sup>1</sup> He was married to Priscilla Read in July 1797. He served as a Captain in the 4<sup>th</sup> Regiment of Lincoln Militia between 1804 and 1812, and was then promoted to the rank of Major which he held until his resignation in 1814. Jacob is known to have served as treasurer for Grantham Township. He is buried along with his wife in the TenBroeck family plot.

The abstract index showed that TenBroeck sold part of this lot to his nephew, **Henry Pawling**, in December 1821 (*Louth Memorial deeds #6051.*)

Henry Pawling (1787-1846) was the son of **Gertrude TenBroeck** (ca. 1769-January 1811) and her husband, **Jesse Pawling** (1756-1799.)

Jesse Pawling was a native of Montgomery County, Pennsylvania, and of Welsh descent. He served as a Quarter Master in Captain TenBroeck's Company in Butler's Rangers during the American Revolutionary War. His brother Benjamin served as a Lieutenant in the same company. Pawling was recorded among the disbanded Rangers quartered at Fort Niagara in the first "census" of November 1783. He was married to Gertrude TenBroeck, daughter of Captain Peter TenBroeck, and by December 1786

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<sup>1</sup> He could only petition for lands as an SUE.

they resided in Grantham Township. This area was then called "Murray's District" in the "Victualling List." At that time they had no children, although the list stated that they had a "servant" (=slave?) in their household. They had two children by 1788, and eventually had a family of at least six children. Jesse was one of the first magistrates to be appointed in the Niagara District in July 1788. Jesse Pawling died sometime between March and May 1799. The burial place for both Jesse and his wife is not known. They may be buried in the TenBroeck family plot, since her burial record in St. Mark's Church Register states that it was at "the 12 Mile Creek." Records show that Henry Pawling (sometimes spelled as "Pauling") served in the Lincoln Militia during the War of 1812.<sup>2</sup> He was a farmer, and he appears to have been elected as the treasurer for Louth Township in 1819. He is buried in St. John's (Anglican) Churchyard at Port Dalhousie (Gray 1995:72, 77, 169.)

In September 1822, Henry Pawling sold part of this land to **Robert Brown** (*Louth Memorial deeds #6302.*)

Brown (b. ca. 1774?) was a farmer who settled in Louth Township. He was married at Grimsby by Robert Nelles to Mary Hare (b. Jan. 1779) in May 1798. She was a native of New York State, and was the daughter of Captain Peter Hare, UEL (1748-1834) of Butler's Rangers, by his wife, Eliza Petrie (d. 1785.) Brown served during the War of 1812 in the 1<sup>st</sup> Lincoln Militia, and was present at the battles of Fort George (1813) and Lundy's Lane (1814.) They raised a family of seven children, born between 1799 and 1815, who were all baptized by the Rev. Robert Addison at the church at St. Catharines in May 1815. Brown was enumerated with his family of six in the Louth Township census of 1828. He signed a petition in December 1834, which requested that a survey of a "new road" be made near John Christie's saw mill at Port Dalhousie. Brown was mentioned in the "*Journal*" of Col. John Clark of Port Dalhousie, as one of the "old settlers" in the area. Mary Brown died in Grantham on March 26, 1849, and her burial in St. John's (Anglican) Churchyard was noted by Col. Clark. He mentioned that the cemetery in which she was interred was land that was once owned by her husband, "who is at this time entirely devoid of all this worlds goods, so it is with us mortals of this life, rich today and poor on the morrow." Robert Brown is thought to have moved to the United States where he later died (*Marriage Register of Robert Nelles*, Grimsby; *St. Mark's Baptismal Register*, 1810 and 1815; *Journal of Col. John Clark*, March 26 and 28, 1849, p. 147; Narhi 2006.)

In August 1832, Brown sold this land (approximately 250 acres in total) to **William Henry Sanderson** for £500 (*Louth Memorial deeds #8987.*)

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<sup>2</sup> Henry Pawling had a cousin, also named Henry Pawling, who served in the Lincoln Militia during the War of 1812. One of these two men additionally served in the 1<sup>st</sup> Troop of the Niagara Light Dragoons---but which one was which?

Sanderson (b. Dec. 7, 1794) was an early resident in the village of St. Catharines. Details with respect to his early life are not known, although he appears to have purchased a town lot in Niagara (Lot 42, Niagara-on-the-Lake) from the Donte family in July 1823 which he sold a few years later. Sanderson was a resident of Grantham and St. Catharines by 1824, where he was employed as a blacksmith. He was a subscriber on the list of stockholders for the 1<sup>st</sup> Welland Canal in November 1824, and it appears that some of his land in Grantham was expropriated for the use of the canal in August 1826. He served as a private in the Lincoln Militia in 1829. Sanderson was named in the records of the General Court of Quarter Sessions of the Peace at various times between 1828 and 1839. In the first of these cases, Sanderson was named as plaintiff in a suit of theft which he brought against two local men (Boilston and Anderson) in October 1828. The defendants were accused of stealing an axe, four horse shoes, iron bars and cast steel from Sanderson's shop. Boilston was acquitted, but Anderson was found guilty and was sentenced to sit in the pillory for one hour. In July 1833, Sanderson himself was brought before the magistrates, charged with inciting riot and assault against the premises of innkeeper Gilbert Belknap in St. Catharines. Sanderson played a prominent role in this fracas, in which Belknap's tavern was nearly set ablaze. The cause of this near riot was a remark, made earlier in the day on July 4<sup>th</sup>, that it was customary to drink a toast to liberty in the United States on that day. Sanderson refused, saying "he would have no Yankee Independence and swore he'd whip any person who would." In July 1837, he appeared as a witness in a case where he had received some forged or stolen bank notes as payment in his shop for which he had given change and a written receipt. Sanderson served as a juror (1831, 1835, 1837), as a surety for peace bonds, as a surety for marriage bonds, and as an overseer of highways (1837.) He applied for a tavern licence in St. Catharines in March 1838, but due to certain unforeseen circumstances he was unable to open his tavern that year. He successfully reapplied for a tavern licence in January 1839, and he was appointed to serve as a constable in St. Catharines in March of that same year.<sup>3</sup> Sanderson died in St. Catharines on Jan. 5, 1843. His wife, Ann Sophia (b. 1807) survived him by several years, dying in January 1869. They were both interred at Victoria Lawn Cemetery<sup>4</sup> (*Quarter Sessions*, April 1829 file 3-47, 14-45; *St. Catharines Journal*, Jan. 5, 1843; *St. Catharines Evening Journal*, Jan. 19, 1869; Narhi 2006.)

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<sup>3</sup> Tavern keepers were frequently appointed by the magistrates to serve as constables within their respective communities.

<sup>4</sup> Sanderson's daughter, Jane Caroline (1827-1912) was married in December 1854 to Samuel DeVeaux Woodruff (1819-1904), who was a member of the prominent Woodruff family of St. Davids. He became a civil engineer, involved in the construction of the 2<sup>nd</sup> Welland Canal, and eventually became the Superintendent of the Canal works. Woodruff was a founding Director of the Lincoln Paper Mills, a commissioner on the St. Catharines Water Works board (1875-1899), and chief engineer on the Port Dalhousie & Thorold Railway (*St. Catharines Journal*, Dec. 21, 1854; Hopkins 1896:407.)

In January 1833, Sanderson sold part of this land to **George Edward Read** for £76 (*Louth Memorial deeds* #10423.)

Read (b. 1806) was a native of Grantham Township, the son of George William Read (1782-1863) and Clementina Secord (1784-1858.) Clementina was the daughter of Lieutenant Solomon Secord of Butler's Rangers and his wife, Margaret Bowman. Read's great-grandfather had emigrated from Yorkshire to New York during the 1760s, and had then settled in Grantham with his family as Loyalists during the 1780s. Several members of this family were interred at Homer. George Edward was married to Elizabeth May (1812-1888), UEL, the daughter of John and Dorothy (Hainer) May, in October 1829. George and Elizabeth raised a family of eight children. Census records noted that Read was a farmer who resided in Louth. George was named as a witness in a court case involving stolen tools in 1836. He served as an overseer of roads for Louth in 1837. George died at Port Dalhousie on July 14, 1868 and was interred at St. John's Cemetery (Read genealogy; 1851 *Louth Census*, p. 27/53; 1861 *Louth Census*, division 2 p. 25; *St. Catharines Evening Journal*, July 14, 1868; Narhi 2006.)

This land remained in the possession of George E. Read until his death in 1868. At that time, 66 acres of his estate lands were inherited by his son, **William Ransom Read**. In August 1870, Read enlarged his land holdings when he purchased an additional 50 acres from James George Currie for \$200<sup>5</sup> (*Louth deeds* #404, 488.)

Read (b. March 31, 1847) was born in Louth Township, and the son of George E. and Elizabeth (May) Read. He resided in Louth and was a farmer. Read was married to Samantha Catherine Gregory (b. Feb. 21, 1854), the daughter of Eli and Cornelia (Tinlin) Gregory on January 26, 1879. They raised a family of seven children (four sons, three daughters) who were born between 1879 and 1889. In later years, "Ransom" moved to Canal Street in Port Dalhousie where he died from sarcoma on Feb. 28, 1917. Samantha died on October 12, 1930. They were both interred at St. John's Cemetery, Port Dalhousie (Read genealogy; 1851 *Louth Census*, p. 27/53; 1861 *Louth Census*, division 2 p. 25; 1881 *Louth Census*, division C2 p. 20; 1891 *Louth Census*, division 2 p. 13; 1901 *Louth Census*, division E3 p. 1; *St. Catharines Standard*, Mar. 1, 1917 and

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<sup>5</sup> The chain of title from TenBroeck to Currie is broken. One of the owners prior to Currie appears to have bought part of this land through an unregistered deed. This parcel was owned by George Rykert, who sold it to John Bonner in October 1842. Rykert (1797-1857) was a native of Rhinebeck, N.Y., who settled in Niagara around 1810. He contributed to the community as a teacher, surveyor, merchant, local politician and militia officer. In July 1860, John McDermott (as the heir at law of Bonner) sold this parcel of land to Robert Bald, who in turn sold this property to Currie in November 1866. Currie (1827-1901) was a native of Toronto. He studied law, and settled in St. Catharines where he opened his legal practice during the 1850s. He served as the warden of Lincoln County, and as the mayor of the town of St. Catharines from 1859-63 and again in 1869-70. Currie sat in the House of Assembly in 1862 as MP following the death of William Hamilton Merritt, and he was elected to the Ontario Legislature where he served as speaker in 1871-73. Currie served as the Lieutenant-Colonel of the 19<sup>th</sup> Battalion in the Lincoln Militia (*Louth Memorial deeds* #11019 and *Louth deeds* #54; Roberts 1985.)

Oct. 13, 1930; *Ontario Vital Statistics*, death registrations #19601/1917 and 23293/1930.)

The 1862 *Tremaine* map labelled this land as part of the “G.E. Read” and “T. Read” farms. The north-west corner of Lot 1 contained a symbol suggesting that an early house was then standing upon the property. The *Page’s Atlas* of 1876 labelled this land as part of the “R.W. [sic] Read” farm. The symbols employed on this map showed the presence of an orchard to the south as well as house set back a short distance from Lakeshore Road. Local tradition related that this house remained standing on the Blaikie property, but that it was later relocated to another property to the west (south-east corner of Lakeshore Road and 3<sup>rd</sup> Street Louth) where it forms part of the interior core of the house at that location. The rear of the property once contained a barn, that was used for fruit sorting and storage, which was demolished many years ago (*Tremaine* 1862; *Page’s Atlas* 1876.)



**Fig. 1:** Detail from *Tremaine map* (1862) showing the Read farm in Louth.





**Fig. 2:** Detail from the *Page's Atlas* map (1876) showing the W. Ransom Read farm in Louth.

## **2.1 Land Ownership by the Blaikie Family.**

In November 1904, Read sold this land (54¾ acres) to **Thomas Francis (“Frank”) Blaikie** for \$7,500. This land was subject to a vendor’s mortgage in the amount of \$2,500 which was discharged a few years later. In April 1907, Blaikie sold slightly more than 11 acres from this parcel to Stephen E. Parnall, leaving Blaikie as the owner of the remnant parcel of approximately 43 acres (*Louth deed #4310, 4632.*)

Blaikie (b. July 3, 1865?)<sup>6</sup> was a native of Toronto, and the second child and eldest son of John Lang Blaikie (1823-1907) and his wife, Annie (Todd) Blaikie. His father, who was from Roxburghshire, Scotland, had settled in Toronto in 1858 where he became a partner with William Alexander as “brokers and estate agents.” J.L. Blaikie, who was described as a “capitalist,” served as president or as director on a number of boards, including (among others) the Northern Railway, the Consolidated Bank, the North American Life Assurance Co., the Consumers Gas Co., and the Canadian Landed and National Investment Co. J.L. Blaikie was also a trustee of the Toronto General Hospital. The original family residence in Toronto was built at 10 Elm Avenue in Rosedale in 1880 and was named “*Hollydean*” (sometimes spelled as “*Hollydene*.”) That house still stands today as part of Branksome Hall School. The other family residence was at 127 Bloor Street (south side), in the block between St. Thomas Street and Queen’s Park (Martyn 1980:178-183.)

<sup>6</sup> Various census records list Blaikie’s birth date as having occurred either in 1865, 1867 or 1868.



**Fig. 3:** Frank Blaikie (1865-1942.)

Frank Blaikie was educated in Toronto, and was employed for a time as the manager of the Rathbun Lumber Co. mill in Desoronto, which was operated by his brother-in-law, William Cullum Rathbun. He was married in Toronto on Feb. 14, 1899 to Ethel Kate Weatherston (b. Oct. 21, 1872 or 1873), the daughter of Nicholas and Mary Weatherston.<sup>7</sup> At the time of their marriage, Frank was described as being a “fruit farmer.” Frank and Ethel moved to Louth where he purchased part of the old Read farm. There the family was able to engage in fruit farming for a number of years, and Frank augmented the household income through his dealings as a realtor. In 1922, he was appointed to serve as the manager and secretary-treasurer of the St. Catharines branch of the Security Loan & Savings Co. He continued to reside on the Lakeshore Road property for a while and to oversee the management of the farm, but the family also maintained a downtown residence at 169 Ontario Street (at the corner of Welland Ave.) In 1928, Blaikie was a member of the “executive committee” in charge of building the Leonard Hotel on St. Paul Street. He was also secretary-treasurer of the Niagara Lower Arch [Whirlpool Rapids] Bridge Co. During the 1920s, he was also a member of the St. Catharines Club, the St. Catharines Golf and Country Club, and the Rotary Club. Blaikie became ill with lung cancer during the late 1930s, at which time he resigned most of his offices. He succumbed to his illness at the Ontario Street residence on Dec. 26, 1942. Mrs. Blaikie continued to reside on the Lakeshore Road property until her death on June 9, 1945. Her funeral was “held from the family residence” at Port Dalhousie. They were

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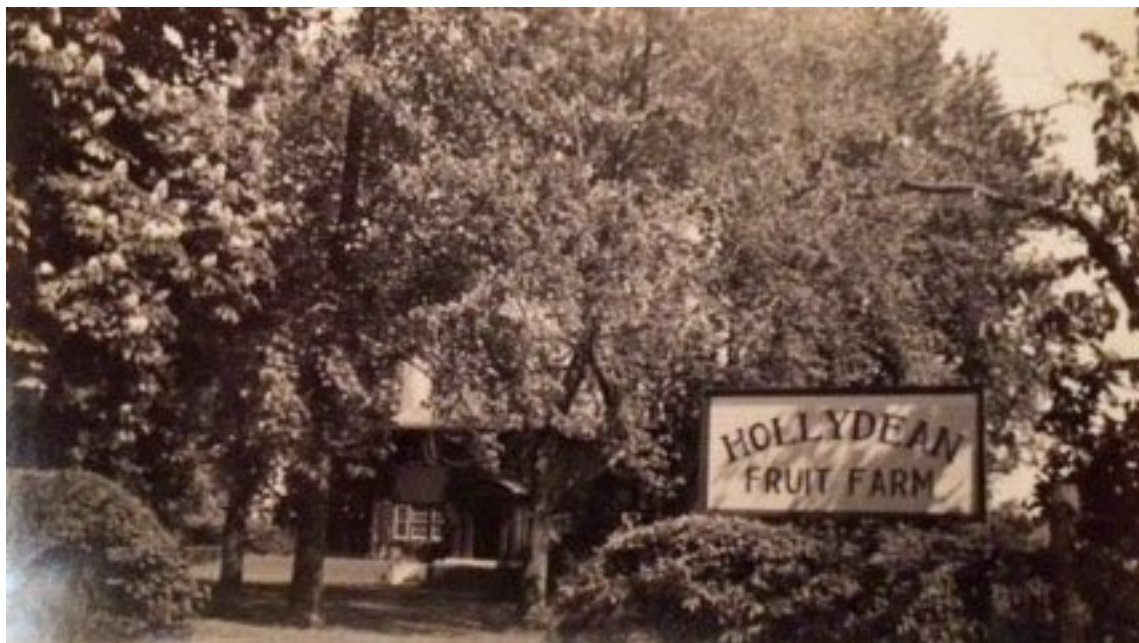
<sup>7</sup> Nicholas Weatherston was employed as an agent for the International Railway during the 1890s.

both interred at Victoria Lawn Cemetery. They raised a family of two sons, John Lang (Dec. 1899-Feb. 1913) and Ross Weatherston (1906-1996.) The oldest son was interred in the family plot at Mount Pleasant Cemetery in Toronto. The family belonged to the Presbyterian Church, and employed domestic servants named Ruby Duff and Florence Bromley (Morgan 1898:86; *Ontario Vital Statistics*, marriage registration #1406/1899; 1901 *Louth Census*, division E3 p. 3; *Ontario Commercial Yearbook* 1906:805; 1911 *Louth Census*, district 93 sub-district 5 p. 3; 1921 *Louth Census*, district 100, sub-district 27 p. 12; *St. Catharines Standard*, Feb. 18, 1913, Oct. 25, 1926, Dec. 26, 1942; June 9, 1945; Ormston 2007; St. Catharines Downtown Library, Special Collections, “*Names Miscellaneous*” Binders #6 and #7.)



**Fig. 4:** “*Hollydean*” during the 1930s (photo courtesy of Tony Blaikie.)





**Fig. 5:** Entrance sign at "*Hollydean*" with the house in the background, ca. 1930s (photo courtesy of Tony Blaikie.)



**Fig. 6:** orchard cultivation at "*Hollydean*" ca. 1930s (photo courtesy of Tony Blaikie.)



**Fig. 7:** spring blossoms at "*Hollydean*" (photo courtesy of Tony Blaikie.)



**Fig. 8:** Barn or shed at "*Hollydean*" used for fruit processing (photo courtesy of Tony Blaikie.)





**Fig. 9:** Farm labourers at “*Hollydean*” ca. 1930s (photo courtesy of Tony Blaikie.)

In ca. 1943, following the death of Frank Blaikie, the small, one story brick house on the west side of the driveway into the property is said to have been constructed as a “widow’s house” for Ethel Blaikie. In terms of its style, and choice of building materials, it echoes the design of the main house and is an integral part of the site (Personal communication, Tony Blaikie.)



**Fig. 10:** the “widow’s house” at 347 Main Street.

In September 1943, **Ross Weatherston Blaikie** inherited this land (*Louth deeds* #12030.)

Blaikie (b. July 1906) was a native of Louth Township, and the second child and youngest son of Frank and Ethel Blaikie. After completing his education, Ross was employed as a clerk at the Bank of Montreal. He resided on the Lakeshore Road property between ca. 1925 and 1927, but he moved to Toronto and resided later still in Oakville. He was married in the chapel at Ridley College on Sept. 6, 1930 to Mary Campbell Coy, the daughter of Frank Roswell Coy (1881-1935) and his wife Caroline (Norris) Coy (1883-1936.) Mrs. Blaikie (b. 1905) was thus the great-granddaughter of Francis Coy (1820-1862) who was a partner in the 1850s in the firm that eventually became known as "Coy Bros. Hardware." Her mother, Caroline "Carrie" (Norris) Coy (1883-1936) was the daughter of Alexander ("Sandy") Norris, and the granddaughter of James Norris (d. 1839.) The family emigrated from Scotland to Upper Canada in 1834, and were locally involved in shipping and milling.

Ross Blaikie died in 1996, and his wife Mary died in 1999. They raised a family of two children, Judith Louise "Judy" (b. 1931) and John Anthony "Tony" (b. 1934.) (1925, -26 and -27 Vernon's *St. Catharines Directories*; *St. Catharines Standard*, Sept. 6, 1930; Ormston 2007; Coy genealogy; Norris genealogy.)

### ***Lot 2 Broken Front Concession, Louth.***

This lot follows the same basic chain of title as Lot 1 above. Minor differences are found, such as the fact that George E. Read purchased small adjoining parcels from other owners at various times (eg, 5 acres and 47 perches bought from Donald McDonald in April 1840, and 14 acres bought from Bridget McBride in December 1866; *Louth Memorial deed* #774 and *Louth deed* #77.)

### ***Part Lots 1 & 2 Broken Front Concession, Louth.***

A photograph published in the *St. Catharines Standard*, advertising the sale of this property in 1947, showed that the house remains virtually unchanged to this day (*St. Catharines Standard*, May 10, 1947.)

## ***2.2 Land Ownership under the McCordick and Newman Families.***

In May 1947, Blaikie sold part of Lot 2 to **Col. Edward Frank McCordick** for \$15,800. In May 1963, Blaikie sold part Lot 1 to **George Duncan Newman**. In June 1963, McCordick sold part Lot 2 to Newman (*Louth deeds* #13303; *Registry deeds* #93127, 93129, 112570.)

McCordick (b. Apr. 2, 1904) was a native of St. Catharines, and the son of Lieut. Col. Frank Case McCordick (1873-1946) and his wife, May Beatrice (Simson) McCordick

(1873-1946.) The McCordick family had settled in St. Catharines around 1865, and a short time later established a leather tannery, known as the "St. Catharines Tannery," on Carlisle Street. This company specialized in leather laces, "wax kip" (untanned hides), and calf leather. "McCordick Leathers" was one of the oldest manufacturing firms in St. Catharines, closing its doors in October 1990 after more than 120 years. McCordick's father, Col. Frank C. McCordick, attended the Royal Military College and was distinguished for his services overseas during the Great War. He served as the mayor of St. Catharines in 1930-31.

Edward Frank McCordick was educated at Ridley College, Upper Canada College, and at the Royal Military College in Kingston where he graduated in 1925. He served as the president of the family business, and like his father before him, served overseas during W.W. II. He served here as Lieutenant in the 10<sup>th</sup> Battery, which he mobilized and took overseas in November 1939. McCordick served as the commanding officer of the 1<sup>st</sup> Anti-Tank Regiment and the 1<sup>st</sup> Field Regiment (RCHA) in Italy and Holland, returning home in May 1945. After the war, McCordick served as honorary Lieutenant-Colonel of the 56<sup>th</sup> Field Regiment (RCA) and was promoted to the rank of honorary Colonel of the regiment in December 1978. McCordick was married to Helen Stanley Smith (1904-1997), and they had one daughter named Anne (b. 1932.) McCordick received the Efficiency Decoration, Order of the British Empire (1945), and was an Officer, the Order of St. John (1978.) He sat on various boards during his lifetime, and belonged to various social and charitable organizations. McCordick suffered a heart attack and died on Feb. 20, 1980 (*St. Catharines Standard*, Aug. 18, 1930, Nov. 20, 1946, Dec. 23, 1978, Feb. 20, 1980 and Oct. 24, 1990.)





**Fig. 11:** Edward Frank McCordick (1904-1980.)

Newman (b. 1907) was a native of St. Catharines and the son of Howard Newman (1883-1920) and his wife, Jeanette Irene (Dittrick) Newman (1884-1962.) Newman's father died at the early age of 37 as the result of typhoid. After completing his education, Newman entered into the family owned contracting business. He was the senior member and president of Newman Bros. Ltd. from 1952 until his retirement in 1972. Some of the construction projects that the firm was involved with included the Garden City Arena, and additions to the St. Catharines General Hospital on Queenston Street. Newman was a founding member of the St. Catharines Horse Show in 1927, and he was a director of the St. Catharines Riding and Driving Club, a director and president of the Canadian Hackney Horse Society since 1947, and director of the Canadian Horse Shows Association, chairman of the Light Harness Horse and Breeding Division of the CNE, and represented these societies at the Royal Agricultural Winter Fair. He was a judge at various horse shows, and a member of the Carriage Association of America. Newman was married to Catherine ("Kate") Norris Coy (b. 1909), who was the sister of Mary Campbell Coy Blaikie referred to above. They lived for a time on Russell Avenue, and raised a family of four children (one son, three daughters.) Newman died at the Hotel Dieu Hospital on Feb. 25, 1980. His remains rested at his home (333 Lakeshore) followed by cremation. His widow died at Henderson Hospital in Hamilton on Oct. 2, 1983. Her remains rested at the family home, followed by cremation (*St. Catharines Standard*, Feb. 25, 1980; Oct. 3, 1983.)

In April 1979, Newman began plans to develop part of his property as the "Westport Estates" subdivision. Development agreements were registered on title at that time between Newman and the City of St. Catharines, and Lakeshore Road was widened which resulted in the loss of a strip of land at the front of the property (Reference Plan 30R-2605; *Registry deeds* #397471, 398589; Plan BA1575.)

In August 1979, an additional part of this land (part 1 on 30R-2605) was transferred by Newman to Newcoy Investments Ltd. Newman transferred the remainder of the parcel (part 2 on 30R-2605) to himself and his wife Catharine C. Newman (*Registry deeds* #407712, 407714.)

The Vernon's *Directories* showed that 333 Main Street was occupied by Mrs. Newman until 1983.

### **2.3 Later owners: Crichton and Nero.**

In October 1984, this land was purchased from the estate of Catharine C. Newman by **Nancy May Crichton**. It was then described as "part 2" on Reference Plan 30R-3979. The remainder of the Newman estate land was sold in March 1985 by the executors to Fairview Land Development Ltd. (*Registry deeds* #486447, 493601, 493602.)

Crichton was the daughter-in-law of a renowned, Scottish born artist named Pender Crichton. He had worked as an artist and art teacher for over forty years before retiring in 1978. Nancy Crichton owned and operated the “Crichton Gallery” at the Grantham Plaza, and then a business named “Rainbow Decor” (Crabtree 1978; *Vernon’s St. Catharines Directories*, 1985-2002.)

In April 1985, Crichton applied to have this land transferred from the Land Registry system to the Land Titles system. The application was approved in June of the same year, and the property was re-entered as **Parcel 1-2, Section Broken Front Concession, Louth**. The surrounding land was subsequently subdivided under Registered Plan 30M-129 (*Registry deeds #495487, 498944*.)

Crichton retained ownership of this property until 2002 or 2003, when she sold it to **Andy Nero**.

The *Vernon’s Directories* showed that 333 Main Street was occupied by Nancy Crichton until 2002, and thereafter by Andy Nero and his family from 2003 until the present time (*Vernon’s St. Catharines Directories*, 2003-2013.)

Nero retained ownership over this land until it was purchased by the present owner, **Maxima Properties**. Nero and his family have remained on as the tenants in occupation of the house until the present time.

### **3.0 Architectural and Historical Significance of “Hollydean.”**

#### **“Hollydean.”**

Although there are no known architectural plans or extant building permits issued by the Township of Louth, nevertheless family tradition provides us with a construction date for “Hollydean” in or around 1914. The house was named in honour of the family residence by the same name in Toronto’s Rosedale neighbourhood, which was in turn named after the ancestral family home in Scotland which appears to have originally been spelled as “Holydean.”

The earliest published reference to “Hollydean” was found in the *St. Catharines Standard* in February 1919, after two thieves named **James Long** and **William Pickering** broke into the house on the night of Feb. 6<sup>th</sup> when “an immense quantity of goods [was] carried away.” The inventory of the stolen goods included: 1 dozen silver teaspoons, half dozen silver dessert spoons, five headed spoons, 1 dozen forks, 4 dessert spoons, 30 Victor records, 2 dozen white table napkins, half dozen fringed napkins, 7 new steel knives, 7 large steel knives, 1½ dozen silver-plated knives, 13 pairs of ladies’ white silk stockings, 3 pairs of ladies’ black silk stockings, 5 gallons of Gooderham & Worts whiskey, 1 case of cherry whiskey, 1 case champagne, 5 gallon

keg of Barnes port wine, carved goods, peas, beans, carrots, asparagus, onions and fruit. Several other robberies had occurred in Port Dalhousie around that same time, including the canning factory, Johnston's shoe store and Scott's grocery store, all of which were believed to have been committed by Long and Pickering (*St. Catharines Standard*, Feb. 22, 1919.)

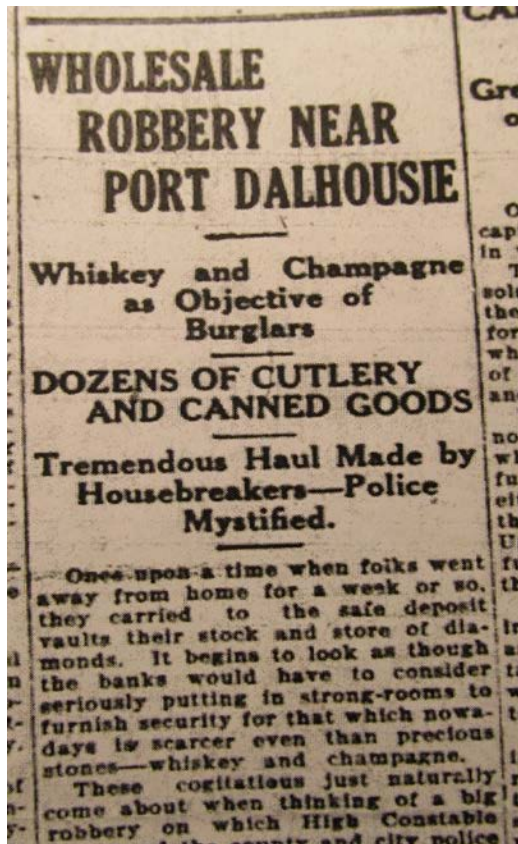


Fig. 12: *St. Catharines Standard*, Feb. 22, 1919.

On March 5<sup>th</sup>, Long and Pickering were tried in the police court for the above mentioned robberies. The Standard reporter noted that the evidence table gave the court "the general appearance of a second hand shop...there was a heterogeneous conglomeration of stuff on display." The court was "crowded to the point of suffocation, which rather added to the junk-shop air." The accused were found guilty, and were sentenced to incarceration in the Kingston Penitentiary for a term of two years (*St. Catharines Standard*, Mar. 5, 1919.)

It is difficult to classify the exact architectural style of "Hollydean." It was constructed during the period normally referred to as "Edwardian Classicism" which was fashionable between ca. 1910 and 1930. However, the design of the house also borrowed some elements from the "Prairie" style.

The original core of the house, which was erected in 1914, is a 2½ story, three bay, stuccoed or “rough cast” structure.

The house rests upon a concrete foundation with several basement rooms. One of these rooms was used by the family as a chicken brooder during periods of inclement weather. The adjoining room once contained a large cistern or water tank, which has since been removed although its shape and position may be discerned in the brick work on the walls. This room has been converted into a small wine cellar.

The north side of the house appears to be slightly asymmetrical, which is emphasized by the off-centre positioning of the front door which is not centrally aligned. The windows on the ground floor have been arranged in a group of three to the left hand side of the door, and a balanced grouping of four windows on the right hand side of the door. A wide and luxuriant, albeit neatly maintained column of ivy, has been permitted to grow up the wall on the right hand side of the door, further emphasizing this visual asymmetry. There is a small, square window placed to the left hand side of the front door, aligned with the tops of the other windows. All of the fenestration is original to the house, the windows being of the double hung, 6/6 wooden sash variety. Older photographs showed that the upper windows once contained shutters which have since been removed. This asymmetrical window placement continues around the house---for instance, the use of a bay window placed at the north-west corner of the ground floor, but smaller windows on the upper floor. A vintage photograph from ca. 1938 show that the bay window was installed sometime after the time of this image was taken.



**Fig. 13:** “*Hollydean*” ca. 1938. Note the absence of the “widow’s house” and the bay window at the north-west corner of the house (photo courtesy of Tony Blaikie.)

The arch topped front porch, sheathed in tin, rests upon pairs of square, wooden, tapered posts. The solid, exterior wooden front door is original to the house. It is flanked by side-lights.

The wide, over-hanging eaves reveal the ends of exposed structural roof rafters which project beyond the walls. This is a stylistic feature that was popular during the period when this house was erected. Brick chimneys are found in the end (east and west) walls.

The east side of the house contains a two story sun porch, with an additional one story screened-in porch on the ground floor level. The two story porch is contemporary to the original house, while the one story addition appears to be a later addition and is of less architectural significance.

The rear ground floor portion of the house is a relatively recent addition. Its design is extremely sympathetic and compatible with the original core structure, and contains a spacious, bright kitchen above and a family room in the basement level. This rear wing has the appearance of always having belonged to the house.

The Blaikie house features nearly all of its original interior trim and finishes intact. The house contains three brick fireplaces, refinished pine and/or hardwood floors, door and window trim, baseboards, interior doors ("Cross and Bible" style with porcelain door knobs), butler's pantry, "Mission" or "Arts and Crafts" style staircase, original front entry light with an alabaster shade, 1910s vintage push-button light switches, metal grill radiator covers, and a five light, crystal drop light fixture in the second story hallway.

The east side of the driveway directly beside the house contains a low, stone garden retaining wall. The top of this wall retains a heavy, wrought-iron ring that was used for tethering horses. Family tradition relates that one of the reasons why this property was purchased was for a place to stable horses. The adjoining Read farm at one time contained a trotting track where the horses could be exercised (Personal communication from Tony Blaikie.)





**Fig. 14:** Iron “horse ring” mounted into exterior garden wall.

The rear of the property contains a detached brick double garage, which was probably constructed sometime after the main house, perhaps during the 1920s. It is of limited historical or architectural significance.

### ***3.1 Architectural and Historical Significance of the “Widow’s House” (347 Main.)***

The “widow’s house” on the same site is not nearly as old as the main house, since it was constructed ca. 1943. In terms of its architecture and choice of building materials, it neatly mirrors and complements the main house. It has been determined that the westerly and southerly wings of this house were later additions, and therefore contain less heritage value. The original core structure of this building would warrant designation based primarily upon its overall historical significance and contextual importance to the site, and secondarily (and less so) upon its architectural merits. It is strongly recommended that the owner might consider its designation, and/or incorporating this building into the new site plan for the development of the property.

Five proposals have been put forth by Glenn Barr (Better Neighbourhoods Development Consultants) for relocating this building to another location within the footprint of the development site. Four of these options (“A” through “D”) are not recommended for economic reasons (eg., the displacement of new construction and parking spaces), and for other considerations. The last option, “E,” is the favoured one. This proposal would call for the removal of the southerly and westerly wings of the “widow’s house,” and to relocate it to the east side of “Hollydene.” In order to accommodate this move, a portion of the ground floor sun porch on the main house would need to be removed. The most easterly part of the ground floor sun porch is not original to “Hollydene” and has no

particular architectural or heritage value. It could be removed and would have no impact upon the integrity for the designation of 333 Main Street. Similarly, the removal of later additions on the “widow’s house” in order to permit its relocation would not impact upon its historical importance. The removal of the two small wings would further restore the exterior appearance of this small house to its original 1940s appearance. Relocation of the “widow’s house” would reduce the area of the yard surrounding 333 Main, and would require a long driveway access. Nevertheless, it would ensure the preservation of the house near its original site (Barr 2017.)

#### **4.0 Conclusions.**

The property located at 333 Main Street in Port Dalhousie contains a long and rich history of Euro-Canadian ownership, reflecting the development of this part of the city of St. Catharines. This site was first owned by Loyalists who fled to the safety of Niagara at the end of the American Revolutionary War, and subsequently passed through the hands of various individuals of local importance. These past owners included the TenBroeck, Pawling, Brown, Sanderson and Read families. This property was then acquired by Frank Blaikie, who was the son of a prominent Toronto financier. This land was used for agricultural purposes during the entire period between ca. 1791 until 1942. The first indication that this land was being used for the cultivation of fruit was found on the 1876 *Page’s Atlas* map. The agricultural census returns for Louth from 1861 and 1871 may provide further evidence of orchards and other cultivars on this land. These early maps also showed that an early house stood on the property during the tenure of ownership under the Read family, and tradition relates that this house was moved to a new site a short distance to the west where it was renovated and remains standing at the present time. Part of this farm then passed into the ownership of E. Frank McCordick, a decorated WWII veteran and leather goods manufacturer which was one the oldest businesses in the city. The rest of the property remained in the hands of the Blaikie family and was eventually acquired by the George D. Newman, who was related to Blaikie by marriage. Through the Newman and Blaikie marriages, these families became connected to the Coy family---longstanding hardware merchants in the downtown core, and to the Norris family who were connected with shipping and milling in the area. Nancy Crichton, one of the later owners of the property, was married into the family of the prominent artist Pender Crichton, and she operated her own gallery and interior decor business.

The buildings which occupy the site of 333 and 347 Main Street were constructed by the Blaikie family. The main house, at 333 Main, is said to have been built in 1914. Newspaper articles from the *Standard* show that the house was robbed in early 1919, therefore its period of construction falls within the period of the Great War. It was designed by an (as yet) unidentified architect, during the period when Edwardian

Classicism and the Prairie styles of architecture were in fashion. The house is a synthesis of both schools, and contains design features from both of these styles. It is a unique structure, and there are no known similar examples within the city of St. Catharines. The exterior of the building is worthy of designation based upon its historical and architectural significance.

Vintage photographs reveal that the core structure of the house remains virtually unchanged since the time of its construction. The exterior has been modified only slightly, with the addition of a bay window at the north-west corner of the ground floor sometime after 1938, and through the removal of the second story window shutters. A one story screened-in porch was added on the east side of the house which has no particular architectural merits or heritage value. The rear of the house contains a nearly seamless modern addition, which blends perfectly with the style of the original core structure.

The interior of the original house has remained virtually unaltered, and contains nearly all of its original finishes and trim. Of particular interest are: the Arts and Crafts style staircase, the butler's pantry, the downstairs light fixture in the entrance foyer and the smaller crystal drop lighting fixture in the second floor hallway. These items would be difficult to replicate and would be worthy of interior designation.

The "widow's house" on the same site is not nearly as old as the main house, since it was constructed ca. 1943. In terms of its architecture and choice of building materials, it neatly mirrors and complements the main house. It has been determined that the westerly and southerly wings of this house were later additions, and therefore contain less heritage value. The original core structure of this building would warrant designation based primarily upon its overall historical significance and contextual importance to the site, and secondarily (and less so) upon its architectural merits. It is strongly recommended that the owner might consider its designation under option "E" as proposed by Glenn Barr for its relocation and preservation.

The detached garage at the rear of 333 Main Street was built sometime after the main house, probably during the 1920s. This ancillary structure has little or no historical or architectural significance, and does not require designation. It is recommended that this building should be measured and photographed prior to the development of the site, in order to provide a historical record of it.

The one story screened-in sun-porch on the north side of the house is a much later addition, and has less architectural significance than the two story screened-in porches which are original to the house. This one story porch should be measured and photographed prior to the development of the site in order to provide a historical record of it.



#### **4.1 Statement of Cultural Heritage Significance (333 Main Street)**

The Blaikie-Newman house at 333 Main Street in Port Dalhousie is a significant structure in terms of its historical associations and architectural style. It is worthy of designation for many reasons.

#### **4.2 The property at 333 Main Street meets the criteria for design or physical value.**

“Hollydene” was designed by a skilled architect, whose identity unfortunately remains unknown. A Toronto-based architectural firm may have executed the design. The house is a synthesis of Edwardian Classicism and the Prairie Style of architecture, both of which were popular in North America during the first quarter of the twentieth century.

333 Main Street is a very rare example of a private residence in St. Catharines that was influenced by these two particular schools of design. There are no other known examples quite like it in this area. It has been a landmark structure and a visual anchor on Main Street in Port Dalhousie since the time of its construction more than a century ago.

#### **4.3 The property at 333 Main Street meets the criteria for historical or associative value.**

The land upon which this house stands was originally granted in 1796 to Capt. Peter TenBroeck (UEL) who had served in Butler’s Rangers. During the next century this property was owned by members of early, well known inhabitants in this district and included the Pawling, Brown (Hare), Sanderson and Read families. During this period the land was primarily used for agricultural purposes, and this site included a small residential structure which was later moved to a new location.

This residence was built in 1914 for the Blaikie family. Frank Blaikie, the son of wealthy Toronto real estate broker and financier, purchased this site in 1904. Blaikie was a well known local fruit farmer on this property for many years, but during the 1920s and ‘30s he also served as the manager and secretary-treasurer of the St. Catharines branch of the Security Loan & Savings Co., and as the secretary-treasurer of the Niagara Lower Arch (Whirlpool Rapids) Bridge Co. Blaikie maintained a residence in downtown St. Catharines, but he continued to oversee the management of his farm which he named “Hollydene” in honor of the family home in Toronto.

Newman was a member of a prominent family of building contractors, and he had also married into the Coy family, who were long-time hardware merchants in the downtown core. Another owner of this property during the mid-twentieth century was Col. Edward Frank McCordick, a decorated Second World War veteran, and the owner of the McCordick leather factory which was an important business in St. Catharines for more than 120 years.

#### **4.4 The property at 333 Main Street meets the criteria for contextual value.**

“Hollydene” has been a landmark structure on Main Street in Port Dalhousie since the time of its construction. It is a conspicuous part of the surrounding local landscape, which includes other heritage features such as: the old routes of Lakeshore Road and Martindale Road; St. John’s Anglican Church Cemetery on the opposite side of the street; and nearby farm lands and other nineteenth century farm houses.

#### **4.5 The heritage attributes of the property include:**

The front yard of the property (west side of the house) contains a low stone wall which projects into the front yard, and functions as a retaining wall. Cast iron rings were mounted into the top of the wall, which appear to have been hand-forged. They were used by visitors to the house and by family members as spots to tether or hitch their horses. It should be noted that a later owner of this property, George Duncan Newman, was a skilled horseman and founding member of the St. Catharines Horse Show. Efforts should be made to retain as much of this wall as possible.

#### **4.6 The heritage attributes of the building include:**

“Hollydene” exhibits many features and design elements integral to “Edwardian Classicism” and the “Prairie Style” of architecture.

- The exterior walls of this 2½ storey house retain their original rough-cast or stucco coating.

- The façade or north facing side of the house contains a three bay, asymmetrical placement of its main entrance door and fenestration, which is nevertheless aesthetically and visually pleasing.

Important design elements include:

- a hipped roof with wide over-hanging eaves;

- structural roof rafters which project beyond the walls but are protected beneath the eaves;

- original double hung 6/6 windows; original front door flanked by sidelights;

- a distinctive square columned front porch with a galvanized tin roof;

- original brick chimneys,

- a two storey screened-in sun porch or breezeway on the east side of the house.

The interior of the original core structure has retained many of its early twentieth century finishes which include:

- original flooring, baseboards;

- “Cross and Bible” doors with porcelain doorknobs;
- door and window trim;
- two fireplaces;
- metal radiator covers;
- 1914 era light switches.

The most important original interior features include:

- the “butler’s pantry;”
- the Arts and Crafts style staircase and stair railings;
- the large alabaster light fixture in the main floor front entry foyer
- a smaller light fixture with cut crystal drop pendants in the second floor hallway.

Efforts should be taken to preserve these period, character enhancing elements.

The property at 333 Main Street meets the criteria for design or physical value, for historical or associative value, and for its contextual value. It is therefore a “priority one” candidate for designation.

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