

The Queen Street Heritage Conservation District Study

BACKGROUND REPORT

Prepared for :
The City of St. Catharines



DAVID CUMING AND ASSOCIATES
UNTERMAN McPHAIL HERITAGE RESOURCE CONSULTANTS
WENDY SHEARER LANDSCAPE ARCHITECT LIMITED

**THE
QUEEN STREET
HERITAGE CONSERVATION DISTRICT STUDY
DRAFT BACKGROUND REPORT
PREPARED FOR
THE CITY OF ST. CATHARINES**

BY

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NOVEMBER 1989

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ACKNOWLEDGEMENTS

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- Mr. Richard Tapp, Planner, City of St. Catharines;
- Mr. Jim Benson, Landscape Architect, City of St. Catharines;
- Members of the Steering Committee;
- City of St. Catharines LACAC; and
- all area residents who participated in the public meetings.

Finally, we wish to acknowledge the Ontario Heritage Foundation for the award of a grant towards the preparation of this conservation district study.

(i)

SUMMARY AND CONCLUSIONS

Pursuant to Part V of the Ontario Heritage Act the Queen Street area in the City of St. Catharines has been selected by the Local Architectural Conservation Advisory Committee (LACAC) and the municipal Council as a candidate for examination as a future heritage conservation district.

The Queen Street study area is located at the heart of the municipality, bounded by Ontario Street, Lake Street and Welland Avenue in the central area of urban St. Catharines.

The examination of this area has been undertaken in the form of a District Study. The study comprises two major components; a background report; and a district plan. This background report constitutes the examination of the area for future designation as district as referred to in Section 40 of the Ontario Heritage Act. In many respects this report establishes the reasons for designating Queen Street and environs as a conservation district and provides the basis of the merits of the application for designation required by the Ontario Municipal Board.

The background report also forms the basis for the preparation of a district plan. The district plan will contain a number of recommendations regarding conservation measures, design guidelines, planning policies and landscape improvements.

(ii)

The background report examines:

- the historical context of the Queen Street area;
- the architectural attributes of its heritage buildings;
- the landscape setting and scenic merits of the area; and,
- the overall planning context of Queen Street.

The historical development of the study area has considerable association with the Merritt family. Influential in the economic growth of the Niagara peninsula and St. Catharines as a result of the construction of the First Welland Canal the Merritt family were also prominent land owners. Their estate on the fringe of an emerging urban St. Catharines was by the 1860s an important developable parcel of land. The subdivision of the Merritt estate in 1868 and the creation of the triangular tract as a new residential area with a substantial open space known as Montebello Gardens (later to become a City owned park) immediately appeared to be an attractive residential district.

Queen Street flourished during this era and by the 1870s was a well established residential street. Montebello Park witnessed the construction of a large pavilion on its grounds later to be followed by a smaller bandstand. Residential construction along the park's borders also grew during the late 1890s and by 1913 all lots on its northern boundary, Midland Street, had been built upon.

(iii)

The occupants of these houses in the area were drawn from the middle classes with a variety of professions and merchants represented.

The majority of the houses on Queen Street are of frame construction clad either in wood or stucco, usually one-and-a-half storeys in height. Predominant roofing material in the early 1900s appears to have been wooden shingles. Midland Street, in contrast, comprises mainly brick residences of two to two-and-a-half storeys in height.

Although there have been a variety of alterations and additions over the years the houses on Queen and Midland Streets represent an excellent array of nineteenth and early twentieth century architectural styles such as vernacular Gothic Revival, Italianate, American Four Square, Queen Anne, and Tudor Revival.

The variety of building styles has resulted in a surprisingly rich streetscape. The generally uniform building height and setback has been complemented by an equally important and visually cohesive assembly of landscape features. Diverse species of mature street trees, wide grass boulevards, well kept lawns and foundation plantings enhance the setting of Queen Street and provide an important entrance into the area and to Montebello Park.

Municipal planning policies aim to conserve and maintain the stable residential character of the neighbourhood. Both the official plan and the zoning by-law recognize existing uses and their continuing contribution to the central area of St. Catharines.

The Queen Street study area possesses a number of attributes that support its prospective designation as a heritage conservation district, notably:

- historical associations with the Merritt family;
- excellent examples of nineteenth century domestic architecture executed in a variety of styles; and,
- a particularly scenic streetscape along Queen Street characterized by tree canopies, grass boulevards and uniform building setback.

PART ONE

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Background

Under Part V of the Ontario Heritage Act a municipality may designate by by-law all or any defined areas within the municipality as a heritage conservation district. It has become conventional practice to study an area prior to prospective designation as a conservation district in order to identify the special heritage attributes and character of the area. The Ministry of Culture and Communications (formerly Citizenship and Culture) has advised in published guidelines that this is preferable.

The guidelines note that:

A heritage conservation district is an aggregate of buildings, streets and open spaces that, as a group, is a collective asset to a community in precisely the same way that an individual property is valuable to that community.

A district...may have architectural, historical, scenic, or archaeological aspects worth conserving. Above all else, a heritage conservation district has a special character or association that distinguishes it from its surroundings. Potential districts can be found in both urban and rural environments and may comprise residential, commercial and industrial areas, established rural landscapes or entire villages or hamlets. (Ontario's Heritage Conservation

District Guidelines, 1985 p.11)

Recognizing the unique heritage attributes of Queen Street the City of St. Catharines LACAC requested and City Council agreed to, the preparation of a heritage conservation district plan for the Queen Street area. Initiated in 1987 the district study process comprises two major elements: a background report detailing the architectural, historical, landscape and planning context of the area; and a district plan containing policies, guidelines and recommendations respecting the future of the district once designated.

1.2 Purpose of the report

Section 40 of the Ontario Heritage Act, R.S.O., 1980 permits a municipality to examine prospective heritage conservation districts prior to their designation by municipal by-law. Additionally in the required Ontario Municipal Board (OMB) hearing to approve the by-law under Section 41 of the Act, the OMB must inquire into the merits of the application made by the municipality.

This background report details the heritage attributes of the Queen Street-Montebello Park study area and examines:

- the historical growth and development of this area (section 2);
- the streetscape and landscape qualities of Queen Street and environs (section 3);

- the heritage buildings of this neighbourhood and their architectural attributes and historical associations (section 6); and,
- a prospective conservation district boundary which suitably seeks to delineate that area of particular heritage significance (section 5).

The report also includes a description of those planning policies that may impede or enhance successful heritage conservation (section 4) and provides an account of public information meetings held in October, 1989 (Appendix 1).

Although the principal purpose of this report is to provide reasons for designating the Queen Street area as a heritage conservation district, the background report also serves as an important basis for the preparation of the heritage conservation district plan.

Once an area has been examined and a designating by-law approved by the OMB, any changes to the built environment within a heritage conservation district require a Council approved permit.

The Ontario Heritage Act does not specify what matters should be taken into account by Council in considering a district permit. It has become conventional wisdom, however, in the heritage conservation district designation process to prepare and adopt "a district plan" which will assist in the guidance of appropriate physical change within

the district and indicate ways to enhance the landscape and encourage conservation of heritage fabric.

A district plan for the Queen Street area accompanies the background report and should be read in conjunction with this material.

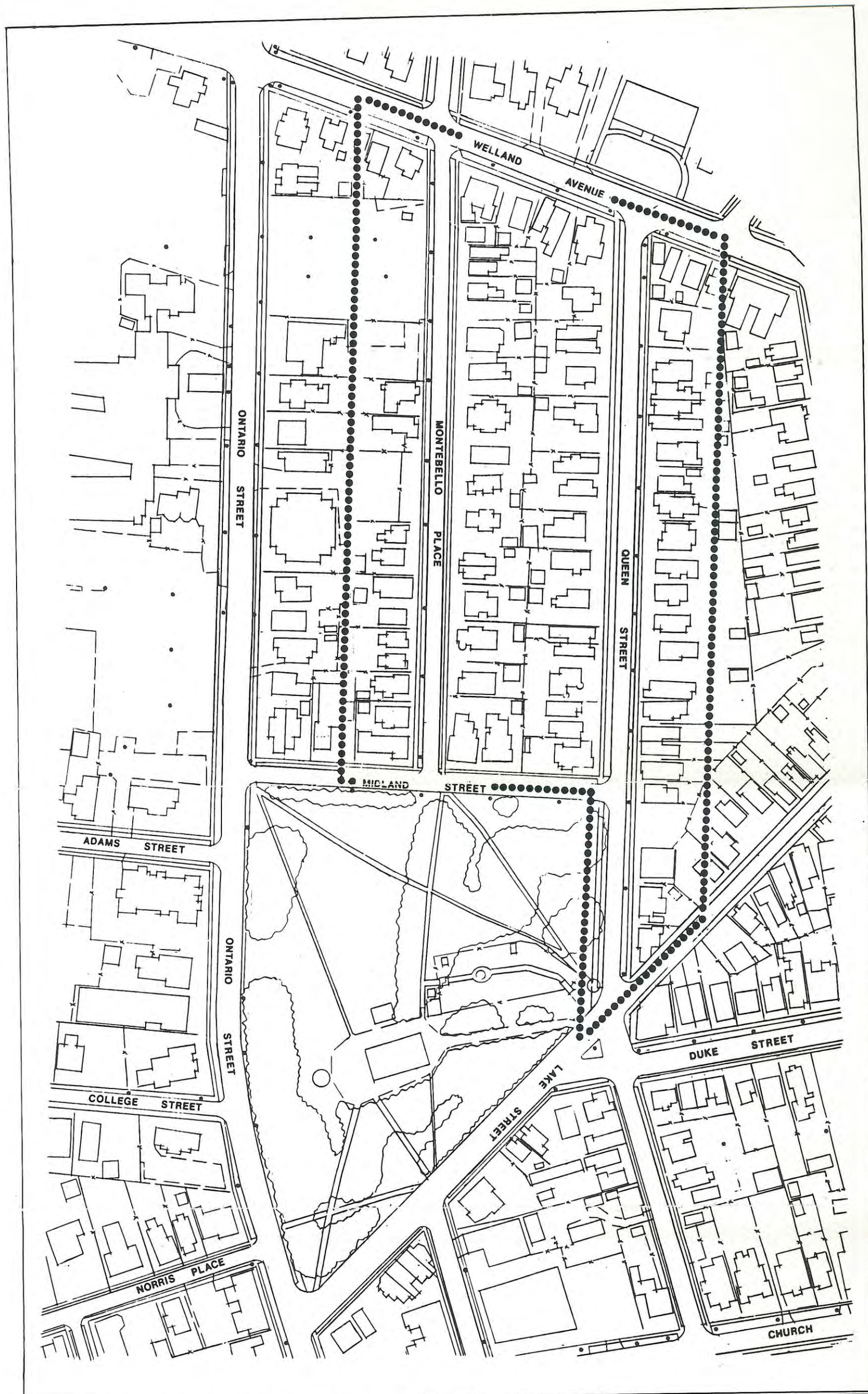
1.3 Format of the report

The heritage conservation district background report is divided into two parts. Part 1 contains analysis of the historical, architectural, landscape and planning context of the study area; as well as a description of the proposed district boundary; and Part 2 contains a detailed illustrated inventory of heritage buildings within the area. The format follows the consultant's proposal prepared in response to the terms of reference prepared for this study by the City of St. Catharines.

1.4 The Study Area

Prior to designating a heritage conservation district under Part V of the Ontario Heritage Act a municipal council may by by-law define the municipality or any part of it as an area to be examined for potential designation.

On March 5, 1987 LACAC passed a resolution recommending that Council enact a by-law defining Queen Street as an area to be examined for



**Queen Street
Heritage Conservation District Study**

City of St. Catharines

David Cuming and Associates

Unterman McPhail Heritage Resource Consultants

Wendy Shearer Landscape Architect Limited

STUDY BOUNDARY



AUGUST 1989



future designation as a heritage conservation district. The study area defined in the terms of reference included that portion of Queen Street from Lake Street to Welland Avenue, with recognition that the peripheral area around Queen Street should also be regarded.

Ministry of Culture and Communication staff suggested an area somewhat larger than the original study area of Queen Street and an adjacent street, Montebello Place, was included in the district study area.

After subsequent site visits, field survey, historical research and review of relevant planning policies it became evident to the consultants that while intensive study of Queen Street was warranted, Montebello Place did not possess any significant or unique relationship to Queen Street (physical, visual or historical). Indeed, in examining the context of the study area, it is evident that the "triangular tract" bounded by Ontario Street, Welland Avenue and Lake Street probably would have been the ideal study area. Having historical associations with the Merritt family, this area was first proposed for subdivision in May, 1868 by Jedediah Merritt.

While having the potential to be a coherent study area, the size of the area and lack of initial public consultation argued against reconsidering and expanding the study area. Instead the consulting team concentrated their efforts on the primary focus of the study area, namely Queen Street between Welland Avenue and Lake Street. Additionally, particular attention was also given to Montebello Park

and Midland Street between Ontario and Queen Streets.

Montebello Park constitutes an important apex of the triangular tract and is an important heritage feature in its own right being associated with the Merritt estate, and later as a public park with prominent American landscape architect Frederick Law Olmsted. Midland Street is an important northern edge to the park and also argued for further examination as part of this district study.

These changes to the initial study area boundaries after examination and re-evaluation do not jeopardize successful district designation under Part V of the Act. The Ontario Municipal Board has found that a by-law passed pursuant to Section 40 of the Act i.e. examination; is not necessary for the proper application of Section 41 i.e. designation.

Accordingly the following sections detail the results of the comprehensive survey of this modified study area.

2.0 HISTORICAL BACKGROUND

2.0 HISTORICAL BACKGROUND

2.1 Origins

Early development of St. Catharines is attributable to the strategic intersection of Indian trails and Twelve Mile Creek. Prior to European settlement, it is believed that the site of St. Catharines was one of the most heavily populated Indian encampments in North America. The first European settlers John Hainer and Jacob Dittrick arrived in the area in the early 1790s.

The greater part of the land which now comprises St. Catharines was first owned by the Hon. Robert Hamilton. Actual settlement of the area did not begin until after the opening of Shipman's Tavern in 1797, located at the present intersection of St. Paul and Ontario Streets. The embryonic community became interchangeably known as Shipman's Corners, the Twelve and St. Catharines (after the Hon. Robert Hamilton's wife who died in 1796).

In 1796 Thomas Merritt settled on Lot 13, Con. 4 in Grantham Township but soon moved to Lot 20 on the same concession. His son William Hamilton Merritt purchased a part of Robert Hamilton's land on the site of the village in 1816 and had it re-surveyed and laid out by Jonathan Clendennan. In 1820 Merritt bought another 100 acre land parcel from Robert Hamilton which included present day Montebello Park and the study area. Thomas Merritt, father of W.H. Merritt, had acquired 30 acres including Montebello Park by 1823 although it was not declared at

the Registry office until 1843. W.H. Merritt became intimately involved in the business life of the village and owned several lumber and grist mills on Twelve Mile Creek and helped to promote the local salt and mineral springs as a spa.

In 1824 shortly after St. Catharines was formally incorporated as a village, W.H. Merritt began the construction of the first Welland Canal as a means of providing more water for his mills on Twelve Mile Creek. It was completed in 1829 and accounted for St. Catharines' rise as the industrial centre of the Niagara Peninsula. In 1836 the Shickluna ship building business moved from Niagara-on-the-Lake to St. Catharines thus firmly establishing the industrial role of the community.

In 1845 St. Catharines was incorporated as a town and the Second Welland Canal opened. The approximate boundaries of the town at this time were Church Street to the west; Queenston Road to the north; and the canal and Twelve Mile Creek to the south and east. By 1851 St. Catharines supported a population of 4368 people and a variety of buildings and uses including: a cut stone town hall, a market house and reading room; seven churches, six grist mills; a woollen factory, two foundries, five machine shops, an axe and edge tool factory; a saw mill, a pail factory, a last factory; shipyard and dry dock; telegraph office; marble factory, brewery and two distilleries; a nursery; and two newspapers.

LOT 19 6TH CON^N

J. P. MERRITT

ST

S. ADAMS

STREET

G

WELLINGTON

DUKE

LAKE

UNION
FOUNDRY

ONTARIO

STREET
CHER

WILLIAM

QUEEN

With the opening of the Great Western Railway in 1853 approximately one half mile to the west of the town, the St. Catharines economy continued to prosper. The boundaries of the town were extended north to Welland Avenue and south to Rykert Street (encompassing part of the Merritt estate) in order to accommodate accompanying urban growth. By 1854 the streets were lit with gas for the first time. In 1862, St. Catharines became the county seat of Lincoln.

2.2 The Triangular Tract

The triangular tract of land now bounded by Ontario Street, Lake Street, Welland Avenue and Montebello Park was owned by the Merritt Family. In 1852 Jedediah Pendergast Merritt, grandson of Thomas Merritt and eldest son of W.H. Merritt was noted as the owner on the Marcus Smith Map. The map shows a main house, gardens, outbuildings and a second building within the boundaries of the present Montebello Park. Queen Street extended to the southeast corner of the tract in 1852 and was well developed on both sides with residential buildings. In 1859 J.P. Merritt sold six-and-one-half acres now known as Montebello Park to W.H. Merritt Jr. The east side of Queen Street from Lake Street to Midland Street would appear to have been developed during the early 1860s although the 1864 City Directory of St. Catharines states that Queen Street ended at Lake Street.

We hereby Certify that this is
a correct Plan of the property
it represents

John H. St. Laurent
The Assessor
Edward Gardner
Provl Land Survey



MONTEBELLO
GARDENS,
ESTATE OF
Late W^m H. Merritt, Junior.

PLAN No. 22
OF THE
TRIANGULAR TRACT
IN ST CATHARINES

Composed of part of Lot 19 in
the 6th Concession of the Township of
Grantham in the County of Lincoln

AND
PROVINCE OF ONTARIO

May 1868

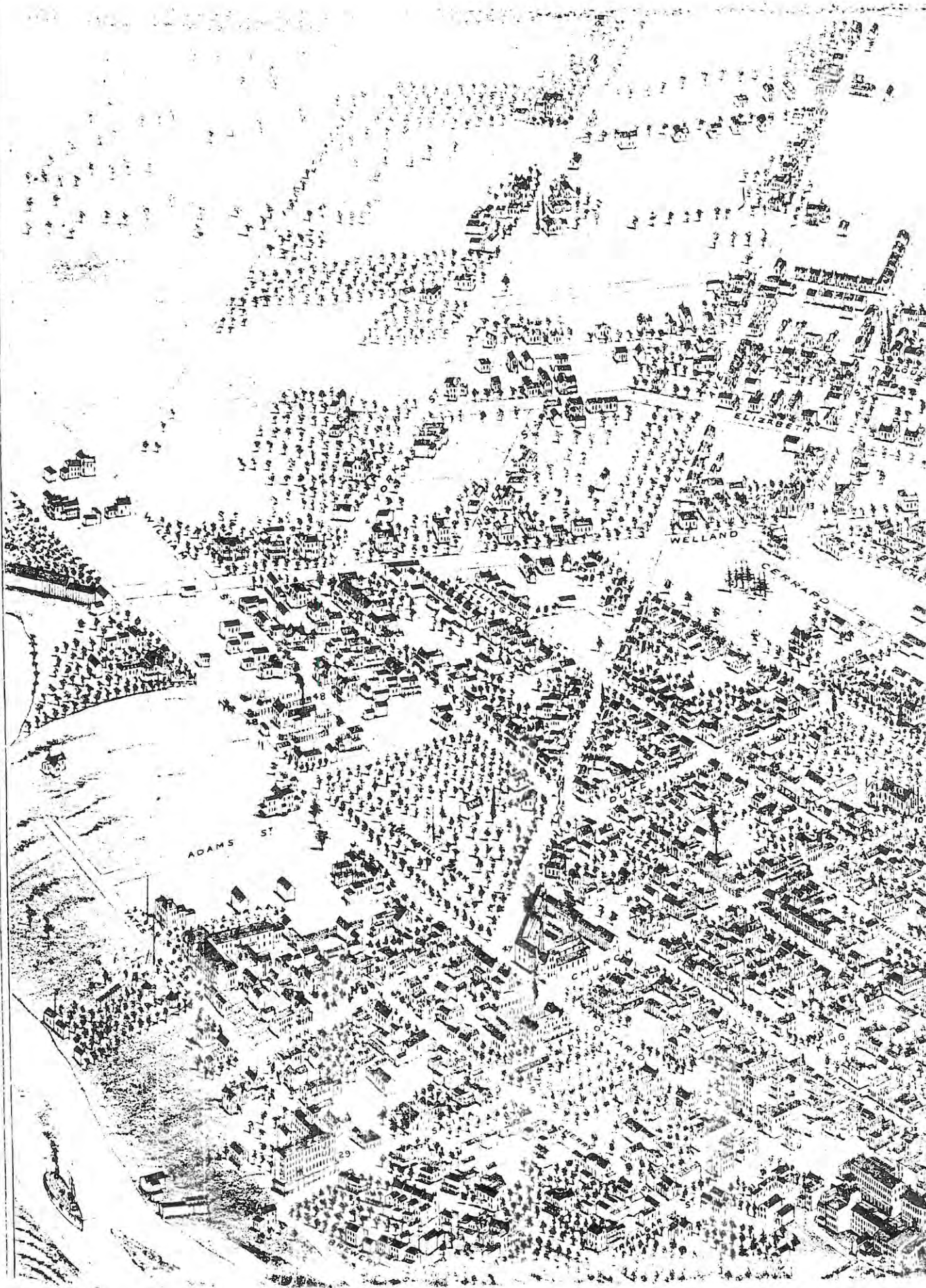
SCALE
100
FEET

John H. St. Laurent
1868

In May 1868, Plan 22 which subdivided the triangular tract into three blocks of building lots was registered by Jedediah Merritt. Midland Street was created along the present north boundary of Montebello Gardens and Queen Street was extended northwards to Welland Street. William Street, later known as Park Place and presently as Montebello Place, was laid out parallel to and between Queen and Ontario Streets and ran northwards from Midland Street.

According to an article in the April 1, 1869 edition of the St. Catharines Constitutional, several homes were immediately built on the northerly extension of Queen Street from Midland Street to Welland Street. In 1876, St. Catharines was incorporated as a city and a birdseye view dated the same year shows a reasonably well-developed residential area on Queen Street with some vacant lots on both sides of the street. Midland Street had only one house on the northeast corner of Ontario and Midland Streets in 1875. The east side of William Street appears to have been well-developed while the west side was occupied by the J.E. Moore and Co. Ontario Planing Mill and a single house on the northwest corner of William and Midland Streets in 1875. An 1880 map of St. Catharines by Edward Gardiner clearly shows the existing lots and buildings on Queen Street, Midland Street and William Street.

BIRDSEYE VIEW OF ST. CATHARINES, 1875.



2.3 Montebello Park and Queen Street

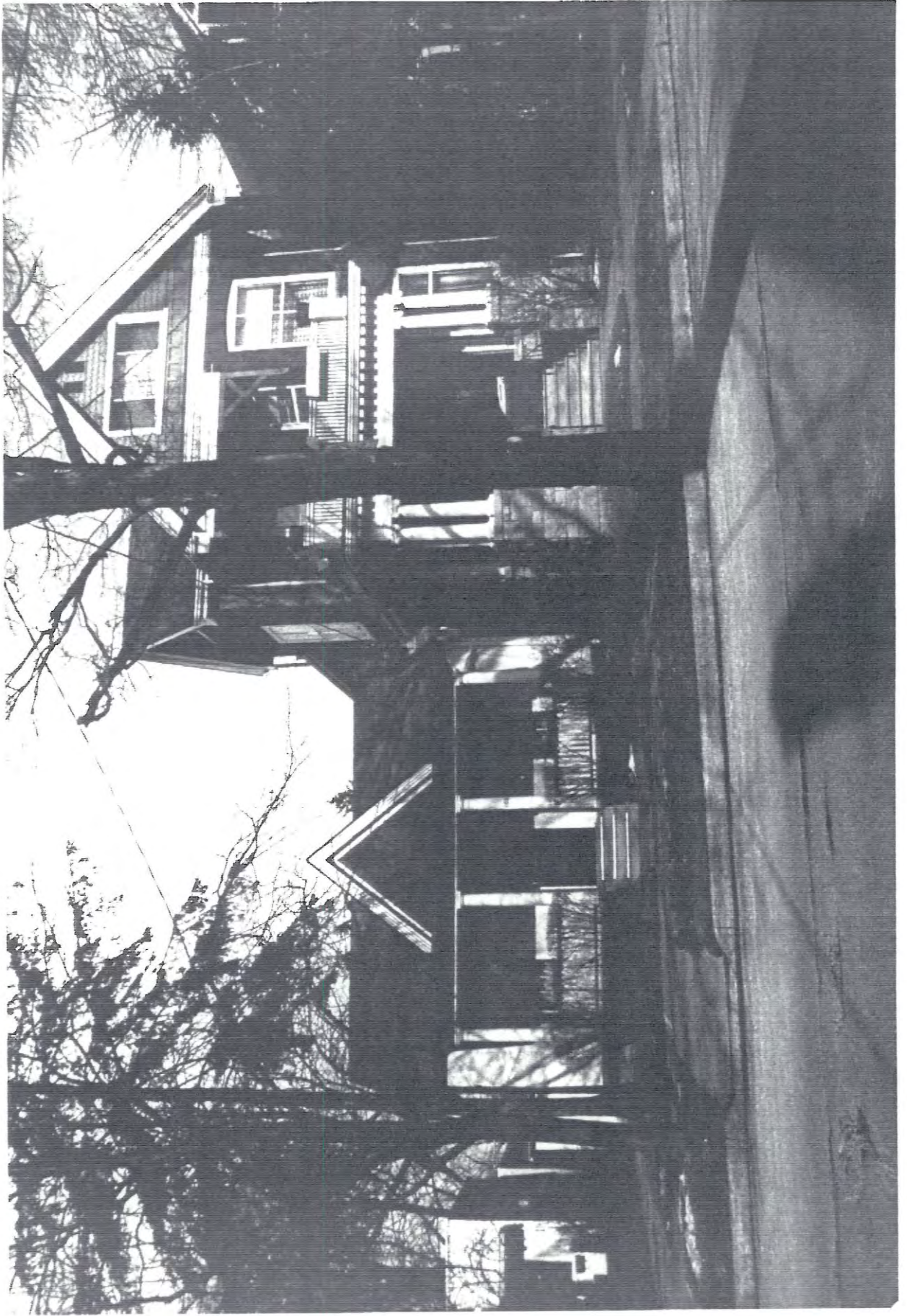
Montebello Park, originally part of the Merritt estate, was sold to the city in 1887 by Thomas Rodman Merritt, son of William Hamilton Merritt for \$9,900. William Hamilton Merritt Junior who had planned to build a house on the site shortly before his death in 1860 had named the site Montebello after a small Italian village he had visited during a European tour. After Merritt's death the land became available for sale. Consideration was given to subdividing the property for residential purposes as shown in Illustrated and Historical Atlas for Lincoln County.

Montebello Park is known to have been used as a public place as early as 1867 when concerts and dances were held at "Montebello Gardens" to celebrate Confederation. In 1874 the first fireworks demonstration in Canada was held on the site for Victoria Day celebrations. The 1875 birdseye view of St. Catharines shows several buildings standing in the park. With the acquisition of the land by the city, the present large pavilion was built in 1888 on the foundation of the earlier proposed Merritt House. The bandstand was built in 1905 and both structures survive to the present day. Landscaping of the park during the mid 1890s may have been designed by Frederick Law Olmsted, a prominent American landscape designer of international repute.

It would appear that no new houses were built on Queen Street between Midland and Welland Streets until the late 1890s, early twentieth



MAP OF ST. CATHARINES, 1880.
EDWARD GARDINER, ONTARIO ARCHIVES.



102 QUEEN ST. (CA. 1860), A VERNACULAR FRAME COTTAGE ; AND 100 QUEEN ST. (CA. 1870) , A BRICK RESIDENCE IN THE QUEEN ANNE STYLE DISPLAY A RICH VARIETY OF BUILDING FORM.

century. A circa 1895 birdseye sketch of the city shows a similar building density of Queen Street as the 1875 birdseye view. Not until the late 1890s and the early twentieth century would the vacant lots on both sides of Queen Street eventually be subdivided and several new houses erected. Today these houses are situated on properties which have street addresses with a half number. It would appear that 9-11 Midland Street was built by 1895. By 1913 all of the existing houses on Midland Street had been built.

Most of the houses on Queen Street are of frame construction with either wooden or stucco cladding. Several solid brick structures and two early twentieth century brick veneer buildings are interspersed with the frame buildings. The buildings range from one storey to two-and-a-half storeys in height with one-and-a-half storey being the most common. The predominant roofing material in the early 1900s was wooden shingles with some composition roofing material. By 1935 a number of buildings had replaced the wooden shingles with composition shingle roofing material. The only example of original slate roofing in the study area was 90 Queen Street.

There were no major changes to the Queen streetscape prior to World War II. Since then, three nineteenth century one-and-a-half storey frame structures on the east side at the south end of Queen Street have been demolished and replaced by the apartment building at 80 Queen Street, an adjacent vacant lot and a one storey bungalow at 84 Queen Street.

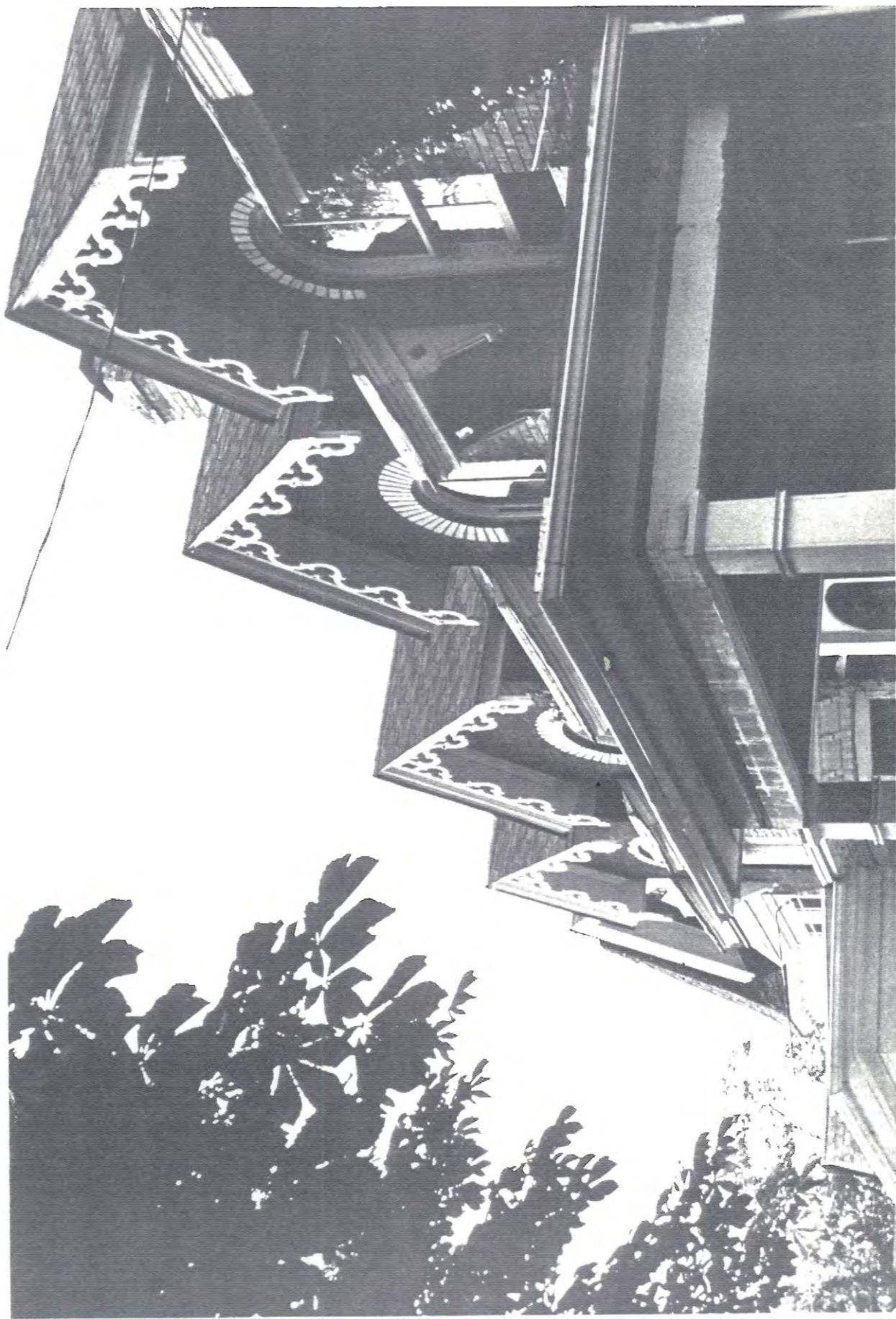


1-3 MIDLAND ST. (CA. 1880) A RESIDENCE IN THE QUEEN ANNE STYLE , FINISHED IN STUCCO , HAS MANY FINELY DETAILED FEATURES IN THE PORCH , GABLES AND CHIMNEY .

The house at 76 Queen Street has had a two storey apartment addition built facing onto Lake Street. At the north end of Queen Street on the east side a nineteenth century one and a half storey frame house was replaced by a one storey contemporary style house at 114 Queen Street.

The houses on Midland Street and the house on the northwest corner of William and Midland are two to two-and-a-half storeys high, mainly brick construction and generally represent later nineteenth century and early twentieth century architectural styles. Midland Street, including the corners of Montebello Place, have not been substantially changed in character although alterations and additions have occurred at individual houses.

The buildings within the study area represent an excellent cross-section of a mid-to-upper middle class St. Catharines neighbourhood. Mayors, city clerks, publishers, manufacturers, architects, lawyers and prominent local merchants have all lived in this area throughout the years. Most of the structures range in age from the mid-nineteenth to early twentieth century and represent a variety of architectural styles from this period.



93-95 QUEEN ANNE CHARACTERIZED BY DISTINCTIVE GABLES DECORATED WITH VERGEBOARD AND ROOF EAVES EMBELLISHED WITH MOULDED CORNICE AND LARGE BRACKETS.

2.4 Sources

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3.0 LANDSCAPE ASSESSMENT

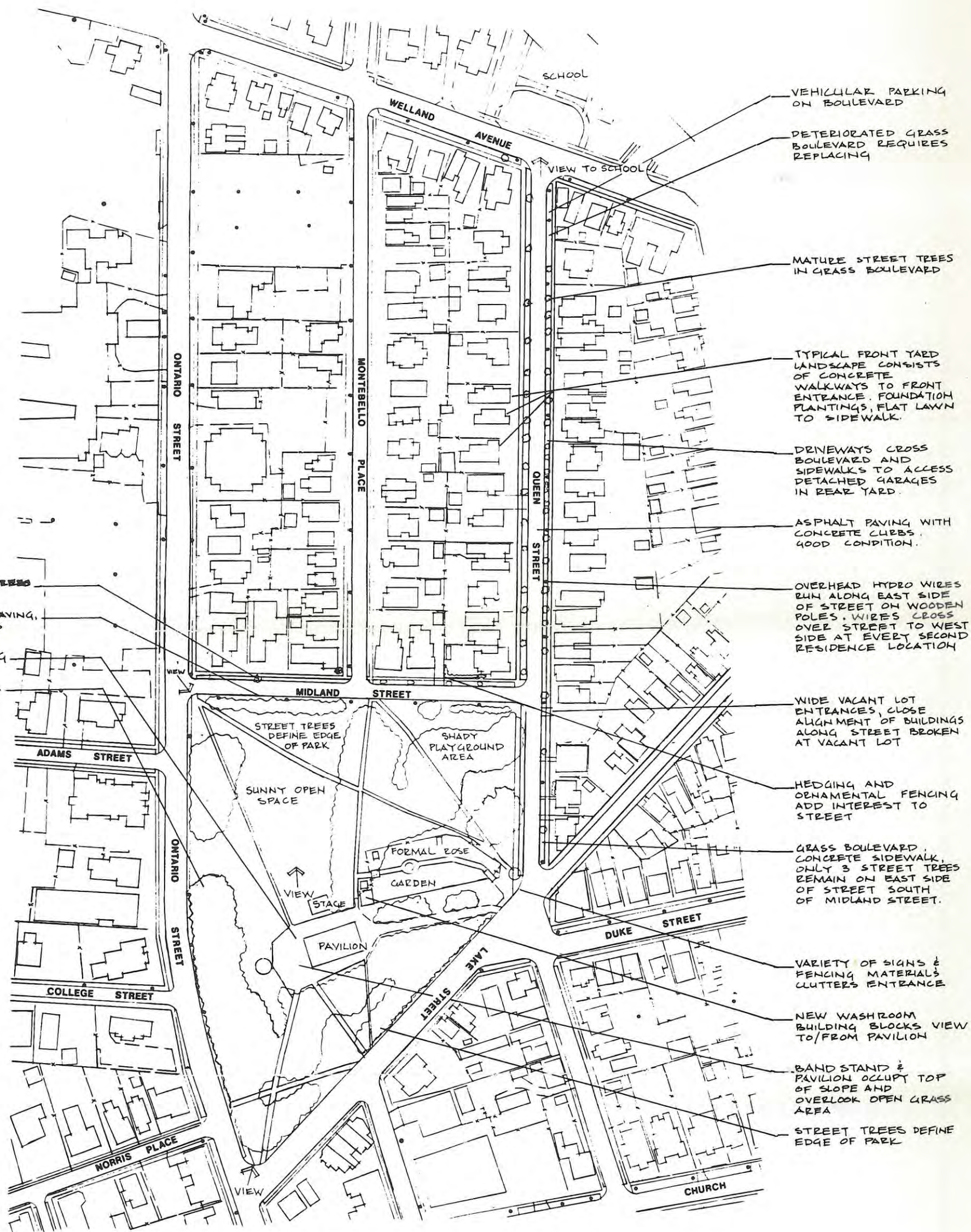
3.0 LANDSCAPE ASSESSMENT

3.1 Background

The assessment of the visual character of the Queen Street area in St. Catharines is based on an inventory and analysis of several individual landscape elements. These elements include the detailing of the streets, sidewalks, boulevards, tree plantings, driveways, walkways, utility poles and overhead wires, signage, building size, scale, setback and significant views or sight lines within the area. The landscape assessment evaluates the negative features of the study area and identifies where improvements are needed to overcome specific deficiencies, such as lack of street trees in certain locations. It also identifies the positive visual features of the study area in order to ensure that future changes, whether undertaken by private property owners or the municipality, respect and enhance these features.

3.2 Landscape context

Queen Street is primarily a residential street which runs south from Welland Avenue, a major thoroughfare with high traffic volumes, towards the commercial core of St. Catharines. Queen Street, north of Midland Street, has an overall cohesive visual appearance because of the interaction of various landscape elements such as a dense tree canopy, wide grass boulevards and houses of similar age, scale and setbacks. The southern section of the street from Midland Street to Lake Street



FEW STREET TREES REMAIN
 NEW ASPHALT PAVING, CONCRETE CURB
 ASPHALT PAVING
 STREET TREES DEFINE EDGE OF PARK

VEHICULAR PARKING ON BOULEVARD
 DETERIORATED GRASS BOULEVARD REQUIRES REPLACING
 MATURE STREET TREES IN GRASS BOULEVARD
 TYPICAL FRONT YARD LANDSCAPE CONSISTS OF CONCRETE WALKWAYS TO FRONT ENTRANCE, FOUNDATION PLANTINGS, FLAT LAWN TO SIDEWALK.
 DRIVEWAYS CROSS BOULEVARD AND SIDEWALKS TO ACCESS DETACHED GARAGES IN REAR YARD.
 ASPHALT PAVING WITH CONCRETE CURBS, GOOD CONDITION.
 OVERHEAD HYDRO WIRES RUN ALONG EAST SIDE OF STREET ON WOODEN POLES. WIRES CROSS OVER STREET TO WEST SIDE AT EVERY SECOND RESIDENCE LOCATION
 WIDE VACANT LOT ENTRANCES, CLOSE ALIGNMENT OF BUILDINGS ALONG STREET BROKEN AT VACANT LOT
 HEDGING AND ORNAMENTAL FENCING ADD INTEREST TO STREET
 GRASS BOULEVARD, CONCRETE SIDEWALK, ONLY 3 STREET TREES REMAIN ON EAST SIDE OF STREET SOUTH OF MIDLAND STREET.
 VARIETY OF SIGNS & FENCING MATERIALS CLUTTERS ENTRANCE
 NEW WASHROOM BUILDING BLOCKS VIEW TO/FROM PAVILION
 BAND STAND & PAVILION OCCUPY TOP OF SLOPE AND OVERLOOK OPEN GRASS AREA
 STREET TREES DEFINE EDGE OF PARK

**Queen Street
Heritage Conservation District Study**

City of St. Catharines

David Cuming and Associates

Unterman McPhail Heritage Resource Consultants

Wendy Shearer Landscape Architect Limited

LANDSCAPE ANALYSIS

AUGUST 1989

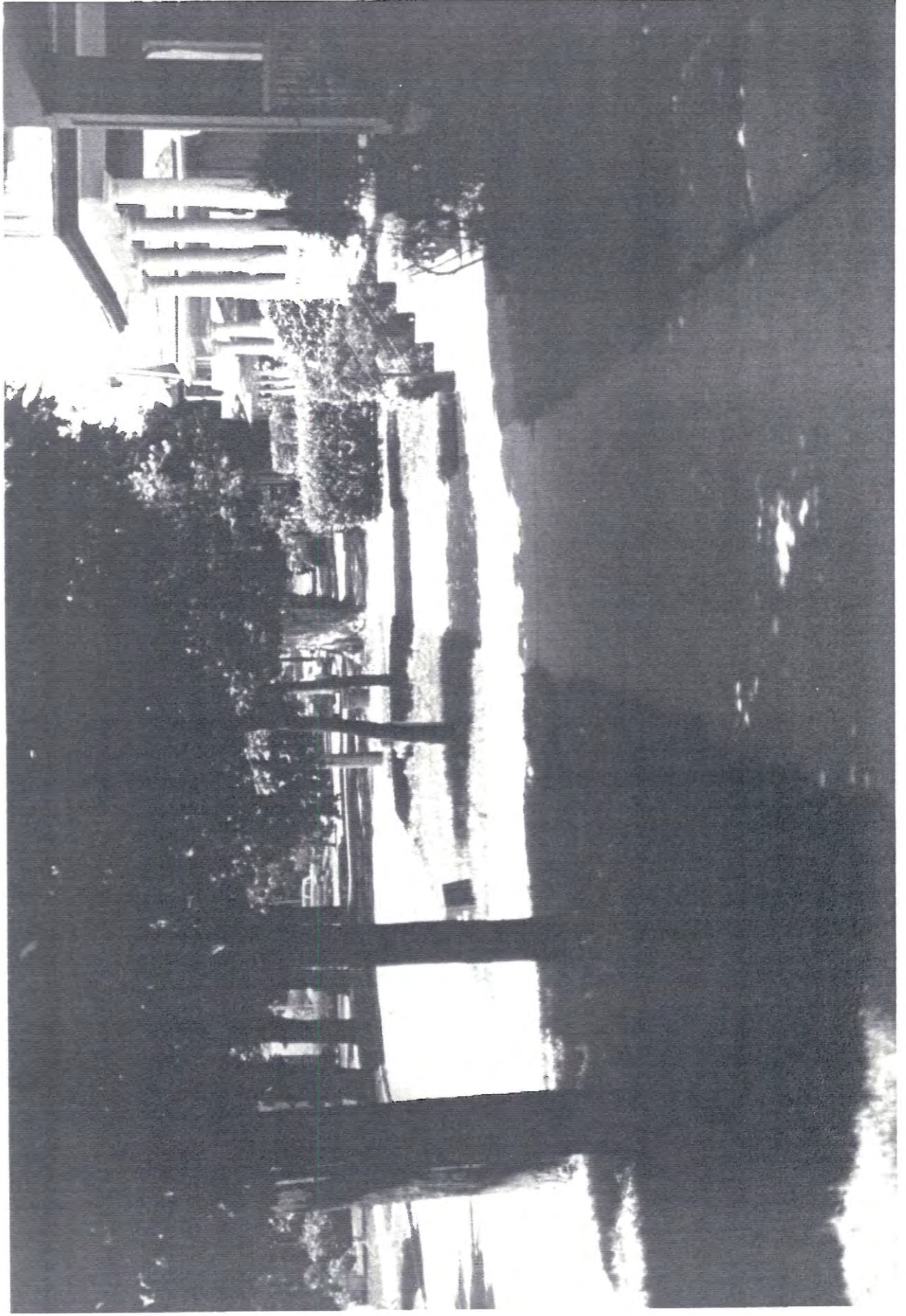
is bordered on the west side by the historic Montebello Park and on the east by a vacant lot and a mix of buildings including a one storey cottage and a two-and-a-half storey apartment building. At the southern end of the street the tree canopy is sparse and the building size and type more varied.

The north side of Midland Street from Queen to Ontario Street is lined primarily with semidetached or multiple unit residential buildings all of a similar size (two-and-a-half storeys) and with a narrow setback. There are a limited number of mature street trees on the north side of the street and on the south side of the street, the green open space of the park is defined by a line of younger trees along the perimeter.

3.3 Queen Street (Welland Avenue to Midland Street)

Queen Street has a smooth asphalt surface in good condition, with continuous concrete curbs, wide grass boulevards and concrete sidewalks. The pavement width accommodates parking on both sides of the street although most houses have single or double driveways leading to parking spaces or detached garages located in the rear yards. A few of the residences have developed a paved front yard parking space in front of the building line and along side the driveway.

The east side of the street is lined with wooden utility poles carrying overhead wires. Additional utility wires cross over Queen Street at every second house location on the west side of the street.



QUEEN STREET POSSESSES A DISTINCTIVE TREE CANOPY PLANTED IN GENEROUS GRASSED BOULEVARDS AND PROVIDING A PARTICULARLY VITAL SCENIC AMENITY.

The buildings are primarily one-and-a-half to two storey residences with a narrow and even setback from the sidewalk. The majority of the front yards contain a lawn, concrete walkway to the front door or porch and foundation plantings. The details of the front yard landscapes can be viewed by both the pedestrian and the motorist. This feature underlines the intimate scale of the study area.

The view north on Queen Street is filled by the school on Welland Avenue. This visual termination of the street establishes the boundary of the area and reinforces the cohesive, self-contained quality of the street.

On the northeast side of Queen Street are two commercial properties. At this point, the grass boulevard is reduced in size because of increased asphalt or a gravel driveway and the unpaved area that remains is in poor condition.

The street trees in this area vary in species, age and condition. The types include ash, Norway maple, silver maple, linden, chestnut, crimson king Norway maple, sugar maple, sycamore and ornamental flowering crabapples. The street trees are planted in the grass boulevard and provide shade on both the sidewalk and the street. On the east side of the street several of the trees show evidence of pruning to accommodate overhead wires. Many of the sugar and silver maple trees are showing signs of decline and require attention.

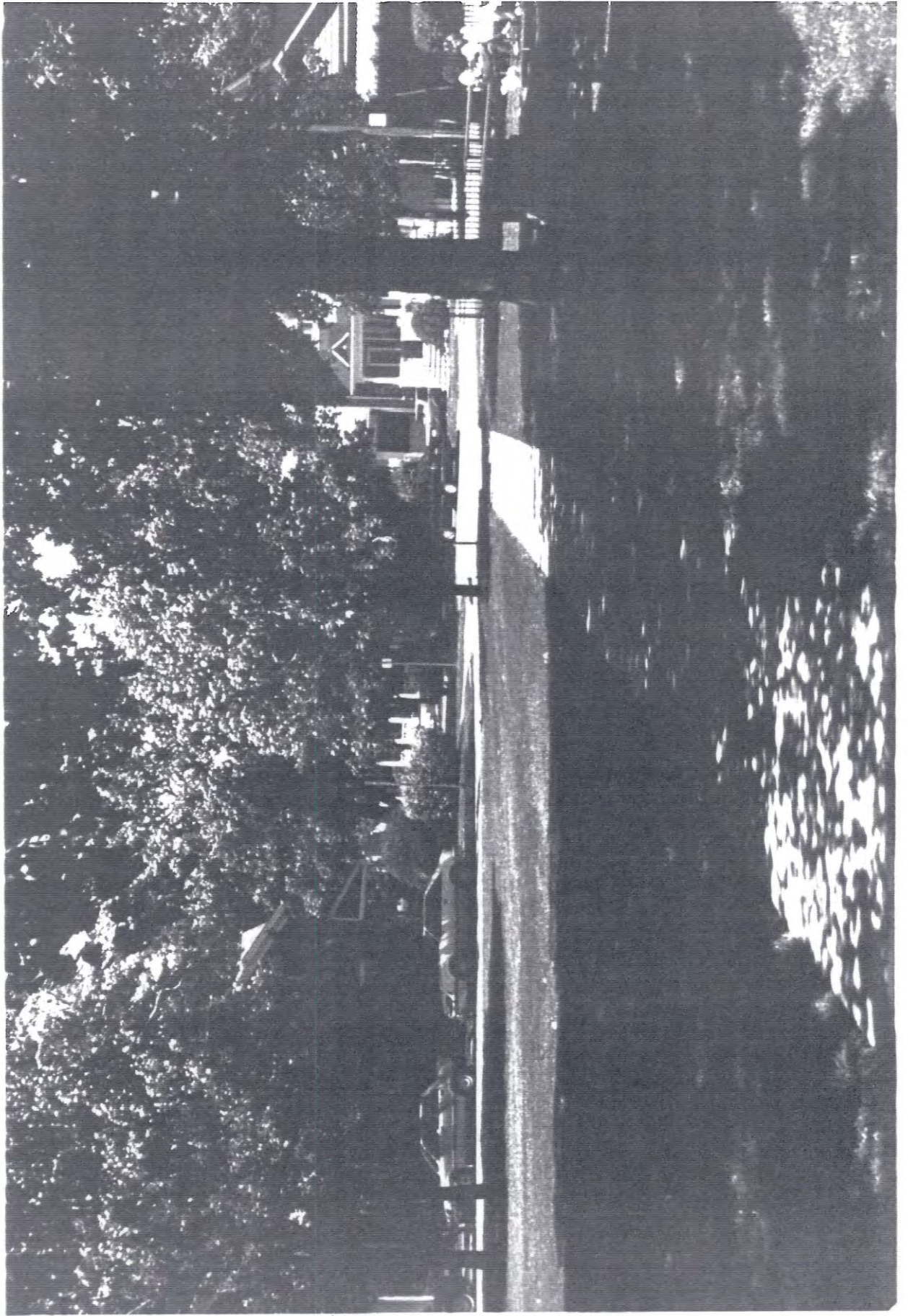
3.4 Queen Street (Midland Street to Lake Street)

The street trees along the east side of the street consist of a mature ash, and sugar maple and a younger crimson King Norway maple at the intersection of Midland Street. Additional locations exist for planting along the boulevard.

3.5 Midland Street (Queen Street to Ontario Street)

Along the north side of Midland Street there are four mature street trees remaining between Queen Street and Montebello and two remaining between Montebello and Ontario Streets. The trees are located in the 6' wide boulevard along a 4' sidewalk. The houses generally have a narrow setback with open front lawns and foundation plantings. The side yards at the corner of Montebello and Midland Street are midblock (at the medical office) are open to the street. The side yard at the corner of Queen Street and Midland Street is bordered by a tall hedge along the sidewalk.

Concrete and gravel driveways cross the boulevard and sidewalk in numerous locations along Midland Street. The grass boulevard has deteriorated at the corner of Ontario Street and requires replacement.



MIDLAND STREET , QUEEN STREET AND MONTEBELLO PARK DISPLAY A WEALTH OF TREE PLANTING THAT FORMS A VISUAL LINK AND CREATES AN IMPORTANT URBAN STREETSCAPE .

3.6 Montebello Park

Since the establishment of the Park in 1887 it has remained a significant open space in the core area. It accommodates a number of large organized events which attract visitors from the entire region. In addition to these popular annual events, it attracts visitors from the immediate community who use the park on a day to day basis for passive recreational activities. The development of the park over the years has attempted to accommodate the needs of both user groups. As a result, the park contains a variety of facilities which provide the visitor with a range of different experiences.

The edges of the park are delineated by mature deciduous trees which line Lake Street, Queen Street, Midland Street and Ontario Street. Within the well-defined perimeter of the park are a variety of smaller spaces which are defined by a change of grade, different paving materials, (asphalt, grass, concrete, stone dust) and by contrasts in shade and sun created by the concentration of mature deciduous trees on the north-east side and around the edges of the park.

The park contains an informal green open space which can accommodate a large gathering of visitors. This open space is defined on the east by a walkway lined with mature lindens which runs from the front of the Pavilion to Montebello Place. This tree line is visually dominant in the park and is an important link between the park and the neighbourhood.



MONTEBELLO PARK IS CHARACTERIZED BY ITS DISTINCTIVE CONTRASTS : BUILT AND NATURAL FEATURES , ENCLOSED AND OPEN AREAS , LIGHT AND SHADE , AND FORMAL AND INFORMALLY ORGANIZED SPACES .

The park also contains a formal rose garden with ornamental fencing and a decorative fountain. The contemplative quality of this area contrasts with the nearby collection of playground equipment used primarily by the neighbouring residents.

There are three visually prominent buildings in the park - the historic Pavilion and Bandstand which are both designated buildings and the new washroom building. Several walkways lead the visitor from the edges of the park to the buildings. These walkways help to connect the focal point of the park, the Pavilion and the Bandstand, with the surrounding neighbourhood.

The landscape contained in the Park consists of many contrasting elements - passive and active areas, sunny and shady areas, hard surfaces and soft landscaping, formal gardens and informal open space. The ongoing improvements and maintenance activities in the park should enhance these contrasts and continue to protect the historic elements in the park.

3.7 Landscape Analysis

The inventory of the various landscape elements in the study area has identified several factors which establish the unique visual character of the area: the mature street trees, wide grass boulevards, manicured lawns and foundation plantings and generally uniform building scale and setbacks.

The number of different species of street trees is a significant factor in adding interest to the study area. Infilling of new trees, particularly on Midland Street and the south end of Queen Street, and replacement of other trees when in poor condition or damaged, should be carried out in such a way that the variety of species is maintained. Detailed recommendations of appropriate street tree plantings will be included in the plan document.

The creation of parking spaces between the building face and the sidewalk is a recent development in the neighbourhood which detracts from the uniformity of the front yard landscapes. The increased number of vehicular crossings of the sidewalk reduces the amount of street parking spaces and the increased amount of hard surface paving at the front of the house impacts negatively on the visual appearance of the street. This breakdown in the "green" of the front yard is particularly noticeable where an additional parking space has been created parallel to a double driveway. Recommendations for mitigating measures to overcome this problems of increased front yard parking will be included in the plan.

4.0 PLANNING POLICIES

4.0 PLANNING POLICIES

4.1 Background

The special character of a conservation district derives largely from the heritage attributes of the physical environment: buildings, structures, spaces around them, and distinctive plantings such as tree lines. District conservation is directed towards protecting these features from any adverse physical changes and ensuring that new development complements existing heritage features.

While control of physical change within the district falls under the purview of the Ontario Heritage Act the use of lands and buildings is governed by the Planning Act and other provincial legislation. Clearly, policies and procedures affecting the use of land and the siting of buildings and structures have direct and indirect bearing on the appearance and character of a conservation district.

Queen Street appears as a relatively stable residential area, adjacent to a major park within the central area of St. Catharines. It is important to recognize, however, that planning policies encouraging new development around a prospective district or even certain kinds of redevelopment within that area may well be in conflict with objectives for conserving and maintaining the special character of the district.

The following sections describe those policies, regulations and by-laws that affect the area and have a particular bearing on the successful implementation of a heritage conservation plan.

4.2 The Official Plan of the City of St. Catharines (September 30, 1986)

Based on a system of planning units the official plan contains policies respecting the orderly planning of land uses within these areas. Land use categories are identified and particular policies address certain discrete issues such as transportation, parks, community improvement and so on.

The conservation district study area is located within "The Central Area" which comprises the central business district and surrounding lands. A secondary plan prepared for this area prescribes policies respecting both land use and urban form. Queen Street and Montebello Place are both designated as "RA". This is described as "neighbourhood residential area of low to medium density housing types containing family households, mainly, with some non-family households". Montebello Park is designated "P", described as parks and open space. All lands within the study area appear to be appropriately designated and complemented by policies that encourage both maintenance and conservation.

Section 1.11, Historic Form Preservation of the central area secondary plan elaborates on council policy regarding the conservation and protection of heritage buildings and districts. Measures are described including use of the Ontario Heritage Act and other municipal legislation for the preservation of heritage structures. Provisions

are made for provincial endorsement of heritage district plans, although this is not required by any provincial statute.

These policies respecting heritage conservation complement other land use and development policies of the official plan and are particularly crucial in a municipality with the wealth of architectural and historical features such as St. Catharines. General heritage conservation policies are also found in Section 5, Amenity and Design, of the official plan.

All statements regarding conservation of the built environment provide a sound context for the ongoing protection of heritage structures. With respect to conservation districts, however, it may be prudent to further refine specific objectives and policies for such special areas. Guidance on the protection of special architectural features and maintenance of the landscape would enable municipal council, staff and residents to have a very clear vision of how a heritage conservation district's special character would be conserved and enhanced.

The district plan will contain recommendations regarding suitable policy statements as well as specific objectives to be sought in the future planning of the area.

4.3 Zoning By-Law

The zoning by-law of the City of St. Catharines establishes three principal zones within the study area. Properties on Queen Street and Midland Street that front on to Montebello Park are zoned Residential "C", permitting not only one- or two-family dwelling houses, professional offices, a variety of public uses but also multiple dwelling units, lodging and boarding houses and health institutions.

Those remaining properties fronting on Queen Street to the northwest of the "RC" zone are zoned in the Residential "B" category permitting one or two family dwelling houses, doctor's offices, a variety of public facilities and accessory uses. Montebello Park is appropriately zoned in the Greenbelt and Open Space "G" zone.

All zones appear to recognize and maintain existing land uses and building character.

4.4 Part IV Designations

The Ontario Heritage Act, 1980, enables municipalities to designate individual properties of heritage interest under Part IV or a number of properties together as a district under Part V. Subsection 41(2) of the Act (Part V) states that: "No property designated by a council of a municipality under Part IV shall be designated as part of a heritage conservation district under this Part."

Within the study area as well as that area that has been subject to further examination one property has been designated under Part IV., the Montebello Park Pavilion (By-law 78-364).

The designating by-law includes all of lot No. 868 as shown in the Corporation Plan No. 2 filed in the registry office. Traditionally two options are available to municipalities in such instances: exclusion of the property from the district; or inclusion of the property together with repeal of the by-law under Section 31 of the Act.

The Montebello Park lands possess a number of important attributes: historical associations with the Merritt family and later the prominent landscape designer F.L. Olmsted; architectural significance related to the pavilion for which the park is primarily designated; and landscape qualities as a major open space area in the urban area. All of these reasons argue for the inclusion of the park area in a district rather than as an independent designation.

4.5 Property Standards By-law (By-law 76-320)

The intent of a property standards by-law is generally to provide for the safety, health and welfare of local residents by prescribing standards for the maintenance and care of property within the municipality. By-law 76-320 makes a number of provisions respecting the care of property in St. Catharines all of which generally complement good conservation practice i.e. the ongoing maintenance of

buildings and ensuring damaged materials are repaired in a workmanlike manner.

Occasionally there may be a discrepancy between conservation practice and the property standards e.g. the demolition of a neglected building by the municipality. Where the building is of heritage value or interest it is important that every effort is made to retain the structure rather than remove it. Accordingly it may be prudent to revise the by-law at some appropriate time to reflect a desire to protect such buildings in any designated district.

4.6 Planning and Development Issues

The area under examination is a well-established residential neighbourhood with a variety of commercial and institutional uses close by. Ontario Street, Welland Avenue and Lake Street, the three sides of the triangular tract, are all busy streets. There is some vehicular traffic taking short-cuts through the study area but it still retains a generally quiet and secluded atmosphere.

There is very little evidence to suggest that there are major challenges facing the study area, aside from the possible encroachment of surrounding uses. It would appear from review of the relevant planning policies that the residential character is sufficiently protected from such encroachment, indeed maintenance of the residential neighbourhood is positively promoted.

Prospective designation of Montebello Park and adjoining Midland and Queen Streets as a heritage conservation district would reinforce these planning policies. Designation is capable of providing a clear focus for the conservation and protection of the distinctive heritage attributes of the residential and open space character.

The effects of designation have in the past been subject to much debate. It is mistakenly believed that designation: prevents change; compels property owners to restore their buildings; and reduces property and land values. There exist no studies in Ontario to suggest that this is the case. Experience suggests that the designation of property permits access to grant aid that is denied other property owners. Property values may be enhanced in this manner but again there is no documentation of such impacts.

Aside from these issues the other most commonly quoted effect of heritage conservation as it pertains to areas and districts is that of "gentrification"; a process whereby traditionally poorer or neglected portions of an urban area are upgraded by newcomers who in the process displace those people more socially disadvantaged or less able to make such financial investments in their property. It is extremely doubtful that this phenomena would be experienced in this area of St. Catharines.

5.0 BOUNDARY DELINEATION

5.0 BOUNDARY DELINEATION

5.1 Background

The initial focus of this conservation district study was the area of Queen Street from Welland Avenue to Lake Street. Subsequent revisions to the study area boundary on the advice of the Ontario Ministry of Culture and Communications resulted in the inclusion of Montebello Place, running west and parallel to Queen Street.

As part of this study adjacent lands were also examined as required by the study terms of reference. This aided in ensuring that the special character of Queen Street and its environs were properly identified as a first step to protecting the area's distinctive heritage characteristics.

The historical development of the study area has considerable association with the Merritt family. Influential in the economic growth of the Niagara peninsula and St. Catharines as a result of the construction of the first Welland Canal the Merritt family were also prominent land owners. Their estate on the fringe of an emerging urban St. Catharines was by the 1860s an important developable parcel of land. The subdivision of the Merritt estate in 1868 and the creation of the triangular tract as a new residential area with a substantial open space known as Montebello Gardens (later to become a City owned park) immediately appeared to be an attractive residential district.

Queen Street especially flourished during this era and by the 1870s was a well-established residential street. Montebello Park witnessed the construction of a large pavilion on its grounds later to be followed by a smaller bandstand. Residential construction along the park's borders also grew during the late 1890s and by 1913 all lots on Midland Street had been built upon.

The occupants of these houses in the area were drawn from the middle classes with a variety of professions and merchants represented. The majority of the houses on Queen Street are of frame construction clad either in wood or stucco, usually one-and-a-half storeys in height.

Although there have been a variety of alterations and additions over the years the houses on Queen and Midland Streets represent an excellent array of nineteenth and early twentieth century architectural styles such as vernacular Gothic Revival, Italianate, American Four Square, Queen Anne, and Tudor Revival.

The variety of building styles has resulted in a surprisingly rich streetscape. The generally uniform building height and setback has been complemented by an equally important and visually cohesive assembly of landscape features. Diverse species of mature street trees, wide grass boulevards, well kept lawns and foundation plantings enhance the setting of Queen Street and provide an important entrance into the area and to Montebello Park.

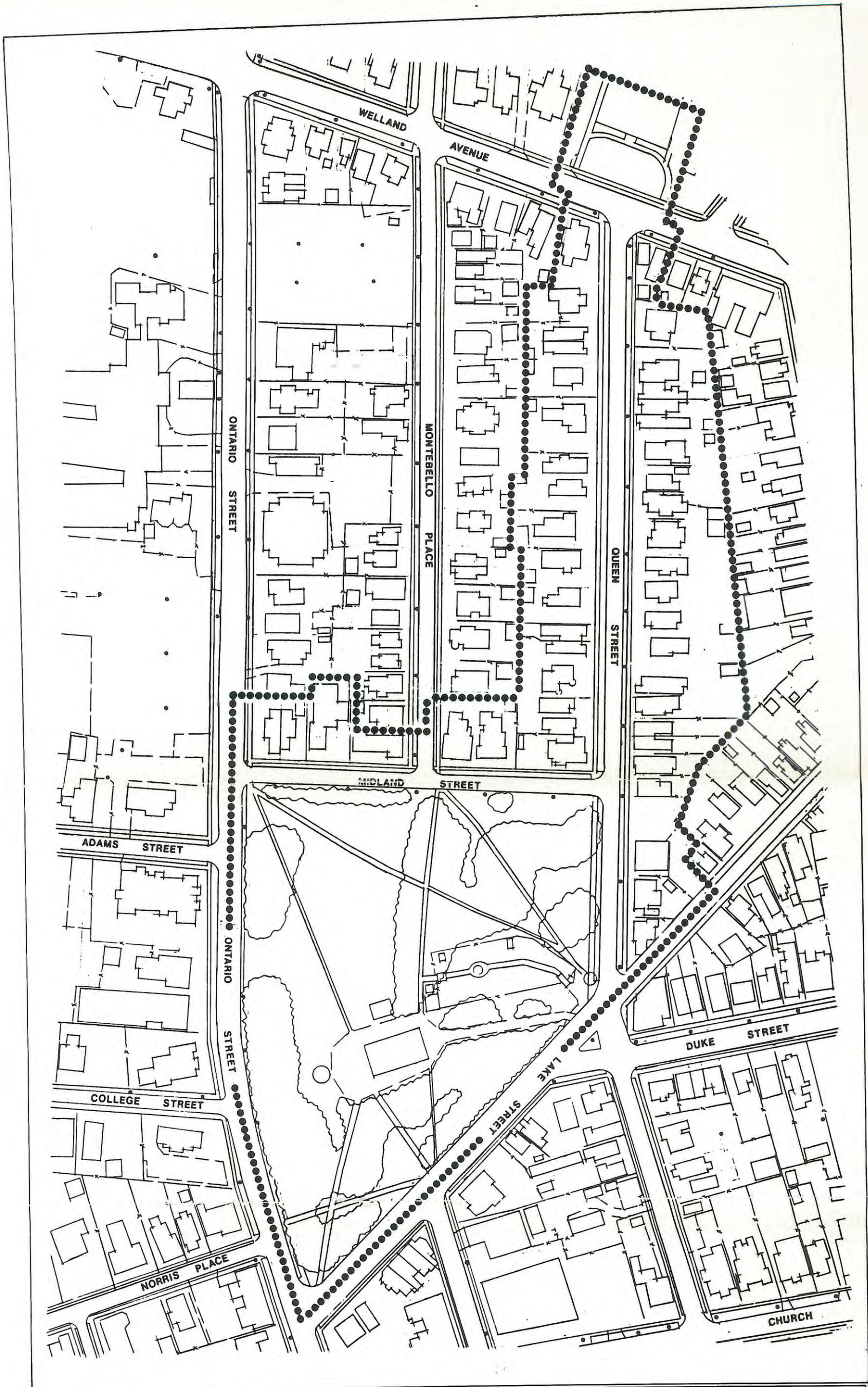
In urban areas heritage buildings, their respective streetscapes and prominent open spaces are key determinants in the delineation of a prospective district. The principle objective in defining and refining the Queen Street district boundary was to delineate an area that captured its special qualities.

A number of attributes and features aided in refining the proposed district boundary, notably:

- an important concentration of nineteenth century buildings of architectural significance along Queen Street and Midland Street;
- a distinctive streetscape along Queen Street, distinguished by its tree canopy, grassed boulevards, and well tended lawns;
- Montebello Park, an important public open space with historical associations to the Merritt family; and,
- the termination of views north along Queen Street to Memorial School on Welland Avenue.

5.2 District Boundary Delineation

The proposed district boundary (see accompanying map) departs only slightly from the original focus of this study, namely Queen Street. Those features and attributes summarized in the preceding section 5.1 and material found elsewhere in this report support the designation of a heritage conservation district.



**Queen Street
Heritage Conservation District Study**

City of St. Catharines

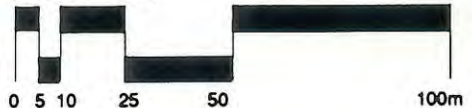
David Cuming and Associates

Unterman McPhail Heritage Resource Consultants

Wendy Shearer Landscape Architect Limited

**PROPOSED
DISTRICT BOUNDARY**

AUGUST 1989



The two major components that defined the special heritage character of the study area were Montebello Park and the streetscape of Queen Street. Generally the proposed boundaries followed rear or side property lines or road right-of-ways around these elements.

In refining the district boundary particular attention was given to the edges or fringes of the district in order to ensure that there was some element of visual continuity and linkage. Memorial School on Welland Avenue at the north end of Queen Street is an important focus and termination point for views from the south. Accordingly it was included within the prospective district.

Additionally the northern edge of the Montebello Park comprising those residential properties on Midland Street were also included. It is an important edge to the park and provides a visual linkage easterly to Queen Street.

5.3 Conclusion

The prospective district constitutes an important portion of the Merritt family's triangular tract of 1868. It includes not only a significant apex of the tract, namely Montebello Park, but also a central corridor through this triangle, the particularly scenic streetscape of Queen Street.

The proposed district displays a number of heritage attributes including:

- historical association with the Merritt family;
- excellent examples of nineteenth century domestic architecture executed in a variety of styles; and,
- a particularly scenic streetscape along Queen Street characterized by tree canopies, grass boulevards and uniform building setback.

The proposed district is considered suitable for designation under Part V of the Ontario Heritage Act.

PART TWO

6.0 BUILDING INVENTORY

6.0 BUILDING INVENTORY

6.1 Background

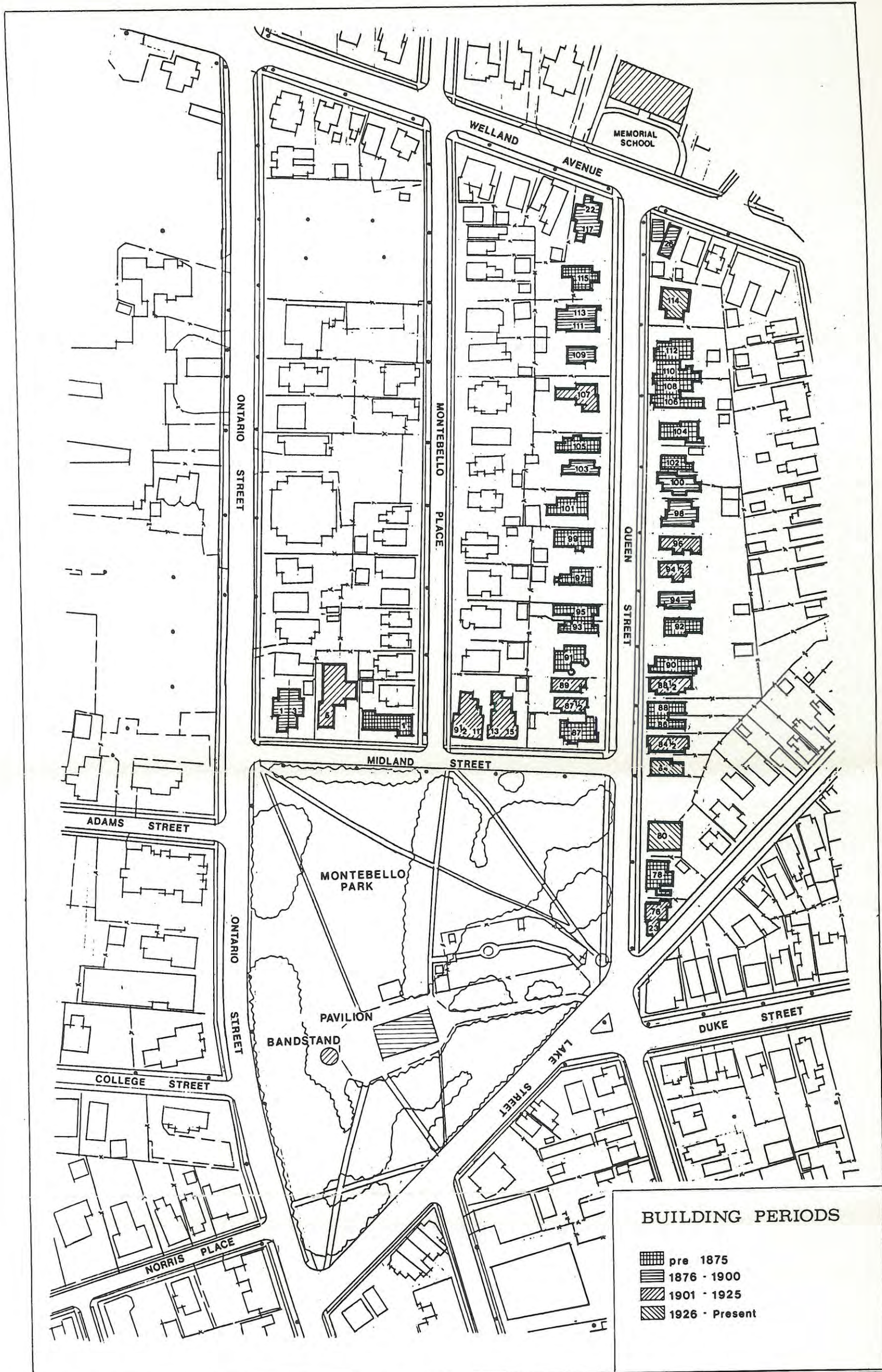
The building survey constitutes a record of the residences on Queen Street between Lake Street and Welland Street; and Midland Street between Ontario and Queen Streets; as found in April to June 1989. Each property is identified by street address and includes an estimate of construction date; an architectural and historical description; and a brief assessment of building condition with notes on remedial measures.

The text is accompanied by a variety of black and white photographs taken during the survey. Historical photographs have been included wherever possible.

6.2 The Streetscape

The buildings comprise an excellent collection of nineteenth century mid-to-upper middle class homes within St. Catharines and represent many different architectural styles from the nineteenth and twentieth century.

The study area's built environment has undergone few changes throughout its history. The majority of buildings are of nineteenth century construction ranging generally from as early as 1840 up until the turn of this century. Most of the nineteenth century houses within the



**Queen Street
Heritage Conservation District Study**

City of St. Catharines

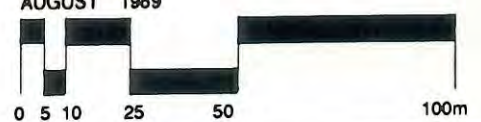
David Cuming and Associates

Unterman McPhail Heritage Resource Consultants

Wendy Shearer Landscape Architect Limited

BUILDING INVENTORY

AUGUST 1989



study area are concentrated into a prolific decade of building activity, between 1870-1880, with other buildings being constructed immediately prior to World War I or during 1960s and 1970s as infill.

Architectural styles are many and varied with examples of vernacular Gothic Revival; Italianate; American Four Square; Queen Anne; and Tudor Revival. Ranging in height from one storey to two-and-a-half storeys, the character of the Queen streetscape is predominantly that of one-and-a-half storeys. Most of the structures are of frame construction clad in stucco or wooden siding. The few brick structures found within the area contribute its visual variety, both in colour and texture. The majority of buildings once had wooden shingle roofs, but today most roofs comprise composition shingle.

The dominant residential nature of the study area provides a very cohesive character. No one residential structure stands out as a key structure or landmark, but all are integral parts of this well-established neighbourhood.

Memorial School on Welland Avenue is important as a focal point and a visual termination to Queen Street.

6.3 Building Condition

The study area contains a diverse range of properties dating from the mid-nineteenth to the mid-twentieth century. The built structures

reflect the prevalent stylistic influences of the building period as well as techniques of construction and the favoured building materials. Consequently, the building condition survey entailed the analysis of a number of particular problems related to the type of buildings located in the study area.

Generally, the buildings in the study area show a degree of care and continuing repair or maintenance. However, some problems persist with certain architectural features and building materials which are common to all residential, commercial or institutional properties.

At the foundation level it was apparent that some flower beds were built up above grade forcing water to drain against the foundation rather than draining away from the structure. Also, some larger shrubs and bushes were planted too close to the walling of the buildings. These plantings hold a good deal of moisture when wet and contribute to fabric deterioration when improper air circulation prevents adequate drying of building surfaces. Moisture is the number one cause of decay in older buildings.

Another source of moisture-related deterioration was seen with poorly repaired or maintained downspouts and gutters. This situation is easily remedied and will contribute greatly to the continued health of a building even if other repairs are made in the future. With the high percentage of rendered (i.e. stucco) structures in the study area

drainage is very important. A number of these buildings appeared to be in need of repair to these surfaces. Some completed render repairs were not executed very well and do not match the original in texture or colour. Poor drainage from eavestroughs has also affected the condition of some isolated areas in certain brick buildings. The winter freeze-thaw cycles often cause the most severe problems in masonry either with spalling or mortar deterioration during these periods.

Another building component which showed a degree of deterioration was the exterior woodwork. Two causes which accelerate the process of decay in woodwork are:

- lack of proper maintenance to painted surfaces which are exposed to the elements; and
- water saturation of exposed painted surfaces which have failed.

Decorative woodwork in the form of brackets, cornices, gingerbread, finials etc., often suffer the greatest degree of decay. While most property owners in the study area have carried out good maintenance practices, a number of buildings may require immediate attention to save these heritage building components.

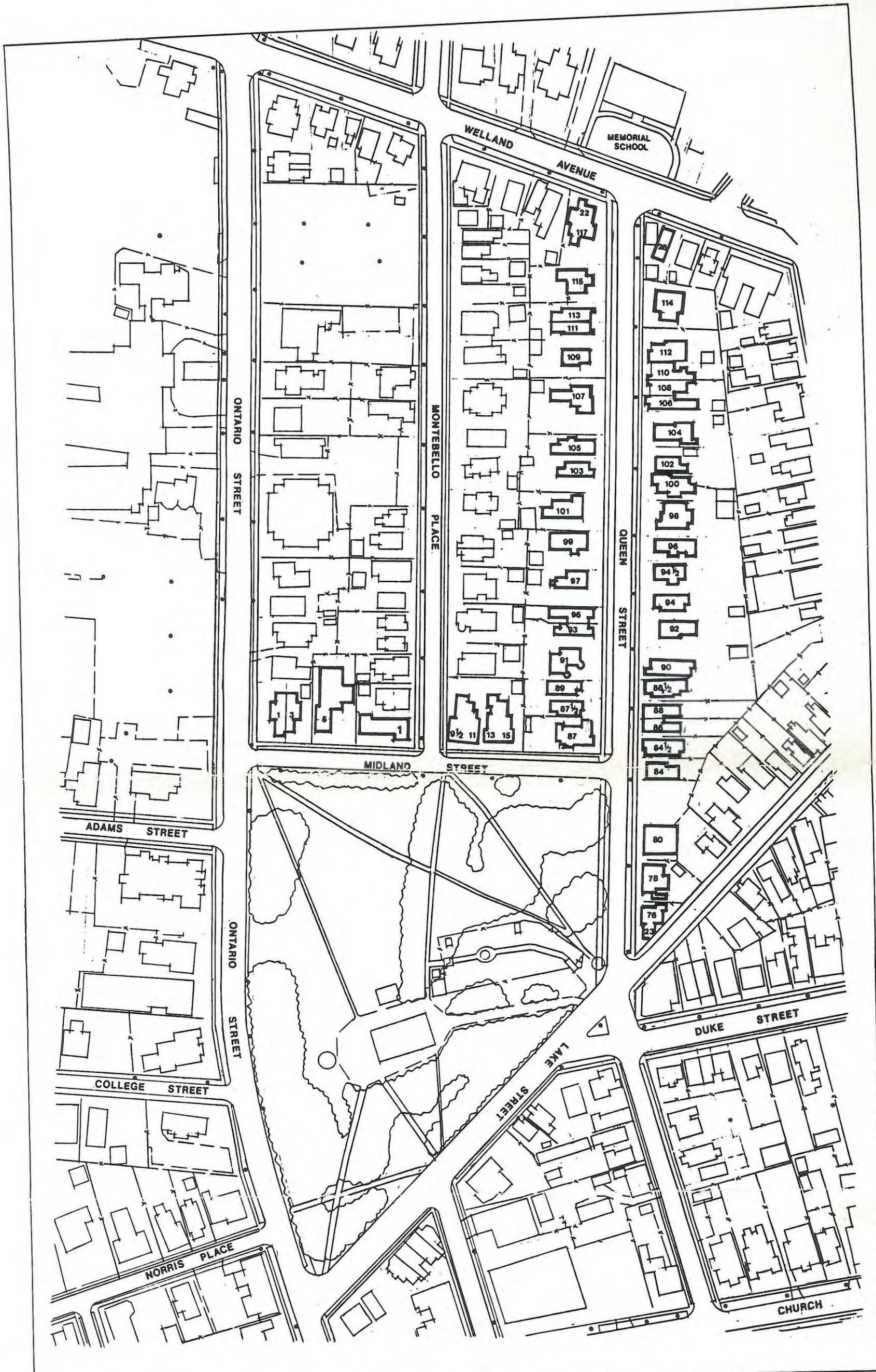
Many of the original windows and doors found on the properties within the study area have not been altered. In some circumstances contemporary windows of large single panes have replaced windows

specifically designed for a particular style of building. This practice is not encouraged for the front elevations of heritage buildings. Good, sound, working wood doors and windows should not be replaced if they can be successfully repaired. Contemporary windows are more suited to elevations not viewed from the street.

The roofing on many buildings viewed from the street level in the study area appears sound. Few historic wood shingle or slate roofs remain, however some old pattern asphalt shingle roofs are extant. A number of the asphalt roofs in the study area do show signs of fatigue and are at the end of their lifespan. Leaking roofs or flashing should be replaced as soon as possible to prevent structural decay in the attic area. Water can also adversely affect the performance of insulation materials over an extended period of time.

The care and maintenance of historic buildings in the study area is one of the most important factors in the long term conservation and preservation of this unique area in St. Catharines. Only through the use of sound conservation methods can the residents of the study area and the municipality as a whole safeguard the special character of this area.

The District Plan will contain guidelines and advice on the best methods and techniques available to ensure that sound and useful practices are encouraged for the owners of heritage buildings in the study area.



**Queen Street
Heritage Conservation District Study**

City of St. Catharines

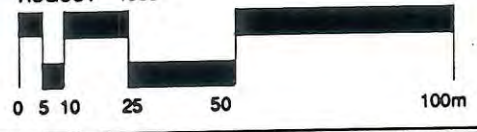
David Cuming and Associates

Unterman McPhail Heritage Resource Consultants

Wendy Shearer Landscape Architect Limited

BUILDING INVENTORY

AUGUST 1989



ADDRESS: 1-3 Midland Street

CONSTRUCTION DATE: ca. 1880s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

An earlier nineteenth century structure is shown on the 1875 birdseye view of St. Catharines. This house is said to have been built by a D. Merritt in 1880. The present structure is a two-and-a-half storey building built in the Queen Anne architectural style. It has an exterior stucco finish, a high stone foundation, a hipped roof with two asymmetrically placed cross gables. The front cross gable is lower than the hip roof and dominates the Midland Street facade while the second cross gable runs east to west and is the same height as the main roof. The peak of the front gable has a palladian window and is sided with decorative wooden shingles. It projects forward from the main wall and is detailed with eaves brackets and dentils. The side and rear gable peaks also project forward and have decorative brackets, wooden shingle siding and double windows with a triangular pediment. All of the gables have solid vergeboards with decorative motifs. A one storey wraparound verandah is situated on the southwest corner. It has turned posts with brackets and a geometric balustrade. It connects with an integral recessed verandah on the Midland Street facade which is gaily decorated with ornamented frieze, dentils, a geometric balustrade and fluted and chamfered posts with decorative knobs. A second and separate wraparound identical in decorative treatment to the southwest verandah is situated on the southeast corner of the building. Overhead a second storey window on the Midland Street elevation has two flanking sidelights with an entablature supported by two sets of paired brackets. A single brick chimney with decorative corbelling is situated at the peak of the hip roof.



ADDRESS: 5 Midland Street

CONSTRUCTION DATE: ca. 1914

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two storey brick house has a hip roof which has been clipped or truncated at the front. This type of roof is commonly known as a jerkinhead. An attic window is located under the roofline. It is modest in decorative detailing with two one storey bay windows on the east side and one on the west side. The front elevation is three bays wide with a central doorway and two flanking windows. A two storey addition which extends to the back of the main house has a one storey side addition on the east which appears to have been constructed circa 1970s. The one storey porch across the front facade has been clad in metal siding. The window to the porch has a diamond pane upper window sash similar to the two sets of triple windows on the second floor. The second floor projects forward from the lower brick wall and was probably clad in wooden siding or shingles prior to the installation of the modern metal siding. A corbelled brick buttress is located at the front corners of the house on both sides.



ADDRESS: 1 Montebello Place (formerly 1 William St. & 1 Park Place)

CONSTRUCTION DATE: ca. 1870

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two storey brick house was designed in the Italianate architectural style. It has a low hipped roof, a wide overhanging eaves with decorative brackets and dentils. It has decorative quoins on all four corners and has a painted finish. The front windows had semi-circular openings plainly moulded architraves. The side elevations have wooden architraves and sills and rectangular openings. The original north window on the front elevation has been partially blocked. The present one storey verandah which runs across the front facade and around the southeast corner of the building appears to be a later addition. An earlier porch stood in the same place and extended down the south elevation. The verandah has a plain square balustrade with Tuscan column supports. A two storey stucco addition extends to the rear of the main house forming part of the Midland Street facade. The 1913 fire insurance map indicates that the house had a wooden shingle roof. One brick chimney is located on the north side.

This house is believed to have been built circa 1870 while the property was owned by Jedediah Merritt and sold in 1873 to Edward Leavenworth.



ADDRESS: 9 1/2 - 11 Midland Street

CONSTRUCTION DATE: ca. 1905

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two-and-a-half storey double brick house is modestly detailed and has a multi-gabled roof. The exterior has a roughcast finish with multi-coloured pebbles. The front facing gable is cantilevered over two second storey bay windows. A one storey front porch stretches across the front facade. The porch has been altered with new brick supports and decorative concrete blocks as a balustrade. Second storey additions have been added over the verandah in both the east and west corners. The entrance to 9 Midland Street has retained its leaded stained glass transom while the transom at 11 Midland is blocked. The second storey has been clad in metal siding. A moulded wooden band separates the first and second storeys creating a slight cantilever effect. Decorative brackets are located over two recessed first floor bays on the east and west elevations.



ADDRESS: 13-15 Midland Street

CONSTRUCTION DATE: ca. 1905

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two-and-a-half storey brick building is a double house with a T-shaped plan and gabled roof. The front gable projects forward of the main block and is cantilevered over the first floor entrance. Decorative brackets are located under the projection and the upper facade and peak of the front gable are ornamented with fish scale and sawtooth wooden shingles. The 1913 fire insurance plan shows a one storey open porch once existed on either side of the front gable. These porches have since been enclosed and extended to the second floor and incorporated into the house. Two large picture windows are located on either side of the entrance. The present main entrance and portico on the front gable appear to be later additions. The 1935 fire insurance plan indicates that the roofing material at that time was wooden shingles. A solid vergeboard is located in the front gable.

6-15



ADDRESS: 76 Queen Street & 23 Lake Street

CONSTRUCTION DATE: unknown

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

The one-and-a-half storey frame house facing onto Queen Street is the original structure. The two storey flat roof addition facing onto Lake Street was designed by Architect Robert I. Macbeth for owner C. Pieretti circa the mid-twentieth century. The plans which are held by the St. Catharines City Engineers Department and included in the "St. Catharines Building Plan Inventory" compiled by LACAC are undated.



6-17



ADDRESS: 78 Queen Street (formerly 81)

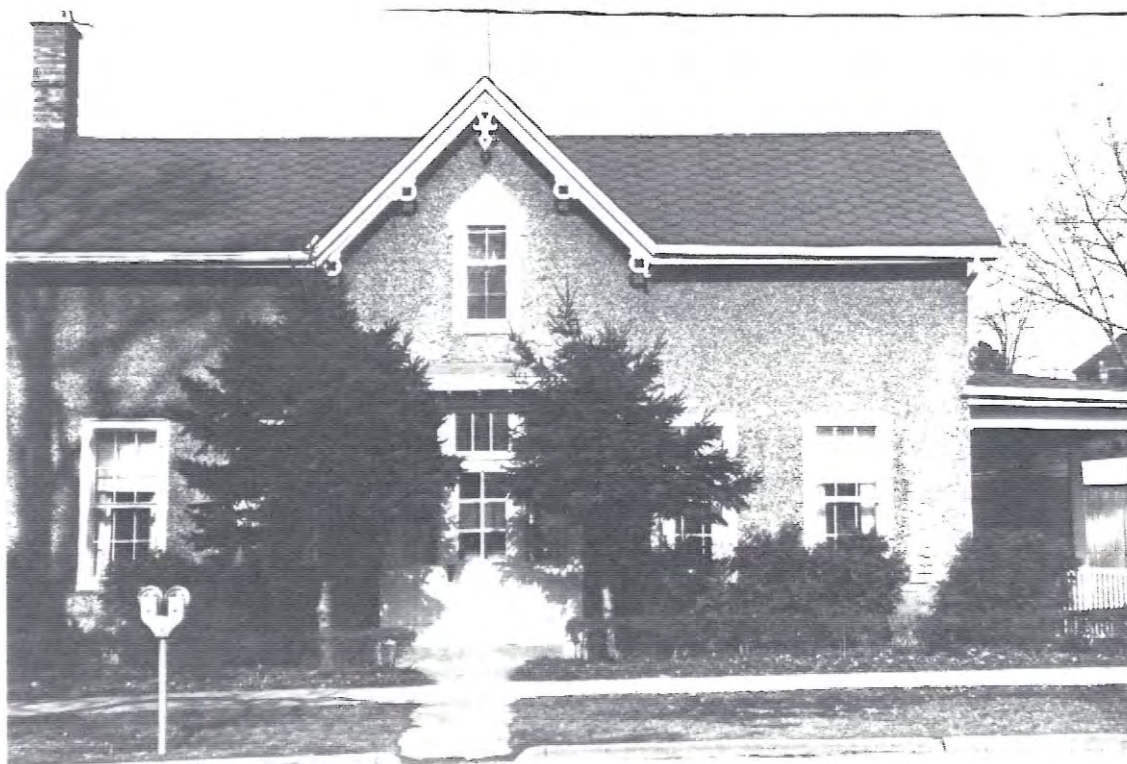
CONSTRUCTION DATE: ca. 1855

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

It is believed that this building was constructed by Addison Waud, a local joiner, for John Notman. Members of the Notman Family lived in the house until the mid-1930s. The one-and-a-half storey frame structure has vernacular gothic revival detailing and a side gable roof with a central front wall gable. The central gable has a decorative triangular headed window and decorative vergeboard with a quatrefoil and fleur-de-lis design. The front facade is five bays wide with a central doorway. A one storey rear addition gives the structure the appearance of an older saltbox configuration.

Presently clad in a stucco coating it is believed to have originally been sided with clapboard. The window sash has original 6/6 window sash. The roofing material is presently decorative composition shingle. The enclosed vestibule at the front entrance shows some Italianate design features with its decorative eaves brackets, pilasters, and multi-paned window sash and may have been added at a later date. An open one storey verandah with a plain balustrade and columns sits on the southwest corner at the side entrance to the house. It appears to be an earlier twentieth century addition.

6-19



ADDRESS: 80 Queen Street (formerly 83)

CONSTRUCTION DATE: ca. 1960s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two storey plus basement apartment building has a flatroof and is clad in a buff brick veneer. Built on the site of an earlier nineteenth century frame house (believed to have been the house of local builder Godfrey Waud), the design is vertically oriented with two bays of windows and a two storey window over the central entrance.

6-21



ADDRESS: 84 Queen Street (formerly 83)

CONSTRUCTION DATE: ca. 1960s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This building is a one storey bungalow with a brick veneer and a front gable roof. It is set close to the front lot line and the front facade is dominated by a full width permanent awning.

6-23



ADDRESS: 84 1/2 Queen Street

CONSTRUCTION DATE: ca. 1907

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two storey frame building has an asymmetrical facade with a steeply pitched side-gabled roof and prominent front cross gable. The main roof is extended over the front porch by a change in the roof slope. A small hip dormer is situated over the main entrance. It is clad in a stucco coating. The front elevation of the cross gable has been designed with a three sided bay configuration on the ground level and a traditional flat wall on the second storey thus creating an interesting triangular cantilever on the southwest corner.

6-25



ADDRESS: 86 & 88 Queen Street (formerly 89 & 90)

CONSTRUCTION DATE: ca. 1866 - early 1870s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Shown in the 1875 birdseye view and on the 1880 Gardiner map of St. Catharines, this double house is one-and-a-half storeys high with a side gable roof and of frame construction. The exterior is presently clad with a stucco coating. It would appear that the window sash with its multi-paned upper sash units replaced earlier windows sometime in the 1920s. The front facade is dominated by a heavy-looking full width verandah which appears to be a twentieth century addition. It has a single set of central stairs with two large front pediments at each end of the verandah to indicate the two separate residences. The boxed columns and balustrade are also heavy in profile. Both houses have extended rear additions.

6-27



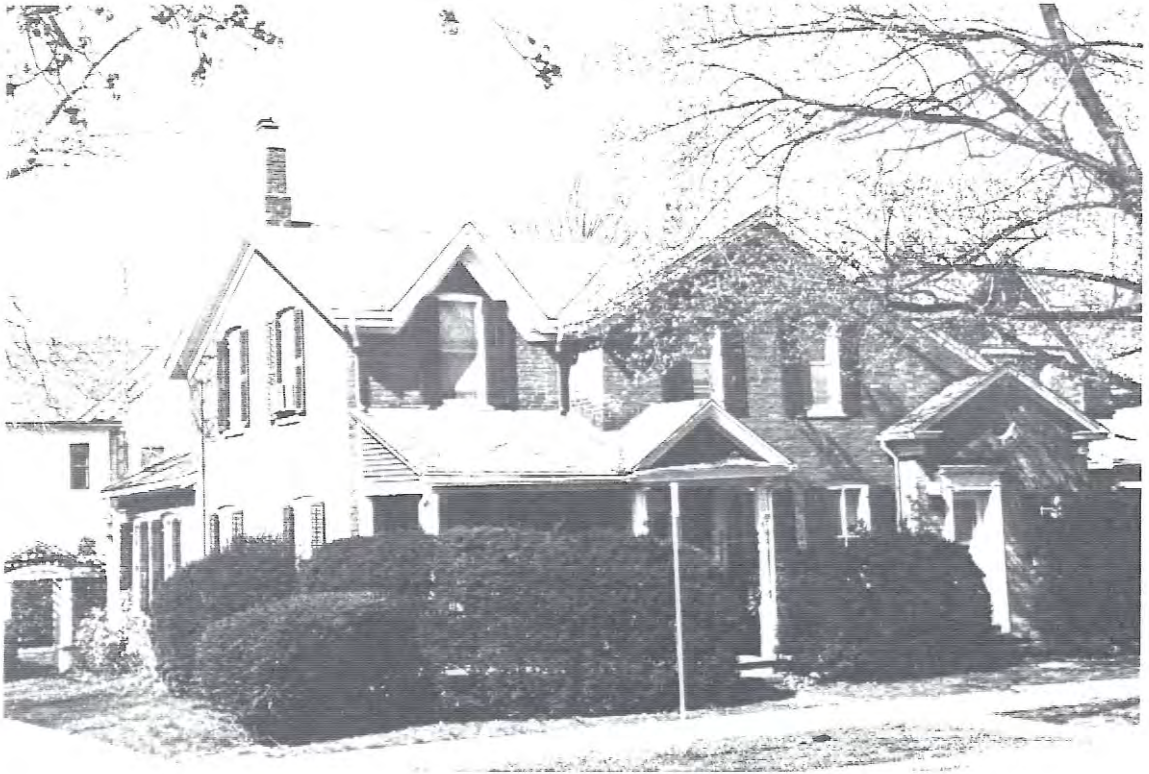
ADDRESS: 87 Queen Street (formerly 86 & 85)

CONSTRUCTION DATE: ca. 1840s-1860s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

It has been suggested that this two storey red brick residence may be the building shown at the corner of Lake and Queen Streets on the J.P. Merritt estate in the 1852 Marcus Smith Map. Speculation has dated this structure as early as the 1840s although the "1986 Queen Street Historical Study" claims that the house was built in 1866 by George Riley. The house was certainly shown on an 1875 birdseye view of St. Catharines. In 1869 Leonard Collard purchased the property from George Riley and the Collard family owned the property until 1919. The Gordon Sherk family owned the property from 1919-1930 when it was sold to Dr. John C. Ball. The Ball Family lived in the house from 1930-1982.

This structure is typical of the vernacular one-and-a-half storey brick houses built in rural Ontario around the mid-1800s. The plan is ell-shaped with a medium pitched side gable and front cross gable. The window openings are segmental with brick voussoirs. A one storey brick addition is located in the southwest corner of the house and a one storey verandah is situated at the main entrance on the Queen Street facade. The gable roof has a wide overhanging eaves with a modest cornice and plain frieze. The 1913 fire insurance plan shows that the house once had a wood shingle roof. The north addition with an entrance off of Queen Street was built by Dr. Ball as a doctor's office.



ADDRESS: 87 1/2 Queen Street

CONSTRUCTION DATE: ca. 1907

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This house was owned by Oscar Flummerfeldt and family from 1907 to 1942. The house does not appear in the 1906 City Directory but is listed in the 1908 City Directory. The Ball Family who owned neighbouring 87 Queen Street also owned this property from 1942 to 1984.

This two storey house has a steeply pitched hip roof with a dominant front cross gable. Its brick veneer construction indicates its later construction date. A small decorative gablet is located at the peak of the hip roof. The peak of the front gable is decorated with fish scale shingles and a plain fascia board separates the gable from the lower brick wall. Strong horizontal lines were created by a plain brick string course the same width as the second floor window sills; a second brick band which runs across the facade and outlines the brick voussoir of the first floor window; and a third band below the first floor window. This horizontal emphasis tends to reduce the verticality of the cross gable. Two windows are situated on the Queen Street elevation at the second floor level while one large window is located on the first floor. The vertical brick voussoir above the first floor window is a flat arch. A small and attractive entrance porch which has retained its original appearance is set into the north juncture of the side and cross gables.

6-31



ADDRESS: 88 1/2 Queen Street

CONSTRUCTION DATE: ca. 1913-14

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Believed to have been built immediately prior to the 1st World War, this two storey solid brick house is representative of the common vernacular four square architectural style of the period. It has a high pitched hip roof with decorative composition roof shingles and a wide overhanging eaves. Decorative brick corbelling reminiscent of eaves brackets are located on the front facade under the eaves and a plain brick string course divides the elevation into two sections. A hip roofed front porch which runs across the full width of the facade has a side entrance, plain Tuscan style columns and a geometric balustrade design. The front facade is two bays wide with a side entrance.

6-33



ADDRESS: 89 Queen Street

CONSTRUCTION DATE: ca. 1907

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This building does not appear in the 1906 City Directory but is listed in the 1908 City Directory. It is a two storey house very similar in design to 87 1/2 Queen Street and was probably built at the same time. It has a main steeply pitched hip roof with a dominant front cross gable. Its brick veneer construction indicates its later construction date. A small decorative gablet is located at the peak of the hip roof. The peak of the front gable is decorated with fish scale shingles and a plain fascia board separates the gable from the lower brick wall. A brick band which runs between the first and second floor outlines the segmental brick voussoir of the first floor window. A second band runs below the first floor window. In contrast to its neighbour 87 1/2 Queen, this house has a single large window on the second floor. The original entrance porch which is set into the north juncture of the side and cross gables has been modernized with wrought iron railings and columns.

6-35



ADDRESS: 90 Queen Street (formerly 93)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This residence was mentioned in the April 1, 1869 edition of the St. Catharines Constitutional as one of the new houses having been erected on Queen Street by local builder Mr. Dolson for Edward Ridell who also was a local builder. It is also shown in the 1875 birdseye view of St. Catharines and the 1880 Gardiner map. George Tait of George Tait and Co. lived in the house in the 1880s and the John Cuffe Family from the 1890s to 1946. John Cuffe was a former mayor of St. Catharines as well as a newspaper editor and customs collector. After World War II the first floor of the house was used as a doctor's office.

The architectural style of this structure is Italianate-inspired. It is a full two storeys in height with a low pitched hip roof and widely overhanging eaves with decorative paired brackets beneath. Dentils are located at the top of the fascia board. The main facade is typically three bays wide with a side main entrance of double doors while the window openings are round headed and the window sash is 2/2. According to the 1913 Goad's Fire Insurance Plan, the roof was originally covered with slate tiles, the only example found on this part of Queen Street. Goad's also indicates that by 1913 a full width one storey front verandah had replaced an Italianate style entablature and semi-circular transom over the front door which are shown in an 1897 photograph of the house. The present porch is a later twentieth century addition. The house is of a solid brick construction and is now covered with an exterior stucco finish. It is believed that it was originally a plain brick exterior with radiating brick window voussoirs and keystones window like its neighbour 92 Queen Street. An extended wing is attached to the rear of the house and a one-and-a-half storey coach house is located to the back of the property.

6-37



ADDRESS: 91 Queen Street (formerly 88 & 90)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This structure is mentioned in the April 1, 1869 St. Catharines Constitutional as having been recently built by Addison Waud for F.W. MacDonald, a local lawyer. It is shown on the 1875 birdseye view of the city as well as the 1880 Gardiner map. In 1898 D.C. McGuire, owner of neighbouring 87 and 87 1/2, purchased the property. The James Shephard Family owned the house from 1916 to 1952. Various other people have owned this property up to the present.

The house shown in the 1875 birdseye view does not resemble the present structure. It appears to have been a two storey front gable structure with a south one storey porch and a one storey rear wing. It would appear that extensive additions and alterations were carried out on the house sometime circa 1900 creating its existing Queen Anne architectural style. The southwest wing, the two storey front tower and the two storey front bay window are all later additions. This house is believed to have been similar in appearance to 97 and 99 Queen Street when built. It has the same eared window mouldings on the north elevation as 97 and 99. Decorative brackets can still be seen under the eaves as part of its original detailing.



ADDRESS: 92 Queen Street (formerly 95)

CONSTRUCTION DATE: ca. 1868

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Shown on the 1875 birdseye view of St. Catharines and on the 1880 Gardiner map of the city, this two storey Italianate style house is similar in design to its neighbour 90 Queen Street. It is believed to have been constructed circa 1869. William Brownlee was listed as living in the house in 1877 and Moses Kellogg lived there in 1881. The James H. Campbell Family owned the house from 1907 to 1960.

It is of a solid brick construction with a low pitched hip roof and wide overhanging eaves with decorative brackets beneath. The fascia has decorative dentil work which is much smaller than that of 90 Queen Street. Typical of the Italianate style, the front facade is three bays wide with a side entranceway. The window openings are round headed with radiating brick voussoirs and a keystone while the window sash is 4/4 lights. The two ground floor windows are full length and once led out onto a full width one storey verandah on the front elevation of the buildings. The base of the verandah is still in-situ. The main entrance has a double door and a semi-circular transom with a radiating brick voussoir and keystone. Two brick chimneys are still located on the south elevation and were corresponding chimneys probably once located on the north side of the roof. The north side has a first floor bay window and a one storey addition extends to the rear of the main house.

6-41



ADDRESS: 93 & 95 Queen Street (formerly 92 & 94)

CONSTRUCTION DATE: ca. 1870

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This lot was purchased by Jane Allan from J.P. Merritt in 1870 and the double house is shown on the 1875 birdseye view of the city. Various members of the Allan family lived in both units until 1888 including William B. Allan, a local architect, and Alexander Allan of Allan & Bros., a furniture company. Margaret and Johnson Clench owned the property from 1888 to 1914 and rented out the units. The property changed hands several more times throughout this century.

Designed as identical units in a double brick house, each unit is two storeys high with a side gable roof and two front wall gables. The front gables are decorated with vergeboard and the roof eaves have a moulded cornice and large brackets beneath. The second floor window openings on the Queen Street elevation are round headed with radiating buff brick voussoirs. The design of the buff brick voussoirs has been varied by alternating a voussoir constructed from headers with a voussoir of stretchers.

The first floor of the main facade is dominated by a combination one storey bay window and front porch. The bay is designed with small eaves brackets, dentils and segmental window openings. The bay windows and front porches are not shown on the 1913 and 1935 fire insurance maps which tends to support the suggestion that they are later additions. The main entrance has side lights and a transom window with a buff brick voussoir.



ADDRESS: 94 Queen Street (formerly 97)

CONSTRUCTION DATE: ca. late 1895

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

The 1896-1898 City Directory lists John Lawrence as the occupant of 94 Queen at this time. In 1904-1906 William Dyer was listed as the occupant. This plain two storey frame structure has a medium pitched hip roof with a two bay front facade. The exterior has a stucco finish. A one storey porch on the front elevation has been enclosed. Since a fire insurance plan indicates that the house had a composition shingle roof in 1913, this is probably the original roofing material.

6-45



ADDRESS: 94 1/2 Queen Street

CONSTRUCTION DATE: ca. 1907-1908

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This two-and-a-half storey frame structure shows some characteristics of the American Foursquare, an offshoot of the Prairie School style of architecture. It has a medium pitched hip roof with a front hip dormer. The entrance is off-centre and a single storey full-width front porch dominates the street elevation. The exterior finish is stucco. A two storey bay which projects from the south side has a three sided bay configuration on the ground level and a traditional flat wall on the second storey thus creating an interesting triangular cantilever over the first floor windows. This feature is very similar to 84 1/2 Queen Street which was built around the same period.

6-47



ADDRESS: 96 Queen Street

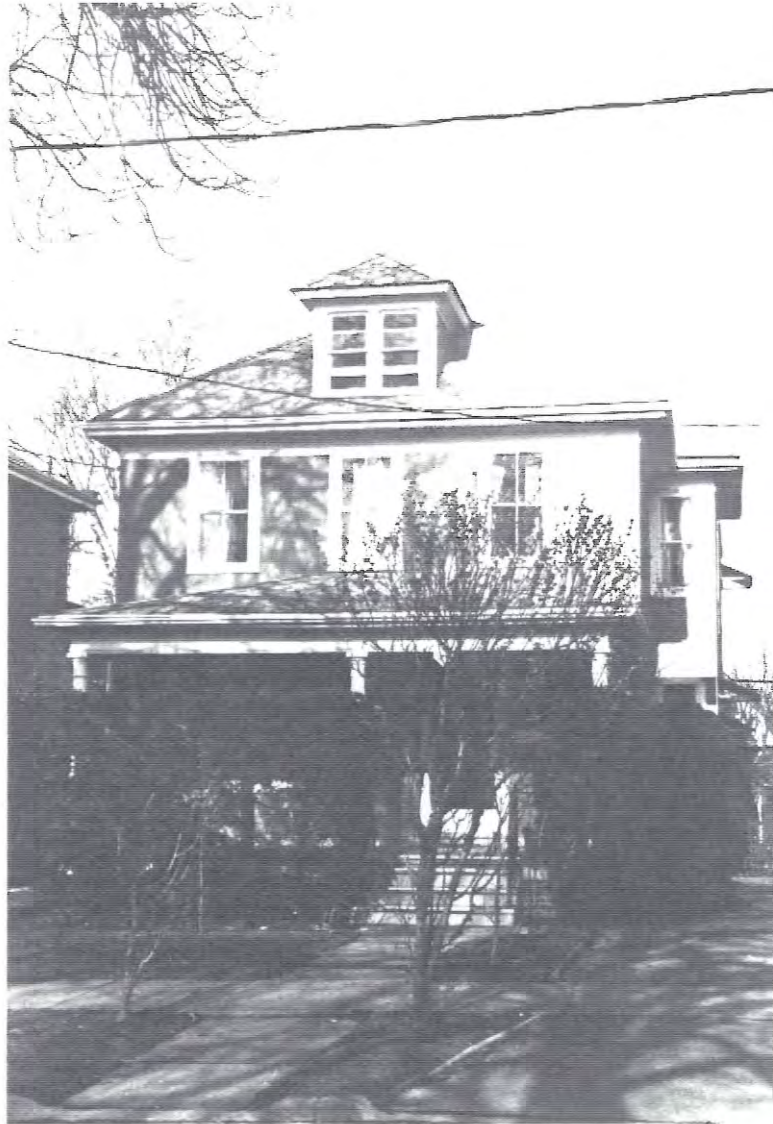
CONSTRUCTION DATE: ca. 1907-1908

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

The house appears to have been built during the ownership of Abraham Fry. James Dyer owned the property from 1914 to 1921 and Frederick Avery until 1955. The house is presently owned by his son Harold Avery.

This house is very similar to 91 1/2 Queen Street and since they were constructed at the same time, they were probably designed and built by the same person. The second storey fenestration on this house consists of three single windows in contrast to the double window and single window on 91 1/2 Queen Street. The house has a medium pitched hip roof with a front hip dormer. The entrance is off-centre and a single storey full-width front porch dominates the street elevation. The porch has Tuscan columns and decorative dentil under the eaves. It does not have a front pediment over the stairs like that found on 94 1/2 Queen. The exterior finish is stucco. A two storey bay which projects from the south side has a three sided bay configuration on the ground level and a traditional flatwall on the second storey thus creating an interesting triangular cantilever over the first floor windows. This feature is also found on 94 1/2 Queen Street and 84 1/2 Queen Street, both of which were built around the same period.

6-49



ADDRESS: 97 Queen Street

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Described in the St. Catharines Constitutional, April 1, 1869, as newly built for local manufacturing agent John Ross by Addison Waud, this building is also shown on the 1875 birdseye view of the city and the 1880 Gardiner map. The Ross Family lived in the house until 1891. Other owners included William and Mary Parker (1891-1896); John Sutcliffe Smith (1896-1910); and the Gayman Family (1910-present).

This two-and-a-half storey frame house is very similar in design to its neighbour 99 Queen Street. It has a front facing gable roof with a triangular headed attic window in the peak of the gable. The wall of the front gable is clad with wooden fish scale shingles and has been separated from the lower facade by a pent roof. Since the eared hood mouldings found on the first floor windows are absent from the second floor windows, it is assumed that the pent roof and plain fascia are later additions which necessitated their removal. The lower window sash has retained its original 6/6 lights while the second floor window sash have been replaced with 1/1 lights.

The one storey bay window on the front elevation is not shown on the 1913 and 1935 fire insurance plans. As well the full length verandah which is shown on the fire insurance plan in 1935 has been replaced by a more modern portico over the entrance. The main entrance door has a transom window which is divided into three lights. It would seem probable that the original exterior cladding for the building was once vertical board like the original siding for 99 Queen Street.



ADDRESS: 98 Queen Street

CONSTRUCTION DATE: ca. late 1890s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This house was owned by the John Sutcliffe Smith Family from the 1890s to 1967. Smith was a prominent St. Catharines citizen and owned his own jewellery business. This two-and-a-half storey solid brick house is typical of the Queen Anne architectural style with its steeply pitched irregular shaped roof and asymmetrical front facade and side entrance. An integral second storey porch is located over the side entrance porch. Fire insurance plans from 1913 and 1935 show that there was also a porch on the front facade to the north of the bay window as part of the original design. This would explain the presence of the two full length first floor windows in this area. A decorative wooden panel was placed on the wall of the first and second floors in this area sometime after the removal of the porch.

The wall texture has been varied with the use of both brick and wooden shingles. The two storey tower which is integral to the main mass of the house is typical of later examples of this style. It has a polygonal roof with decorative eaves brackets. The front gable has a palladian-inspired triple window.

6-53



ADDRESS: 99 Queen Street (formerly 98)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This property was sold to Calvin Brown in 1863 by J.P. Merritt and the present house is believed to have been constructed by Addison Waud who is known to have been the builder for neighbouring 97 Queen Street which is very similar in design. Clara and James Adie owned the property from 1894 to 1925 and Annie and Percival Miller were the owners from 1925 to 1971.

Originally built as a two-and-a-half storey frame house with vertical board cladding, it has a front gable roof and wide overhanging side eaves. It is believed that James Adie reclad the exterior with tar paper and Manitoba siding in the mid 1890s and Percy Miller refinished the exterior with the present stucco coating sometime after 1935. The front gable fascia is decorated with decorative dentils and a triangular headed attic window. The peak of the gable was probably recovered with the wooden fish scale shingles when reclad in the late 1890s. A central chimney is situated at the roof ridge.

The eared hood mouldings found over the window openings are common to the Gothic Revival architectural style. The window sash still has its original 6/6 lights. Some changes in fenestration have taken place on the south elevation around the main entrance. The one storey bay window which is identical to the one found on 97 Queen Street is not shown on the 1913 and 1935 fire insurance plans. The main entrance to the house has a transom and at one time a verandah ran the full length of the elevation. The present porch was probably added post World War II. According to the 1913 Goad's Fire Insurance Plan, the house had a wooden shingle roof at this time.



ADDRESS: 100 Queen Street

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This house was built for John Notman, manager of the McKinnon & Dash Co., in the late 1870s. It is not shown on the 1875 birdseye view of the city but is depicted on the 1880 Gardiner map of St. Catharines. The Notman Family owned the property until 1960.

The solid brick two-and-a-half storey house was designed in a typical late nineteenth century Queen Anne architectural style and although its distinctive original recessed two storey porch which was located under the projecting attic gable has been removed, its asymmetrical plan with a front gable and side cross gable, varying use of wall materials and textures, front two storey bay projection, coloured glass panels in the first floor windows and tall brick chimneys all attest to its original design. The distinctive wall materials include wooden fish scale and diagonal patterned shingles in the upper gables and on the second floor. A decorative geometric wooden panel is located immediately above the cornice of the projecting upper gable. The cornice has ornamental dentil work.

The house was remodelled in 1936 by Architect Rober I. Macbeth to accomodate two apartments. The existing wooden summer kitchen was removed and the original front porch was altered to its present appearance. A copy of the original plans are held by the City of St. Catharines Engineering Department and have been included in the "St. Catharines Building Plan Inventory" compiled by the LACAC.

6-57



47 Pancake Lane
Fonthill, Ontario
L0S 1E2

February 14, 1990

David Cuming and Associates
237 Locke St.
Suite 111
Hamilton, Ontario
L8P 4T4

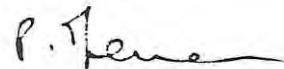
Concerning the draft report of *The Queen Street Heritage Conservation District Study*.

I read your report with great interest and pleasure, having been working on a history of #98 and its occupants. In the course of my research I have also acquired information on #97 and #100 (both being connected with John Sutcliffe Smith who built #98).

I thought you might be interested in evidence which precisely dates the building of #98 (which the report suggests may have been built at the end of the decade) to the year 1890, and #100 (which it suggests may have been built in 1869 or the late 1870s) to 1894-5. I have also included some minor corrections to other information in the report.

Please do not hesitate to contact me if you wish. I hope this information will be of use to you, and to any other researchers who may be interested in the history of Queen Street.

Sincerely



Patricia Menon

Copies: Unterman McPhail
St. Catharines L.A.C.A.C.

Construction dates of houses currently numbered 98 and 100

These two houses are built on Triangular Tract lot 9 and the south part of lot 10. I refer to these by the modern street numbers: 98 and 100 (although in the 1890s these were 103 and 105). Evidence from the *registry office records, assessment books* (which were completed in September or October of any given year, to come into effect for the next year), *census of 1891* and *directories*, combine to show the following information about the building of the two houses, beginning with the purchase and division of the land:

Assess. 1889 for 1891, lot 9 and part lot 10: owner Henry Yale, value \$700.

Reg. Off. #4851, Bargain and Sale, 1 Feb. (reg. 4 Feb.) 1890: Henry Yale sells lot 9 and part 10 to John Sutcliffe Smith (JSS) for \$800.

Reg. Off. 4915, B&S 10 May (reg. 12 May) 1890: JSS sells N. part of lot 9 and S. part lot 10 to Hodgetts, a banker, for \$400.

The land is now divided, JSS retaining the south part of lot 9. The assessments for both lots suggest that he begins to build immediately, while Hodgetts' lot (north part 9 and south part 10) remains vacant, as follows:

Assessments, 1890 for 1891: JSS's valued at \$2600, Hodgetts' at \$400.

The Census of April 1891: though no street address is given, this confirms that JSS was now living at 98 Queen, there being a high correspondence between the names of neighbours shown in the census and assessment.

Hodgetts now sells the vacant lot. The new owners, the Wallaces, evidently build in 1894 and 1895, as follows:

Reg. Off. 5980, Bargain and Sale: Hodgett to Beatrice Wallace, for \$275, part lots 9 and 10.

Assessment 1894 for 1895: John Wallace, owner, \$1500, 1895 for 1896, Wallace, \$2400.

Directories 1896 and 1898 show JSS at 98 (then 103) and Wallace at 100 (then 105).

The Wallaces sell the house to John Notman in 1900, although at first they remain as his tenants:

Reg. Off. 7728, Bargain and Sale, 21 Sept. (reg. Sept. 29) 1900: Beatrice and John Wallace to John C. Notman, parts lots 9 and 10, \$3000.

Assessments: 1900 for 1901 shows Notman owner, Wallace tenant; 1901 for 1902, Notman owner and occupier.

Directory of 1904 confirms Notman is in residence.

JSS, therefore, built #98 in 1890. The Wallaces built #100 in 1894-5. Notman purchased the existing house at #100 in 1900.

According to the report, the map evidence contradicts this. However, the absence of #100 from the 1875 (Brosius) map supports a later date than 1869, which the report considers a possibility.

I do not believe that the 1880 (Gardiner) map shows #100, for the following reason. If you examine the East side of the street from north to south you will see that part of lot 13 and lot 12 contains the row houses; then there are buildings in lot 11 and the north part of lot 10. Lot 9 and the south part of lot 10 are empty, which confirms the evidence given above. If the building on (the north) part of 10 were really #100, then there would be a house missing between #100 and 106 (since 102 and 104 had already been built in 1863 and 1834).

The report accepts the evidence of the 1895 (bird's-eye view) map that there had been no further building on the vacant lots shown in the 1875 map. However, I was told at the St. Catharines Museum, not to place too much reliance on this map, as it seems to be a prettification of the map of 1875, rather than a reliable update. This would explain why, in the words of the report, it shows a "similar building density" to that shown for 1875.

Since the report (page 6-56) mentions nothing to the contrary, I assume the Macbeth plans to renovate #100 offer no help in arriving at the original date of the house.

Overall, therefore, it would seem that the evidence for building dates of 1890 for #98, and 1894-5 for #100, is not contradicted by reliable evidence from the maps.

Some other details which, though less important, touch on the text of the report, and therefore may be of interest to you, are as follows:

With regard to John Notman at #100:

As the evidence above suggests, the John Notman who bought the house in 1900 was not the John Notman of the 1870s. This was apparently his father, who, according to the Directory of 1887, was a miller, and lived at 78 (formerly 81) Queen. The 1895 Directory shows Mrs. Barbara Notman, widow of John, at this address, along with what are presumably her children, including John (junior), bookkeeper at Welland Vale. These circumstances are unchanged in 1896, according to the 1896-8 directory. The May 7 1900 *St. C. Evening Star* shows a J.C. Notman of Welland Vale Works advertising a house on Park Place for sale (though it is not clear if he is actually occupying it). The assessments show he did not move into #100 Queen immediately after the purchase, but he was occupier by the fall of 1901. In February of 1902, (again according *The Star*) he resigned from Welland Vale to move to McKinnon, that is after taking possession of #100.

With regard to the porches at #98:

The porch now absent from the front facade is shown in a May 5 1902 photograph in the possession of the St. Catharines Museum (Neg. number 1043) and widely published in various histories of St. Catharines as depicting the city's first car. This photo suggests that there was a matching side porch of similar design leading to the front door (rather like that on 1 Midland). The airiness of the style suggests that possibly the side porch, unlike its more recent replacement, may not have had a balcony above it at second storey level.

With regard to Gayman's purchase of #97:

The assessments show Gayman had moved in by fall 1907 (assessment completed in 1907 for 1908), but the 1911 (for 1912) assessment still shows John Sutcliffe Smith as owner. I haven't checked beyond that date, or examined the Registry Office Records, however.

I therefore suggest the following alterations to the information provided in the report.

pages 2-5 to 2-6:

"It would appear that at least two houses were built on Queen Street between Midland and Welland Streets in the early 1890s. The circa 1895 bird's-eye view, although it shows a similar building density to that of the 1875 bird's-eye view, may not be a reliable source. Eventually, in the early twentieth century the vacant lots would be subdivided...."

caption to photograph between pages 2-5 and 2-6
"...100 Queen St. (1894-5)...."

Map building inventory, between pages 6-1 and 6-2:
[The shading on #100 should be changed to correspond to 1876-1900.]

page 6-52:

"98 Queen Street (formerly 103)
Construction date 1890."

"A photograph from 1902 and fire insurance plans...."

page 6-56

"100 Queen Street (formerly 105)
Construction date 1894"

"This house was built for Beatrice and John Wallace in 1894-95. It was purchased by John Notman, subsequently manager of McKinnon and Dash Co. in 1900. [Omit the information on the maps]. The Notman family...."

ADDRESS: 101 Queen Street (formerly 100)

CONSTRUCTION DATE: ca. 1868-69

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This house was built by local builder James Dougan for Thomas H. Graydon for \$1,300.00. The Graydon Family occupied the house until 1945. This two-and-a-half storey building has undergone extensive exterior renovations and additions and was probably very similar in design and detailing to 97 and 99 Queen Street when built. The original frame structure has been reclad within the last twenty years with a modern red brick veneer and metal siding has been applied to the wall surface in the front gable peak. As a consequence of this recladding, all original window detailing has been removed and modern window units have been installed. The palladian-style window in the gable peak was probably a circa 1920s alteration. A two storey addition has been added to the north side. The main entrance which is now located on the Queen Street Facade was probably once on the south facade like its neighbours at 97 and 99 Queen Street.

6-59



ADDRESS: 102 Queen Street

CONSTRUCTION DATE: ca. 1863

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

It has been suggested that this house was built by Christian Hicks, a master carpenter, in 1863. The house is shown on the 1875 birdseye view of the city. The Hicks Family lived in the house until 1901 when it was sold to Sarah and Elizabeth Leeper; then Thomas Reading; and William and Florence Campion.

This plain vernacular frame cottage is the only one storey building in the study area. It is three bays wide with a central doorway and two flanking windows and a side gable plan. The front verandah has a low pitched roof which is continuous with the main roof which sits on four plain columns. A steep pitched gable roof dormer which is covered with fish scale shingles is located over the front entrance. Vergeboard is found in the side gables. The windows have 6/6 lights in the sash. The exterior walls have a stucco finish. Some additions have been made to the rear of the structure.

6-61



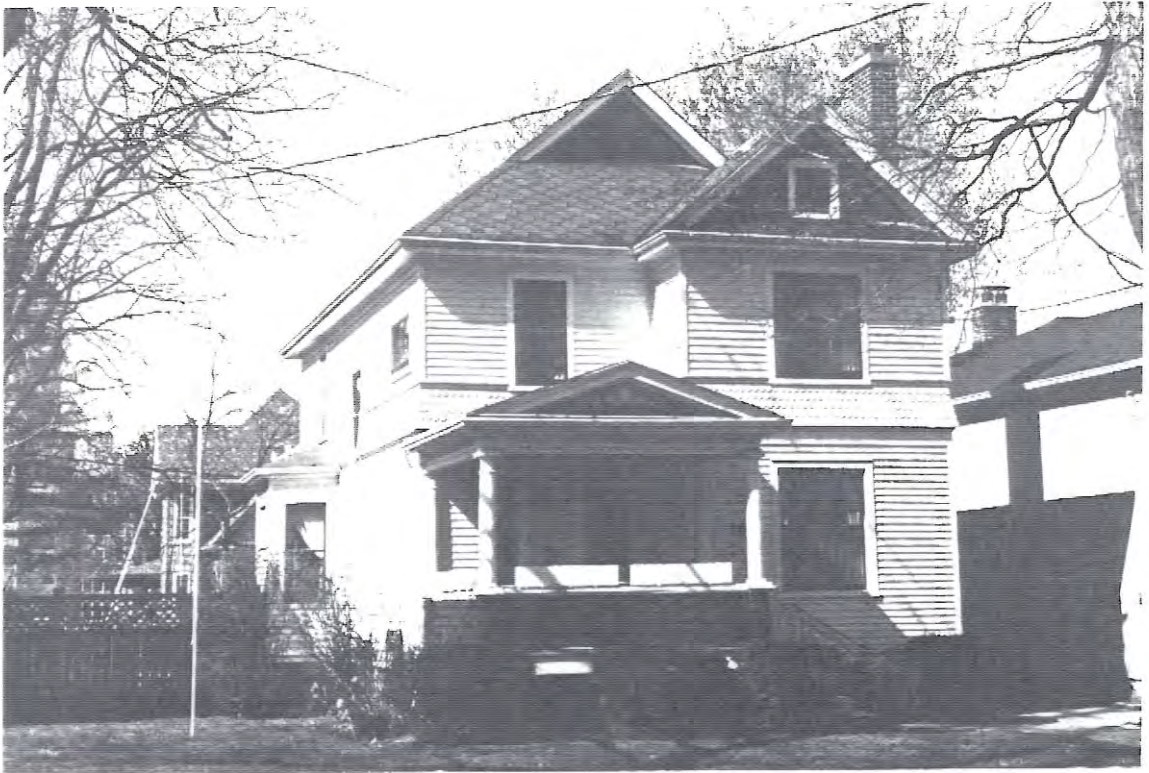
ADDRESS: 103 Queen Street

CONSTRUCTION DATE: ca. 1900

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This property was owned by Thomas Graydon and his family during the late nineteenth century until 1910. The house does not appear on an 1880 Gardiner map of the city and is not listed in the 1896-1898 City Directory. It is listed in the 1906 City Directory. From its architectural style it would appear to have been built circa 1900. Adelaide Graydon lived in the house until 1910. There have been various other owners throughout this century.

6-63



ADDRESS: 104 Queen Street

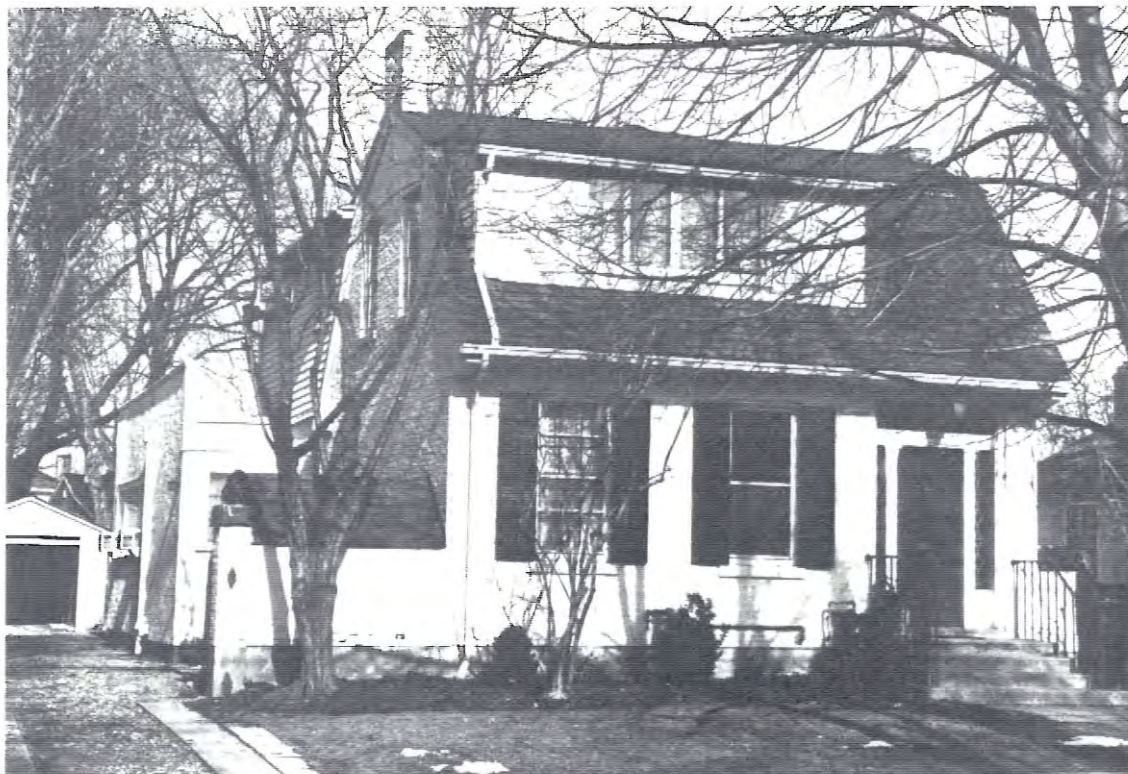
CONSTRUCTION DATE: ca. 1834?

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

It has been suggested that this building was built as early as 1834 possibly for the Merritt farm although it is not shown on the 1852 Marcus Smith map. This early construction date is based upon certain interior features of the house. Christian Hick lived in the house between 1860 and 1866 and is believed to have added the rear brick wing. A second storey addition to the rear and one storey flat roof addition on the northeast corner were probably built by Robert Macbeth, local architect who lived in the house from 1923 to 1969.

The oldest section of the house consists of a small rectangular one-and-a-half storey brick building with a gambrel roof. A large shed dormer has been added to the street elevation substantially altering the earlier appearance of the building. The overhang of the gambrel roof is supported by stone corbel at each end of the building. The structure is three bays wide with a side main entrance and two ground floor windows. The main entranceway is emphasized by sidelights with a geometric design and a transom. The door is framed by an architrave consisting of overhead dentil work and side pilasters. The door has six fielded panels. The window sash has 6/6 lights.

6-65



ADDRESS: 105 Queen Street (formerly 104)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Shown on the 1875 birdseye view of the city and the 1880 Gardiner map, this structure was built for William H. Hewson who lived in the house from 1869 to 1894. The property passed through various other owners until 1930 when it was purchased by Alexander Christie who also owned 89 Queen Street. Christie owned 105 until 1972 and used it as a rental property.

The original house has a plain one-and-a-half storey front gable frame building. The rear recessed porch on the north side with the decorative fretwork and spindle work is original to the house. The second storey bay window on the front facade, the front porch and the cantilevered cross gable on the north side all appear to be post 1935 additions. The exterior siding was probably of wood when built.

6-67



ADDRESS: 106, 108, 110, 112 Queen Street
(formerly 111, 113, 115, 117)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

The earliest historical reference to this row of terrace housing was in an April 1, 1869 St. Catharines Constitutional article which mentions that Addison Waud had built a house for J.A. Goodman on Queen Street. Mrs. Ambrose J. Goodman is listed as living in 106 Queen Street in the 1874 City Directory. There has been some speculation that the row houses may date from the 1830s although there is no documentary evidence to support this claim and the buildings are not shown on the 1852 Marcus Smith map. The row is clearly depicted on the 1875 birdseye view of the city and the 1880 Gardiner map.

This structure originally consisted of four identical two storey row houses. The buildings are of frame construction and would appear to have once had an exterior clapboard siding originally. The exterior is now covered with a stucco coating.





ADDRESS: 107 Queen Street (formerly 106)

CONSTRUCTION DATE: ca. 1901

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Built circa 1901 this property was owned by Ira and Anna Culp from 1901 to 1921 when John W. MacKinnon purchased the property. The MacKinnons lived at 107 Queen Street until 1958 when it was sold to Donald and Lillian Ballyk.

This two-and-a-half storey frame house does not appear on the 1880 Gardiner map of the city and is not listed in the City Directories until after 1896-1898. It does appear on the revised 1903 revised 1913 fire insurance plan depicting its present exterior plan configuration. It was built as a side gable plan with a dominant cross gable projecting to the street. A one-and-a-half storey rear wing had a one storey verandah on the south side. There was a small porch shown on the south corner street elevation in the 1913 fire insurance plan, however, it had been removed by 1935. It is known that J.W. MacKinnon carried out extensive exterior and interior alterations and additions under the local architectural firm of Nicholson and Macbeth in 1926. Plans for the additions and alterations are held by the City of St. Catharines Engineering Department and catalogued in the "St. Catharines Building Plan for Inventory" by LACAC.

The architectural style can be classified as Tudor Revival. It has typical decorative half timbering, multiple casement windows with leaded panes and a cantilevered upper gable with large wooden braces or brackets beneath. The original roofing material was wooden shingles.



ADDRESS: 109 Queen Street (formerly 108)

CONSTRUCTION DATE: ca. 1900

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This property was owned by local merchant Samuel Inksater in 1901. From 1910 to 1913 George Vine lived in the house and from 1919 to 1920, Melbourne Elson, onetime mayor of St. Catharines and editor of the Evening Journal was the occupant. Throughout the rest of the twentieth century the property changed hands numerous times.

The exterior of this simple two storey frame building has been extensively altered from the original and more exuberant style of its former late vernacular Queen Anne architectural style. An historical photograph from ca. 1910-1913 shows a two storey frame building with narrow clapboard siding, corner boards, alternating bands of decorative saw tooth and fish scale shingles on the front elevation and a highly decorated one storey verandah which wrapped around the south corner of the house. The original verandah had a geometric balustrade, spindle frieze, decorative porch posts with upper fretwork resembling brackets and a gable ornament of spindle work and grill over the front entrance.

Today a simple portico with supporting brackets is located over the main entrance and all of the decorative shingle work has been removed from the front elevation. Only the peak of the front gable has retained its sunburst design wooden panel as a reminder of its former appearance.



ADDRESS: 111 & 113 Queen Street (formerly 110 & 112)

CONSTRUCTION DATE: ca. 1900

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

John McClive bought this lot in 1898 and proceeded to build the present double house. The McClive Family rented both houses for many years until it was sold in 1924 to F.N. Rutherford. Jean Rutherford continued to live in the house until 1968.

This two-and-a-half storey frame structure consists of an identical double house with an original stucco exterior finish. Each unit has a two storey front bay with a gable dormer roof. The gable dormer has a semi-circular attic window and is covered with fish scale shingles. The main entrance is located on the side of each unit and each has a projecting one storey front porch. The original decorative treatment of the porch has been retained on the south porch and consists of two pairs of turned porch posts at the front, a lattice patterned gable ornament, a geometric balustrade and a solid decorative frieze with a quatrefoil design. A small recessed verandah with similar decorative treatment is located immediately over the entrance door. Most of the decorative detailing has been removed from the entrance porch on 113 Queen Street.

6-75



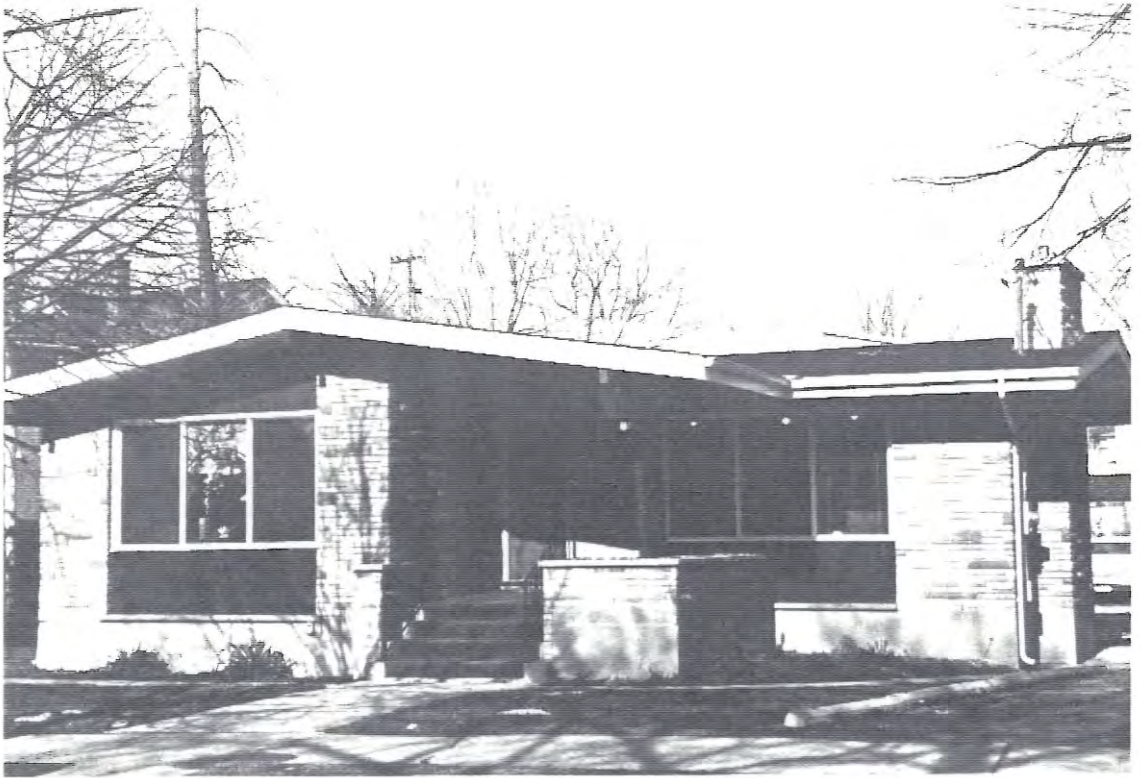
ADDRESS: 114 Queen Street

CONSTRUCTION DATE: ca. 1960s

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This structure replaced an earlier one-and-a-half storey late nineteenth century frame building. It is a one storey brick veneer house designed in a Contemporary style. Design features include a low pitch gable roof, wide overhanging eaves with decorative roof beams and a combination of wood and brick wall cladding. Traditional detailing of windows and doors is conspicuously absent.

6-77



ADDRESS: 115 Queen Street (formerly 114)

CONSTRUCTION DATE: ca. 1869

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This house was mentioned in the St. Catharines Constitutional, April 1, 1869 as having recently been built for local builder and contractor Mr. Sword. The Sword Family lived in the house until 1887. James B. Fowler and his wife Sarah lived in the house from 1887 to 1901. In 1904 the Fowler estate sold the property to James Burns. Mabel Ratcliffe lived in the house from 1916 to 1953. Presently, the house is occupied by Dr. Alice Csoka who purchased the house in 1965 and converted the first floor to a doctor's office and the second floor to a residence.

This two storey frame structure has typical Italianate features such as a low pitched hip roof with a wide overhanging eaves, decorative brackets beneath and a plain freize. It is five bays wide with a central door. The windows on the street elevation have a pedimented crown with brackets. The two first floor windows which were originally full length once opened onto a one storey verandah which stretched across the front facade. Only a small entrance porch stands over the main entrance today. The entrance door is framed by half sidelights and a transom. The exterior cladding was originally clapboard. However, it has been replaced with modern metal siding.

6-79



ADDRESS: 26 Welland Street & Phelan Store

CONSTRUCTION DATE: ca. 1890

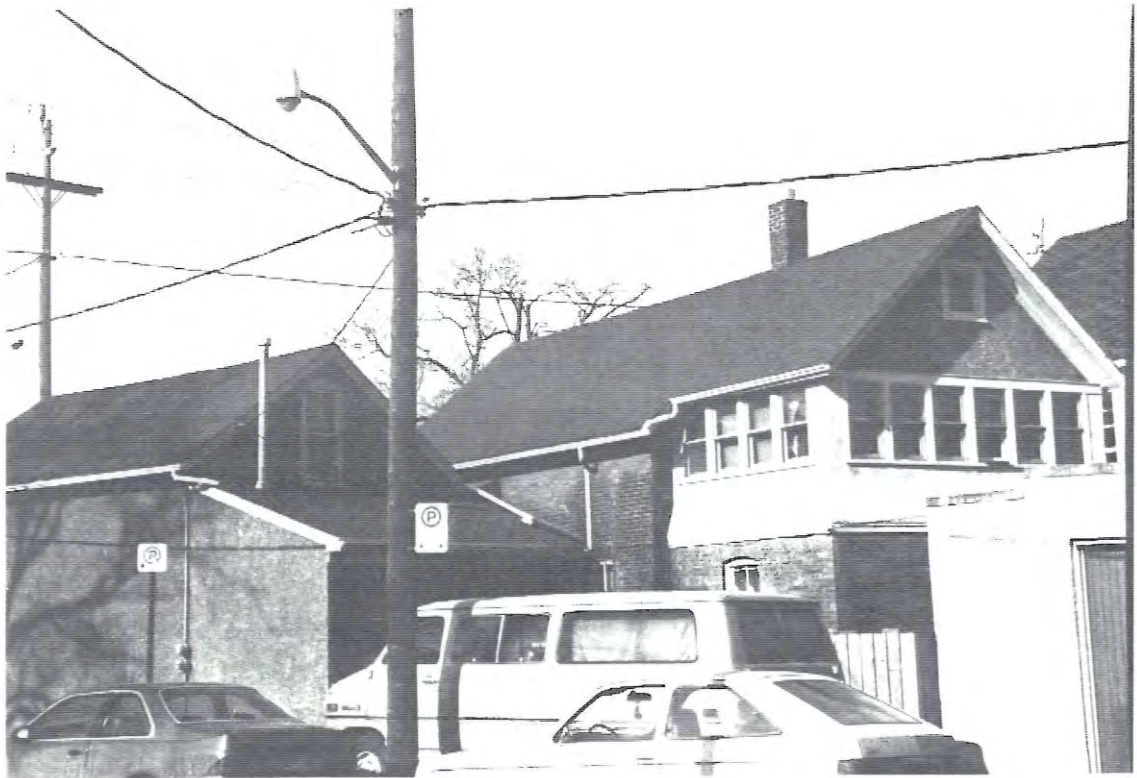
ARCHITECTURAL/HISTORICAL
DESCRIPTION:

According to the 1880 Gardiner map this property was not developed in that year. The building which serves as Phelan's Grocery is a one-and-a-half storey frame building with a stucco exterior finish and front gable roof and a first floor storefront. The 1935 fire insurance plan indicated that the roofing material was once wooden shingles. A one storey shed addition is attached to the rear of the store.

The adjoining house is a typical vernacular one-and-a-half storey brick veneer structure, two bays wide with a side entrance and a front gable roof. A one storey porch extends across the full width of the main elevation and has supporting columns and a pediment over the front entrance. It also had a wooden shingle roof in 1935. A second storey addition with a stucco finish has been added to the original one storey rear brick addition. A one storey frame double garage with a stucco exterior finish faces onto Queen Street.



6-81



ADDRESS: 117 Queen Street & 22 Welland Street

CONSTRUCTION DATE: ca. 1875-1880

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

This building is shown on the 1880 Gardiner map of the city but not on the 1875 birdseye view. It is a two storey brick building with Italianate inspired detailing such as its low pitched hip roof with wide overhanging eaves and decorative brackets beneath, the double entrance door with a transom window and the 2/2 lights in the window sash. The double front doors have interesting and attractive triangular headed windows. The front facade is three bays wide with a side entrance. The window openings are segmental with a radiating brick boussoir and keystone. A one storey bay window is located on the east elevation. The original rear addition is now a separate street number known as 117 Queen while the main house is 22 Welland Street. A two storey addition was built on the west side of the building post 1935.



6-83



ADDRESS: Memorial School, Welland Avenue

CONSTRUCTION DATE: 1919

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

Located at the head of Queen Street this educational building is a one storey brick structure with an attractive and symmetrical front facade and central entrance. It is trimmed with a contrasting artificial stone string course along the top of the windows and panels below the windows. The entrance is accentuated with a semi-circular entablature with a datestone and crest.

The school is an important visual termination to Queen Street.

6-85



ADDRESS: Montebello Park Pavilion and Bandstand,
Montebello Park

CONSTRUCTION DATE: Pavilion 1888; bandstand 1905

ARCHITECTURAL/HISTORICAL
DESCRIPTION:

These structures are located on a slight rise of land in the southern half of Montebello Park. Framed by a backdrop of trees to its south the Pavilion is the only structure in the study area that is designated under Part IV of the Ontario Heritage Act (By-law 78-364).

The pavilion was constructed in 1888 on the foundation of the proposed residence of William Hamilton Merritt Jr. One of the first capital projects in the recently acquired parkland, the pavilion became a popular venue for a number of activities.

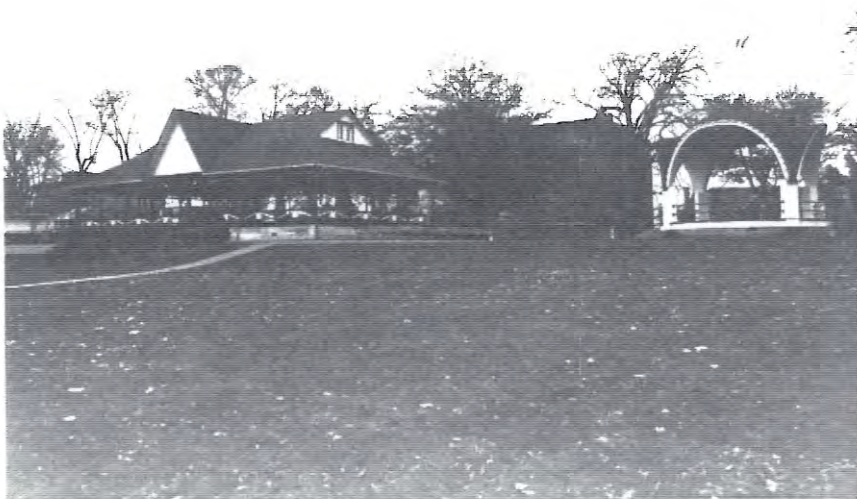
The pavilion is set on a stone foundation and open on all sides. The gable-on-hip roof with cross gables and wide eave overhang is supported by posts discretely decorated with fretwork. Original roofing material was probably wood shingle. The Globe, June 29, 1889 (courtesy: Mr. S. Otto) shows a sketch of the Pavilion indicating cresting, finials, drops and gable embellishments which are no longer extant.

The bandstand, the second to be located in the Park, was constructed in 1905. It was built by Edwin C. Nicholson and is circular in plan with four piers supporting a groined vault or cross vault roof i.e. formed by the intersection of two barrel vaults at right angles.

The two structures, quite distinct and different in style, are roofed in red asphalt shingles and comprise an important complex of recreational park buildings.



6-87



APPENDIX 1. PUBLIC PARTICIPATION

PUBLIC PARTICIPATION

1.0 Background

Involvement of the local community in the district conservation planning process is essential to the success in designating a heritage conservation district. As part of the preparation of this report two public meetings were held on October 24 and 25, 1989 (Memorial School, Welland Avenue). All property owners within the proposed district were invited to attend as well as members of LACAC.

The consulting team provided an overview of the work that had been undertaken to date including: a description of the historical development of the study area and its architectural development; the landscape attributes of Queen Street and Montebello Park; and a general discussion of the provisions of the Ontario Heritage Act. The presentation included use of colour slides to illustrate building and landscape features as well as architect's drawings of specific building additions undertaken during the 1930s.

2.0 Issues

A discussion period followed the presentations and several issues addressed, notably:

- district designation's impact upon property values

Consultants advised that there were no Ontario studies to show that property values either increased or decreased; the consultants were of the opinion that direct access to grants for eligible conservation work was a direct financial benefit to the owners of designated property.

- implications of the permit procedure and additional bureaucracy

Consultants described the process as per the provisions of the Ontario Heritage Act as well as the concept of a district advisory committee that would aid in the expeditious implementation of the permit approval process.

- changes to heritage buildings and property generally

Consultants indicated that change in a district was to be expected and that the intent of designation was to ensure that in the process of change, historical fabric and character defining elevations should be protected wherever possible.

- changes of use or intensification of uses within heritage buildings

Consultants explained that district designation was concerned with the physical changes to buildings and that the use of a building or property was governed by the City's official plan and zoning by-law;

noted that the use of a building or its intensification could well have direct effects upon the appearance of a property e.g. additional parking spaces, external stairways, utility meters, etc.

- burial of wires along Queen Street

Consultants explained that in their landscape survey work the overhead wires had little impact upon the treescape as trimming and pruning had been carried out fairly sympathetically with very little intrusion into the limbs and overall form of the trees. This matter would be examined in greater detail in the District Plan by the consultants.

- availability of funding for conservation work

Consultants advised that there were a variety of funding programs to which designated property owners could apply and these were described briefly; the consultants indicated that these programs would also be described in the District Plan.

- through traffic along Queen Street

Consultants indicated they would look into the matter of ways to discourage through traffic and short cuts through this area.