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SEP 29 2016

**Planning and Building Services**

Planning Services  
PO Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

**RECEIVED**  
Phone: 905.688.5600  
Fax: 905.688.5873  
TTY: 905.688.4TTY (4889)

September 28, 2016

**REGISTERED MAIL**

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

To Whom It May Concern:

Re: Notice of Intention to Designate 101 South Drive  
Under Part IV of the Ontario Heritage Act  
File No.: 10.64.185

Please be advised that City Council at its regular meeting of September 26, 2016 resolved its intention to designate the above noted lands under Part IV of the Ontario Heritage Act.

In giving notice pursuant to the provision of the Ontario Heritage Act, I am enclosing a copy of a notice which is to be published in The St. Catharines Standard on October 13, 2016 as well as the Description of the Heritage Attributes of 101 South Drive (former Glen Ridge Public School). Subsequent to the 30 day appeal period required by the Ontario Heritage Act, provided no appeals are filed, the City Council will enact a by-law designating the property as being of cultural heritage value or interest.

Please contact me at 688-5600, extension 1710 if you have any questions.

Yours truly,

Kevin Blozowski, MCIP, RPP  
Planner I

Attach.

c.c Nicole Auty, City Solicitor/Director of Legal and Clerks Services  
Bonnie Nistico-Dunk, City Clerk  
Stacey Wells, assistant City Solicitor

## **NOTICE OF INTENTION TO DESIGNATE**

**TAKE NOTICE THAT** the Council of the Corporation of the City of St. Catharines intends to designate property to be of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as follows:

### **101 South Drive (Former Glen Ridge Public School)**

Located on a block of land surrounded by Ridgewood Road, Highland Avenue, Rockcliffe Road, and South Drive, the lands are described as Lot 2625 CP Plan 2, S/T NC 4039; Parts 1 and 2 Plan 30R14719; St. Catharines.

The following is a short statement explaining the cultural heritage value or interest of the property:

The original 1928-1929 portion of Glen Ridge School is a fine example of Arts and Crafts style of architecture by the notable architectural firm of Nicholson and Macbeth who also designed many residences in the City of St. Catharines and elsewhere in a similar style. It is unique among school buildings due to this primarily residential style of architecture, and it is the only known example of a school building designed by these architectural partners. The 1949 addition, by Wilson Salter architect, is an example of the International Style of architecture. It contains late Art Deco and/or Art Moderne influences, notably through the use of stone bas reliefs.

The proposed designation places emphasis on the original building together with the late 1940s addition. The 1987 wing of the building contains the least significance in terms of its age and has no particular outstanding architectural features or merits. It would not be worthy of a heritage designation, unlike the 1928 and 1949 portions of the structure. Although the playground serves as an unofficial "park" and "green space" for the immediate neighbourhood, there are insufficient reasons for heritage designation to be applied to the entire playground.

More detailed Reasons for Designation can be obtained from the Planning and Building Services Department.

Notice of Objection to the designation may be served on the Clerk of the City of St. Catharines within thirty (30) days after the date of publication of this Notice of Intention in a newspaper having general circulation in the Municipality.

For further details about the proposed designation, please contact Kevin Blozowski, at 905-688-5601, Extension 1710.

Dated this 13<sup>th</sup> day of October, 2016.

A handwritten signature in black ink, appearing to read "Bonnie Nistico-Dunk". The signature is fluid and cursive, with a large initial "B" and "N".

**Bonnie Nistico-Dunk**  
City Clerk

## **DESCRIPTION OF HERITAGE ATTRIBUTES OF 101 SOUTH DRIVE (GLEN RIDGE SCHOOL AND LANDS)**

This document is intended to comprise an executive summary, outlining in brief the heritage attributes of 101 South Drive. A more detailed version of the research compiled by members of the St. Catharines Heritage Advisory Committee, assisted by the community, is also available.

The original 1928-1929 portion of Glen Ridge School is a fine example of Arts and Crafts style of architecture by the notable architectural firm of Nicholson and Macbeth who also designed many of the grand homes in the City of St. Catharines and elsewhere in a similar style. It is unique among school buildings due to this primarily residential style of architecture, and it is *THE ONLY* known example of a school building designed by the partners.

The Glenridge neighbourhood, developed in the inter-war period, is associated with a period of significant growth in the City of St. Catharines, and the school property was the first and only use established on this block of land that was laid out by the St. Catharines Improvement Company Limited in 1913. Constructed in the 1920s, the neighbourhood has grown around the school property and has thus become a central focus of community for generations.

The original portion of the school, built in 1928-1929 is an example of the architectural work of the local firm Nicholson and Macbeth, who were responsible for many notable buildings in the City. The 1949 addition, by Wilson Salter architect, is an example of the International Style of architecture. It contains late Art Deco and/or Art Moderne influences, notably through the use of stone bas reliefs.

The school and its associated school-yard grounds have become a landmark in the neighbourhood, standing out amongst the residential sized lots of the neighbouring blocks. It is the only institutional use structure in an otherwise strictly residential neighbourhood. The design of the school is reflected in the design of some of the older houses on South Drive and Highland Avenue. These houses, built during the 1920s and '30s, were either designed by Nicholson and Macbeth, or served as a model for the architects who designed these homes. The choice of building materials, and stylistic elements in the houses (especially on South Drive) are commonly found on other Nicholson and Macbeth houses, and in the Glen Ridge School building itself.

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

- The placement of the school building on the western half of the original undivided block of lots bounded by South Drive, Ridgewood Road, Highland Avenue and Rockcliffe Road which constitutes the associated school yard grounds.

•Although the playground serves as an unofficial “park” and “green space” for the immediate neighbourhood, there are insufficient reasons for heritage designation to be applied to the entire playground and remainder of the lands surrounding the building

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

- The original 1928-1929 two-storey brick and stucco school building with steeply pitched hipped roof, off-set brick and stone entrance and chimney, deep front porch, leaded glass windows with stained and/or art glass inserts, and name/date stone over the main entrance.
- The 1948-1949 two-storey brick addition on the east side of the original school building with its horizontal, stripped windows emblematic of the International Style of architecture.
- The stone bas reliefs on the north and south sides of the 1948-1949 addition depicting scholarly pursuits.
- Each of the three building phases associated with the school are distinct, and readily distinguished from one another; the facades for each structural phase in the building remain “pure” and remain largely as they were designed by the architect/s responsible for each wing of the building.
- The 1987 wing of the building contains the least significance in terms of its age and has no particular outstanding architectural features or merits. It would not be worthy of a heritage designation, unlike the 1928 and 1949 portions of the structure.