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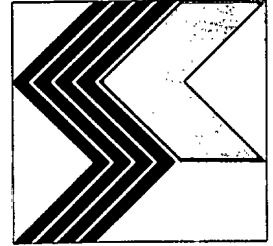
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CITY OF ST. CATHARINES

BOX 3012
ST. CATHARINES, ONTARIO L2R 7C2
PHONE (416) 688-5600

T. R. HOLLICK
CITY CLERK



July 14, 1982.

Mr. John White,
Chairman,
Ontario Heritage Foundation,
7th Floor,
77 Bloor Street West,
TORONTO, Ontario,
M7A 2R9

*Niagara
Heritage
Fdn.*

Dear Sir:

Re:- By-law Number 82-174 entitled a By-law to designate the property at Pelham Road of historic value or interest pursuant to the terms of the Ontario Heritage Act
- By-law number 82-175 entitled a By-law to designate the property at 159 Moffat Street of historic value or interest pursuant to the terms of the Ontario Heritage Act
File Nos: 10.64.128; 10.64.125

Enclosed are copies of the above noted by-laws which were enacted by Council at its regular meeting on July 12, 1982 in pursuance of the Ontario Heritage Act. Also enclosed is a copy of a Public Notice which will be placed in the St. Catharines Standard on July 23, 1982 advising of the designation of these properties.

I would advise at this time that City Council at its regular meeting on June 28, 1982, directed the City Clerk to withdraw the Notice of the Corporation's intentions to designate the St. Catherine of Alexandria Cathedral, 71 Church Street. Council undertook this action following receipt of a letter of objection from the Most Reverend Thomas B. Fulton, Bishop of the Diocese of St. Catharines who expressed concern over the effects which designation would have upon the authority which the Church could exercise in relation to the Church property.

Delores Tobin

Delores Tobin
Assistant Clerk

*Received by
T. R. Hollick
July 15, 1982*

DT/ wmc1
Encls.

CITY OF ST. CATHARINES

BY-LAW NO. 82-174

A BY-LAW to designate certain property
on Pelham Road of architectural value
or interest.

BY-LAW read a first, second and third
time and passed this 12th
day of July 19 82

Signed Delores Tobin

Deputy Clerk

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 82-174

A By-law to designate certain property on Pelham Road of architectural value or interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the lands and premises known as No. 159 Moffatt Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" attached hereto, located on Pelham Road.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

PASSED this 12th day of July 1982.

Signed Delores Tobin
DEPUTY CLERK.

Signed Joseph La Plante
ACTING MAYOR.

CERTIFIED under the Hand of the Clerk and the
Seal of the
CORPORATION OF THE CITY OF ST. CATHARINES
to be a TRUE COPY of By-law 82-174
of the Corporation of the City of St. Catharines

DATED the 13th day of July 19

Delores Tobin
Deputy Clerk of the Corporation of
the City of St. Catharines

SCHEDULE "A" TO BY-LAW NO. 82-174

ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara and Province of Ontario, formerly in the Township of Louth in the County of Lincoln and being composed of Part of Lot 3 in the Eighth Concession of the said former Township, being more particularly described as follows:

COMMENCING at a point in the southerly limit of Lot 3 in the Eighth Concession distant therein South 89 degrees 22 minutes east, 901.1 feet from the south-west angle of the said Lot 3;

THENCE North 00 degrees 49 minutes west, 278.2 feet;

THENCE South 89 degrees 22 minutes east, 146.2 feet;

THENCE South 01 degree 48 minutes east, 160.1 feet;

THENCE North 87 degrees 26 minutes east, 20.0 feet;

THENCE South 00 degrees 49 minutes, 117.93 feet to a point in the Northerly limit of Pelham Road;

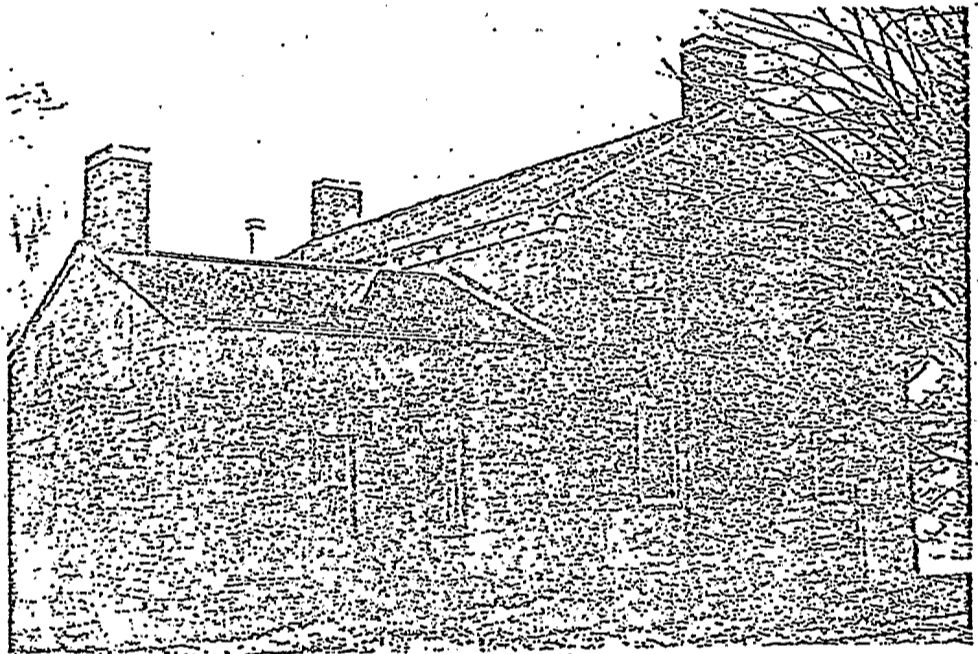
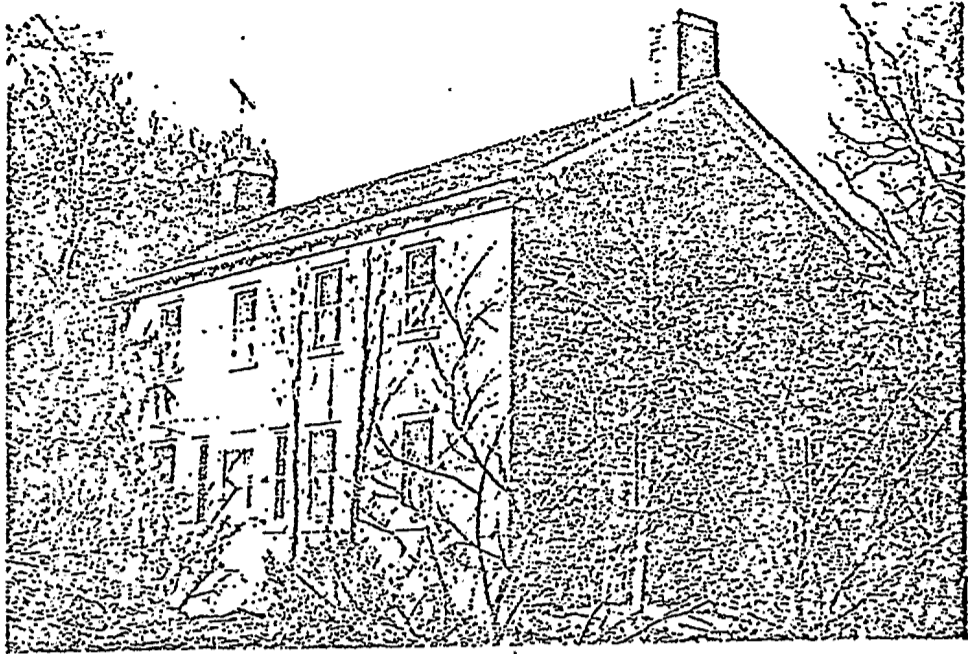
THENCE Westerly in the northerly limit of the said Pelham Road along a curve to the right having a radius of 267.0 feet, an arc distance of 26.7 feet to a point in the southerly limit of said Lot 3 and which arc is subtended by a chord having a length of 26.7 feet measured on a bearing of South 87 degrees 46 minutes west;

THENCE North 89 degrees 22 minutes West in the southerly limit of said Lot 3 being also the northerly limit of Pelham Road, 142.3 feet to the Point of Commencement.

CONTAINING by admeasurement 1.00 acre.

PREMISING that the assumed astronomic bearing of the said southerly limit of Lot 3 is North 89 degrees 22 minutes west and all bearings herein are related thereto.

SCHEDULE "B"



BROWN- JOUPPIEN HOUSE

ADDRESS: Pelham Road

LEGAL DESCRIPTION: lot 3, Concession 8, former township of Louth

BUILT: c. 1810

BUILDER: unknown

PRESENT OWNER AND USE: [REDACTED], residence.

ORIGINAL OWNER AND USE: Adam Brown, residence

HISTORY

In 1797, John Brown (Braun) U.E., discharged from Capt. Lewis Genevay's Company of the Corps of Rangers, was granted 800 acres of land in adjoining corners of Thorold, Pelham and Louth Townships. This tract included the parcel on which the present building sits, as well as the rolling hills and valleys, once referred to as "the Gore", which the building overlooks.

The Browns came from Schoharie, New York, where they were married in 1769, arriving in Newark in 1783 with five children. While they were settling their land, a further five offspring were born, including the sons Christian, Adam and Abraham.

Although each son would have received land grants as children of Loyalists, Adam and Abraham jointly inherited the present site, as part of a 100 acre parcel, upon the death of their mother in 1818. Mrs. Brown had been willed all of John Brown's property on his death. Immediately, though, Abraham transferred sole ownership to Adam, as registered in March of 1819.

Adam's son Jacob inherited the land in 1855, "under conditions" that he pay certain "charges and liens" as bequeathed in the will. He soon sold the property to a Mr. Joseph Chellew (1858) for 525 Pounds. In 1892, Joseph Chellew Jr. purchased the same for one thousand dollars. By 1902, the property had been sold to a Mr. Lafontain B. Powers in whose family it remained, and from whom it was purchased, in 1979, by the present owner.

The original John Brown appears to have resided on another portion of his grant and was referred to as being "of Thorold". He left a sizable sum of cash when he died in 1804 and may well have financed the present house for one of his sons if not for himself. Oral tradition has it that the house was built in 1802: an unspecific entry in the Land Book records this date. It is also believed that the house was occupied by Merritt's Dragoons during the war of 1812. Bayonets and muskets were reportedly found under the Kitchen floor during an earlier renovation of that part of the house.

The building here is indeed old; its general structural characteristics and surviving detail date it from the first quarter of the nineteenth century. Furthermore, the main body of the house is remarkably similar in size and plan to the nearby former DeCew house and, in both plan and interior detail, to the existing Upper House in Allanburg. These two buildings are known to have been standing, and used as soldier's barracks, during the "the War". The strong resemblance among these structures suggests that this house is not only contemporaneous with the DeCew and Upper houses, but may have been the work of the same craftsmen.

DESCRIPTION

The building, as it faces Pelham Road, is a full two storey structure of local limestone with a moderately pitched gable roof. The stonework is a natural rubble, laid in loose courses, with large, irregularly sized cut stone slabs for quoins. The gables are stone, each surmounted by a brick chimney replacing the earlier stone versions.

At the rear, north-west corner, there is a square, 1½ storey kitchen "L" built of the same stone. Here the lower gable roof runs into the taller two storey wall. There is a stone shed addition built across the back of the house from the kitchen wing (this is known to have been built, as a garage, in the early 1900's replacing an older wooden porch which ran along the east side of the kitchen). There are also two detached brick buildings on the site: one a smoke house; the other a small building, once used as a stable, but of unknown origin and purpose.

The front facade of the house is a common five bay arrangement typical of a large house of centre hall plan. An unusual feature here - one shared by the DeCew and Upper houses - is the setting of a pair of narrow Hall windows, flanking the front door but independant of the door frame assembly. The front door and embrasure is of six panels with delicate Loyalist panel moulds; two of the panels and part of the centre stile of the door have been removed and

glazed. There is no transom-light but on both the interior and exterior the transom has been panelled to match the head height of the Hall windows.

Window openings are framed with stone lug sills on the front facade and wood sills in other areas. Lintels are either one piece of stone, as on the front facade, or flat stone arches, as on the gable ends and wing. Differences in eaves treatment, window and floor heights, and stonework suggest that the rear wing was not built by the same craftsmen and, perhaps, that it predated the building of the main block. This is born out by the absence of certain window openings in the two storey portion, indicating that the rear wing was considered, if not actually in place, when the larger part of the house was built. The stonework is so skillfully worked together that a joint is not clearly discernable.

The glazing of the house is double hung wood sash presently of six over six lights. However, the sash is of a size which would accommodate the stock 7" by 9" lights, common in the early part of the nineteenth century. With this glass size, the ground floor windows would have been 12 over 12, the second floor windows 12 over 8, and the smaller rear windows 9 over 6. The small gable end windows, lighting the attic, show 6 lights over 6 and are probably original.

At the eaves, the plain boxed cornice and frieze, possibly of the early house, has been decorated with rather simple scrolled brackets of Victorian design. The gable ends, however, show the original projecting verge and the intricately profiled cornice moulding. An early photograph of the house shows an elaborately decorated verandah across the entire front of the house. This photograph also shows the Victorian "tape pointing" - a thin mortar rendering over the stone walls in imitation of smooth, cut ashlar stone work - some of which remains on the lower half of the front facade. There is also evidence of a porch or verandah on the west face of the rear "L" where an original door opening has been filled in leaving only a window.

Much of the original floor plan is preserved in the interior of the house. Although there has been some partitioning to accommodate modern conveniences, it is clear that a large Dining Parlour once occupied the entire west end of the main house, at the ground floor, with an equally large "ballroom" above, on the second floor. There is a ground floor Parlour Chamber, full attic stairs and connections to the rear wing at both the ground and second floor levels. There are also five extant stone fireplaces in the main wing and, in the kitchen, a large cooking fireplace, brick bake oven and attic fireplace; the latter features restored.

The interior plaster and trim has survived remarkably well and is perhaps the best evidence of the house's early origins. Doors are of six fielded panels; the window reveals are panelled to match. Panel moulds, bases and casing trim are distinctive Loyalist style throughout, with the exception of later Victorian "improvements" to the Parlour, including a central plaster ceiling decoration, plaster cornices and heavier trim. The mouldings vary from room to room, from the relative elaborateness of the Dining Parlour, to the more modest trim in the bedrooms. There is a very fine stair in the main Hall with a straight run on an open, decorated stringer, with tapered newels, plain rectangular ballusters and an oval, on-edge rail. This stair is very similar in detail to the one in the Upper House at Allanburg. The house is also remarkable for the amount of oak flooring used where pine would have been the more common material.

DESIGNATION

Some work has been done recently to preserve the building. The roofs have been recovered with sawn wood shingles; the foundations have been waterproofed and provided with drainage. Interior restoration work has also been commenced with the rebuilding of the kitchen wing fireplaces.

The present owner has indicated a desire to fully restore the house, with a sympathetic introduction of modern kitchen and bathroom facilities. On the exterior, the house will be taken back to the older period with the restoration of window sash to the smaller lights, with the removal of eave brackets and

restoration of the cornices, and with the addition of a projecting wood portico at the front door, modeled on examples of other local houses of the early nineteenth century.

Designation of this property would help preserve one of the few earliest surviving dwellings of the area and a fine example of a Loyalist Georgian house executed in local stone. Designation has also been requested by the present owner since it is a prerequisite to receiving grants in aid of restoration from various government agencies.

REFERENCES

"A Brief Structural History of the Brown House at the Gore.",
Jon K. Jouppien January, 1981.

The Brown - Jouppien House, Pelham Rd. by Peter John Stokes, Consulting
Restoration Architect, December 1980

Census returns, Niagara 1783. Will of John Brown 1804. Crown grants.