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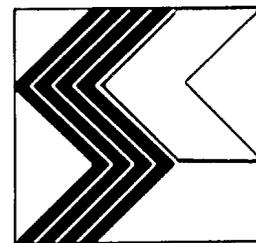
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CITY OF ST. CATHARINES

BOX 3012
ST. CATHARINES, ONTARIO
FAX 682-3631

CITY HALL
L2R 7C2
PHONE (416) 688-5600



THOMAS A. W. DERRECK
C.M.O., A.M.C.T., C.M.C., M.I.M.A.
CITY CLERK

RECEIVED
IN THE OFFICE

February 5th 1992

FEB 18 1992

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Ontario Heritage Foundation
77 Bloor Street West
Second Floor
Toronto, Ontario
M7A 2R9

REGISTERED MAIL

Dear Sir:

RE: By-law No. 92-24 entitled "A By-law to
Designate Property on Pelham Road to be
of Historic or Architectural Value or
Interest" - Brown-Jouppien House
File: 10.64.128

The Council of the City of St. Catharines at its meeting of February 3rd
1992, passed the above-noted by-law.

The legal description of R. R. #1, Pelham Road, known as the Brown-Jouppien
House, is Part of Lot 3, Concession No. 8. By-law 92-24 was enacted to
ensure that the notice requirements of the Ontario Heritage Act were complied
with in full.

In giving notice to the Foundation pursuant to the provisions of the Ontario
Heritage Act, I am enclosing a copy of the public notice that will be
published in the St. Catharines Standard and three certified copies of By-law
No. 92-24.

Thomas A. W. Derreck
City Clerk

/bs

Enclosure

c.c. Mr. D. Squires, Assistant Solicitor
Mr. K. Blozowski, Planner I

✓

THE CORPORATION OF THE
CITY OF ST. CATHARINES

PUBLIC NOTICE TO ITS CITIZENS

PASSING OF BY-LAW NO. 92-24

TAKE NOTICE THAT the Council of The Corporation of the City of St. Catharines on the 3rd day of February, 1992, enacted By-law No. 92-24 [See Ontario Heritage Act 29(6)(a)] to designate as property of historic or architectural value or interest, under the terms of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, the lands and buildings described as follows:

BROWN-JOUPPIEN HOUSE

(Pelham Road, Part Lot 3, Concession 8)

The designation of the Brown-Jouppien House, Pelham Road, St. Catharines, Ontario, Part of Lot 3, Concession No. 8, is for the purpose of preserving the interior of the said house and amends By-law No. 82-174 to add the interior features as additional reasons for designation.

Thomas A. W. Derreck
City Clerk
Dated at St. Catharines
the 5th day February 1992

Date of Publication:

Saturday, February 15th 1992
Saturday, February 22nd 1992
Saturday, February 29th 1992

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 92.24

A By-law to designate the property on Pelham Road to be of historic or 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 property within the municipality to be of historic or architectural value or interest;

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

AND WHEREAS by By-law No. 82-174 of The Corporation of the City of St. Catharines designated the property hereinafter described to be of architectural and historic value or interest for the reasons set forth in Schedule "B" hereto, whereupon the Council of The Corporation of the City of St. Catharines enacted By-law No. 91-409 on the 21st day of October, 1991;

AND WHEREAS this By-law is enacted to ensure that the notice requirements of the Ontario Heritage Act are complied with in full;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the property described in Schedule "A" hereto, located on Pelham Road, and upon the Ontario Heritage Foundation, notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality on the 23rd and 30th days of November, and the 7th day of December, 1991;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines.

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

1. That By-law No. 82-174 is hereby amended by adding thereto the following provisions:

"4. That the property known as the Brown-Jouppien House, more particularly described in Schedule "A" attached hereto, located on Pelham Road, is hereby designated to be of historic or architectural value or interest with respect to its interior, for the reasons set forth in Schedule "B" attached hereto.

5. 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.

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

Read a first time this 3rd day of February 1992.
Read a second time this 3rd day of February 1992.
Read a third time and passed this 3rd day of February 1992.

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

[Signature]
MAYOR.

DATED the 4th day of February 1992
[Signature]
Deputy Clerk of the Corporation of the City of St. Catharines

SCHEDULE "A" TO BY-LAW NO. 92.24

ALL AND SINGULAR that certain parcel or tract 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 degrees 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"

THE BROWN-JOUPPIEN HOUSE

Pelham Road
St. Catharines, Ontario

INTERIOR DESCRIPTION

Prepared by

Jon Jouppien

and

The Local Architectural Conservation Advisory Committee
City of St. Catharines

February 1991

INTRODUCTION

SIGNIFICANCE

The Brown-Jouppien house is one of the few continuously occupied Loyalist houses within the confines of the City of St. Catharines -- and, indeed, in the entire Niagara Peninsula. Thus the City of St. Catharines is extremely fortunate to have such a resource. We (and the house) are doubly fortunate in that the home is now owned by Jon Jouppien and his wife Heather Fyfe who are, both by inclination and by profession, ideally suited to provide historically accurate restoration and preservation of the house. Numerous articles in such magazines as Century Homes illustrate their work as an inspiration for others and attest to the skills and dedication of the Jouppiens.

The exterior of the Brown-Jouppien house was designated under the Ontario Heritage Act by the City of St. Catharines in 1981 (By-law number 82-174). The owners now wish to have the interior designated to ensure greater protection for such notable features as the birdcage bar, the dining room wall stencils, the floorcloth in the dining room and the hall floor stencil and the Victorian "improvements" in the parlour including decorative ceiling plaster, Victorian trim and mouldings and the simulated oak comb-grain finish of this woodwork. Other features for designation include: (1) Loyalist moulding and original six panel doors with brass thumb-latch hardware in the dining room, ball room, hall and master chamber; (2) the six fireplaces in the dining room, parlour, master chamber, loft, ballroom and kitchen; (3) the centre hall black walnut stairwell including Hepplewhite style gallery and handrail and (4) the painted beaded wainscott partition to the attic.

RESTORATION OF THE INTERIOR

With the exception of the parlour, all restoration is to the original Georgian period. The parlour (with the exception of the birdcage bar) will be restored in keeping with the Victorian "improvements."

As a professional archaeologist, Mr. Jouppien does each step of the restoration so as to record as well as to preserve and rebuild. Each step is photographed as a record of "as found" condition and "work in progress." Modern conveniences have been added in the most unobtrusive way possible. For example, electrical outlets have been installed under hinged pieces of the floorboards leaving the walls unblemished.

RECOMMENDATION

The Local Architectural Conservation Advisory Committee (L.A.C.A.C.) of the City of St. Catharines unanimously recommends that the interior of the Brown-Jouppien house be designated under the Ontario Heritage Act.

L.A.C.A.C. would also like to take this opportunity to commend the Jouppiens for their dedicated and professional commitment to the preservation and restoration of this extremely rare and valuable historical and architectural resource in the City of St. Catharines.

INTERIOR DESCRIPTION

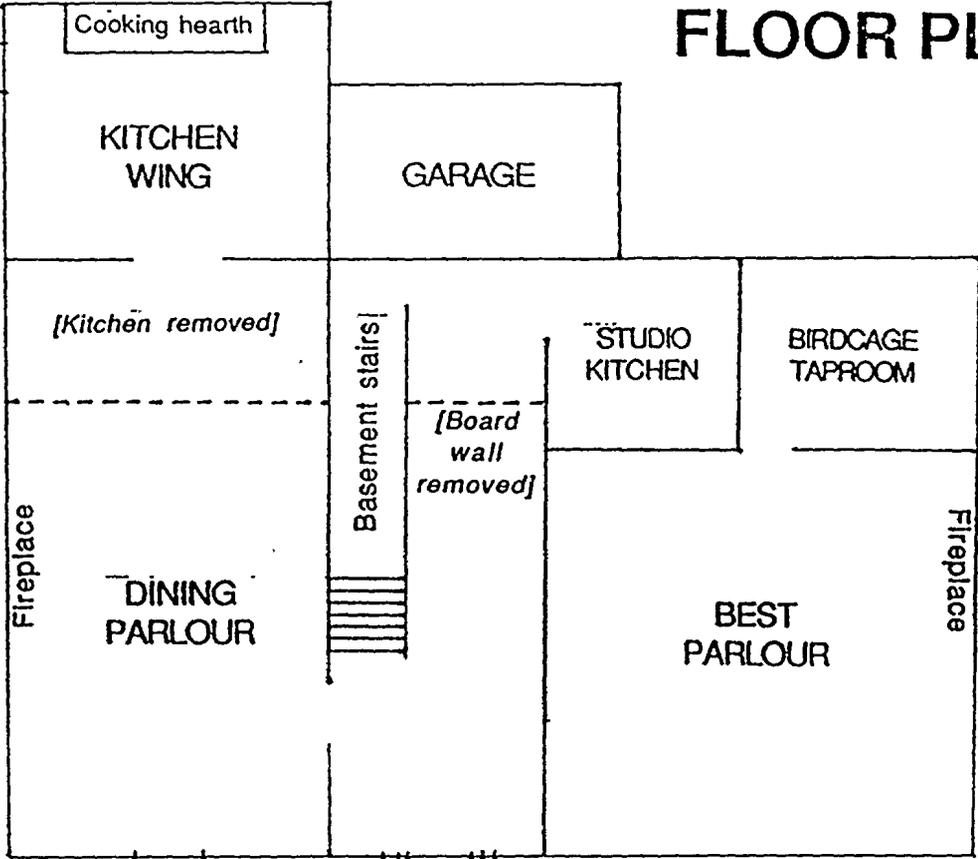
Although there has been some partitioning to accommodate modern conveniences, principally in Victorian and Edwardian times and more recently, much of the original floor plan is preserved (see plan on next page).

The internal structures are of timber, the ground floor of hardwood and principally of white oak mostly hewn but with some sawn joists across and under the hall. There is a stone cross wall under the west side partition to the hall and a summer beam under the east partition. This summer beam has a supporting brick pier located at the end of the east-west beam under the partition to the parlour bedrooms. Secondary beams are framed into this east-west beam from front and back walls. On the east side, beams span from front to back walls stiffened by a cross beam roughly at mid span and further propped by posts. Chimney bases comprise buttresses with timber header carrying the breasts above. Upstairs a lighter framing system was apparent in the east side probably relying on the cross partition below for substantial support. The care in organizing the framing to suit the plan above is reminiscent of the same concern in the Fairfield White House (1793) near Collins Bay near Kingston.

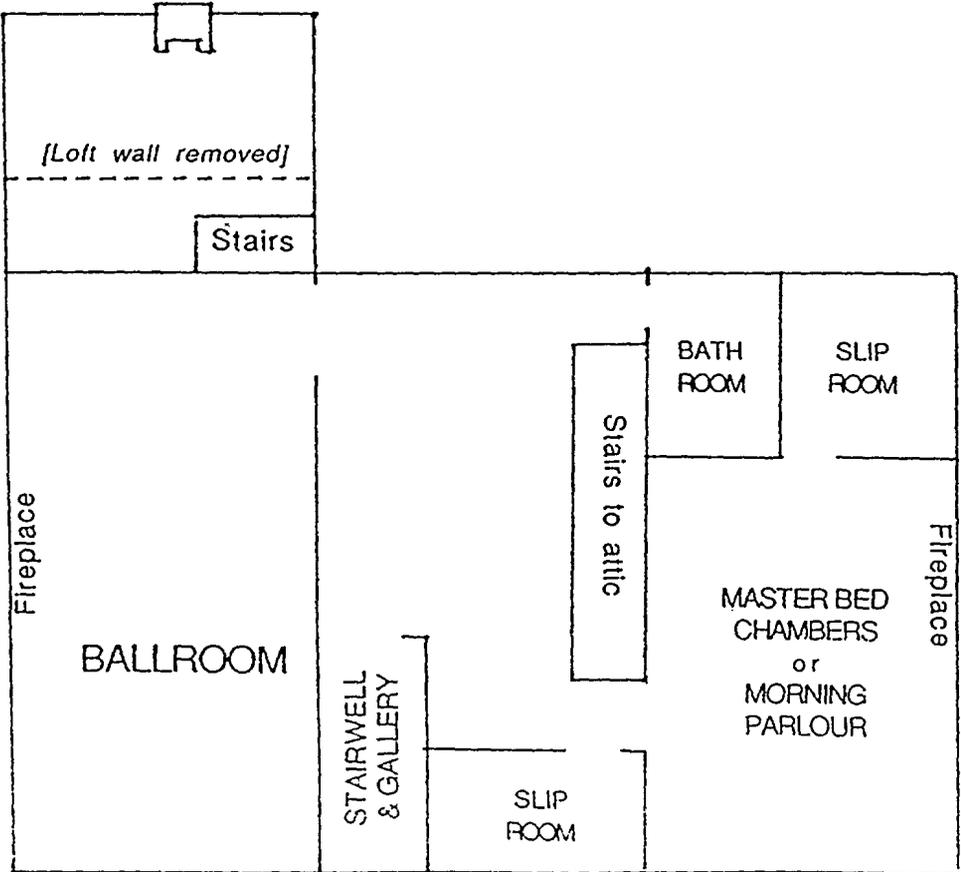
The interior plaster and trim has survived remarkably well and is perhaps the best evidence of the house's early origins. Doors are of six fielded panels, the window reveals are panelled to match. Panel moulds, bases and casing trim are distinctive Loyalist style throughout with the exception of later Victorian "improvements" to the Parlour. The mouldings vary from room to room from the relative elaborateness of the Dining Parlour to the more modest trim in the bedrooms.

Flooring, where original, is mostly tongued and grooved varying from about 1 1/4" in the attic to 1 3/8" to 1 1/2" on the ground floor. Boards are of relatively even widths, about 6" or so, with much wider material in the attic. The floors are all white pine except for the ground floor kitchen wing which is white oak which is remarkable because pine would have been the more common material. This oak floor is an early 19th century replacement, perhaps from the time of the coach hostelry when it experienced heavy traffic as a service wing for food preparation.

FLOOR PLAN



GROUND FLOOR



SECOND FLOOR



CENTRE HALL

The hall is a generous space so common to very early houses. At one time it was divided by a partition of 2"x24" whitewashed pine boards, probably as a through-way for food carried from the kitchen to the birdcage serving area during the hostelry era. This feature was removed when the hall was restored to its pre-1820 proportion.

The original pine floors were embellished with a painted country impression of Venetian tile in iron-red oxide stencilled over a yellow-ochre background (see colour plate). This simulated tile floor stencil has been restored. A large 4'x8' section of the original painted floor has been preserved at the back of the hall. The pattern is identical in motif and proportion to the painted floor covering in the Foster-Tufts House at the Genesee Country Museum in Mumford, New York.

The transom of the door was panelled to match the head height of the hall windows on both the interior and exterior. A window had been put in the door as part of the Victorian porch "improvements;" it is behind the curtain in the photograph above. The door has now been restored to the original six panels. The front door lock is a reproduction based on what was found on the door.

The stairwell on the left of the hall has two sets of stairs, one leading to the basement at the rear and the other to the second floor landing and gallery in the centre hall of that floor. The stair is a single straight flight with tapered newels on a small square pedestal base, oversailing rail with abrupt transition to the slope, plain rectangular balusters at two per step, the string open and with a simple bracket decoration. The handrail is oval, on edge and is ramped up to ride over the upper newel then returned around the stairwell. The staircase, with its broad treads and shallow risers, is strangely sloped as though one riser had been cut off and the assembly moved up at the head, perhaps to gain a wider landing above while maintaining the door to the dining parlour below in its original position. The stair is very similar in detail to the one in the Upper House at Allenburg.]

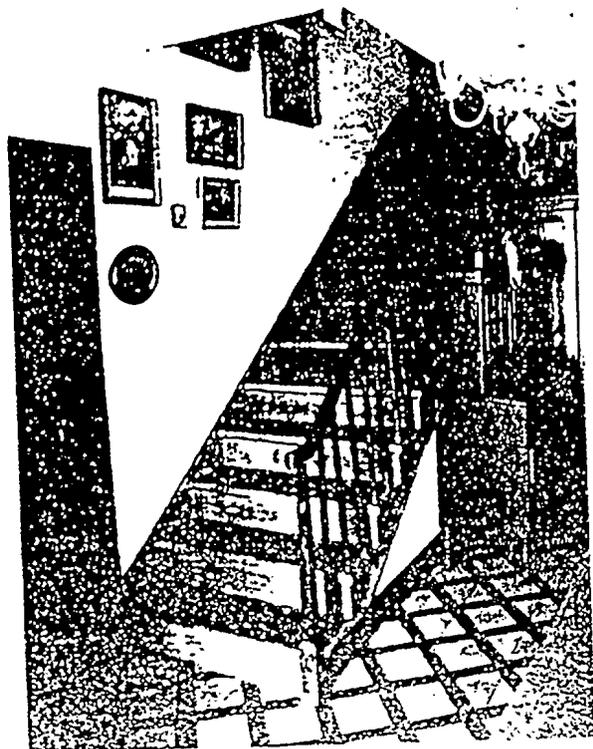
An archway replaced the single door to the best parlour, the change crudely made. Moulding from the door covering the birdcage bar in the Parlour was used to fix this doorway.



CENTRE HALL

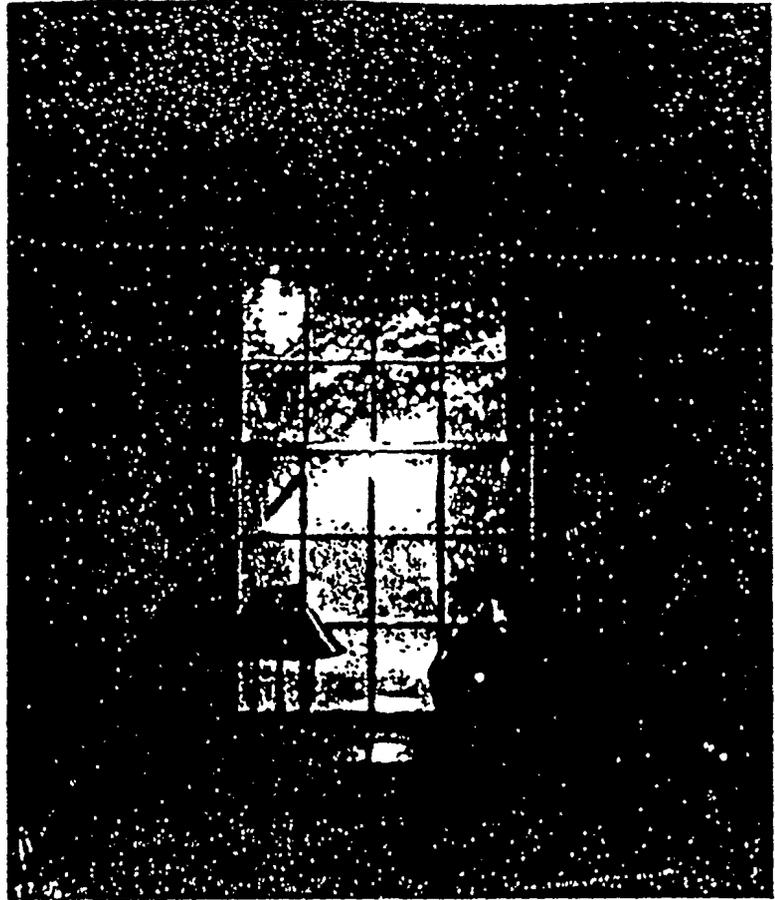
ABOVE: Floor painting "as found" (left) and restored (right).

LEFT: Stairwell with Hepplewhite style handrail with tapered newel and spindles of black walnut.



FRONT DOOR LOCK IS STRONG AND HEAVY

DINING PARLOUR

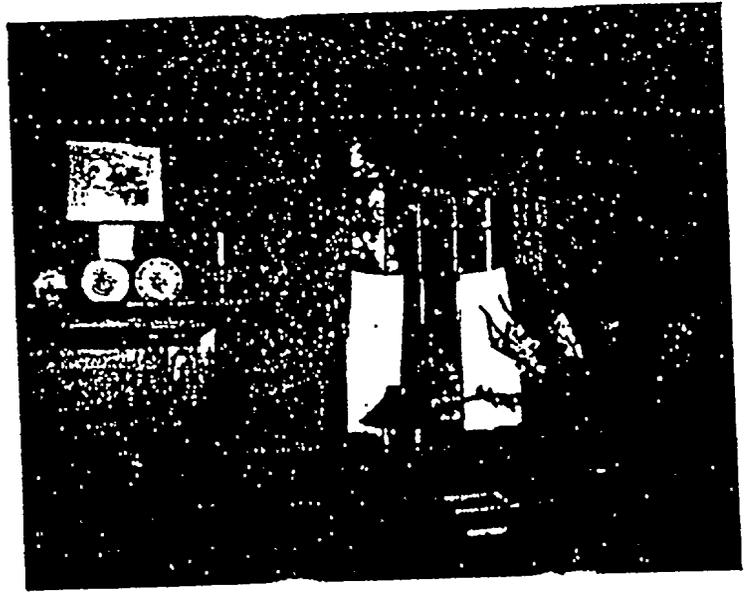


To the left of the centre hall a large Dining Parlour occupies the entire west end of the main house on the ground floor. There was once an equally large "ballroom" above. The dining room has been returned to its original size and proportions by removing a kitchen partition added at an earlier date. All the early trim survives save the chairrail which has been lopped off between windows with the exception of the northwest corner where it was left behind a large built-in architectural cupboard, contemporary with the kitchen addition.

The press-brick "turn of the century" fireplace which was built inside of the original stone fireplace has been removed.

The **stencilled walls** and floorcloth have been restored but representative samples of each original element have been preserved in toto (see colour plates). The stencils date from the first quarter of the 19th century although they may not represent the original finish of the surfaces which they cover. Enough fragments of old stencilled decoration were found under layers of wallpaper and paint to duplicate the original pattern with its authentic vibrant yellow and greens. Several of the stencilled pattern's elements are identical to those found in the Jones Farmhouse (ca. 1820) now relocated to the Genesee Pioneer Village in Genesee County, New York. Other elements are the same as those found in the Josiah Taft House, Ontario County, New York; the Elijah Northrup House in Stafford, Genesee County, New York and the Ephraim Cleveland House in Naples, Ontario County, New York as illustrated in Wass and Parr (pages 8, 20 and 50 respectively).

Homemade **floorcloth** was a practical canvas throw-mat which not only helped to buffer the household from damp, drafty floors but provided a decorative accessory. They were made from sailor's canvas, paint and varnish. The recess from the original dining room floor covering (sometimes called a "crumbett" placed under the dining table) is visible; it was uncovered beneath several later oil cloths and linoleum floors. In one corner of the impression a small piece of canvas and square "cut" floor tack were found *in situ*.

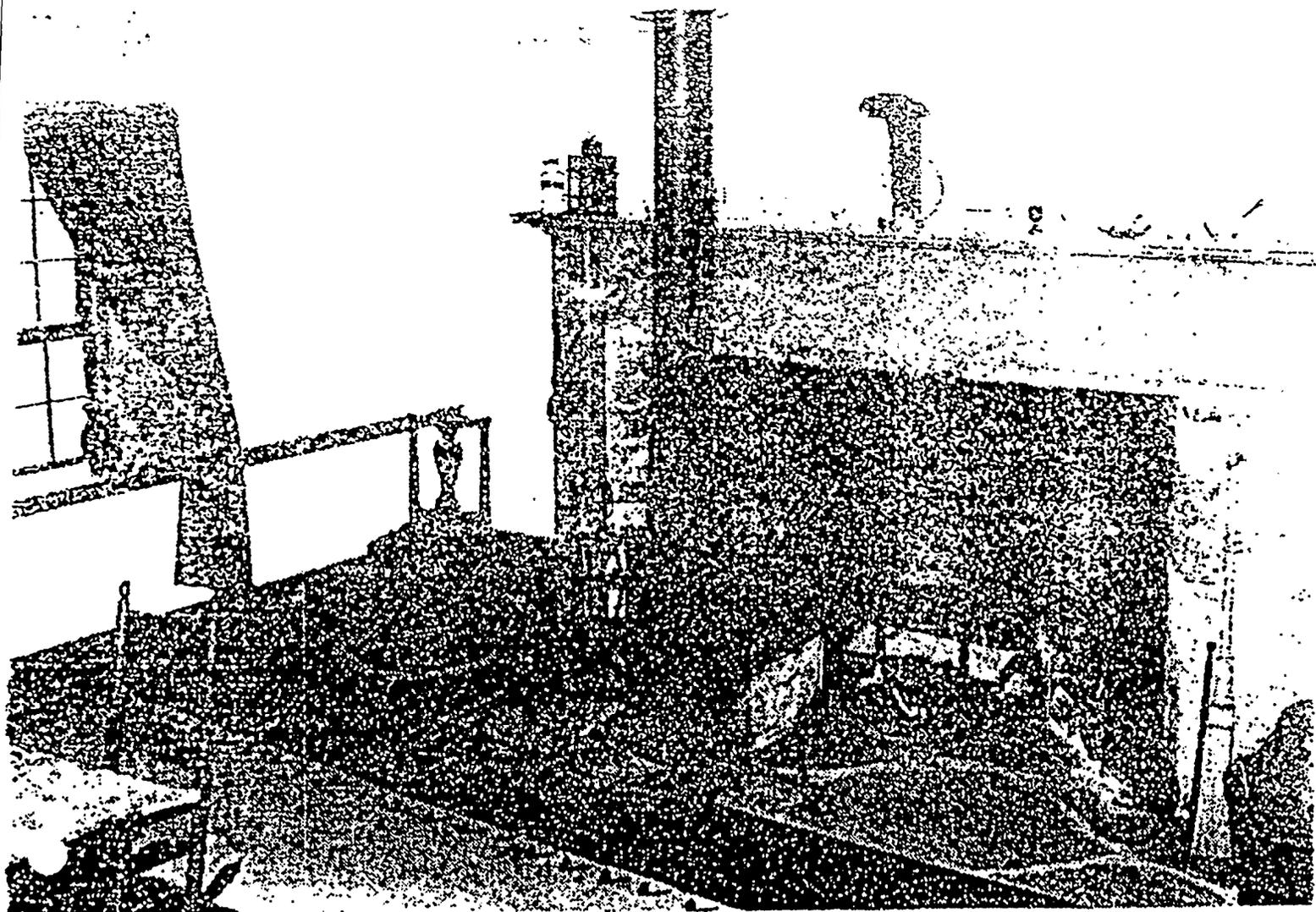


DINING PARLOUR

ABOVE AND LEFT: Wall stenciling as found and restored west wall. Additional photographs representing each of the stencil elements uncovered are available from J.K. Jouprien, R.R. #1, St. Catharines, Ontario, CANADA L2R 6P7.

BELOW: Bercy painting of the Worsley family, Quebec, 1810. The dining room floor cloth is a copy of this original design.





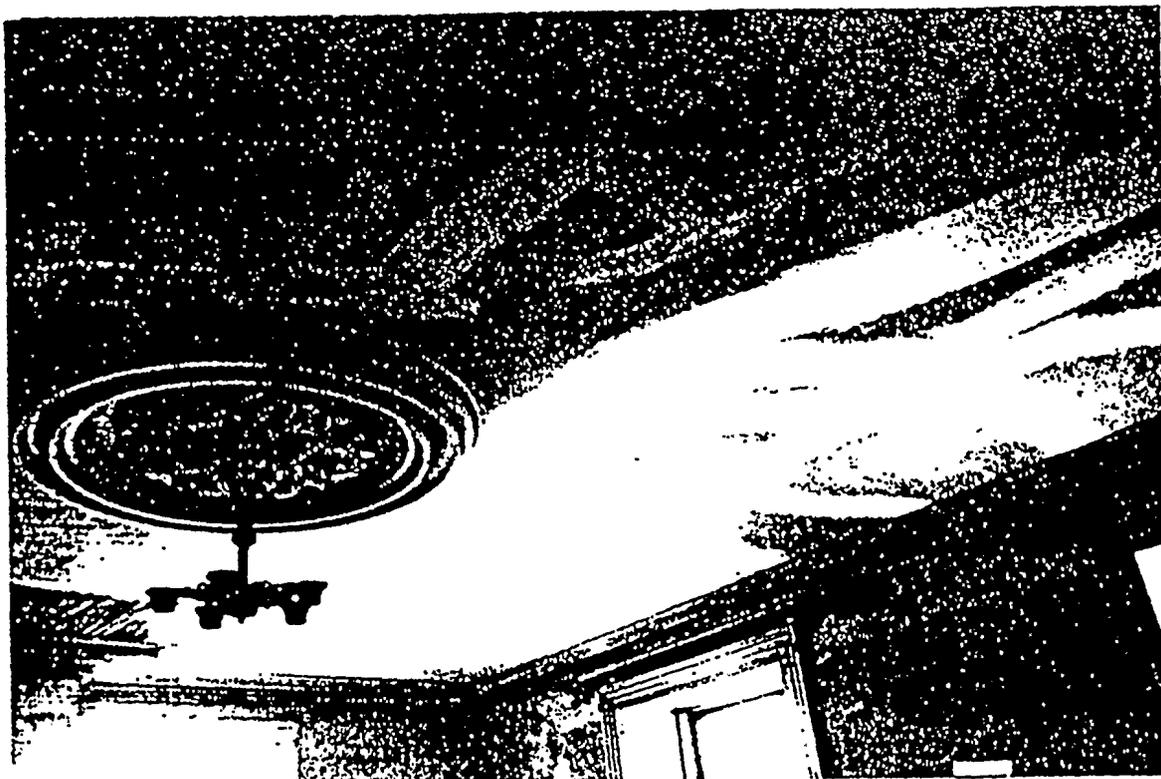
KITCHEN WING

This was the original 20' by 20' house. It became incorporated as a rear wing of the later main structure. The main floor probably continued to serve as a kitchen and the loft provided accommodations for domestic help.

The roof has a thin ridge board similar to the construction of the main roof where this is reminiscent of an undressed clapboard. In both roofs the rafters are tapered towards the ridge and straight-sawn. The floor beams are hewn and span across the structure, the upper ones lighter in size. The ground floor of the kitchen has a double floor, a thin $5/8'' \pm$ rough sawn underboarding, butt-jointed, and a thicker $1'' \pm$ finish floor. This is a variant of a detail common in New Brunswick but here it may be a later replacement favouring periodic renewal.

The large cooking fireplace and brick bake oven have been restored. There are many coats of whitewash on the stonework of the east wall between the door and the chimney breast. A similar treatment is found adjacent to the west fireplace upstairs. Both may be a simple solution to plaster being knocked off when wood was piled against the wall.

The kitchen loft was originally only accessible from below but is now reached by a door, probably cut in the mid or later 19th century through the back wall of the main house from the small northwest space. The shaped collar ties indicate the loft had a partly barrel vaulted ceiling. A small attic fireplace (partially restored) is offset to one side of the chimney stack between the two windows.



PARLOUR CHAMBER

The ground floor Parlour Chamber to the right of the front door now exhibits mid-Victorian profiles, a version of the cyma with a rounded edge fillet, the familiar cyma with sloped fillet to panel moulds. A heavy plaster cornice runs around the room and a rosette with turned band and centre ornament is characteristic of the late 1860s or 1870s. The central gas fixture has been converted to electricity. These details of decorative Victorian plaster work are illustrated in the photograph above.

No mantel survives on the stone fireplace. There was a small cupboard from the period of original construction beside the chimney. The photograph on the next page shows the Victorian mould on this cupboard and on the door to the left. This moulding was removed to uncover the birdcage bar. The door moulding was used to fix the doorway leading to the Centre Hall.

There may have been two small parlour bedrooms to the rear but this is questionable. There is still a partition to these rooms but only one doorway exists and the intermediate partition has been removed. It is curious that the inner room against the hall does not appear to have a window to the rear unless the patching was so well done that it is indiscernible.

A galley kitchen is built into a small room used by the previous owners as a storeroom. Mr. Jouppien restored the plaster walls and ceiling and stripped the floor to the original bare boards. Then he put in modern drywall, a cropped ceiling and a raised floor. All electrical services and plumbing run between the new and old walls and floor and thus nothing original has been destroyed. This modern convenience can be shut off from the rest of the house.



PARLOUR CHAMBER

LEFT: Victorian cove mould replaced earlier "Loyalist" moulding on the recess panels of the window. The outer surround mould is a mid-Victorian version of the cyma with a rounded edge fillet. The lower beaded bed below the window sill retains the Victorian finish of simulated oak, comb-grain in base yellow and overpainted brown.

ABOVE: Fireplace and Victorian mould on cupboard and door. The mould was removed to uncover the birdcage bar.

BIRDCAGE BAR



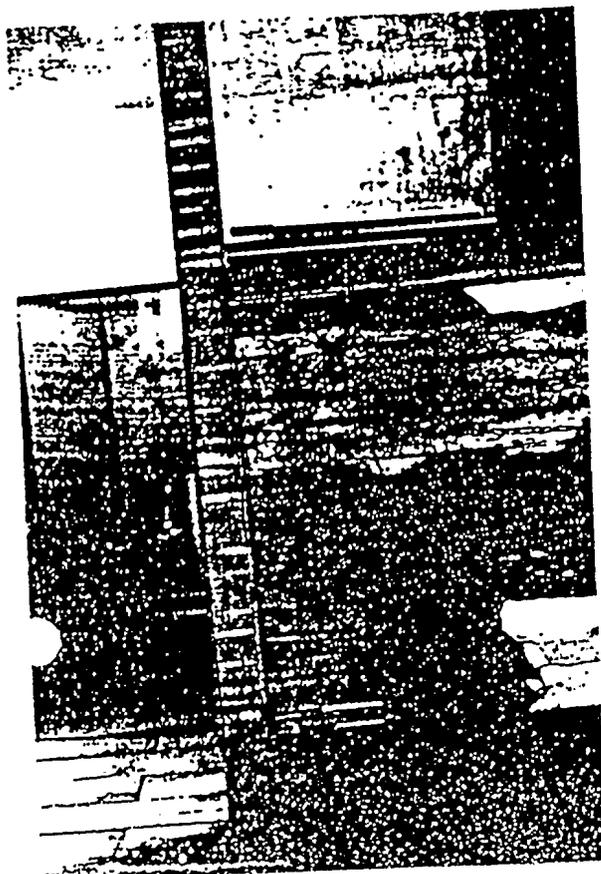
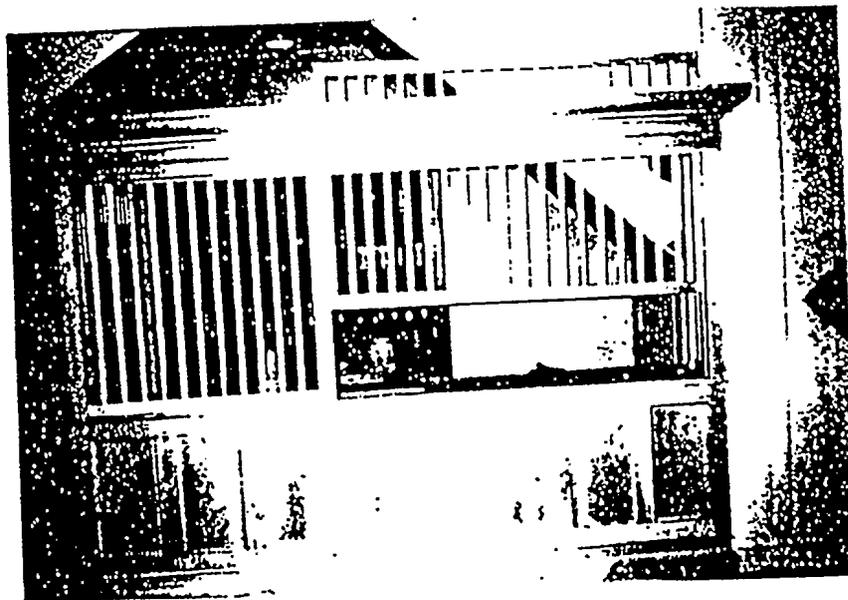
Hidden since the Victorian period, the remains of a birdcage bar were found behind subsequent partitions. They date from when the parlour was a beverage room when the building operated as a coach stop.

This style of tavern serving counter consists of a small square cubicle which contained the supply of liquor, ale and crockery and the bartender and from which he served liquor to patrons. It would appear in this case that food was also dispensed from the same cubicle. Separate from the tap room, these "birdcages" are known to have been an integral part of many early inns between 1700 and 1840 but few have survived. Thus this rare feature is one of two documented known examples still extant in Ontario.

The birdcage remains in the Brown-Jouppien House were found behind the Victorian wall to the left of the fireplace in the Parlour. The frame is intact but needs restoring. This frame consists of a beaded bed mould, a rare recess panel of lath and plaster and beaded base baseboard. The countertop, pivoting cage panel and door were removed when dismantled. The marks of the bar shelving are visible in the cubicle and portions of the support frame superimposed over the earlier chair-rail and baseboard are extant. Portions of the bar counter support frame are also extant. Reconstruction could clearly proceed based on this non-refutable evidence without altering or removing the Victorian crown mould

BIRDCAGE BAR

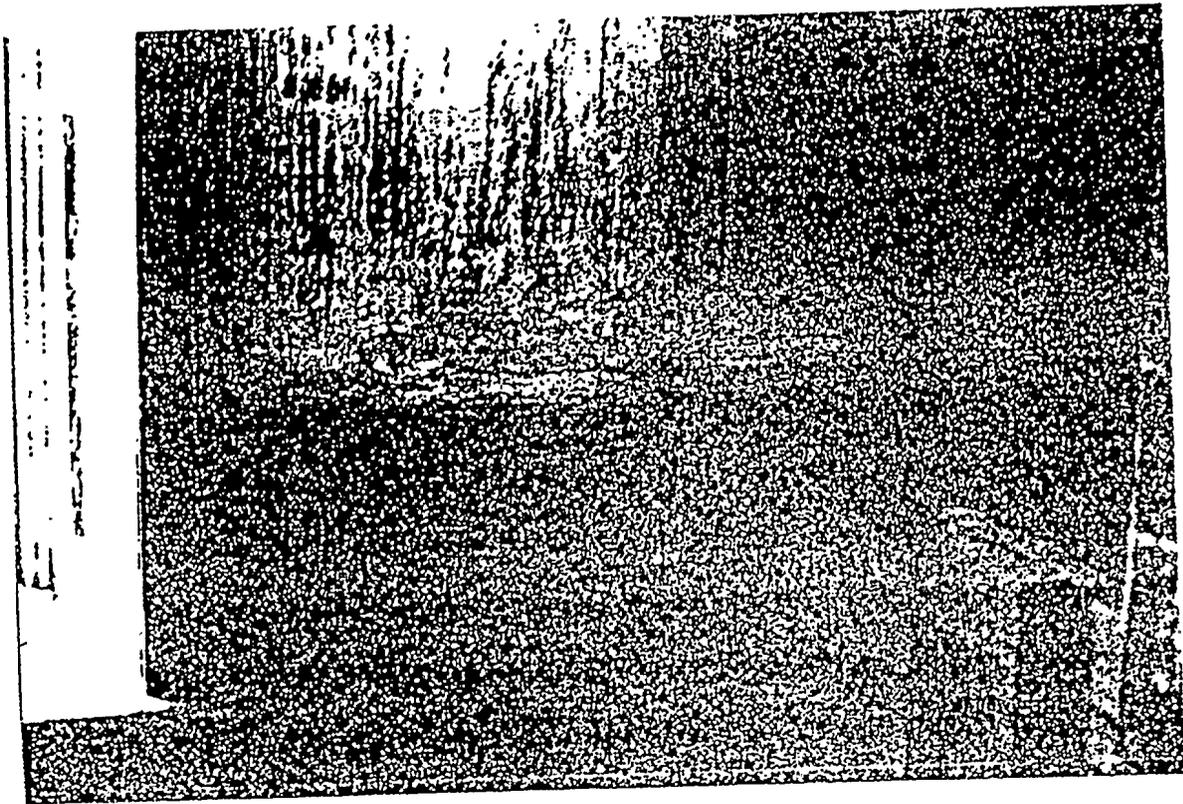
RIGHT: Reconstructed birdcage at Montgomery's Tavern, Toronto. It was taken from an American "ordinary" because at the time of reconstruction one could not be found in Canada.



LEFT: Details of the frame: double bead mould, post; single bead baseboard and recess panel of lath and plaster. Note the marks of the shelving on the rear wall.

BELOW: Mitred baseboard fitted into post board. The post above the baseboard is painted grey/green lead paint and below a red/yellow lead paint.





BIRDCAGE BAR

The board support for the birdcage bar countertop is superimposed over an earlier chair-rail partly lobbed off. It retains the 19th century cobalt blue painted finish. Also note the mortise in the post to the right to take this horizontal member of the structure (e.g. the countertop)

SECOND FLOOR

Upstairs the plan had also been altered, principally on the west side where a single large room occupied the full depth of the house. This is a finely trimmed room with the window trim carried to the floor and a wood panelled spandrel below flush with the wall suggesting an upstairs ballroom. The stone fireplace is off centre in the chimney breast to accommodate the flue from below. The mantel has been lost but was with relatively narrow sidepieces and probably a deep headboard with a shelf of moderate height. As in the kitchen wing there are many coats of whitewash on the stonework adjacent to the fireplace, perhaps a simple solution to plaster being knocked off when wood was piled against the wall. This room had been altered to provide a smaller room in the northwest corner and an enlargement to the upper hall, the latter requiring a balustrade alongside the stairway, a rude copy of the original. The original floor plan was reinstated in 1983.

The east side rooms reflect the plan below. The larger front room has a stone fireplace and reconstructed mantel repeating the same trim theme found throughout the house, the size and proportion based on the marks left by the original fixture. There is a smaller corner room entered from this larger space. The partition between the rear rooms appears to have been renewed, possibly when the bathroom was inserted in the former upper hall bedroom which, unlike the room immediately below, does have a narrow window of nine panes over six facing north. Mr. Jouppien had to chip away a two-inch thick layer of concrete and chicken wire to get at the pine floor in the second floor washroom. There is a smaller bedroom at the front of the upper hall.

There are a full attic stairs and connections to the rear wing at both the ground and second floor levels. Curiously the attic stair is on the opposite side of the upper hall from the main staircase, probably to favour the small front bedroom. A side entrance with winders could have been arranged over the stair below; perhaps the single straight flight enclosed in a beaded wainscot partition was made to provide easier access to the capacious attic. Travellers sleeping in the attic in the days when the house was used as a coach stop have written their names in chalk on the door and wainscotting.

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