

POWER GLEN
HERITAGE CONSERVATION
DISTRICT PLAN



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The City of St. Catharines, Planning Services Department and the St.
Catharines Heritage Committee, in Association with the Power Glen
Community

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SECTION 1 INTRODUCTION TO THE PLAN

1.1 Introduction

The Power Glen Heritage Conservation District Plan follows from the Power Glen Heritage Conservation District Study, which described the historical contexts and heritage resources found on the plateau and in the valley lands of the Power Glen community. The purpose of this document is to provide guidance within the District for the protection of the heritage character of the area.

Section 2 provides a brief description of the heritage character of Power Glen and outlines the scope of the Plan. Section 3 provides a summary of the overall goal and objectives for the District. Sections 4 and 5 outline the policy framework that will guide future change within the District by way of protection of the valley lands and streetscape, and guidance for alterations to buildings within the District boundaries.

It is important to note that these are “guidelines”. The intention of this document is to provide an objective minimum level of appropriateness for future physical change. The Plan is not prescriptive in determining specific design solutions for individual properties.

1.2 The Heritage Conservation District Concept

A heritage conservation district is a collection of buildings, streets and open spaces that are collectively of special historical or architectural significance to the community. Individual elements may or may not stand apart, but together the individual elements combine to create a sense of cohesiveness and instil a sense of space.

Part V of the Ontario Heritage Act R.S.O. 1990, 0.18 provides for designation of heritage conservation districts. Legislation allows municipalities through study, to define areas to be designated and to implement policies and guidelines to guide change in heritage conservation districts through district plans. Change that is consistent with the goals and objectives of the Plan and Study is encouraged

SECTION 2 THE HERITAGE CONSERVATION DISTRICT

2.1 The District Boundary

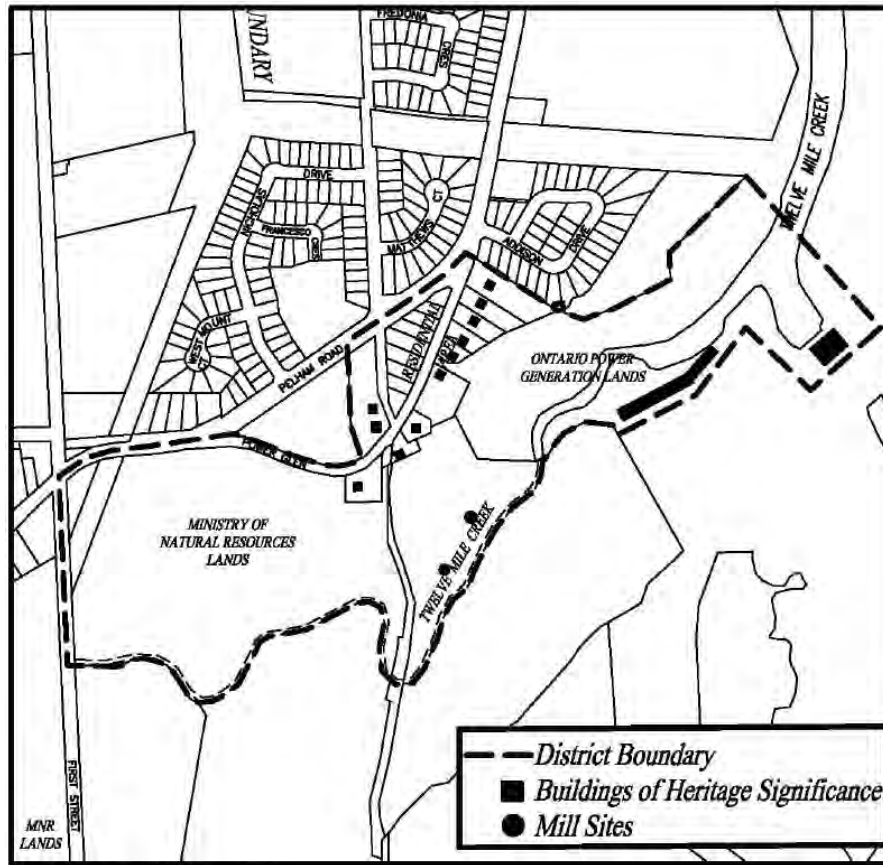


Figure 1: Power Glen Heritage District Boundaries

The Power Glen Heritage District Boundary includes all those significant heritage resources identified in The Study and encompasses both the lands on the plateau on Power Glen as well as valley lands associated with both the Reynoldsville and Power eras that shaped the development of the area.

The proposed district boundary departs slightly from the original focus of the study. The boundary is cognizant of public input and recognizes the wishes of owners on the periphery of the boundary, where significant heritage resources were not identified. The boundary was expanded slightly on the easterly edge to include the oldest buildings of the Decew Generating Station.

2.2 Statement of Cultural Heritage Value

Power Glen has significant links to its milling and power production past. Significant attributes in the valley lands include the few remaining remnants of the milling past along with the Decew Generating Station. Twelve Mile Creek and the trail system in the valley define and provide for connectivity within the area and beyond. On the plateau lands the

tree lined streets, period lighting and narrow winding right-of-way define the streetscape and give the neighbourhood a rural sense of place. The homes from the Reynoldsville and Power Company eras represent different eras in Power Glen's history.

2.3 Significant Heritage Attributes

The history of Power Glen dates back to European settlement along the Twelve Mile Creek in the late 18th century. Records of the first sawmill in the area, instituted by Mr. Duncan Murray, gave the area its first roots in the milling industry. In 1786 (1796 according to local land registries), the lands and consequently Murray's mill, were acquired by the Honourable Robert Hamilton through a Crown Grant. Nothing remains from Murray's mill, which Hamilton completed, but portions of the dam that re-routed the power from the Twelve Mile Creek can still be found in the valley below. These events occurred in what is now known as the Crown Mills period.

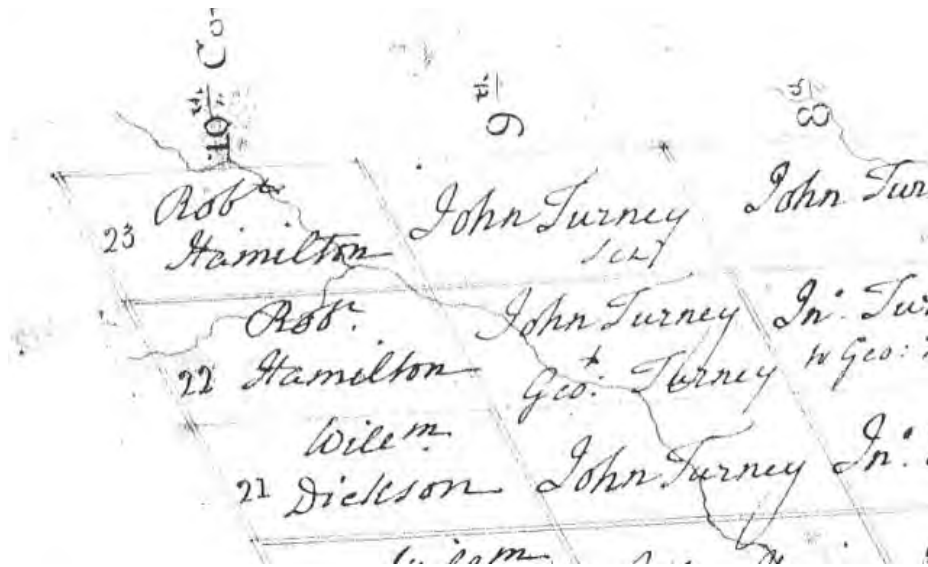


Figure 2: A portion of the patent plan for Grantham, dated December 1811, showing the Power Glen area. Robert Hamilton and John Turney are shown as the patentees of Lots 22 and 23 in Concessions 8 to 10.

Less than twenty years later, in 1800, Jesse Thomas purchased the property from Hamilton, and in 1811, his son Peter built a gristmill down stream from the sawmill. The remnants of an arch mark where the grist mill wheel stood in the valley. Prominent land form that defined the ridge of the old spillway, which diverted water for the mills from the millpond (now known as Jackson's Flats), can also be seen today. In the northeasterly corner of the Power Glen district boundaries is a small cemetery, with stones dating from 1809 to 1880.



Figure 3: Remains of the arch marking where the gristmill wheel stood

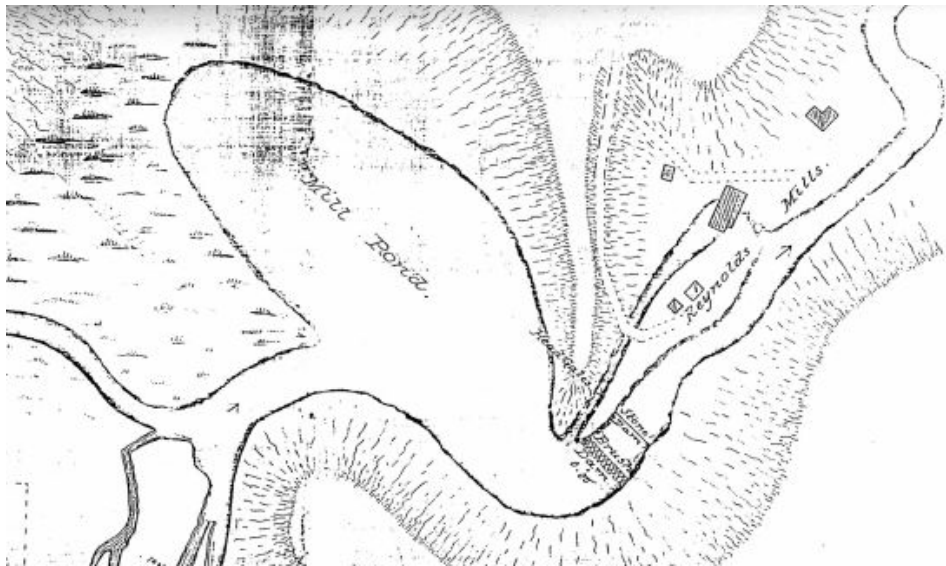


Figure 4: Sketch by Greg Miller showing the millpond and the mills¹

In 1896, Reynoldsville (named after a prominent land owner at the time, and now known as Decew Falls) was sourced by Hamilton developers to supply the City of Hamilton with power. Construction of the first generating station was completed in 1898, giving the

¹ *Power Glen, Crown Mills, Reynoldsville: A Bit of the Past.*

village its current name of Power Glen. The Power Company eventually built six homes for the workers, all of which remain on Power Glen Road.



Figure 5a: Decew Falls Power Generating Station in 1940²

In the Background Study, the historical, architectural and contextual significance of Power Glen (**Significant Heritage Attributes**) was examined. Six of the homes that remain in Power Glen can be traced back to the earlier years of the Power Company, when, in 1905, they were constructed for the workers of the plant. Three more homes, numbers 27, 28 and 29, can be traced back to the earlier Reynoldsville period of the community, when Benjamin Franklin Reynolds settled here with his family, and continued the operation of the sawmill and gristmill. Until recently, remains of the village's power roots could be seen in the streetlights that lined the street. The posts (recently replaced with replicas) were approximately ten feet tall, and incandescent, creating a soft glow along the street that reflected the scale of the community (Figure 5b). These attributes lend themselves to the urban-rural setting of Power Glen, a village in the city that does not dominate over its natural setting. Since 2004, 8 new homes have been constructed along the north side of Power Glen Road.

In the valley below, landforms remain from the old dam, millpond and spillway that once powered the mills. Remains of the gristmill are limited to the fragile arch, which is slowly disappearing due to the weathering elements of nature.

The heritage designation of the Power Glen area will mean this area and its attributes will be protected and preserved through this Heritage District Plan.

Power Glen has significant links to its milling and power production past. Significant attributes in the valley lands include the few remaining remnants of the milling past, along with the Decew Generating Station. Twelve Mile Creek and the trail system in the valley define and provide for connectivity within the area and beyond. On the plateau lands the tree lined streets, period lighting and winding right-of-way define the streetscape and give

² Fram, Mark. Ontario Hydro Heritage. Historical Planning and Research Branch, Ontario Ministry of Culture and Recreation, 1980: 21.

the neighbourhood a rural sense of place. The homes from the Reynoldsville and Power Company eras represent different eras in Power Glen's history.



Figure 5b: Power Glen Streetscape 2009

2.4 Activities Subject to Review

Section 6 of this Plan sets out implementation measures (e.g. process) for the Power Glen Heritage District, including heritage permit approvals. It also sets out the types of changes that do not require a heritage permit. Generally a heritage permit will be required for major changes to properties (e.g. new construction including outbuildings, additions and demolition). Most major changes will also require a building permit. This is part of a separate process. The City's Transportation and Environmental Services Department should be consulted for further assistance in this regard. Heritage permits are administered by the Planning Services Department.

SECTION 3 DISTRICT GOALS AND OBJECTIVES

3.1 The Overall Goal

The overall goal of the Heritage District Plan is to ensure the retention and protection of the District's heritage attributes and to provide a framework to guide the preservation, development, re-development and alteration of properties and streetscapes in a manner that will not detract from the District's architectural, historical, natural and contextual attributes.

3.2 Objectives of the Heritage District Plan

The purpose of a district designation under Part V of the Act, as previously stated, is to provide a municipality with the tools to protect and conserve the features that are deemed significant from a cultural heritage perspective. A requirement of the Ontario Act is to set out objectives of a heritage district designation.

The objectives of the Power Glen Heritage Conservation District designation are:

- To protect and preserve the existing heritage features including dwellings and other structures, landscapes, natural features, sites, and vegetation through the application of the Ontario Heritage Act and relevant legislation.
- To ensure that all future development within the Power Glen Heritage district occurs in accordance with the requirements of a Heritage Conservation District Plan and respects the low-rise rural residential character of the area.
- To encourage the protection of, or where appropriate, the excavation of local archaeological resources.
- To promote an understanding of, and an appreciation for the community's heritage among local residents and visitors.
- To recognize the importance of and protect natural heritage features including the Twelve Mile Creek valley lands for their distinct topography and scenic vistas.
- To enhance connections along the Twelve Mile Creek valley system and existing trails within the Power Glen Heritage District and connectivity to the residential plateau lands.

SECTION 4 HERITAGE DISTRICT POLICIES – VALLEY LANDS AND STREETScape

4.1 Overview

The Power Glen Heritage Conservation District Study provided a comprehensive historical background of Power Glen’s past. There are significant links to the area’s milling and power production past. Indeed it is the historical activities in the Twelve Mile Creek Valley that were responsible for settlement on the plateau. Attributes in the valley lands include the few remaining remnants of the milling past along with the DeCew Generating Station. Landforms remain from the old dam, millpond and spillway that were powered by the mills. Twelve Mile Creek and the informal trail system define the area and provide for connectivity within and beyond.



Figure 6: Remnants of the milling past



Figure 7: Decew Generating Station

These lands are identified by the City’s Official Plan for Environmental Protection and by the Niagara Escarpment Commission as Escarpment Natural Area. They are additionally regulated by the Niagara Peninsula Conservation Authority. The policies of this Plan are intended to re-enforce and support the primary function of the valley lands as part of the Power Glen Heritage District.



Figure 8: Jackson Flats in 2009 (formerly Mill Pond)

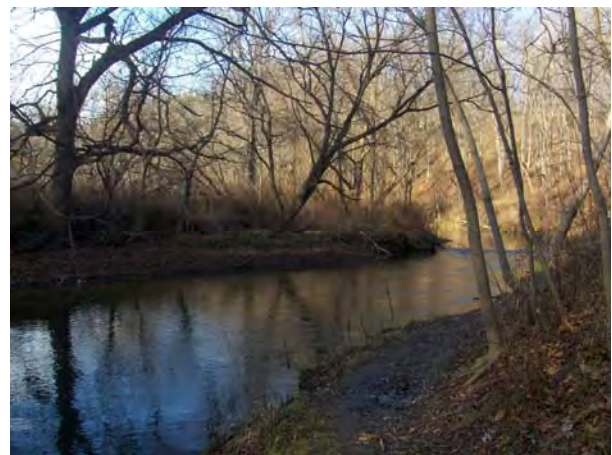


Figure 9: Twelve Mile Creek

The streetscape on the residential plateau lands also defines Power Glen’s rural character and relationships with the valley lands and early settlement.

4.2 Policies for Valley and Escarpment Setting

4.2.1. Preserving the Natural Experience

The experience of the natural environment in the valley lands is integral to the heritage character of the district. Any changes in the valley should respect its heritage character as a natural area in the context of its milling and power generation past as well as its current and future power production function. The trail system in this area is important in establishing physical links from the urban areas of the City to outlying natural areas and further on to Short Hills Provincial Park.

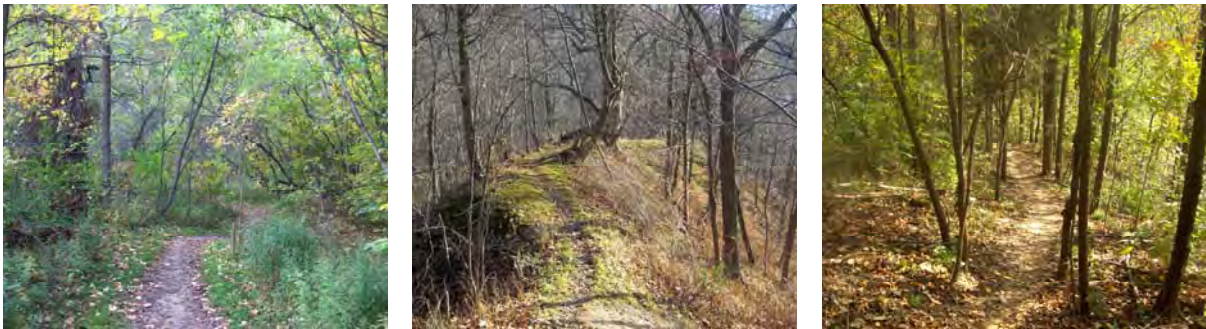


Figure 10: Informal Trail System

- The development and improvement of trails in this area will generally follow the existing informal trail system along the Twelve Mile Creek and be supplemented by standard municipal trail construction to provide a surface for the public. Existing trails should be further enhanced through connections to existing trail systems within the City, as identified in the Garden City Plan Schedule F1, including the Bruce Trail.
- Trail system improvements through this part of the valley lands will be in consultation with the City, area residents, St. Catharines Heritage Committee, Niagara Peninsula Conservation Authority, and stakeholders in the valley (e.g. Ministry of Natural Resources, Ontario Power Generation, Friends of Short Hills, Niagara Escarpment Commission, etc.)
- The operations of and improvements to the DeCew Generating Station are considered to be an essential public utility and will not be encumbered by the policies of this Plan.
- The City will promote Power Glen as a cultural heritage tourism asset. Public access to this asset will be further enhanced through the provision of signage and promotion of bicycle and pedestrian connections.

4.2.2. Recreational and Environmental Uses

The valley lands provide potential opportunities aimed at enhancing the public's recreational and educational experience in Power Glen. The recreational enjoyment of the valley lands should be enhanced through the provision of passive rest areas, which will provide opportunities for residents and visitors to enjoy the rural environmental character of the area.

The City in conjunction with the St. Catharines Heritage Committee have produced a series of heritage walking tours, including one for the Mountain Locks which combines natural with built heritage.

- A walking tour for the Power Glen Heritage District should be developed in co-operation with the City, area residents and the St. Catharines Heritage Committee. The tour could “tell the story” of the area’s milling and power generation past, linkage to the plateau lands and beyond (e.g. retrace Laura Secord’s historic trek from Queenston to Decew House through Power Glen).
- The walking tour and any trail system improvements should highlight linkage possibilities with the City’s other nearby heritage assets (e.g. Morningstar Mill on DeCew Road) as well as the Bruce Trail. Similarly, established natural heritage corridors, including those along the Twelve Mile Creek, should be acknowledged, respected and enhanced with similar linkages.
- Existing and proposed recreational opportunities, including trail systems and passive rest areas, should be made accessible through the provision of signage at key access locations within and around the District (e.g. Rotary Park, First Street west of Jacksons Flats, Morningstar Mill)
- Protection and stabilization of existing “sites” in the valley such as grist mill and dam remains will be encouraged.
- The Ministry of Natural Resources will be supported in efforts towards including lands within its ownership in the valley within Short Hills Provincial Park.

4.3 Policies for Streetscapes and Infrastructure

Power Glen is a unique community in part because of its location in close proximity to the Niagara Escarpment and Twelve Mile Creek. The urban meets rural setting of the “plateau” lands contributes to the character of the neighbourhood to create a village-like feeling. The following policies for streetscape and infrastructure are intended to recognize, protect and enhance the established character of Power Glen.

4.3.1. Trees, Boulevards and Driveways

The importance of street trees to the character of the heritage district cannot be overstated. The planting and maintenance of street trees makes a significant contribution to the heritage landscape character of the district, which is exclusively residential in character and

scale. Recent construction of the newer homes and driveways on the north side of Power Glen has changed the environment supporting street trees in that vicinity creating stress on the vegetation.



Figure 11: Mature Trees along Power Glen Road

- A program of tree planting, re-planting and preventative maintenance should be established for the district.
- Undertakings such as road work and installation of underground services or overhead utilities should be assessed prior to start of construction to determine if they will negatively affect existing street trees.
- Boulevard parking currently exists and is considered consistent with established district character.
- New driveway entrances and parking areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the trees equal in diameter to the crown of the tree should remain undisturbed to protect the long term health and survival of the tree.
- Driveways should be narrowed at the boulevard and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of the hard surface crossing the boulevard.
- Appropriate tree species are those which develop into canopy trees, are environmentally hardy, and generally have green summer foliage. The City of St. Catharines Recreation and Community Services Department (RCS) should be consulted in this regard.
- Low shrubs, ground covers and other vegetation may be used along the edges of parking areas (where they exist) in front yards in order to soften their visual appearance.

4.3.2. Roads, Curbs and Sidewalks

The municipality is responsible for public works within the road right-of-way. The curvilinear flow of Power Glen through the district lends to the character of the area. Vansickle Road has been stopped up and terminates at Pelham Road. Currently there are no curbs or sidewalks in the area.



Figure 12: The Rural Character along Power Glen Road

- The rural profile and rural character of roads should be preserved and enhanced.
- Existing road widths should be maintained (i.e. not widened).
- Sidewalks and curbs should not be constructed where they do not exist.

4.3.3. Fencing and Walls

Fencing and walls are not predominant in Power Glen; however do have the potential to add to the character of the area.

- Stone, brick, metal and wood add visual interest to the interface between the public and private realms and are appropriate materials.
- Height of fences and walls should maintain depth of view at the pedestrian level.
- The use of plastic and chain link fence should be limited to rear yards.

4.3.4. Street Signs

In addition to signage connecting the valley lands to the surrounding area, it is also important to identify the unique character of the District itself. Distinctive street signage contributes to an area's sense of identity and place in addition to serving a locational or way finding function. The City's three existing heritage districts have distinctive street signage that were developed in co-operation between the City, area residents and the St. Catharines Heritage Committee.

- A distinctive street sign design should be developed for the Power Glen Heritage District. The design should incorporate a logo or motif, utilize distinctive lettering and have a different colour than the standard City of St. Catharines street sign colour.



Figure 13: Example of heritage street signs from Queen Street Heritage District

- The street sign should reflect the heritage of the district but be contemporary in design.

- The street sign should be developed in co-operation between the City, area residents and St. Catharines Heritage Committee and cost sharing options be explored.

- Street signs should be located at the east and west entrances to Power Glen

4.3.5. Street Lighting



Figure 14: Existing Street Lighting

Street lighting should generally provide a sense of security and safety, as well as contributing an identifiable image for the area. Until recently, the village’s power roots could be seen in the street lights that lined the road way. The poles (recently replaced with replicas in 2007) were approximately ten feet tall, a pedestrian scale that reflected the history of Power Glen.

- If street lighting is replaced or extended in the future it should be at a scale that respects the heritage character of the area. The existing lamp standards and fixtures will serve as a prototype in this regard.

4.3.6. Overhead Utility Lines and Services

Overhead utility lines and poles have existed in and around Power Glen for a number of years but have not always been part of the streetscape. Indeed they are associated with the area’s power history. Over time, for aesthetic or other reasons these lines may be placed underground where possible.

- Any underground work should be done at the same time and in a manner that minimizes neighbourhood disturbance and damage to existing trees.
- Plans for placing services underground will detail how the policies of the Plan are being met.

4.3.7. Utilities

The provision of electrical, gas, cable, telephone, sewers and water services in the district has the potential to affect the heritage qualities and overall amenity of the district. It should be noted that the Power Homes and 2005 Homes have sewer and water services. The Reynoldsville Homes remain on septic systems.

- Utilities should be advised that the district is designated pursuant to the Ontario Heritage Act and provided copies of the district plan.
- Any changes should be undertaken in a manner that is consistent with the objectives and policies of this plan, and respects the character and scale of the district.
- Casements or housings for services should be provided in a manner that is not visually intrusive. Measures such as screening (for surface utility boxes) or colours (e.g. earth tones) can be used in this regard.
- Should development occur in or around the district, services should be located in a manner that allows residents to eliminate septic systems.
- Works noted in this section should be co-ordinated with City undertakings (e.g. tree planting or maintenance, or road reconstruction). With this in mind, it may be possible to obtain long range plans of the utility companies which may be co-ordinated with the City's operations.

4.3.8. Plaquing

It is important to “tell the story” and celebrate Power Glen’s rich heritage and contribution to the evolution of the City of St. Catharines and the Province. The St. Catharines Heritage Committee has a long history of working with the community in commemorating a wide range of people, places and events that shaped the City and has an established plaquing program.

- A plaque commemorating Power Glen’s heritage designation should be developed manufactured in co-operation between the City, area residents, and St. Catharines Heritage Committee.
- The plaque should be located at an appropriate location accessible by the public to be determined in consultation with the City, area residents and St. Catharines Heritage Committee.

4.4 Cemetery Conservation

The Turney-Boyd-Christie Pioneer Cemetery is located south of Pelham Road behind 3 Power Glen with access obtained between 16 and 18 Addison Drive. The St. Catharines Heritage Committee produced the Pioneer Cemeteries Driving Tour in 2008 that includes the following description of this burial ground:

“This small family burial ground is located overlooking the Twelve Mile Creek near the DeCew Hydro Generating Station, in a nineteenth century milling centre now known as “Power Glen”. The cemetery stands on part of the lands granted by the Crown to a Loyalist named John Turney, a former Lieutenant in Butler’s Rangers, in 1797. The fenced enclosure contains eight tombstones, commemorating nine members of the Turney, Boyd and Christie families, which date between 1812 and 1882. Other unmarked family burials are known to have taken place here. It is said that around 1901 an “Indian burial” was pointed out “in or near this cemetery”. Currently, the plot is enclosed by a stone post and chain fence.”

Grave markers and the associated landscape are important cultural heritage resources telling the story of and raising awareness regarding an important part of Power Glen’s and St. Catharines’ heritage. In regards to the Turney-Boyd-Christie Pioneer Cemetery the following recommendations and guidance is provided.



Figure 15: Turney-Boyd-Christie Pioneer Cemetery

- A commemorative plaque should be erected at the cemetery. In this regard the community should work with the St. Catharines Heritage Committee towards implementing the committee’s on-going plaquing program in recognition of St. Catharines pioneer cemeteries.
- Should any repair work be undertaken to the cemetery all markers, graves, and monuments should be recorded and inventoried. Photographs should be taken and a plot plan prepared.
- The use of power lawn mowers in cemeteries is a major cause of damage to the stones. Hand clippers should be used around markers or protective barriers erected around the markers to prevent chipping and damage to the stones. If stones have been lying on the ground for a long time and if they are sound and not deteriorating, leave them alone and protect their perimeters from damp and vegetation. Cemetery markers on the ground are very susceptible to the freeze and thaw cycle; therefore, water must drain away from the perimeter quickly to avoid penetration of the stone surface.
- Conservation efforts should focus on the maintenance, stabilization and the arrest of deterioration of the markers and monuments. Repairs should only be undertaken in the gentlest manner and with the least intervention possible when dealing with the stones.

- Retain and conserve markers in their original position and in an upright position if at all possible. Only consider removal of markers to a protective shelter of a commemorative wall or a new location if there is no other means of protecting them from further damage in-situ. Do not set markers in concrete as this will hasten their deterioration; concrete is subject to frost heave and contributes to the migration of damaging salts to the historic marker. Previous repairs should be left alone if they are not causing a problem.
- Landscaping and drainage problems should be corrected to protect monuments from moisture and vegetation before conserving a stone; this can be achieved by simply adjusting the grade and slope of the surrounding soil rather than raising stones on plinths. Stones that do not tilt more than 10 degrees should not be straightened. Righting stones tilting between 10 and 20 degrees should be accomplished by using plastic coated or wooden tools, excavating the base of the stone, tilting upright by hand and backfilling the hole with a soil/sand mixture.
- Seek professional advice from a trained stone conservator for any major work such as resetting a marker in a stone base, repair work such as resetting a marker in a stone base, repairs to obelisk style markers, replacing missing portions of the stone, repairs to snapped markers and the consolidation of the stone. Missing portions of stones should be replaced with matching stone. Never use concrete or strong cement mortar.
- Cleaning of stone markers is not generally recommended since it often does more harm than leaving the soil or organic growth in place. However, light soiling may be removed by gentle washing with clean water and non-ferrous tools and brushes. Paint and graffiti can be removed by poulticing in conjunction with the professional advice of a trained stone conservator. Treatment of stones in the form of protective coatings designed to prevent weathering or the loss of inscriptions is not recommended since it may accelerate deterioration.
- On a final note the Ministry of Citizenship, Culture and Recreation has prepared a publication, "Landscapes of Memories: A Guide for Conserving Historic Cemeteries". In Ontario all cemeteries and cemetery owners are subject to the Cemeteries Act. Therefore, before undertaking any major work in a cemetery, the legal requirements of the provincial Cemeteries Act must be met.

SECTION 5 GUIDELINES FOR ALTERATIONS TO BUILDINGS AND SITES

For the purpose of preparing guidelines to guide future changes to the homes on the plateau land the area has been divided into three sub areas representative of different eras in the development and evolution of the Power Glen community. The sub-areas, shown on Figure 16: The Reynoldsville homes, The Power Homes and The 2005 Homes.

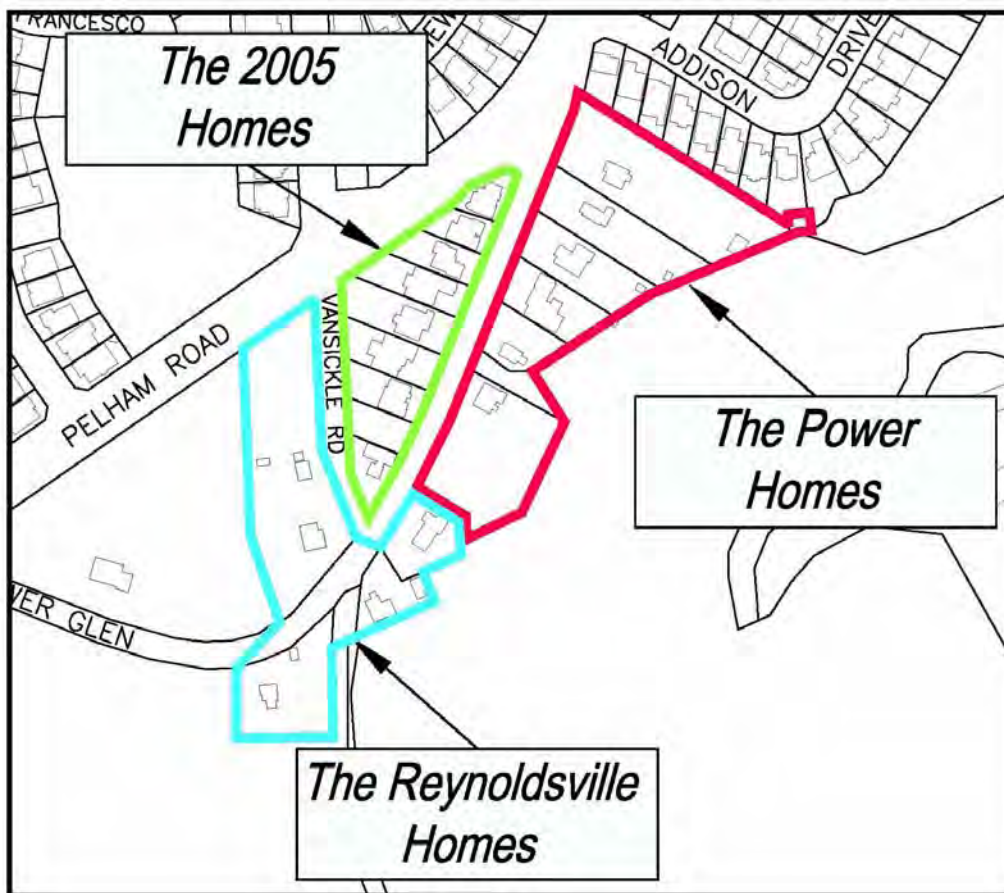


Figure 16: Power Glen Heritage District: Sub Areas

5.A. The Reynoldsville Homes

5.A.1. Preamble

The Reynoldsville homes are located on the north and south sides of Power Glen, for the most part west of Vansickle Road (Figure 16). The mix of homes in this area is somewhat eclectic insofar as lot sizes and configurations as well as age and condition of buildings. 25 Power Glen was built in the 1960's. 27 Power Glen was built in the 1850's and is one of the original Reynoldsville homes; however, it is being extensively renovated. 29 Power Glen, also built in the mid 1800's retains most of its original features. 28 Power Glen was built in 1855 by Benjamin Reynolds and retains much of its original character. The barn on the property was moved from 29 Power Glen to its present location and is being used as a

“heritage” printery. The “Reynolds House” is the strongest candidate for individual designation under the Ontario Heritage Act in the district. In addition the size and configuration of these lands may present an opportunity for severance to create new lot(s). In this sub area future changes have the potential to affect the established character of Power Glen and, as such it is prudent to provide some guidance in this regard.



Figure 17: 25 Power Glen Road



Figure 18: 29 Power Glen Road

5.A.2. Additions

Additions are usually undertaken to improve functionality (e.g. increased living space for additional bedrooms and separate kitchens) or amenity (e.g. sunrooms, porches). The following guidelines provide advice on how best to fit desired space into dwellings within the Reynoldsville Homes sub area.

5.A.2.1. Location

- Additions to the front, side and rear may be appropriate for 25, 27, 29 Power Glen.
- Additions to the side and rear are appropriate for 28 Power Glen.
- Front yard porches are encouraged.
- Multi storey additions should be set back from the front façade in a manner that maintains the existing streetscape.
- Additions should be sensitive to the character of adjacent or nearby buildings in size and height.

5.A.2.2. Design

- Any important existing architectural features should be protected visually (from obstruction) and physically (from removal, damage or destruction).

- Contemporary design of additions or those additions that borrow from design motifs of the existing building may be considered.
- Overall scale and size should be proportional with the existing dwelling and surrounding streetscape.
- Locate skylights and roof vents to the rear away from the main façade.
- New additions should be designed in such a manner that whenever possible the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future (28 Power Glen).
- Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition smaller than the existing building.
- Attempts to add to the height or roof of an existing heritage building should be avoided as changes to the roofline alter the character of a building significantly.

5.A.3. New Lots

The Reynoldsville Homes sub area presents limited opportunity for the creation of new lots. However, should an opportunity for new lot creation arise in the future it should be of similar configuration as adjacent occupied lots and governed by the applicable policies and requirements of the Niagara Escarpment Plan, Official Plan, and Zoning By-law, respectively.

5.A.4. New Construction

- New construction should be compatible with the character of adjoining properties and the streetscape.
- Homes in the district are generally two storeys or less in height. New construction should be no higher than two storeys.
- New construction should respect the established setback pattern of adjacent homes.
- Width, proportion and massing, roofs, materials, windows and entrances should complement those that exist in the area.
- New construction should support the purposes and objectives of the heritage district with respect to vistas, trees and vegetation.

5.A.5. Demolition

A heritage permit from City Council is required for demolition of existing homes. The process for obtaining heritage permit approval is set out in Section 6 of this Plan. In terms of guidance demolition will not be considered for 28 Power Glen.

5.A.6. Individual Designation

Individual designation under Part 4 of the Ontario Heritage Act (OHA) should be considered for The Reynolds House and outbuildings at 28 Power Glen. Changes to the OHA in 2005 allow individual buildings to be designated within a heritage district. Benjamin Reynolds' contributions to the beginnings of Power Glen are significant. This together with improvements to his former home over the years undertaken in the spirit of the original dwelling, lend to the reasons for individual designation which will be provided in greater detail should the property be designated in the future.



Figure 19: 28 Power Glen Road



Figure 20: Barn at 28 Power Glen Road used as a Heritage Printery

5.B. The Power Homes

5.B.1. Preamble

Located on the south side of Power Glen, west of the Masterson Heights Subdivision, the Power Homes back onto the Twelve Mile Creek Valley (Figure 16). The dwellings date back to 1905 when they were built by the Cataract Power Company. In 1897 the first hydro generating station was constructed. In 2004 Reynoldsville became known as Power Glen. 3, 5, 11, 15 and 19 Power Glen were built by the Power Company to house its workers. These homes are of similar setback to the street and in all cases there are vestiges of the original façade visible. Additions to these dwellings have been made to the sides and rear of these homes and are sympathetic to the original building fabric. The lots are of varying depth. The home at the south west corner of Power Glen and the road leading to the valley (#21-23) was also constructed in 1905 and housed the superintendent of the power plant. It is larger than the other Power Homes and of different style.



Figure 21: 21 and 23 Power Power Glen Road



Figure 22: 3 Power Glen Road

Although this sub area presents little if any opportunities for infill beyond improvements (e.g. additions/outbuildings) on existing lots future changes have the potential to affect the character of Power Glen. As such it is prudent to provide guidance in this regard.

5.B.2. Additions

Additions are usually undertaken to improve functionality (e.g. increased living space for additional bedrooms and separate kitchens) or amenity (e.g. sun rooms, porches). The following guidelines provide advice on how best to fit desired space into dwellings within the Power Homes sub area.

5.B.2.1. Location

- Additions to the side and rear of the buildings are considered appropriate.
- Front and side yard porches are considered appropriate.
- Multi-storey additions should be set back from the front façade in a manner that maintains the existing streetscape and façade.
- Skylights and roof vents should be located on the rear and side, away from the front façade.

5.B.2.2. Design

- New additions should be designed in a manner that complements the style of the existing building.
- Contemporary design for additions is appropriate when significant architectural material is protected visually (from obstruction) and physically (from removal, damage or destruction) and when the design is compatible with the character of the subject lands and surrounding area.

- New additions should be designed in such a manner that wherever possible the essential form and integrity of the existing building would be unimpaired if the addition were removed in the future.
- Additions are encouraged to be located at the rear or side of the building, limited in size and scale to complement the existing building and neighbouring properties. Keep the height and bulk of the new addition similar to or smaller than the existing building.

5.B.3. New Lots

The Power Homes sub area presents little if any opportunity for the creation of new lots. However, should an opportunity for new lot creation arise in the future it should be of similar configuration as adjacent occupied lots and governed by the applicable policies and requirements of the Niagara Escarpment Plan, Official Plan, and Zoning By-law, respectively.

5.B.4. New Construction

- New construction should be compatible with the character of adjoining properties and the streetscape.
- Homes in the district are generally two storeys or less in height. New construction should be no higher than two storeys.
- New construction should respect the established setback pattern of adjacent homes.
- Width, proportion and massing, roofs, materials, windows and entrances should complement that which exists in the area.

5.B.5. Demolition

A heritage permit from City Council is required for demolition of existing homes. The process for obtaining heritage permit approval is set out in Section 6 of this Plan.

5.C. The 2005 Homes

5.C.1. Preamble

Located on the north side of Power Glen, the 2005 Homes are bounded by Pelham Road and Vansickle Road (Figure 16). All of the dwellings have been constructed after 2005. For the most part the area has been “built out” with little if any opportunities for future infill beyond improvements (e.g. additions/outbuildings) on existing lots. Although this is the case future changes have the potential to affect the established character of Power Glen and, as such it is prudent to provide some guidance in this regard.



Figure 23: 4, 6, 8, 10, 12, 14 Power Glen Road (left to right)

5.C.2. Additions

Additions are usually undertaken to improve functionality (e.g. increased living space for additional bedrooms and separate kitchens) or amenity (e.g. sun rooms, porches). The following guidelines provide advice on how best to fit desired space into dwellings within the 2005 Homes sub area.

5.C.2.1. Location

- Additions to the front of building should be at a scale that complements the existing dwelling and streetscape.
- Front yard porches are encouraged.
- Skylights and roof vents should be located on the rear and side, away from the front façade.

5.C.2.2. Design

- Additions to newer homes should not attempt to create a sense of being “old” by using historic forms and features that would be inappropriate on a new building.
- Upper storey additions should not be out of scale with neighbouring buildings. Heights of existing roof lines, predominant roof profiles and configuration of adjacent buildings should be maintained.

5.C.3. New Lots

As previously noted the 2005 Homes sub area is essentially “built out”. However, should an opportunity for new lot creation arise in the future it should be of similar configuration as adjacent occupied lots and governed by the applicable policies and requirements of the Official Plan and Zoning By-law, respectively.

5.C.4. New Construction

- New construction should be compatible with the character of adjoining properties and the streetscape.
- New buildings should be constructed in a manner that avoids replication of any single style, type or appearance whether of heritage or contemporary design.
- New construction should appear new and not pretend to be historical or old by copying historic details that are inappropriate in contemporary construction.
- Homes in the district are generally two storeys or less in height. New construction should be no higher than two storeys.

5.C.5. Demolition

A heritage permit from City Council is required for demolition of existing homes. The process for obtaining heritage permit approval is set out in Section 6 of this Plan.

SECTION 6 PLANNING AND IMPLEMENTATION

6.1 Background

The successful maintenance and protection of a designated heritage district relies in part on ensuring that the local planning and heritage policies and initiatives support and provide a suitable framework for realistic conservation measures anticipated in the implementation of a heritage conservation district. It also relies on the stewardship and co-operation among property owners, various stakeholders and the City in ensuring that the objectives of the Plan are met.

In designating Power Glen as a heritage conservation district, Council takes the following actions:

- The Power Glen Heritage Conservation District, with boundaries illustrated in this Plan is designated as a Heritage Conservation District under Part 5 of the Ontario Heritage Act.
- The District Plan is adopted by by-law to guide all development and demolition in the district as well as to provide policies related to the valley lands and natural setting together with streetscapes and infrastructure.

6.2 The Ontario Heritage Act and Provincial Policy Statement

The Ontario Heritage Act is the primary piece of provincial legislation that regulates the protection of heritage resources within Ontario. A property that has been formally recognized under provisions contained in the Act is referred to as a “designated” property. According to the Act, as amended on April 28th 2005, the municipality may by by-law designate any area a Heritage Conservation District. Based on these provisions, municipalities shall adopt a District Plan that identifies, among other things, the cultural value of the district and provides principles for protecting that value.

The purpose of the Provincial Policy Statement (PPS), issued under the Planning Act in 2005, is to provide municipalities in Ontario with policy direction on matters related to land use planning and development. As it relates to the Power Glen Heritage Conservation District Plan, Section 2.6 of the PPS states:

- Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- Development and site alteration may be permitted in adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

- Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
- Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

For clarification and interpretation of terminology used in the PPS, reference should be made to the complete Policy Statement document. This document is deemed to incorporate all applicable amendments made to the PPS.

6.3 Land Use

As part of the study process existing planning controls and policies of the study area have been reviewed for compliance with the preceding guidelines. These guidelines are to be read in conjunction with the policies of the current Official Plan, municipal zoning by-laws and the Niagara Escarpment Plan and Development Control regulations made under the Niagara Escarpment Planning and Development Act, as applicable. No amendments to existing planning controls are being recommended.

6.4 Minor Alterations

Section 42(1) of the Ontario Heritage Act (OHA) specifies that a permit is required to alter a property, other than the interior of a structure of a building and to erect, demolish, or remove a building or structure within a heritage district. For the purpose of the Power Glen Heritage District Plan a heritage permit will be required for major changes to a property (i.e. new construction, additions, outbuildings such as garages and some sheds). Most major changes will also require a building permit, which is part of a separate process. For further assistance regarding building permit requirements the City's Transportation and Environmental Services Department should be contacted.

The OHA also requires that a district plan describe changes or alterations that are minor in nature for which heritage permit approval is not required. Therefore no heritage permit is required for:

- Interior alterations
- Continuing maintenance (e.g. soffit/eavestrough replacement)
- Installing storm windows and doors
- Painting
- Installation of number and name signage for residences
- Installation of porch or security lighting
- Installation of eavestroughs and downspouts

- Installation of fixed, seasonal, temporary canopies and awnings either affixed to homes or freestanding
- Installation of replacement stairs/steps
- Installation of decks at rear/side of buildings
- Installation of satellite dishes
- Installation of aluminum siding on structures without siding
- Application of stucco on existing non-stuccoed structures
- Application of any masonry veneers to existing structures
- Removal of wood on slate roofing and replacement by asphalt shingles
- Removal of chimneys
- Removal of minor architectural decorative features
- Construction of sheds under 100 square feet
- An alteration not visible from the street that does not require a building permit
- Installation of pools (above or below ground)
- Landscaping

Any questions regarding what does and does not require a heritage permit should be directed to the Planning Services Department.

6.5 Implementation Measures

6.5.1. Advisory Committee

The St. Catharines Heritage Committee (SCHC) is consulted and provides advice to City Council and staff regarding heritage permits for individually designated properties as well as for those within the Queen Street Heritage District and the Yates Street Heritage District. Initially both of these districts had separate advisory committees vested with that function however in 1999 when there were no applicants to fill vacancies the St. Catharines Heritage Committee was charged with this role for those two heritage districts. The Port Dalhousie Heritage District Advisory Committee (PDHDAC) considers applications for heritage permits in the Port Dalhousie Heritage District which is made up of over 600 properties.

The Power Glen Heritage District is made up of less than 20 residential properties on the plateau lands with two stakeholders in the valley lands (Ontario Power Generation and the Ministry of Natural Resources). As such it is recommended that the St. Catharines Heritage Committee be the advisory body that is consulted regarding heritage permits in the Power Glen Heritage District as well as any other matters regarding the district. Area residents have been instrumental in the creation of the heritage district and their continued involvement and participation regarding the district designation will be encouraged and sought.

6.5.2. Permit Approvals

As noted in Section 6.4 a heritage permit is usually required only when a building permit is required (i.e. for major or structural changes and for demolition). Those changes not requiring a heritage permit are set out as well in Section 6.4. By-law 2004-277, as

amended, delegated the approval authority for heritage permits to the Director of Planning Services for all changes subject to approval except demolitions. Demolition requests must be approved by City Council. The St. Catharines Heritage Committee is consulted as required by the OHA.

In terms of process, heritage permit applications are administered by the Planning Services Department. The OHA requires that upon receipt of an application, notice of receipt shall be served on the applicant. Within 90 days of receipt of the application the municipality may give the applicant:

- a) the permit applied for;
- b) notice that the Council is refusing the application for the permit or;
- c) the permit applied for with terms and conditions attached.

If the municipality does not do any of the things mentioned above within 90 days (or longer if mutually agreed upon with the applicant) approval will have deemed to have been given. If Council refuses the permit applied for or given the permit with conditions attached the owner of the property may appeal to the Ontario Municipal Board. There are no “third party” appeals allowed by the Act.

Since the valley lands are owned by the Province (Ministry of Natural Resources), Ontario Power Generation heritage permit approval is not required for changes within their jurisdiction. The City has worked with these stakeholders in the past and will continue to encourage mutual co-operation in the future towards implementing the policies in the Plan directed towards the valley lands.

Heritage Permits will be processed through the Planning Services Department. No fee will be charged for a permit. The City has an established permit application process and no changes to this process are recommended.

Notwithstanding the above, the requirements of the Ontario Heritage Act and regulations there under, as amended from time to time, shall be deemed to apply to this Plan.

6.5.3. Planning and Development Applications

Given the limited geographical area of the plateau lands substantive changes within the Power Glen Heritage District are not anticipated from a land use perspective. However, should applications for planning approvals be made pursuant to the Planning Act it is recommended that the municipal planner responsible for heritage be consulted and provide advice on the application. Where Niagara Escarpment Commission Development Permits are required, it is recommended that the Niagara Escarpment Commission staff be consulted and provide advice on such applications.

Building permits are subject to Niagara Peninsula Conservation Authority valleyland policies which require a 7.5 metre setback from the top of the valley bank. Niagara Escarpment Development Applications, as well as other applications under the Planning Act, are subject to Niagara Peninsula Conservation Authority review pertaining to the Natural Environment on behalf of the Region. In these cases, an Environmental Impact Study may be required.

6.5.4. City of St. Catharines Funds for Designated Heritage Buildings

Since 2001, the City of St. Catharines has offered matching grants to owners of designated heritage buildings. The grants are aimed at assisting with the restoration of heritage elements of structures. For further information regarding grants and whether you might qualify please obtain a copy of the Designated Property Grants (DPG) guidelines either from the Planning Services Department or from the City's website.

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8.1 Glossary of Architectural Terms

The following definitions have been adapted from the architectural glossary provided by Parks Canada and other Heritage Conservation District Plans.

ABA rhythm: a pattern of alternating bays. Other rhythms might be ABBA, or AABBAA, for example.

Arcade: a running series of arches, supported on piers or columns.

Arch: a curved structure over an opening, supported by mutual lateral pressure.

Architrave: the lowest division of an entablature.

Ashlar: squared stone masonry laid in regular courses with fine joints.

Atrium: an interior courtyard that is open to the weather; or a significant interior space, often skylighted.

Attic: the top floor of a building, often reduced in height and unfinished.

Awning: a moveable, fabric-covered, sloped surface that projects from a wall — usually over a door, window or storefront — to provide shelter from the weather. See also canopy and marquee.

Balustrade: a parapet or guard consisting of balusters supporting a rail or coping. The stair rail on the open side of a household stair is a common example of a balustrade.

Bargeboard: the board along the edge of a gable roof, often decorated or pierced in Victorian houses.

Battlement: a notched parapet, like on a castle. Also called castellation. The notches are called embassures or crenelles, and the raised parts are called merlons.

Batten: a narrow vertical strip of wood, placed over joints of wider boards to protect the joints from the weather; the combination is called board-and-batten construction. See also siding.

Bay: divisions of a building marked by windows, pilasters, etc. An Ontario cottage with a centre door and windows on either side would be called a 3-bay house with an ABA rhythm.

Bay window: a group of windows projecting beyond a main wall. Commonly with angled sides in the Victorian style, and rectangular in Edwardian.

Beam: a principal horizontal structural member; also see joist.

Berm: an embankment or ridge of earth, usually created to serve as a protective barrier.

Bipartite: in two parts.

Blind: an imitation opening on a solid wall is called blind. Thus a blind arch, a blind window, a blind arcade.

Board-and-batten: wood siding consisting of wide vertical boards, the joints of which are covered by narrow vertical strips, or battens.

Bond: a pattern of bricklaying in a wall. In solid brick construction headers are required to tie the wythes of the wall together. The rhythm of the headers determines the bond.

Bow window: curved version of the bay window.

Bracket: a member, often triangular in form, which projects from a wall or other vertical surface and supports another component, such as an eave.

Bunker: part of a fortification defense system built partly or entirely below ground.

Buttress: a heavy vertical masonry element built against a wall to stabilize it.

Canopy: a fixed horizontal, sloped or arched surface that projects from a wall — usually over a door — to provide shelter from the weather. See also awning and marquee.

Capital: see Orders.

Casement: a window hinged on one side, like a door.

Chamfer: a sloping or beveled edge.

Character-defining elements: the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of a historic place, and which must be retained in order to preserve its heritage value.

Chevron: a decorative pattern of V shapes, like a sergeant's stripes.

Cladding: the external, non-structural material that protects the structural wall or frame from the weather.

Clapboard: a siding or cladding of beveled boards laid horizontally and overlapping at the top and bottom, applied to the outside of a wood-framed building to make it weatherproof; the face of each board is oblique to the wall (also called beveled siding).

Classical: of or deriving from the architecture of ancient Greece and Rome. Classical revival buildings typically feature columns and pediments, and are usually symmetrical in elevation.

Coffering: A pattern of square recessed panels.

Colonette: a little column, often decorative.

Colonnade: a row of columns supporting an entablature.

Column: a vertical structural member. See orders.

Common Bond: the standard bond for solid brick walls, consisting of one header course for every five or six courses of running bond.

Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.

Consul or Console: a bracket with a compound-curved profile.

Coping: a protective capping on a wall, parapet or gable, sloped to carry off rain water.

Corbel: a support projecting from a wall. Masonry that steps out course-by-course from the wall below is called corbelling.

Corinthian: see Orders.

Corner board: narrow vertical components used to encase the corner of a wall; most often used on buildings clad in shiplap or similar horizontal siding.

Cornice: the uppermost division of an entablature. Also a moulded projection that crowns an element such as a wall, door or window.

Cottage: a small rustic house, or a style that imitates one. “Ontario Cottage” is a catch-phrase for a variety of one and one and a half storey house styles, some of which are actually quite large.

Course: a horizontal row of construction laid one above the other. Bricks and shingles are said to be laid in courses.

Crépi: a lime plaster used as a coating on stone buildings, particularly in New France, to protect the wall and the mortar joints from the weather.

Cresting: a vertical ornament running along the top of a wall or ridge. If a rooster were a building, his comb would be cresting.

Cupola: a feature at the top of a roof, usually cylindrical with louvred openings and a dome-shaped roof on top.

Curtain wall: an exterior wall that is fastened to a frame and protects the building from the weather; it has no structural function and supports only its own weight.

Dentil: a series of small rectangular blocks arranged in row, usually under a cornice. From the latin word for tooth.

Dog-tooth: a repeating decorative shape in the form of a four-lobed pyramid. Also, a brick laid so that a corner faces out from the surface of a wall.

Doric: see Orders.

Dormer: a window that projects from a sloping roof, with a small roof of its own.

Double-Hung: type of window with vertically sliding sash one above the other, traditionally hung on ropes or chains from a counterbalance system concealed in the jambs. If only the lower sash is moveable it's called a single-hung window.

Dressed: a stone cut square on all sides and smoothed on the face.

Earthworks: in military architecture, a defensive structure constructed of earth.

Eave: the projecting edge of a roof.

Eclectic: from a Greek word meaning selective. A rather vague name for late 19th and early 20th Century vernacular architecture which freely selected a bit of this and a bit of that from many previous styles. Elements of Classical, Victorian, and Italianate styles might be mixed together, for example. The term is often used disparagingly, but remarkably, the combinations are often skilful, and most eclectic buildings are quite handsome.

Ecosystem: the system formed by the interaction of all the living things of a particular environment with one another and with their habitat.

Entablature: in the classical orders, the horizontal element above a column. The meaning has been extended to include similar elements used over an opening or against a wall.

Fan-Light: a semi-circular transom window over a door or window, usually with radiating glazing bars, like the ribs of a fan.

Fascia: a long flat band, such as an eaves-board, a sign band over a shop window, or the undecorated strips in an architrave.

Fenestration: windows: the pattern of windows in an elevation.

Finial: a decorative end, often in the form of a ball or spire. If it points down instead of up it can be called a pendant.

Frame: the structural skeleton of a building.

Frieze: the middle of the three divisions of an entablature. See Orders.

Gable: the roughly triangular wall at the end of a ridge roof. If the roof projects to or beyond the gable, it will take the shape of the roof structure. If the roof ends behind the wall, the gable may be freely shaped with steps, curves, or decorations.

Gabled roof: a roof that slopes on two sides.

Gambrel roof: a steeply sloped roof below a low sloped roof, creating a more usable attic. Also called barn-roof.

Georgian: an architectural style of 18th century origin, and often revived. Multi-Light Double-hung windows, symmetrical fronts, and modest use of classical ornament are hallmarks of the style. Both hipped and gable roofs were used. Evolved after the Great Fire in London, Georgian originally meant brick, but in revival the style has made use of wood and stucco siding as well.

Guidelines: statements that provide practical guidance in applying the Standards for the conservation of historic places. They are presented here in a format that provides recommended and non-recommended actions.

Header: a brick laid so that its middling dimension is in the length of a wall, and its shortest dimension is vertical.

Herbaceous plants: plants with stems that are soft and not woody.

Heritage value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Hipped roof: a roof that slopes on four sides.

Historic place: a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Hood mould: a thin projecting moulding over an opening, originally intended to throw off rainwater.

Impost: a block from which an arch springs.

In kind: with the same form, material and detailing as the existing element.

Intervention: any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Inukshuk: an Inuit stone cairn having the rough outline of a human figure.

Ionic: see Orders.

Italianate: a late 19th Century style, based on Italian country houses, featuring towers, cupolas, low hipped roofs with elaborate brackets at the soffits, and a verticality emphasized by tall narrow windows with 1 over 1 or 2 over 2 lights.

Joist: a secondary horizontal structural member, usually supported by a beam at each end, and itself supporting a floor, ceiling, or roof.

Keystone: an elaborated element in the centre of an arch. Emphasis may be provided by a contrast in colour or material, by vertical extension, and/or by projection out from the wall. The idea is that the central block is “key” to the arch, which isn’t true: each block is equally necessary.

Lantern: a windowed superstructure at the top of a roof or dome; a small cupola.

Leaded: glazing where small panes are divided and held together by lead strips.

Light: a single pane of glass within a sash. Double-hung windows are often described by the number of lights in the upper and lower sashes, as in 1 over 1, 2 over 2, or 12 over 12.

Lintel: a horizontal element spanning over an opening in a wall.

Loyalist: wide spread early Ontario house style, imported by the Loyalists in the late 18th Century. Generally speaking, a version of the Georgian style, though usually having a gable roof. The hallmark is a paneled front door topped by a rectangular multi-pane transom, with a classical surround and cornice. When executed in wood clapboard, it is nicknamed “Yankee House”, and is indistinguishable from New England houses, but it has been built in brick and stone.

Lozenge: a diamond shaped pattern element.

Lunette: a semicircular window or panel.

Machiolation: looks like an upside-down battlement projecting from a wall. Originally, in castles, there were openings at the top of the notches, through which missiles or boiling oil could be dropped on attackers below.

Mannerist: an outgrowth of the Renaissance style, it treated classical elements with a free hand, exaggerating scale and bending the rules. The broken pediment is a prime example of Mannerist playfulness. Revived around 1900 as Edwardian Mannerism. Mansard Roof: A steeply sloped roof below a low-sloped roof, creating a more usable attic. Variations used in various 19th century styles include concave, convex and ogee shapes on the lower slope. Unfortunately revived as about 1960 as a tacked-on sloping band, usually of cedar shakes, in the hope of giving “natural texture” to rather ordinary flat-roofed boxes.

Mansard roof: a roof that has a double slope, with the lower part steeper than the upper one; also called a gambrel roof, especially for barns.

Marquee: a fixed horizontal structure that projects from a wall — usually over a theatre’s entrance — to provide shelter from the weather. See also awning and canopy.

Masonry: stone, brick, concrete, tile, or any other earthen products used in construction.

Maintenance: the routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It normally entails routine, periodic inspection; routine, cyclical, non-destructive cleaning associated with housekeeping; minor repair and refinishing operations; replacement of damaged, broken or deteriorated materials that are impractical to save (e.g., broken window glass); rust removal; cyclical pruning; top-dressing; and cleaning of drainage inlets or outlets.

Minimal intervention: the approach which allows functional goals to be met with the least physical intervention.

Modillion: blocks or brackets under a cornice, like dentils but bigger and spaced widely apart.

Moulding: a shaped decorative element, usually a horizontal band, that projects slightly from the surface of a wall.

Mullion: a thin upright member within a window or between adjacent windows.

Niche: a recess in a wall or pier, suitable for placing a statue.

Oculus: a small round or oval window. From the Latin word for “eye”.

Ogee: a double curve, concave below and convex above; a common shape for mouldings, an uncommon one for windows and arches.

Old-field successional species: plant species that naturally establish themselves in abandoned fields as a precursor to forest cover.

Order: one of the classical systems of designing colonnades, elaborated in great detail as to proportions and geometry by classical revivalists from 1420 onwards.

Oriel, Oriel window: a bay window projecting from an upper storey.

Palladian window: a large central window topped with a lunette or fan-light, closely flanked by smaller flat-headed windows, the whole assembly surrounded by classically-inspired details.

Parapet: originally a low wall protecting an edge with a drop, like at the side of a bridge or balcony. Also used to describe the extension of a wall above a roof, even when no one ordinarily walks there.

Patching: the action of making defects disappear from a wood, stone or concrete surface.

Pediment: in Classical architecture, the low-sloped triangular gable end above an entablature, enclosed on all sides by mouldings. The term, and its basic form has been borrowed by many styles for use above porticos, doors and windows. A segmental pediment substitutes a curved top for the original angled one, and the surrounding mouldings may be gapped in the centre, whatever the shape. A broken bed pediment has a gap in the bottom moulding, and a broken topped pediment has a gap at the top.

Pendant: a point ornament hanging down.

Piecing-in: the action of inserting a replacement piece as a substitute to a missing or irreparable portion of material.

Pier: a large solid support for a beam, lintel or arch.

Pilaster: a vertical thickening of a wall, something like a pier or column built integrally with the wall. Sometimes used for structural purposes, sometimes purely decorative, it may be embellished with a base and capital on the model of the classical orders.

Pinnacle: a tall thin decoration at the top of a pier or pilaster.

Plinth: the lowest projecting part of the base of a column. Extended to mean any projecting base on elements such as baseboards, door frames, etc.

Pointed arch: an arch composed of two curves centred on the springline, whose radius is equal to the width of the opening.

Polychrome: having many colours. Victorian red and buff brickwork is an example of polychromy.

Post: a generic word for any upright support: a **pier** is a post of square or rectangular section, usually of masonry; a **column** is a post of circular section; a steel or iron member used

vertically is also called a column; a **pilaster** is a shallow rectangular upright support set into a wall and used mainly as decoration.

Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of a historic place, or of an individual component, while protecting its heritage value.

Quoin: alternating blocks at the corner of intersecting walls. May be expressed with contrasting material or colour. May be flush with the walls or project from it. From the French word "corner".

Rafter: in timber roof for a "construction, a principal sloping component that runs from the top of the wall to the ridge.

Rampart: a wide bank of earth, usually with a parapet on top, built around a fort to help defend it.

Regency: early 19th Century Style, following Georgian in origin, named after the Regency of George IV. Like the Prince, the style is more flamboyant than its predecessors. The scale and detail tends toward the imposing, and stone or plastered brick to imitate stone was used to emphasize solidity.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use for a historic place, or of an individual component, through repair, alterations and/or additions, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Ridge: the uppermost part of a roof, usually horizontal; or the structural component at the top of a roof.

Round arch: a semicircular arch.

Rowlock: a brick laid so that its shortest dimension is in the length of a wall, and its middling dimension is vertical.

Running Bond: see Bond. Pattern of brickwork where all bricks are stretchers, and vertical joints lie at the midpoint of the brick below. It's now standard practice to use running bond exclusively, since brick veneer construction doesn't require headers to tie a wall together. The resulting loss of texture is an example of technology's inadvertent trend towards blandness.

Rusticated: squared stone masonry laid in regular courses, but with the courses or the individual stones emphasized by deep joints and/or high relief in the surface treatment.

Sash: framework holding the glass in a window.

Second Empire: a style named after Louis Napoleon's reign. Shares the vertical openings of the Italianate style, but usually topped with a dormered, and often curved, mansard roof, and often accompanied by a narrow tower. The Addams family lives in a Second Empire house.

Segmental arch: an arch composed of a single curve, centred below the springline on the centreline of the opening. Normally quite shallow.

Shed roof: a roof with only one slope; also used to describe the roof of a dormer window if it has only one slope.

Shiplap: a siding or cladding of horizontally laid boards with notched edges that make an overlapping joint, applied to the outside of a wood-framed building, or a stone wall, to make it weatherproof; the face of each board is parallel to the plane of the wall (also called drop siding).

Sidelight: a window beside a door, forming part of the door unit.

Siding: a facing material, or cladding, applied to the outside of a wood-framed building to make it weatherproof, sometimes called weatherboarding: **shiplap** (or drop siding) consists of horizontally laid boards with notched edges that make an overlapping joint; the face of each board is parallel to the plane of the wall; **clapboard** (or bevelled siding) consists of bevelled boards laid horizontally and overlapping at the top and bottom; the face of each board is oblique to the wall; **board-and-batten** siding is composed of vertically applied boards whose joints are covered by narrow strips (battens); shingles may also be used as a siding, as may composite materials such as asphalt, asbestos or synthetic materials, often imitating brick or shingle; metal and vinyl siding are also used.

Sign fascia: a broad flat band above a store front, intended for signage.

Signband: see Sign fascia.

Sill: a horizontal member at the bottom of a window, or of a wall (sometimes called a sill plate).

Soffit: the underside of an architectural element, such as a lintel, cornice, balcony or arch.

Soldier: a brick laid so that its short dimension is in the length of a wall, and its long dimension is vertical.

Spandrel: the space between arches in an arcade, above the springline and below the top of the arches. Also a solid panel in a bay separating one opening from another above it.

Splicing: the action of joining an existing element with a new element in order to compensate for the weakness of a damaged edge. The splicing of structural members for reinforcement is a typical example.

Springline: the horizontal line from which an arch rises.

Squinch: a small arch or set of corbelled arches built at the interior angle of a structure to carry a superstructure of a different shape, such as a dome, spire or cupola.

Stacked bond: see Bond. A pattern of brickwork where all vertical joints are one above the other. Usually executed with stretchers, less commonly with headers.

Standards: norms for the respectful conservation of historic places.

Stratigraphy: the composition and arrangement of geographic strata or layers of earth in a particular area.

Stretcher: a brick laid so that its long dimension is in the length of a wall, and its short dimension is vertical.

String course: a thin band of masonry projecting or recessed from the plane of the wall giving the effect of a moulding.

Stud: in timber construction, one of a series of vertical supports.

Tabernacle: a canopied niche.

Terra cotta: fired clay commonly shaped in a mould and frequently glazed after firing.

Terrace: a flat level of land, often a component of a series of step-like flat levels on a slope.

Three-centred arch: an arch composed of three curves: a central segmental one of large radius, joined to two smaller flanking curves centred on the springline.

Transom: a horizontal member dividing an opening. Also used as short form for transom window.

Transom window: a window above a transom, most commonly over a door.

Tripartite: having three parts.

Truss: a structural framework, made of either timber or metal, that is composed of individual members fastened together in a triangular arrangement.

Tympanum: the panel between the mouldings of a pediment.

Verandah: an large open gallery or porch, running along one or more sides of a building.

Voussoir: one of the blocks forming an arch.

Water table: projecting masonry course near the bottom of a wall, intended to throw rain water away from the foundations.

Windbreak: a row of trees or bushes planted to provide protection from the wind and, often, to prevent soil erosion.

Wythe: a vertical plane of masonry. A wall two bricks thick has an inner wythe and an outer wythe, tied together with headers.