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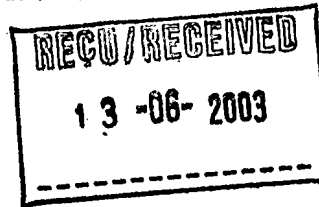
Un organisme du gouvernement de l'Ontario

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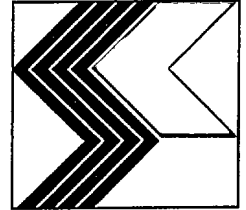
CITY OF ST. CATHARINES

CITY HALL
50 CHURCH STREET
P.O. BOX 3012
ST. CATHARINES, ONTARIO L2R 7C2



PLANNING
SERVICES
DEPARTMENT

TEL (905) 688-5601
FAX (905) 688-5873



Kagana file

June 12, 2003

REGISTERED MAIL

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

To Whomever This May Concern:

**Re: Designation of 525 Ontario Street
Under the Ontario Heritage Act
Our File No. 10.64.169**

Please be advised that City Council at its regular meeting of June 9th, 2003, passed a By-law designating the above-noted property under the Ontario Heritage Act.

Three (3) certified copies of By-law 2003-160 are enclosed for your records.

Please contact the writer at (905) 688-5601, extension 1710, if you have any questions.

Yours truly,

A handwritten signature in cursive script, appearing to read "KBlozowski".

Kevin Blozowski
Planner I

P
encl.

c.c. A. Poulin, City Solicitor
K. Todd, City Clerk

(C:\Karen\Heritage\OntHertFndDesLtr)

6/24/03
RE

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 2003-160

A By-law to designate the property at 525 Ontario Street to be of historic or architectural value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c. 0.18, 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 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, known as No. 525 Ontario Street, 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 general circulation in the municipality;

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

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. The property, more particularly described in Schedule "A" attached hereto, known as No. 525 Ontario Street, is hereby designated to be of historic or architectural value or interest.

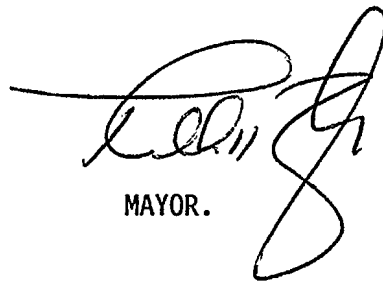
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the 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 9TH day of JUNE 2003.
Read a second time this 9TH day of JUNE 2003.
Read a third time and passed this 9TH day of JUNE 2003.



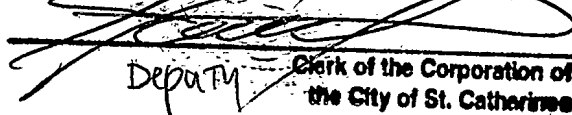
DEPUTY CLERK



MAYOR.

CERTIFIED under the Hand of the Clerk and the
Seal of the
CORPORATION OF THE CITY OF ST. CATHARINES
to be a TRUE COPY of By-law 2003-160
of the Corporation of the City of St. Catharines

DATED the 10TH day of June 2003



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

SCHEDULE "A" TO BY-LAW NO. 2003-160

Located on the west side of Ontario Street, north of Regatta Drive, in the former County of Lincoln, now in the City of St. Catharines, in the Regional Municipality of Niagara, being described as Lot 121, Plan 641, save and except Parts 1, 2 and 3 on Plan 30R-1636.

SCHEDULE "B"

Mayholme

525 Ontario Street
St. Catharines, Ontario



Current Owner:

[REDACTED]

Original Owner:

George May

Construction Date:

1857-58

Builders:

Oren Cole and the 'Cole Brothers of the Ten'

Legal Description:

Plan 641 Part Lot 121

Mailing Address:

[REDACTED]

Prepared for the St. Catharines Heritage Committee by Scott Tufford
January, 2003

HISTORY

(Except where otherwise indicated, the history of Mayholme and of the May and Dwyer families was obtained from correspondence and genealogies by Mrs. Corlene Dwyer Taylor.)

William May (1743-1827) was born in Upstate New York near the Hudson River to a family of Palatine German ancestry. When the American Revolution began, he joined Butler's Rangers, serving as a private in the company of Captain Lewis Genevay for seven years until the unit disbanded. In 1783 his property near Albany, New York was confiscated, so William, his wife and five children made the trek to British held territory in Niagara. The Mays were in the "third township" of the "District of Nassau" (Niagara) by 1784, making them one of the first families to settle what would become Grantham, and William took possession of seven lots. He later successfully petitioned the Crown and was granted the 200 acres of lots 19 and 20 in the 2nd Concession, as well as other lots elsewhere in Grantham. His permanent home was built about 1790 on the southeast side of Ontario Street; known as the May-Clark-Seiler house, it survived until 1984 when it was destroyed by fire (Jackson and Wilson, 1992).

Lot 21 in the 2nd Concession was granted to William's eldest son Peter May (1765-1827) in 1801. Peter had married Eave Clendenning in 1788 and by the time of the Crown grant they had five children. After Eave's death c. 1805, Peter married Magdalene Bradt who would bear him four more sons and a daughter. Although most of Peter's lot was northwest of what is now Ontario Street, he built his small frame house on the easterly side of the road nearly opposite the present Mayholme. When his father died in April 1827, Peter inherited Lot 19 in the 4th Concession, but he himself died only two months later, and so the homestead lot went to his youngest son, twelve year old George.

George May (1815-1891) married Anna Leighton in 1834 and they settled into the old homestead and raised four children, two sons and two daughters; their elder daughter Eliza and elder son George Eddie were married in 1854 and 1861 respectively. Through hard work George and Anna became very successful: they produced eggs and butter to exchange for groceries, grew hay and wheat, and Anna would knit men's socks and make hats from straw and reeds. George raised cattle from early on; Grantham Township records noted his cattle marks in 1835, and the St. Catharines Journal mentioned him as a prizewinner in the Grantham cattle show of 1854. As their wealth grew, the Mays purchased land in Grantham and Louth Townships and would be able to travel later in their lives. In 1857 they were preparing to construct their new brick home on the west side of Ontario Street. The mortar for the house was buried for a year to allow it to cure; it was hoped that construction by the Cole Brothers would be completed before the birth of the May's youngest daughter Anna Maria in January 1858, but it was several weeks later before they could move in. An inscription in the plaster under the main staircase reads "Built 1857, Oren Cole, Ten Mile Creek".

The 1861 Grantham Census shows that the May household included the immediate family, Anna's widowed mother Mary Mann, her cousin Ellen Shultice (age 22) and Ellen's daughter Alice (age 2). Their younger son James Roland (born 1851) suffered from epilepsy. The lands around the farm were undergoing changes as well. The 1876 Historical Map of Lincoln County shows George May's property with the old and new homesteads across Ontario Street and a small orchard behind and to the southwest of the brick home. The northeast boundary of his lands was near the recently surveyed path of the New (Third) Welland Canal which would be completed in 1887, and the new second lock into Martindale Pond was located at the northern extent of his farm.

✓ RC
6/24/03

In 1877, Anna Maria married Eugene Frederick Dwyer (1850-1942) and thereafter did not return to live on the farm. Eugene Dwyer had a varied career in Port Dalhousie, working as a telegraph agent, bookseller, exchange officer and insurance agent as well as owning Dwyer's Grocer's, Stationeries and Tobacco. He was also involved in municipal affairs, serving as Reeve from 1883-91, as Post Master and as Warden of Lincoln County. He and Anna moved in 1891 to 45 Welland Avenue in St. Catharines where he was secretary-treasurer of the St. Catharines Security and Loan Company until the 1920's and sat on the public school and collegiate boards. When George May died in 1891, Anna Maria inherited the farm and house which was rented to various tenant farmers. An article in the *St. Catharines Evening Star* dated December 10, 1904 reported that the little frame house (i.e. the old homestead) on Mr. E. F. Dwyer's farm just outside city limits was destroyed by fire. She would deed the property to her son Leslie Read Dwyer (1884-1970) at the time of his marriage in 1920 to Bessie Irene Beyer.

The house had experienced some damage at the hands of the tenants over the years: the upper floors were sagging because one tenant had used the second floor to store grain. In the following years, Leslie and Bessie renovated and modernized the house to make it more livable. Hardwood floors were installed on the ground floor, the ceilings were repaired and the house repainted. Exterior changes included construction of the enclosed front porch, siding the rear of the house with cedar and building the pig pen. The house was electrified in 1927 and connected to the sewer system in the 1960's. When Leslie Dwyer died in 1970, the property was left in trust to Bessie, and after her death it passed to present owner, their daughter [REDACTED].

ARCHITECTURE

Mayholme is a two storey brick house, rectangular in plan with a single storey wing attached to the rear and another wood frame one extending north. The broad, flat facade faces southeast and is arranged symmetrically around three bays and a central front entrance (covered by an enclosed porch); the house is capped by a medium pitch gable roof. The style of the house is a vernacular form of Classic Revival, which was popular from the 1830's until Confederation, and has such features as moulded cornices, friezes and short eave returns. In this and other examples of second generation, rural Ontario homes of the period, the earlier Georgian or 'Loyalist' style also influenced the symmetry and formality of their composition (Blumenson, 1990).

Exterior Construction

The foundation of the house is composed of sandstone rubble work mixed with liberal amounts of mortar. The exterior walls are red brick, with a variance in the type of brick and pattern used. Along the south wall and towards the rear, a darker red brick was employed in a basic stretcher bond pattern, whereas the on the front corners and north wall a more yellow toned brick was laid in a common bond pattern with every eighth row a header course. This yellow-red brick is softer than the other variety and exhibits weathering or deep pitting in certain areas. The rear wing of the house is of wood



frame construction; originally covered with cedar ship lap, it is now sided with vinyl. The rear verandah is fronted with original wood latticework treillage.



The exterior walls are essentially without decoration. The front facade window openings are rectangular in shape and are capped with massive stone lintels, another Classic Revival feature. The side and rear window openings have slightly curved segmental arches made of brick; the front windows have stone sills, while the others are formed of concrete painted white. Two other features of interest are found on the south wall. An exterior brick chimney bisects the south wall and is crowned with brick corbelling; it was built in 1939, when the original interior chimneys on the south and north walls were removed. High on the south wall gable on either side of the chimney are small, segmental arched windows which have the appearance of quarter-round lights or attic ventilators often found on Georgian-Loyalist style houses. In the south part of the rear wall overlooking the verandah is the bricked over doorway to a old 'public' library or the double living room.

Windows and Doors

The windows installed in the main block are double hung sash with six panes above and below (6/6); this is consistent with the type of original windows found in homes built between 1835 and 1870 (Arthur, 1938). The windows in the rear kitchen wing are 2/2 design. Each window has louvered green wood shutters. The original front entrance, as recalled by George's daughter Anna, was surrounded by glass that was hand painted and are said to have been specially imported from France (see Interior section). A photograph from c.1865 shows a full porch with a curved roof that originally spanned the entire width of the front facade. It was replaced



by another front porch built in the 1920's, the foundation and roof of which was used in the present structure built around 1950. The present sun room features six front-facing windows, a central storm door, a hip roof with a central gable and a moulded cornice under its eaves. In 2000, wooden storm windows were installed over all the windows of the house except at the rear; aluminum storms were installed over the upstairs windows.

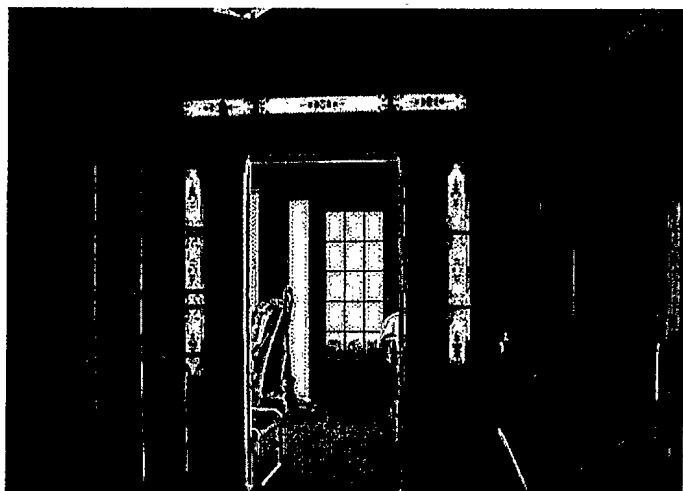
Roof Construction



The medium pitch gable roof was originally covered with cedar shingles which were buried over the years by layers of asphalt shingles. When the roof was entirely replaced, an interesting feature was revealed: under the original layer of cedar shingles was a 2 to 3 inch thick layer of cement which may have been applied as fireproofing. The eavestroughs were added when the roof was repaired. The moulded cornices, frieze and eave returns are original and in excellent condition. They continue to be the home's most obvious element of the Classic Revival style.

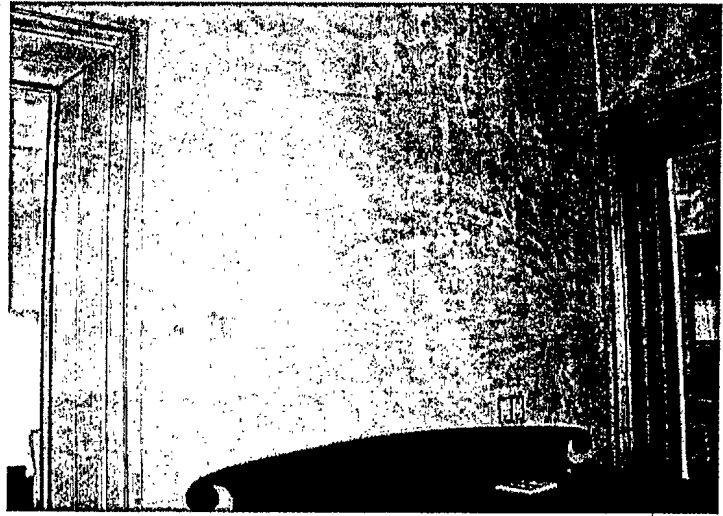
Interior

The interior plan of the house is common to Ontario homes of the era, with a central hallway and staircase and rooms leading off the hall on the left and right sides. In the front hall area, a number of interesting details can be observed. The original front entranceway is intact and exhibits a Loyalist styling with its moulded wood surrounds inside and out, simplified classical pilasters, recessed panels and narrow sidelights and transom lights. The glass panes of these lights, hand tinted blue and orange, were said to be imported from France. The original door has been replaced by a more recent multi-paned version. On both sides of the front hall are the original interior doors which lead into the front parlour rooms; these doors have a basic four panel design with broad



surrounds exhibiting a "stained and grained process" with the application of an orange-brown stain, and they have their original hardware. Other old wood trim has survived in the front hall and parlours in the form of door trim, baseboards and wainscoting, some of which has been painted white.

Another fascinating detail was also recently discovered in the front hall. When the original plaster walls were exposed, they were found to have been treated with a variety of orange coloured paint or stain and streaked to simulate a marble finish; the wet plaster incorporated the paint and bonded them chemically. This orange hue complemented the shade of the interior wood trim and by the orange tint of the transom/sidelight panes. Mr. Peter Stokes confirmed that this was a type of decoration employed between c. 1850 and 1865 and that to his knowledge very few examples have survived (Taylor, 2003). The front hall and woodwork are to be specifically designated under the Heritage Act.



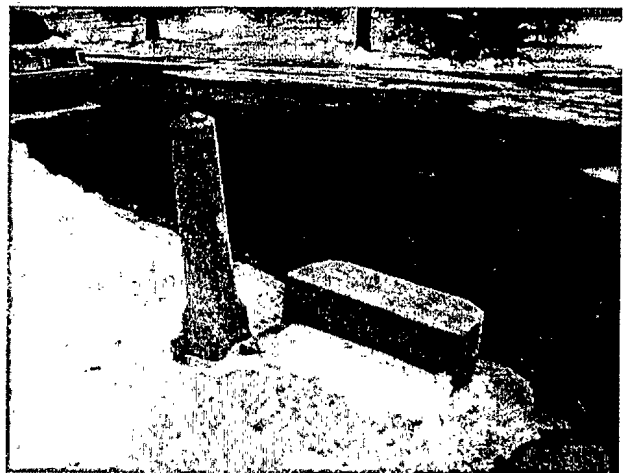
Other original structures and details can be seen, including the central staircase with its dark stained newel-post and hand rail. Although most of the old hardwood floor was replaced around 1920, the original floorboards are still in place in the two upstairs rear rooms. The kitchen in the rear of the house has an attractive pressed tin ceiling and crown moulding which was also installed by the owner's father around 1920.



Outbuildings

As a working farm for many years, Mayholme had a number of outbuildings in proximity to the house, some of which survive. The small, wood frame chicken coop (left) can still be found to the north of the house. It was once connected by a narrow sidewalk to the rear woodshed of the house and the old privy that was halfway between the coop and the house. Some distance

further north is the hired man's cottage. The main barns which had been constructed by George May to the west of the house at the same time the house was built, were demolished in 1970. Outside the south side entrance beside the present driveway are a stone carriage step or mounting block and a stone hitching post with an iron lanyard ring still attached ; both likely date from the time that the house was built.



plans to make some specific changes to the house, with the intention of replacing certain recent building materials with more traditional ones, and bringing rooms into new use. Most changes involve the north-rear wing (the 'wood shed') which is to be converted into a library. This wing is to be extended about 16 feet, insulated and its vinyl siding replaced by board and batten cladding more in keeping with the period of the house. A patio door is to be installed behind the existing double doors, a fanlight will be added in the gable end and the small, non-functioning central chimney may need to be removed as it is unsupported and requires extensive repair. There are also plans to replace the asphalt shingles on the roof of the side verandah with metal cladding as the roof was originally covered with metal. The house may become a museum in the future, and it may be necessary to construct an exterior staircase to the second floor at the rear to cause as little visual change to the house as possible. The chicken coop will be covered in vinyl siding and used as a workshop.

SOURCES

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The St. Catharines Standard Ltd., 1992.

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Taylor, Corlene Dwyer
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May family history (compiled by Corlene Dwyer Taylor)
Special Collections, St. Catharines Centennial Library.

Index to the 1861 Census of Lincoln County.

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