



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



RECEIVED
2024/01/19
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF DESIGNATION

TAKE NOTICE that the Council of The Corporation of the Town of St. Marys has passed By-law 07-2024 to designate 100 Church Street South as a property of cultural heritage value or interest in accordance with Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended.

Property Description

The subject property is described as PT BLOCK 3 WEST SIDE CHURCH ST PLAN 225 ST MARYS; PT LOT 1 WEST SIDE CHURCH ST PLAN 235 ST MARYS AS IN R242243; S/T R242243 ; ST MARYS

Description of Heritage Attributes

- Saddleback style roof with wood shake central gable on the front façade.
- The masonry walls which are limestone vary in cut style; with the east wall being half coursed square cut ashlar, running bond pattern, quarry faced finish. All four corners, quoined using full course, single block square cut ashlar, alternating vertically and horizontally in a tooled finish. All large, single-block lintels and sills.
- The red brick chimney on the south end of the building.
- All wooden windows and doors.

Notice of Objection

Any person who objects to By-law 07-2024 may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication, and no later than 4:30pm on Tuesday, February 20, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. Objections should be directed to the Town of St. Marys, Box 998, St. Marys, ON N4X 1B6, Attention: Jenna McCartney, Clerk, or by email to clerksoffice@town.stmarys.on.ca. A notice of objection must set out the reason(s) for the objection and all relevant facts.

BY-LAW 07-2024

THE CORPORATION OF THE TOWN OF ST. MARYS

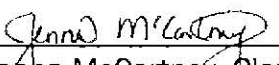
Being a By-law to designate a property at 100 Church Street South, in the Town of St. Marys to be of heritage culture value or interest.

- WHEREAS:** Section 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, as amended, authorizes that a council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;
- AND WHEREAS:** Section 29(2) of the *Ontario Heritage Act*, as amended, requires where a council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property, consult with its municipal heritage committee;
- AND WHEREAS:** The Heritage and Culture Advisory Committee of the Corporation of the Town of St. Marys has reviewed the proposed designation and made recommendation to the Council of the Corporation of the Town of St. Marys in November 2023, to proceed with the designation of 100 Church Street South in the Town of St. Marys;
- AND WHEREAS:** The Council of the Corporation of the Town of St. Marys has caused to be served upon the owners of the aforesaid real property and on the Ontario Heritage Trust notice of intention to so designate this property and has caused such notice to intention to be published in local newspapers having general circulation in the municipality;
- AND WHEREAS:** No notice of objection to be proposed designation has been served on the Clerk of the municipality;
- NOW THEREFORE:** The Council of The Corporation of the Town of St. Marys hereby enacts as follows:
1. That the real property legally described in Schedule A to this By-law, is hereby designated to be of heritage culture value or interest under section 29 of the *Ontario Heritage Act*.
 2. Enactment of this By-law shall be deemed to be authorized to the solicitor for the Town to register same in the appropriate Land Registry Office, without further written authorization.
 3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the Ontario Heritage Trust and the owner of the property.
 4. The Clerk is hereby authorized to cause notice of the passing of this by-law to be published in local newspapers having general circulation in the municipality.
 5. The This by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 9th day of January 2024.



Al Stratthdee, Mayor



Jenna McCartney, Clerk



STATEMENTS TO IDENTIFY AND DESCRIBE A PROPERTY FOR DESIGNATION

100 Church Street South, Lot #1 Church Street South, West Side
St. Marys, Ontario

Prepared by Town Staff and the Heritage and Culture Advisory Committee
for St. Marys Town Council
November 2023

Identification of Property:

The house at 100 Church Street South (Lot 1, West Side Church Street South) is a two-storey house, built in 1864 for James Eaton.

Statement of Cultural Heritage Value:

Historic Value or Associative Value

As outlined in the timeline below, the house at 100 Church Street South has a long and interesting history, with direct ties to the Eaton family. It also served as a manse for the St. Marys Methodist/United Church, located across the street.

Timeline

- 1855** Edwin Mayhew purchased the property from George Tracy June 1, 1854. He was a blacksmith from Simcoe, age 34. Perhaps he had intended to move to St. Marys. However, records indicate he moved to Michigan by 1855 and then on to Wisconsin as George Tracy did as well.
- 1857** James Eaton purchased the property February 7, 1863 from the Sheriff of the County of Perth for \$28.02 and sold it in 1867, just a few years later, for \$2,600. This information is important for dating the house. James Eaton also took out a mortgage

in November 1865 for \$1,000 from Milner Harrison. Most likely the house was built ca. 1864 prior to the loan and the property was used as collateral.

When James Eaton died in 1901, his obituary provided some more information about his activities during his life.

Mr. James Eaton died at Toronto last Saturday aged 68 years after an illness of several years. The deceased was the brother of Mr. Timothy Eaton and while in good health he was most successful in carrying on the business of a dry goods merchant. He was a native of Ballymena, Antrim, Ireland and came to Canada in 1860. He first went into business in St. Marys in partnership with Mr. Timothy Eaton and when the latter went to Toronto, James went to London. Some sixteen years ago he also moved to Toronto and up to eight years ago kept a dry goods store at 186 Yonge Street. Ill health caused him to resign and he was for years bedridden, death being due to paralysis. Mr. Eaton is survived by a widow and two sons.

St. Marys Journal October 17, 1901

Biographical information available from many sources tracks the business careers of the remarkable Eaton brothers.

Robert Eaton was the oldest of the brothers. He was already an established merchant in St. Marys by the time Timothy and James came to the area. The two younger brothers first set up a store in the crossroads village of Kirkton in 1855 but they were soon anxious to find a larger location. The Eatons were among the businessmen who took advantage of the new prosperity in the village of St. Marys caused by the arrival of the Grand Trunk Railway in 1859. By 1860, all three brothers were in St. Marys and by May 1861, Timothy and James had established a general store across Queen Street from their brother Robert's grocery store. The Eatons were successful in St. Marys but Timothy was too ambitious to stay in such a small town. He relocated to the growing city of Toronto and in 1869 he created the unheard of concept of one-stop shopping at a "department store," a phenomena that soon spread to New York, Chicago, London, and Paris.

Robert and his sons continued to operate an Eaton grocery business in St. Marys for another 20 years but James was also soon ready to sell his new stone house on Church Street and to move on himself, as this news item explains:

A report has been circulated that Mr. James Eaton was about to leave St. Marys for London. It will be seen, on reference to his advertisement that the business will be continued in St. Marys as well as in London, under the new style of James Eaton and Co. He has admitted into partnership with him the popular managers of the business here, Mr. George Y. Eaton and James S. Deans, who will continue the management, while Mr. Eaton will devote his attention to the London business.

St Marys Argus October 21, 1870

1867 Alexander Belch purchased the property from James Eaton on December 5, 1867. Belch was the founder of the St. Marys Argus starting it up in 1857. By 1881 he had sold the Argus and left St. Marys moving out west to Winnipeg, Manitoba.

1874 The trustees of St. Marys Methodist Church purchased the property from Alexander Belch on March 23, 1874 to use as a parsonage for their ministers. The assessment records do not show who lived here most years as the church was not taxed and therefore the occupants were not recorded. Listed below are the ministers at the Methodist Church during those years and they would have lived at 100 Church Street.

1873-5 Rev. Thomas Wakefield

1876-7 Rev. John Philip

1878-9 Rev. Samuel D. Rice

1880-2 Rev. James Hannon

1883-5 Rev. W. C. Henderson

1886-7 Rev. A. M. Phillips

1888-90 Rev. T. M. Campbell

1891-3 Rev. John Scott

1894- Rev. Andrew Cunningham

1895-7 Rev. John Learoyd

1898-01 Rev. Geo. W. Henderson

1902-4 Rev. Thomas Manning. Manning purchased the property in 1904.

In 1901 the Methodists added a frame wing to the south according to the plans of J.A. Humphris. This opened into the house and was for extra Sunday school quarters.

1905: The Methodist Church built a larger house for their incumbents. The new parsonage was located just south of the Sunday school wing of the Church. At this time, they renovated the old parsonage, turned it into a double house (ten rooms in stone section and six in the frame, offered it for sale and severed off the carriage house to the south and sold it separately.

1904 Rev. Thomas Manning purchased this property after his pastorate ended or near the ending. His travels would indicate that he rented the home using it as an investment. Manning was born in Simcoe, Ontario to James Manning from Ireland and Catherine Scanlon who was born in Canada. Thomas married Jean McGregor 15 years his junior in Muskoka on July 5, 1893. In the 1901 census he is a minister in Lindsay, Ontario and in the 1911 census he is reported living on Dundas Street in London. He died on February 3, 1933 in Toronto, County of York.

1912 James Moore purchased this property from Thomas Manning on April 29, 1912.

James Moore came from Ireland in his youth and worked for farmers in Blanshard Township. He later owned a farm near Rannoch. For many years he owned and resided in the house at 545 Queen Street West. James purchased it when it was a hotel in 1887 called the Star Inn and converted it into a home for his family.

He formerly owned and conducted the General Parcel Delivery in St. Marys. James was first married to Catherine Johnstone on February 24, 1875. She died February 11, 1923. On March 24, 1924 he married Margaret Northgrave. She died just four months before him in 1932.

1939 For some years, the house was vacant. Thelma and Newton McMurray purchased the property from the Town of St. Marys on March 14, 1939. According to Grant McMurray when his parents bought the house it was unoccupied and was a haven in summer, at least, for homeless men who would ride the rails, get off at the switch, walk to the parsonage for a restaurant voucher, and then sleep in the openly accessed house. Newton McMurray made several significant changes which he felt were necessary to keep it sound and livable: he lowered the upper storey floor; he removed a large, two-storey frame wing on the west side; he removed a double-storey verandah which wrapped around south and west facades, and he moved the kitchen to the main floor. Like many houses built into the hill of Church St. the kitchen was originally located in the basement with a dumb waiter transporting food to the dining room on main floor. Otherwise, the kitchen was the main room in the house -- warmer in winter and cooler in summer.

Design or Physical Value

The house is situated on the lot with the front entrance facing east on the west side of Church Street South. Perched atop the ridge of the Thames River, the back of the property overlooks much of the downtown river valley below.

The original home consists of a centre hall plan, two-unit depth by two-unit width. The central stairs goes down to ground level on the west elevation and up to an enclosed extension over what was originally a back porch. A wrap around double storey porch was replaced with a brick ground level terrace and a second storey cedar deck. A side deck and stairs go down to the courtyard between the carriage house to the south and the Sunday school wing. To the south façade is a clapboard extension consisting of a garage at the upper level and rooms at the lower and ground level back. The two storey wooden wing on the south side of the house was renovated in 2005. At this time, it was discovered that the Sunday school wing had suffered a two storey high fire at one point.

The main roof is saddle back style with a ridge board running north/south and open end gables. The east façade has a centred cross gable with the ridge board running back to the main ridge board. The chimney is a ridge style double flue type replaced with red brick masonry in a running bond pattern. At one time there was a second chimney on the north side of the roof. The main roof is asphalt tile in an American lap pattern whereas the cross gable is covered in random coursed wood shakes.

The masonry walls which are limestone vary in cut style; with the east wall being half coursed square cut ashlar, running bond pattern, quarry faced finish. All four corners are

quoined using full course, single block square cut ashlar, alternating vertically and horizontally in a tooled finish. The apertures are all square cut ashlar natural faced finish with the lintels and thresholds being single stone full coursed natural face finish and the sills being single block, half coursed tooled finish.

The front porch, made of masonry limestone, was a late addition with a cross gable roof design on the east façade covered in wood shakes matching the centre gable above it. The stone fascia on the east façade is rough cut rubble, regular course, running bond pattern with the arch being voussoir style. The stone arch includes a black iron fence which encompasses the front porch. The balustrades and columns for the porch are of similar material, pattern and finish with capping and floor being of cast cement with an extended open stoop made of cast cement floor and wrought iron balustrade painted black.

The windows are wood frame double hung tyle, two over two muntin and mullion style all painted beige. The front door is wood, solid style with lower horizontal panels being fielded style and upper being glazed finish in wood-stained oak. The entrances have solid wood surrounds of plain painted wood.

Contextual Value

The home at 100 Church Street South is located two blocks south of Queen Street, where the Eaton family opened their first business in St. Marys. It is located across the street from the St. Marys Methodist/United Church, where is served as its manse for approximately 30 years.

Description of Heritage Attributes

Character-defining elements that make this property worthy of designation include:

- Site of residence, located close to the downtown core and across the street from the St. Marys United Church.
- Saddleback style roof with wood shake central gable on the front façade.
- Large, single-block lintels and sills.
- All four corners are quoined using full course, single block square cut ashlar, alternating vertically and horizontally in a tooled finish.
- The red brick chimney on the south end of the building.
- The masonry walls which are limestone vary in cut style; with the east wall being half coursed square cut ashlar, running bond pattern, quarry faced finish.
- All wooden windows and doors.

Designated Features

This designation includes all original exterior features described above, part of the 19th century house.

Background Documentation (Sources Consulted)

- Municipal assessment rolls, St. Marys Museum.
- Abstracts of property transactions, Perth County Registry Office, on microfilm at the St. Marys Museum.
- Articles from the St. Marys Journal Argus and other early local newspapers in the R. Lorne Eedy Archives at the St. Marys Museum.
- Canadian census records, on microfilm at the St. Marys Museum.
- Cemetery records, prepared by the Ontario Genealogical Society, Perth County Branch.
- Additional support material in the R. Lorne Eedy Archives or available from on-line genealogical sources.
- L. W. Wilson and Larry R. Pfaff , Early St. Marys, 1980
- Architectural descriptions of Limestone Houses, William Kilborn, St. Marys Museum, 1999.
- Property history for 100 Church Street South, prepared by Ken Telfer and Mary Smith.
- Property history provided by owner, Rory Scofield

More detailed information about this property and additional photographs are available in the archives and reference areas of the St. Marys Museum.