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The Corporation of the Municipality of  
**Central Elgin**

450 Sunset Drive, 1st Floor, St. Thomas, Ontario N5R 5V1 P: 519.631.4860 F: 519.631.4036

ONTARIO HERITAGE TRUST

2013 JAN 17

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***Notice of Designation of Property pursuant to Section 29 of the Ontario Heritage Act***

TAKE NOTICE that on the 24<sup>th</sup> day of September, 2012, the Council of The Corporation of the Municipality of Central Elgin passed By-law 1520 to designate the property known municipally as **6137 Hiram Smith Lane** and legally described as **Part of Lot 5, Plan 7, Geographic Township of Yarmouth, Municipality of Central Elgin** to be a property of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

DATED at the Municipality of Central Elgin this 17<sup>th</sup> day of January, 2013.

Donald N. Leitch  
Chief Administrative Officer & Clerk





The Corporation of the Municipality of  
**Central Elgin**

**BY-LAW 1520**

Being a By-law to Designate a Property known Municipally as 6137 Hiram Smith Lane to be of Cultural Heritage Value or Interest

WHEREAS section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, authorizes Council to pass a by-law designating a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS our Municipal Heritage Committee has recommended that the property known municipally as 6137 Hiram Smith Lane is of cultural heritage value or interest;

AND WHEREAS Council believes the property known municipally as 6137 Hiram Smith Lane meets one or more of the criteria prescribed by Ontario Regulation 9/06;

AND WHEREAS Council has given notice of its intention to designate the said property as a property of cultural heritage value or interest as required by section 29 of the said Act;

AND WHEREAS no notice of objection to the designation of the said property was served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN ENACTS AS FOLLOWS:

1. Property known municipally as 6137 Hiram Smith Lane, and more particularly described in Schedule A attached hereto, is hereby designated as a property of historic and architectural value.
2. The statement explaining the cultural heritage value or interest and description of the heritage attributes of the property are as set out in Schedule B attached hereto.
3. The Clerk is hereby authorized:
  - a) to cause a copy of the by-law together with the statement explaining the cultural heritage value or interest and description of the heritage attributes of the property,
  - b) to be registered against the property affected in the proper land registry office,
  - c) to be served on the owner of the property and the Ontario Heritage Trust,
  - d) and publish a notice of the by-law in a newspaper having general circulation in the municipality.

READ a FIRST and a SECOND TIME this 24th day of September, 2012.

READ a THIRD TIME and FINALLY PASSED this 24th day of September, 2012.

Donald N. Leitch, Clerk

R. William Walters, Mayor

**SCHEDULE A to BY-LAW 1520**

The lands subject to this By-law are described as Part of Lot 5, Plan 7, Geographic Township of Yarmouth, Municipality of Central Elgin.

## Morgan Nina's

### Architectural Qualities

The Hiram Burley Smith store was built as a Tailor shop and Yard Goods store in 1846. It continues to be used as a store, and currently belongs to Eileen Simpson, who runs the building as *Morgan Nina's*, a craft store.

The original red brick structure is a long rectangle that measures approximately 10m wide, and 13m deep. It is a two-storey building with an extension in siding added on to the back. It sits on a stone foundation with a full basement underneath.

The walls are three layers of brick thick, and are laid in the common pattern, with no special detailing. It has a basic gable roof with projecting eaves, plain fascia and soffit, and a frieze decorated with projecting dentals. The facade is trimmed in wood, with projecting verges, moulded fascia and plain soffit, returned eaves, and a projecting dentals motif on the frieze.

The single chimney is offset to the front of the building, and projects entirely from the exterior right side of the store. It is made of brick of a later date than the store itself, with vertical decorative grooves on the headers and stretchers pattern.

The original first floor shop windows were 12-paned, fixed glass, and covered nearly the entire front of the store. These were replaced when Ms. Simpson took over the store, and are now six nine-paned panels with flat moulded, continuous heads, pilastered sides, and moulded slip sills. The rest of the windows are flat, rectangular windows with flat, arch vertical joint brick heads, plain sides and moulded slip sills. They have two single-hung sashes, with 6x6 plain glass window panes. The facade also has a small half-round window in the upper storey, and the sides of the building have blind windows, as well.

Old pictures show an entrance door on the west wall, near the front of the store, though no traces of this door are now visible. The current main entrance holds a two-leaved, wooden door, featuring a horizontal and vertical board pattern, with two panes of glass in each panel.

There is a set of wooden steps overlaying the stone stairs leading straight up to a single-storey open porch outside the main doors. The porch has been repaired or replaced, and now features posts with a mix of capital and foot corners with the corners trimmed to give an octagonal appearance. The roof of the porch is slightly curved, sloping in towards the building.

Inside, the main salesroom still contains the original pressed-metal ceiling, as well as the original shelving and floors. The original sales counters are still present, including a cash drawer, and an embedded brass yardstick for measuring cloth and other goods.

### Registry Office Material and Historical Significance

The Crown originally deeded the land to the Honourable James Baby in 1799. Baby transferred the land to Alex Dunlop, who sold it to John Mills Senior in 1831. John Mills then deeded the land to his son,

James Mills in 1832. James' daughter, Sarah, married Hiram B Smith, and they bought the land from her father in 1838.

Originally, there was a small wooden building on the property, but in 1846, Smith built the current brick building. He ran a Tailor shop and a Yards Goods store out of the main floor, while the upper level was a living area. Smith passed the store on to his son, and it remained in the family until 1906.

After 1906, the store passed through several families for short periods of time before being bought by Morley Gorvett in 1941. It remained a dry goods store until the 1970s. During the mid-20<sup>th</sup> century, an addition was put on the back of the building, and a beauty parlour was operated from there. The interior room behind the storefront was once used as a library, as well.

The store was passed down through the Gorvett family until 2007 when Eileen Simpson bought the building, and opened it as a craft store, *Morgan Nina's*.

Legal Description

6137 Hiram Smith Lane

Concession 3, Lot 21

Plan: Lot 5, Plan 7

Municipality of Central Elgin (old Yarmouth Township)

Note: Proposed designation will include the entire exterior brick building, interior main salesroom ceiling, floor, sales counters and shelves.

