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NOTICE OF DESIGNATION

TAKE NOTICE that the Council of The Corporation of the Town of St. Marys has passed By-law 03-2025 to designate 140 Peel Street North 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 LOT 13 WEST SIDE PEEL ST (LT 17 CONCESSION 17) PLAN 225 ST MARYS; PT LOT 12 WEST SIDE PEEL ST (LT 17 CONCESSION 17) PLAN 225 ST MARYS AS IN R285349 ; ST MARYS

Description of Heritage Attributes

- The projecting porch at the front door.
- Original features of porch and verandah: posts and carpentry details like dentils have been sympathetically restored.
- The original salmon pink brick, which has been painted
- The window openings with original 2-over-2 lights and storm windows which probably date from 1900. Original shutters.
- The pendants and finials on the gables.

Notice of Objection

Any person who objects to By-law 03-2025 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 Friday, February 21, 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 03-2025

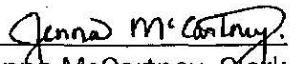
THE CORPORATION OF THE TOWN OF ST. MARYS

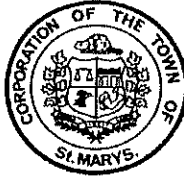
Being a By-law to designate a property at 140 Peel Street North, in the Town of St. Marys to be of heritage culture value or interest.

- 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 2024, to proceed with the designation of 140 Peel Street North 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. That this by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 14th day of January 2025.


Al Strathdee, Mayor


Jenna McCartney, Clerk



STATEMENTS TO IDENTIFY AND DESCRIBE A PROPERTY FOR HERITAGE DESIGNATION

140 Peel Street North

St. Marys, Ontario

Prepared by Town Staff, Ken Telfer, Larry Pfaff, and Mary Smith for the Heritage and Culture
Advisory Committee

September 2024

Identification of Property

LOT 13 WEST SIDE PEEL ST (LT 17 CONCESSION 17) PLAN 225 ST MARYS; PT LOT 12 WEST
SIDE PEEL ST (LT 17 CONCESSION 17) PLAN 225 ST MARYS AS IN R285349 ; ST MARYS

The property at 140 Peel Street East consists of the north part of Lot 12 and the entire Lot 13, on the west side of Peel Street in the north ward of the town of St. Marys. The property was part of the original large parcel of land acquired by James Ingersoll from the Canada Company and can be identified on the earliest surveys of the town. This property was originally bought and sold as part of a parcel of five lots on the west side of Peel Street, but severances both to the south and to the north have reduced it to the current size.

Historic and Associative Value: Summary

The house on the property at 140 Peel Street North is one of the oldest brick houses in the north ward of St. Marys. Early photographs show this house on the hilltop horizon between the Presbyterian and Roman Catholic Churches. It was built by Daniel McLaren, an early settler in this area, and was his family home when he retired from his Blanshard Township farm. It was also home to the Egan family, strong supporters of Holy Name of Mary Catholic Church. Egan Avenue, which runs east and west across the north side of the Church property, was named in their honour. The house at 140 Peel Street North was later the home of [REDACTED]. [REDACTED] was a well-known antique dealer, specializing in Canadiana. [REDACTED] was mayor of St. Marys in 1967. A more recent owner was [REDACTED], an artist whose much-sought-after early watercolours and acrylics often featured St. Marys buildings and landscapes and made the town attractive to residents and visitors from far afield.

History of Property

Registry office records show that the property that today is identified as 140 Peel Street North, was bought and sold several times from the time of the original Ingersoll grant in 1842 until the late 1860s. Each time, the purchaser seems to have bought the land as an

investment but did nothing to develop the property and did not build on it. In 1868, Daniel McLaren, a Blanshard farmer, purchased lots 10, 11, 12, 13 and 14 on the west side of Peel Street North with plans to build a house and move into St. Marys from his farm.

Daniel McLaren was born in 1818 in Stirling, Perthshire, Scotland. He married Charlotte Donald before they emigrated to North America. They arrived in New York where their first two sons, John and Robert, were born in 1842 and 1844. They made their way into Canada and took up a farm in the North Boundary Concession of Blanshard Township, just east of the St. Marys Junction. There were other Donalds in that area who had also come from Perthshire. They were likely related to Charlotte and may have encouraged the McLarens to settle in this area. By the 1851 census, the McLarens had five children, three sons and two daughters. By 1861, there were three more. In all, the McLarens had eight children between the years 1842 and 1859.

In November 1868 when Daniel McLaren purchased the property on Peel Street North, he was 50 years old and possibly planning to retire from farming. But he wasn't in a hurry. Although the 1869 assessment records show him as owner of the property, he was identified as a resident of Blanshard Township. He was still farming there when the 1871 census was taken. By this time, two of his children had moved on but there were still six children at home, ranging in age from 11 to 24 years of age. Daniel's Peel Street property was spacious – a full acre of land. As he planned his new residence, he probably envisioned a small barn and other useful outbuildings as well as a house large enough to be a comfortable home for his family.

With some 1870s assessment records missing, it is usually difficult to find the exact date of construction of a house built during that period. However, with the McLaren house, we know it was under construction in 1873 because of these reports found on page 3 of the St. Marys Argus on August 14 of that year:

Fearful Rain Storm: This town and neighbourhood were visited on Tuesday afternoon last by a very heavy rain storm accompanied by thunder and lightning which has not been equalled since the great storm some three years ago when the bridges were carried away. The rain came down in torrents, causing the streets to run like rivers and washing all the loose gravel and mud to the lower parts of the streets. Cellars were also flooded in all parts of the town, and considerable damage was done.

Among the casualties caused by the rainstorm on Tuesday was the total destruction of the brick gable ends of the new residence of Mr. McLaren, in course of erection, opposite the Catholic Church on Widder Street. They had only been built the day before and had not got properly set when the storm came on.

Note that the house was on Widder Street. At that time, the large, red brick house at 197 Widder Street East had not yet been built. Daniel McLaren's new house faced onto Widder with an uninterrupted view across the valley of Trout Creek. The Catholic Church referred to is the original rectangular limestone church, built in the 1850s, and pre-dating the 1893

church with its magnificent spire on this site today. McLaren's contractor rebuilt the damaged walls, and the McLaren family was able to move into their new St. Marys home. The 1875 assessment records do survive and show them established on the property.

Daniel McLaren died in 1889 and his wife, Charlotte, remained living in the brick house for a few more years. The property was acquired by John Wesley Poole in 1892. He rented it out to various tenants. About this time, the lots to the south were severed and sold to industrialist David Maxwell. He built 197 Widder Street East in 1900. This meant that the former McLaren house lost its Widder Street frontage and access was now from Peel Street North. The house on the property – now consisting of the north part of lot 12, lot 13 and lot 14 – continued to be a rental until 1912 when it was sold.

Michael Egan (1855-1934) and Margaret Phalen Egan (1866-1944) acquired the property in 1912. Note that although Margaret was the owner of the property, while her husband, Michael, was living, he was identified on assessment records as the owner until he died. The Egans had previously lived in Stratford where Michael worked as an engineer with the Grand Trunk Railway. The Egans had four children: John, born in 1896, Margaret born in 1898, Julia in 1901 and Thomas in 1903. They were devout Roman Catholics and their home on Peel Street was close to the church, convent and school. Margaret was very involved in parish activities, and she loved to garden. Michael Egan died in November 1934. Margaret survived him by almost ten years, dying in February 1944.

Michael and Margaret's younger son, Tom, began to work as a clerk in Fred Hutton's grocery store on Queen Street when he was still a teenager. In 1935, Tom married Anne Teahen from Downie Township. When his mother died in 1944, Tom inherited the house at 140 Peel Street. He had continued to work at the grocery store, assuming increased responsibility. When Fred Hutton retired in 1944, Tom Egan bought the business and continued to run it until he moved to Mount Brydges soon after his wife, Anne, died in 1954. He later moved to Strathroy.

██████████ purchased the property in 1957. ██████████ first had a men's clothing business, but he also became an antiques dealer as a sideline. After the 1975 fire on Queen Street, his stock was badly damaged, and he closed that business. He then opened an antique store at 140 Queen Street East. Eventually he moved his business to 14 Church Street North, opposite the Town Hall. His business attracted customers from all over Ontario and the United States.

██████████ did a great deal of restoration to the interior of the house at 140 Peel Street and filled it with antiques. Circa 1960, they added an addition to the north of their house, replacing an old summer kitchen. They placed their favourite antique pieces in their "Canadiana" room.

██████████ was also involved in municipal politics. In 1967, she served as mayor of St. Marys, representing the town on many ceremonial occasions associated with the Canada's Centennial. After withdrawing from politics, she worked in real estate in the St. Marys area and continued, along with Cy, to be well-known in this community. The ██████████ moved to British Columbia in the mid-1980s.

██████████ bought the property from ██████████ in 1985. They named their new home “Cedarvale” and in the summer, offered 140 Peel Street South as a bed and breakfast, attracting visitors who were attending the Stratford Festival. Their guests’ accommodation was in the ██████████ Canadiana room, now furnished as a large bedroom. Before they left St. Marys, the Hendrys severed Lot 14 and built the house at 152 Peel Street North, just to the north of 140 Peel.

██████████ purchased the house on January 29, 1988. The magnificent garden surrounding the house, the picket fence, and restored features on the front veranda and the gable finials are some of the many contributions these owners made that enhance the beauty of this property. ██████████ was an artist who showed his work in several area galleries and had clients across Canada. The addition to the north became his studio.

██████████ was co-owner of the house since 1988 and has been the sole owner since 2010. She is a mother of three children who grew up in the house. She is a retired elementary school teacher who taught for 34 years for the Avon Maitland District School Board and the Huron Perth County Catholic School Board. Previous to teaching in the school system she worked for both the Upper Thames and Ausable Bayfield Conservation Authorities in the area of Outdoor Education, making many contributions in the environmental field from tree planting, clearing the Wildwood Hiking Trail with Katimavik groups in 1983, and educating students from kindergarten to Grade 13 year-round at the Wildwood Conservation Area Sutherland Centre. She continues to care for her home and the gardens she lovingly created on the property at 140 Peel Street North.

Design (Architectural) Value

Examination:

The architectural description is based on several visits to 140 Peel Street North. ██████████ accompanied by St. Marys Museum summer student ██████████, toured the house and property on July 20, 1993. On August 22, 2024, ██████████ paid a second visit, this time accompanied by ██████████, both former members of the Municipal Heritage Committee and both still Museum volunteers. Cultural Services Manager Amy Cubberley has also visited to assess the property’s eligibility for designation.

Location and Setting:

In November 1868, ██████████ purchased five lots (10, 11, 12, 13, 14) on the west side of Peel Street at the northwest corner of Widder and Peel Streets. On the highest ridge on the north ward hill he built, in 1873, the double-gabled triple-brick house on the property identified today as 140 Peel Street North. With its splendid views over the Trout Creek valley to the south and over the farmlands to the north ██████████ had built what historians call “a villa set in its own grounds.” A subsequent owner severed and sold two southerly lots for two red brick houses to be built for members of the ██████████ family, one of which has a heritage designation. In the 1990s, a lot was severed to the north and a new house built on it. Today the McLaren house is protected on the Peel Street side by a white picket fence and the shade of mature Norway spruce and Norway maples. On the west side, the property opens

out onto a large lawn, perennial borders, and a high cedar hedge which isolates it from the neighboring houses: it is what garden historians call a “hortus conclusus” or an enclosed garden.

Plan of the House:

One of the most common styles of construction in southwestern Ontario from 1865-1885 was the L-shaped house: a projecting block (generally with two rooms) has a wing containing the main entrance hall and staircase and a single room; between the two sections is a large verandah. A prototype can be found in a periodical called *The Canada Farmer*: the issue of May 16, 1864, contains an elevation and floor plan which is similar to many houses built in St. Marys and countryside at that time.

Interior: The McLaren house seems to follow this plan with a couple of major exceptions. The gable in the wing is as large as the gable in the main section; originally it contained a doorway which led out from an upstairs bedroom to balcony over the verandah. The interior is more formal than the *Canada Farmer* plan: it consists of a 4-room-over-4-room pattern – two rooms on either side of the hall, probably dining room with kitchen behind in the main section with a front and back parlour (or downstairs bedroom) in the wing. Upstairs, four bedrooms echo the rooms below. Remarkably, when built, there were two interior chimneys built into the east-west walls of each set of rooms. The framework for the principal entrance has intricate carpentry both within and without, the main door has both transom and, unusually, two sidelights with round-headed openings. The hall is beautiful: the staircase hangs in its own well and contains a full wraparound walnut balustrade and spindles.

Exterior: The projecting porch at the front door opens out to an adjoining, gracious verandah with views of the gardens. Both porch and verandah have many original features: posts and carpentry details like dentils have been sympathetically restored. The original salmon pink brick has been painted (possibly for conservation); the quoins are still visible. The window openings are square-headed with original 2-over-2 lights and storm windows which probably date from 1900. Almost all windows retain their original shutters. The pendants and finials on the gables are either originals or have been restored.

Architect:

This house built in 1873 has remarkable similarities in style to the house built for his own family by Leon Clench in 1875 (today’s 96 Robinson Street). The hall of the McLaren house is almost identical to the hall of the Clench house: same sense of space, same staircase. The best bedroom in the Clench house had a doorway which led out to the balcony over the front verandah. Clench was a man of many hats: lawyer, inventor, violin-builder, and, as he advertised in the *St. Marys Argus* in the 1860s, “Architect.” In fact, he designed (and, it is said, built) four L-shaped houses on Robinson Street. It is possible – although not proven – that Daniel McLaren employed him to draw up the plans for his house.

Subsequent Alterations:

This house is remarkably well preserved. A few changes common to their time have taken place. A one-storey brick wing was added in the late 1950s or early 1960s. It replaced a

frame summer kitchen. This room has 6-over-6 lights in the window openings, possibly salvaged from the earlier summer kitchen. The owners at the time were antique collectors and made this room into a “Canadiana Gallery.” A large brick fireplace was installed on the south wall. The original large internal stone chimney on the west wall has been replaced with an exterior concrete block chimney. The doorway from the front bedroom leading onto the original balcony above the front verandah has been replaced by a window. A bathroom was added at the head of the staircase

Designated Features:

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

Concluding Statements

The property at 140 Peel Street North is an integral part of the north ward neighbourhood along Widder Street East between Water and James Streets. It is in an area of established, well-maintained properties on spacious lots, the focal points being the beautiful properties of the St. Marys Presbyterian and Holy Name of Mary Catholic Churches. The house at 140 Peel Street North sits between these two churches. With its double gables, the house is unique in St. Marys, has notable architectural features and is set in a beautiful garden. It is remarkably well preserved and has significant historic associations. It certainly meets the criteria for heritage designation.

Background Documentation (Sources Consulted)

These materials, on file at the St. Marys Museum, support the Statements of Designation for the property at 140 Peel Street North.

Property History Report, prepared for Debra Fletcher, September 2024, by Ken Telfer and Mary Smith

Photographic Documentation:

- Hugill view of North Ward, 1884 (0592ph)
- View of North Ward, 1890 (0055ph)
- Leary view of North Ward, 1896 (2686ph)
- Reesor view of North Ward, 1900 (Reesor229)

St. Marys Journal-Argus article on Cy and Mable Cline, 1965

London Free Press article on Cy Cline’s collection of Canadiana antiques, undated clipping, ca 1965

Brochure for David and Janet Hendry Bed and Breakfast, ca. 1985

Photographs of Cy Cline's Stonetown Antique Store (exterior and interior views) on Queen Street, south side, ca. 1978

Framed painting, based on panoramic views of St. Marys, artist Mark Fletcher, ca 1995