

THE CORPORATION OF THE CITY OF SAULT STE. MARIE

BY-LAW NO. 91-229

Historic Sites: (L.5.2.7.) a By-Law to designate
the property at 143 McGregor Avenue as being of
architectural or historic value or interest.

Whereas Section 29 of the Ontario Heritage Act, R.S.O 1980, c. 337 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

Whereas the Council of the Corporation of the City of Sault Ste. Marie has caused to be served on the owners of the lands known as 143 McGregor Avenue and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality for each of three consecutive weeks; and

Whereas no objection to the proposed designation has been served on the Clerk of the municipality;

Therefore the Council of the Corporation of the City of Sault Ste. Marie, **ENACTS** as follows:

There is designated as being of architectural or historic value or interest, the property known as:

143 McGregor Avenue, more particularly described on Schedule "A" attached to this by-law.

Read THREE times and PASSED in open Council this 18th day of November 1991.

Mayor-Joseph M. Fratesi

Clerk-William G. Lindsay

Schedule "A" to By-Law 91-229

Those lands and premises located in the following municipality, namely, The City of Sault Ste. Marie, in the District of Algoma and Province of Ontario,
and being composed of:

Firstly: Lot Number Thirty- eight (38) on the West side of McGregor Avenue in the said City of Sault Ste. Marie as described on the plan of the Upton Subdivision of a portion of the said City of Sault Ste. Marie, registered in the Registry Office for the District of Algoma as number 7134.

Secondly: Part of Lot Number Thirty- Seven (37) in the Upton Sub-Division in the aforesaid City of Sault Ste Marie according to a plan of said Sub-Division registered in the Registry Office for the District of Algoma as Plan Number 7134, more particularly described as follows:

COMMENCING at the Southeast angle of said Lot 37;

THENCE northerly along the Easterly boundary of said Lot 37 a distance of Eighteen (18") inches;

THENCE Westerly and parallel to the Southerly boundary of said Lot 37 to the Westerly Boundary of said Lot 37;

THENCE Southerly along the Westerly boundary of said Lot 37 a distance of Eighteen (18") inches to the Southwest angle of said Lot 37;

THENCE Easterly along the Southerly boundary of said Lot 37 to the POINT OF COMMENCEMENT.

(As previously described in Instrument No. T- 230348)

Sault Ste. Marie

L.A.C.A.C.

Designation Report

143 McGregor Avenue

Sault Ste. Marie

Ontario

C. Tossell

W. Eisenbichler

Architectural Description

Location: Lot 38 and Southerly 1.5 of Lot No. 37 in Upton Sub-Division, Registered Plan No. 7134, Instrument T-230348.

Lot Size: 122' x 51.5'

Building
Dimensions: 44.25' x 18.9'

Setback: 35.4'

Description:

A simple, rectangular, two-storey residence of local clay brick, sitting on a sandstone basement. A circular two-storey tower attached to and forms part of the east corner of the house. The tower is capped with a conical cedar shingle roof extending up to a point and capped with a pinnacle.

The main body of the house is roofed with a pitched asphalt shingled roof with gable ends to the east and south, hipped to the west and sloped to the north.

A single storey kitchen is to the rear (west of the house). This section has received an addition of the same height to extend the single storey portion the full width of the house. A low pitched shed roof covers this section.

A single storey wooden porch extends the full width of the front of the house excluding the circular tower. The porch is supported on square sandstone piers which rise to approximately

3'0" above the level of the porch floor which is between 18" and 24" above grade. Tapered square white painted wooden columns sitting on the sandstone caps of the piers, extend to support the flattened tudor arches of the porch, the roof of which is just above the level of the main entrance door and front room window.

Windows are of wood throughout with sandstone sills. Wood storm sashes of original pattern, two over two, are in position in the main windows, which are single sash with the upper quarter of the leaded light. All windows and storms are painted white.

Both gables are faced in wood shingles in a fish scale pattern, painted dark green, as are the fascias and soffits of the house. The asphalt roof shingles are also green.

Window patterns to the attic storey are identical in both gables, consisting of a triple window of two almost square fixed lights on either side of vertically narrow, rectangular center light of almost twice the light of those on either side. This centre window has a double hung sash.

This extremely simple, robust but elegantly proportioned house is one of the least altered examples of a Northern Ontario middle-class residence in the City. Every detail of the exterior of the house has been reduced to a maximum of function with a minimum of ornament, appropriate to both the climate and availability of skilled trades. At the same time, the house was obviously designed and built with an eye to capitalism on a very simple plan form and embellishing with two main additional elements in the circular tower and the entrance porch to provide a residence of some distinction.

Civic No. 143 McGregor Avenue

Lot 38 - Upton Subdivision

Registered Plan No. 7134

Title Search From Land Registry Office Records:

February 27th, 1901 - Instrument #7265- Donald McGregor, of the Town of Sault Ste. Marie, a Banker, conveys Lots 30 to 59 to John Wesley Moffly and Charles Eugene Chipley, both of the City of Sault Ste. Marie Michigan, for the sum of \$2,800.00.

March 15th, 1902 - Instrument #10929- John F. Moffly, a Real Estate Broker, and Charles E. Chipley, gentleman, both of the City of Sault Ste. Marie, Michigan, convey Lots 37 & 38 to Jane Bassingthwaighte, wife of James Bassingthwaighte, Insurance Broker, of the City of Sault Ste. Marie, Ontario, for the sum of \$300.00.

October 10th, 1905 - Instrument #13171- Jane Bassingthwaighte, conveys Lot 38 to William H. House, of the Town of Sault Ste. Marie, Ontario, a Jeweller, for the sum of \$256.00. Condition of sale states that no house shall be erected costing less than \$1,500.00 and shall not be nearer to the street line than 30 feet.

February 26th, 1907 - Instrument #14076- William H. House enters into an agreement with P.W. Ellis & Co. Ltd. of the City of Toronto (wholesale merchants) for the repayment of \$592.40 that he owes said company, and the company has agreed to an extension of time to pay said past indebtedness, and has agreed to give a mortgage of \$2,263.91 upon said property to Mr. House.

***Note: It would appear from the records that Mr. William House constructed 143

McGregor Avenue sometime between 1905 and 1907

March 31st, 1909 - Instrument #15516- William H. House carrying on a business at the Town of Sault Ste. Marie, Ontario, as a Watchmaker and Jeweller, makes an assignment of all his personal property, which might be seized and sold under execution to George W. Wallace of the City of Toronto, in the County of York.

July 27th, 1909 - Instrument #15956- By deed dated March 31st, 1909, under provisions of the Revised Statutes of Ontario 1897, Chapter 147 and Amending Acts, entitled "An Act respecting Assignments and preferences by Insolvent Persons". The said William H. House did assign to George W. Wallace all his personal property which may be seized and sold under execution, and all his real estate, credits and effects;

George W. Wallace in the exercise of his powers, as assignee, sold and agreed to convey the said lands (Lot 38) to George Wilson Markle of the City of Winnipeg, in the County of Selkirk, in the Province of Manitoba for the sum of \$3,000.00.

November 12th, 1913 - Instrument #22913- George Wilson Markle, a Jeweller, of the City of Winnipeg, conveys property back to William H. House, a Jeweller, of the City of Sault Ste. Marie, Ontario.

June 13th, 1914 - Instrument #24318- William H. House, a Jeweller, of the City of Winnipeg, conveys property to William Knapp, a Dredge-Runner, of the City of Sault Ste. Marie, Michigan, for the sum of \$5,200.00.

August 19th, 1919 - Instrument #29354- William Knapp, an Engineer, of the Town of Bruce Mines in the District of Algoma, conveys property to James Michael Nelson, Manager, and Mary E. Nelson, his wife, both of the City of Sault Ste. Marie, Ontario, for the sum of \$5,500.00.

December 11th, 1943 - Instrument #42253- James M. Nelson and Mary E. Nelson, both of the City of Youngstown, in the State of Ohio, convey the property to Cornelius Albert Hinsperger, a Merchant, and his wife Theresa Lillian Hinsperger,

both of the City of Sault Ste. Marie, Ontario. No sum of money is noted.

May 28th, 1943 - Instrument #46497-

Cornelius Albert Hinsperger, Merchant, and his wife Theresa L. Hinsperger, both of the City of Port Arthur, in the District of Thunder Bay, convey property to Hugh Martin Devon, a Paper Maker, of the City of Sault Ste. Marie, Ontario for the sum of \$5,000.00.

September, 13th, 1982 Instrument T230348- The executors of the estate of Hugh Martin Devon, who died on March 6th, 1982, convey the property to Nancy M. Cavanagh, of the City of Sault Ste. Marie, Ontario.

February 27th, 1985 Instrument T252607-

Nancy M. Cavanagh, of the City of Sault Ste. Marie, Ontario, conveys property to Susan Elizabeth McLeod, of the City of Sault Ste. Marie, Ontario.

Principal Residents of 143 McGregor
(Compiled from the Sault Ste. Marie City Directories)

Note: Prior to 1912-13 the civic address of 143 McGregor was 135 McGregor.

1907-1909	Wm. H. House	Jeweller	McGregor, 1n. Queen
1910-1912	Wm. H. House	Jeweller	135 McGregor
1912-1914	Wm. H. House	Jeweller	143 McGregor
1914-1917	J.S.H. Wurtele	Chief Engineer, Algoma Steel Corp.	
1918	Mrs. Emma Foster	Widow of Wm. C.	
1919	Wm. Knapp	Marine Engineer	
1920-1923	Jas. M. Nelson	Steel Plant	
1924-1925	R. M. Olzendam	Sec. Ind. Relations, Spanish River P. & P. Mills	
1926-1927	Vacant		
1928-1929	Robert Templeton	Inspector, Soo Falls Brewery	
1930	Harold F. Petman	Manager, Stewart, McNair & Co.	
1931	John Masson	Eng., General Hospital	
1932-1943	Cornelius A. Hinsperger	Prop. Hinsperger Harness&Tent. Co.	
1943-1981	Hugh M. Devon	Abitibi Pulp & Paper Co.	
1982	Yves E. Bourgeois	Trainman, Algoma Steel Corp.	
1983	No return		
1984	No listing		
1985-1990	Malcolm G. McLeod	Lawyer	

143 McGregor- Sault Star Articles

Sault Star, October 19, 1905. Pg. 1 "Social & Personal" Mr. W. H. House will build on

McGregor Avenue next spring.

Sault Star, May 24, 1906. Pg. 8 "Tales Told of the Soo" Mr. W. H. House intends to put

up a fine residence in the east end this summer.

Sault Star, July 26th, 1906. Pg. 5 "Building Boom On".

...among the buildings now under construction or contracted for are...Residence for W.

H. House on McGregor Avenue, solid brick to cost \$4,000.00.