

SOUTH  $\frac{1}{2}$  LOT 16 FIRST RANGE NORTH

EDGEWARE ROAD

YARMOUTH TOWNSHIP

On November 7, 1851, Lot 16 (100 acres), in the Township of Yarmouth, County of Middlesex, formerly Clergy Reserve land, was granted to Francis Gloin by Queen Victoria for the sum of 50 pounds.

In November, 1872, by the terms of the will of the aforementioned Francis Gloin, the east half of Lot 16 (50 acres) went to his son, John Gloin, and the west half (50 acres) to his son, Francis Gloin.

West Half.

Francis Gloin died on March 19, 1901, and on October 17 of the same year, the west half of Lot 16 was bought by Adeline Gloin, widow of Francis, for the sum of \$3200.00. The executor's deed is signed by John Gloin (one of the executors of Francis Gloin's will); by an x, Adeline Gloin's "mark"; and by Thomas W. Crothers, barrister.

In an indenture, dated January 4, 1902, Cornelius Gloin, Emery Gloin, Henry Gloin, and Mary Ann Bellows (who, along with John Gloin, were the children of Francis Gloin deceased), relinquish all claim to the west half of Lot 16. The document reads: "Whereas the lands hereinafter described were part of the estate of the said deceased and have been sold to the said Adeline Gloin for the price and sum of \$3200.00, being a higher price than could be obtained therefor from any other purchaser, the said lands having been publicly advertised for sale four times in each of the two leading newspapers of the County, and whereas the said parties of the First Part (Cornelius, Emery, etc.) have now been paid all moneys to which they are entitled respectively out of the said estate.....witnesseth that the said parties of the First Part for and in consideration of the sum of payment as aforesaid and of the sum of one dollar of lawful money of Canada.....have granted, released and quitted claim.....to that certain parcel or tract of land....."

On February 15, 1908, Adeline Gloin sold to Hudson L. Parker for \$3000.00, this same 50 acres, and on the same day Hudson L. Parker and his wife, Eliza J. Parker, mortgaged the land to the extent of \$1550.00, the mortgagee being Walter R. Westlake, of the Township of London, County of Middlesex (brother of Mrs. William (Alice) Paddon.) The principal was to become due at the end of five years; the interest (5% per annum) was to be paid yearly on the 15th day of February.

On September 1, 1909, Hudson L. Parker and his wife, Eliza, sold the land to Alice A. Paddon, wife of William Paddon, for \$2750.00.

On June 11, 1914, Alice A. (Westlake) Paddon gave to her eldest son, Mervyn Westlake Paddon, the west half of Lot 16, in consideration of "natural love and affection, and of the sum of one dollar."

East Half.

The east half of Lot 16 was inherited (as aforementioned) in November, 1872 by John Gloin according to the terms of his father's will. On September 29, 1875, he, "John Gloin the Elder of the Township of Malahide in the County of Elgin and Province of Ontario, Yeoman" and his wife, Mary, sold this 50 acres to Matthew Gilbert of the Township of Yarmouth for \$2000.00. This deed is signed by "John Gloin, his mark", Mary Gloin, and John A. Gilbert, witness.



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On February 5, 1913, Mary E. Ballah (daughter of Matthew Gilbert) and her husband, Randal W. Ballah, the executors of Matthew Gilbert's estate (he had died on June 29, 1907), sold to William Paddon this east half of Lot 16 for \$2500.00.

On June 10, 1937, Myrtle Mary Paddon and Andrew Eric Paddon agreed to the receiving by Mervyn Westlake Paddon of the east half of Lot 16, as part settlement of the estate of their father, William Paddon.

History 1915-1970:

When Mervyn Paddon and his wife, Anna (Thomson) Paddon, took up residence on the west half of Lot 16 after their marriage in November 1915, there was on the lot a white brick-veneer house (the present 1970 one,) built in that year by Harvey Fishbach and Mervyn Paddon, using the foundations and timbers from the old frame house which had formerly stood on the same site. A frame barn with no foundation ran north and south behind the house, and there was a henhouse and a pig-pen. Today's front lawn was a wilderness of small cherry trees and scrub poplars. In the field immediately east of the house was a swamp overgrown with elderberry bushes and willows. In this area the pigs rooted; a clergyman who had asked permission to get black loam for his garden in this swampy thicket startled a group of them lying asleep on a hot summer day, and was momentarily terrified by them as they ran off snorting! This land was cleared and broken up by Mervyn Paddon's hard, manual labour assisted by one of the government-owned tractors, which, with its driver, was rented to farmers in World War 1 to encourage them to increase crop production.

In 1917 a drive-barn to house horses and provide further storage for hay was added to the farm buildings, also under the direction of Harvey Fishbach, carpenter in charge of several workmen. The month of May was unusually wet--poor weather for building. On the 31st a barn-raising bee was held, with over 100 men present, as well as neighbour women helping Anna Paddon to prepare food for the gang. Improvised tables had been put up in the front yard from house to road and places set for the men when a deluge of rain fell! Tension ran high, lest an accident occur, as the men continued to raise the timbers now wet and slippery. Later, the hungry workers sat on upturned blocks of wood in the basement while water ran off them in little streams on the earthen floor. The next day, soft mud had to be scooped up by the pailful and carried out of the cellar. This was the last old-fashioned barn-raising of the community.

In 1928-1929 the old barn (i.e., the dairy barn) was turned around so that it ran east and west, and was placed on a concrete foundation-wall. Metal stanchions and other improvements were added to the interior. Hydro was installed in both house and barn in 1935. Telephone service had been enjoyed on the farm since early 1916.

No Ontario farm home is complete without trees. Mervyn Paddon transplanted a number of small maples from his woods to his front yard. From a Mr. Graham, a nurseryman on Margaret Street in St. Thomas, he obtained the spruce trees which form the windbreak along his west line-fence. He and his wife planted them in 1918 when they were about a foot high. From Graham's nursery also he obtained apple trees which he planted in an orchard behind the house where already were growing a few old trees. Unfortunately, the orchard was used as a pasture for calves, and most of the young apple trees were killed. A few survivors, old and young, were destroyed, through the years, by icestorms and wind.

Signed: Mary A. Paddon  
March 18, 1970.



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The Mervyn Paddon Home

Built 1915



The raising of Mervyn Paddon's drive barn

May 31, 1917

(From Left) Isaac Williams, Harvey Fishbach,  
Gordon Berry,



MERVYN WESTLAKE PADDON

1885 - 1970

Mervyn Westlake Paddon was the eldest son of William and Alice Ann (Westlake) Paddon. He served for four years on the Yarmouth Township Council, two years as councillor (1928 and 1929) and two years as second deputy reeve (1930 and 1931). In 1932 the office of second deputy reeve was eliminated, and Harvey Lawton, the first deputy reeve became reeve in that year. During 1930 and 1931, Mr. Paddon, by virtue of his township office was a member of Elgin County Council.

In his interest in municipal politics, Mr. Paddon carried on a traditional interest of the Paddon and Westlake families: his father, William Paddon, was a councillor in 1901, and his uncles, James H. Westlake and George Westlake, sat as councillors in 1887-1889 and 1897 respectively.

Mervyn W. Paddon was also a school trustee of S.S. #23 Yarmouth for several years during the 1940's.



## YARMOUTH'S PIONEER HERITAGE

### REFLECTED IN HOMES

Many of the farm homes which dot Yarmouth Township and North Yarmouth in particular are rich in both historical and architectural value, and although most people don't realize it, several homes since remodelled and the exteriors changed are actually homes from 95 to 125 years old.

If one views the attractive farm homes carefully, however, the simplicity and charm of the first permanent homes of pioneer settlers in the district is still quite evident whether they are built of frame or brick or have had their appearance changed somewhat with fresh coats of paint, aluminum siding or the addition of picture windows, etc. in place of the older style features of many of the homes.

Although a few modern homes have been and are being constructed in Yarmouth Township, the majority of homes were built between 95 and 125 years ago. Many homes have retained their original style of structure although modern renovations have modified the design of some homes.

This story and the photographs will deal only with those homes constructed between 1840 and 1870, which are typical of the various designs of construction and noteworthy due to their unaltered architecture.

1. An adobe or mud-walled house built by William Baker about 1850 is still owned by a Baker descendant and her family. Mr. and Mrs. Calvin Watson who live at Bakerview Farm on Elgin County Road 52 and Radio Road in North Yarmouth still own the house which sits immediately adjacent to a more modern home occupied by the family. At least two of these mud-walled homes are still standing in Yarmouth Township.

The plastered walls of the Baker homestead were once covered with asphalt shingles and then in 1971 the house had its exterior covered with aluminum siding. The style and interior of the structure remain the same, however. The walls are some 18 inches thick and are composed of a clay and straw mixture. Clay for the walls was obtained from a location near the site of the home and mixed in a pit dug nearby. The walls were raised three feet at a time using cribs into which the clay was poured. The home also has a built-in fireplace of brick which is still in use. The dwelling replaced a log cabin which stood just east of this house.

2. The first brick house in the area was constructed 120-125 years ago, perhaps as early as 1840 by Duncan McGregor whose parents John and Catherine McGregor emigrated to Canada from Scotland in 1831.

Trained as a carpenter in Glasgow, Duncan constructed the home similar to one he admired in Scotland and it was quite a showplace with many people coming long distances to view it.

Now occupied by Mr. and Mrs. Keith Davis and family, the home has been covered with modern siding. The home is located on County Road 52 three farms east of the Polish-Canadian Club.

Somewhat similar to the aforementioned are several early Canadian homes of Loyalist style built during the 1850's and 1860's. Though often constructed of brick, three to four layers thick, many frame homes also exist in a modified version of this design of architecture.

At this time the front entrances to such homes boasted a very elaborate doorway, large and heavy and surrounded by small windows at either side with a square-headed or fan-shaped transom. A transom is a crossbar made of wood or stone, dividing a window horizontally. Other windows in the house held small pieces of glass and open hearths, sometimes two, were a distinctive feature.

3. Examples of this type of construction include the home of Mr. and Mrs. G. Spurgeon and family on Concession 13 two farms west of Highway 74 and the home of Mr. and Mrs. Ray Southern on Concession 11 one farm east of Radio Road.



The Spurgeon home was built by Colin Campbell in 1865. Built of white brick, the fan transom over the front entrance is a noted feature.

The Southern home is an attractive frame house which could have been constructed as early as 1845 and no later than 1860. The home is located on the Stanley Curtis farm, which has been operated by four generations of Curtis family since 1832.

4. The Sinclair and Lewis Heritage home was built in 1857 by Carol Sinclair. It was sold in 1874 along with the farm to James Ferguson who with his family lived there until his death in 1892. It then became the property of his widow and sons James A. and David W. Ferguson, the latter living there with his wife and family until it was sold in 1907 to Joshua Lewis. The home was later owned by Mr. Lewis' grandson, Clive Lewis, who in turn sold the house along with two acres of land to Mr. and Mrs. R. McLean in 1970. The McLeans are in the process of remodelling the house.

Distinctive features include the full two storeys and windows containing small panes of glass. Verandas once surrounded the large structure. The brick was made locally. The McLean home is on Concession 12 the second farm west of Radio Road. Descendants of the Ferguson family still live on part of the farm land, while the remainder of the land is still in the possession of Clive Lewis.

5. The early Gothic style homes date from the early 1850's to the early 1870's and were a popular rural home style in that period. These homes are marked by a single gable on the second floor over the main entrance. The window immediately above the doorway was tapered similar to older church windows. Decorative trim around the eaves and gables (gingerbread trim) along with verandas and porches added more distinction to the homes.

Examples of the Early Gothic homes include the home of John White on Highway 74 just south of Mapleton and the home of Robert Martin, chairman of the Elgin County Board of Education, Edgeware Road north of Yarmouth Centre.

The White home was constructed about 1845 on the E. Culver farm and although the frame siding is now covered, the basic architecture remains the same.

The home of Robert Martin has a rear frame section which may have been built as early as 1850 and the main brick section (tinted) was constructed in the 1860's. The first settler on the property was Simon Westlake who emigrated to Canada in 1831 from England.

Usually the first homes of early settlers were made of logs or some type of shanty was constructed. But as these settlers became more prosperous, homes were built of frame or brick and in this case Simon Westlake and his family erected a permanent home of brick. Instead of the usual window, the opening over the front entrance was a door which opened onto a railed porch or balcony.

6. The Robert Proud home was built by James Locke about 1865. Homes were becoming more substantial in design with two full storeys although small panes of glass were still built into the windows. The Proud home located on Radio Road also has a fan-shaped transom over the front central entrance.

Homes built in the period from 1870 to 1890 number about seven in Yarmouth and of these three or four are similar in architecture. These homes have not been included in this article because to do so would lengthen it too much.

All of the historical data featured in this article was obtained through the North Yarmouth District Historical Association, an organization which has visited many of the homes mentioned in the story on tours and have talked to the present owners and traced the histories of the various homes in order to compile information.

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