

Doncaster Ballyhoo

FOR LAURENTIAN WATERFRONT AND RECREATIONAL PROPERTY

Number 35

Autumn 2004

A special thanks to all who answered so generously the call for help from Maison Emmanuel last spring. They were very encouraged by the support they received and report that a house is being built with a new well, septic system and workshop and they hope to move in by Christmas. You will recall that we included a last-minute insert describing a fire that had destroyed the historic farmhouse residence at this special needs community in Val Morin. To learn more about the community, you can visit their website at www.maisonemmanuel.org. Remember that they have a bakery and gift shop in Val David offering baked goods and gifts made by their residents, the profits of which go to help support them all.

Congratulations to the town of Ste. Agathe for setting up a 'Rue Principale' project. The concept, originally developed by the Heritage Canada Foundation in 1979, was based on a similar one in Norwich, England, in the 1950's. It is a model of community involvement in the revitalization of main streets, and it had been considered in Ste. Agathe in the mid-eighties. At the time there was little interest, but today, with the bigger stores situated out on the highway, it is very forward looking to create such a project before the economic backlash of these relocations takes its toll in degradation. Rue Principale is now a separate foundation backed by the Heritage Canada Foundation, Canadian Economic Development and the Québec government. An on-site co-ordinator has been hired for our local project, and since we all have an interest in the health of the town centre, everyone is encouraged to get involved. For more information, you can contact Stephanie Chaumont at (819) 326- 5092 or stephaniechaumont@hotmail.com.

Ste. Agathe Academy received a call saying that there was no citrus fruit available this year for fundraising, due to the hurricanes. As a result, they are more dependent than ever on their Auction Night to raise the funds necessary to provide for the needs of their student body, which is drawn from a very wide region. It will take place at the school, 26 Napoleon Street, off Tour du Lac, on Saturday November 13th at 7:00 PM. Admission is \$5 and features a café/bistro with cash bar and a master auctioneer receiving bids on a wide range of goods and services, including a week in a St Lucia condo. For more information, call (819) 326-2563.

The Eastern Townships has always had a special way of caring for its English cultural history. Back in the 1970's, a group down there began a newspaper called the Townships Sun, aimed at the whole community. Around the same time they began the Townshippers Association. Several years ago, they joined with other, similar groups around the province and formed a network of English-Quebec heritage movements called the Quebec Anglophone Heritage Network, or QAHN for short. This group has developed a number of projects, including a series of websites highlighting Anglophone heritage in the province. The site for the Laurentians was launched this summer, and you can visit it by going to <http://laurentian.quebecheritageweb.com>. Along with that, they have produced a series of heritage tours of different areas in the province, set up the Marion Phelps Award to recognise "outstanding long-term contribution to the protection and preservation of Anglophone heritage" and in October, co-hosted a round-table with Fédération des sociétés d'histoire du Québec on the uprisings of the 1830's and Confederation. A bi-monthly bulletin is published to bring news of the heritage movement across the province, as well as feature stories on a different heritage theme in each issue. If you wish to receive it, you can join the QAHN for a modest \$20 per year. Contact them at home@qahn.org or by phone at 1-877-694-0409.

For the past three years, we have been researching and writing a monthly column on how Laurentian places got their names for Main Street. There is a wealth of material there and we are in the process of putting it together in a book. We would like to illustrate the book with photos, both historic and current, and are looking for contributions from our readers. You can find all of the stories that have been published to date on our website at <http://www.ballyhoo.ca/placenames/>. If you have anything that you would be willing to share with us for publication, please send it either electronically or by mail to the address on the back of this issue. We will scan and return all original photos rapidly.

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Noah Timmins

'The Grand Old Man of Canadian Mining'

The Timmins family was among the many who chose to holiday in Ste. Agathe in the early part of the 20th Century. Henry and Noah Timmins, two inseparable brothers who had married two sisters, purchased a part of the farm of Adolphe Marier in 1915, on what was then called Chemin du Roi, but is now Tour du Lac.

The Timmins' mining careers began in 1903 when a blacksmith named Larose dropped in to the Timmins' general store in Mattawa, Ontario on his way home to Hull. Larose told how he had thrown his hammer at a fox while working alone near Cobalt on the new railroad being built to Haileybury. His hammer struck a rock and knocked the moss off of it. According to the story, Larose recognised the telltale blue in the exposed outcropping and recognized evidence of silver. He staked a claim in his own name and that of his employers, the McMartin brothers.

Henry and Noah Timmins had inherited a general store in Mattawa from their parents. The community of Mattawa, at the confluence of the Mattawa and Ottawa rivers, was predominantly French-speaking and Catholic, and the Timmins family lived in both languages. Their sister, Josephine, had gone to school at the convent of Ste. Anne in Lachine, where she befriended the daughters of Louis Paré, the lockkeeper of the Lachine Canal. By 1878, she had married his son, Dr. Louis Paré, and introduced his sisters to her brothers, leading to the binding of the families through three marriages.

Noah communicated with Henry, who was in Montreal, and encouraged Henry to go to Hull and find Larose to try to buy his shares. Upon arrival, Henry discovered that the town was full of Laroses. He began knocking on doors until, after much persistence, he found the right one. Larose accepted to sell half of his half interest in the stake to the Timmins brothers for \$3,500, a very large sum in 1903.

No sooner had they completed the transaction than they discovered it was being contested. After discussion with the McMartin brothers, they invited a lawyer named David Dunlap in for 20% if he could beat the challenge. During this period Cobalt became synonymous with silver, and the value of the stake rose. When Dunlap finally won his suit, Noah Timmins emerged as the clear leader of the syndicate, and he and Henry returned to Hull where they optioned the other twenty-five percent from Larose for \$25,000. This large amount can be better understood when you consider that the average family income was then about \$650 per year.

Initially there was little silver, and Noah encouraged the syndicate to take the costly risk of sinking a shaft. For almost one hundred feet, the ground only teased them, and then they hit a viable silver vein. To get to this point, the Timmins brothers had thrown everything they owned at the mine. They now had two train-carloads of ore, and with this, Noah went to the bank in Haileybury, hoping to get a \$5,000 loan. Dr. W.G. Miller, chief geologist of Ontario, had told him that the ore could be worth as much as \$30,000, but to the bank manager it was just two carloads of rocks. Noah managed to make arrangements with all of his creditors, then headed off to sell the ore. He returned to Haileybury with a cheque for \$50,000 signed by William Guggenheim of ASARCO (American Smelting and Refining), and, dropping into the bank, he presented it to the manager. "I can't cash a cheque that large! There isn't that much money in the bank!" the manager claimed. Timmins responded, "This is the security I offered you for a \$5,000 loan. We won't be troubling you further. We've made arrangements for another bank to come into this country and there will be no objections to taking mining accounts." Soon the Timmins brothers were managing a healthy concern from their new home in Montreal and over the next two decades the Larose Silver Mine produced over twenty-five million ounces of silver.

In the meantime, Josephine and Dr. Louis Paré, who had become Assistant Chief Surgeon for the Royal Northwest Mounted Police, had acquired a ranch in Saskatchewan, then still part of the Northwest Territories. When Josephine died suddenly, her youngest child, Alphonse, was only two. Their eldest daughter soon married and she and her husband moved with Dr. Paré to Whitehorse. Over the next dozen years, young Alphonse grew up on horseback or in a canoe, living sometimes with his sister and sometimes with an uncle on the ranch. He spoke not only French and English, but also Cree and Ojibway. His closest friend was Johnny Sauvé, a Cree. His uncle, father and sister felt that he should get a proper education, so after years of home schooling he was sent east to the Royal Military College in Ontario, where he was groomed for the British Cavalry. His uncles Noah and Henry did not fancy having a nephew who would be sent off to fight for the British in India, so they encouraged him to go to McGill and become a mining engineer. Living with his uncles and aunts, he became another child in a family that was so close that his cousins, arriving home, would not ask, "Where's Dad?" but rather, "Where are my fathers?" Alphonse made an ideal point man for Noah, especially with his knowledge of the bush. Upon graduation, he and his friend Johnny Sauvé were sent out on regular forays to track rumours of valuable stakes and to examine their potential.

Alphonse and Johnny would split up, each taking a canoe and supplies, having agreed ahead of time on rendezvous points. It was during the summer of 1909 that Alphonse arrived at one such spot to find a birch bark note with the words "I Sic" carefully pencilled on it; nothing else. These were healthy, strong men not given to illness, and so Alphonse immediately set out back along Johnny's route. Upon finding him, he was relieved to discover that his friend was suffering from nothing more than excitement. Johnny introduced him to two young fellows who were camping out on a claim they had just staked.

What's it Worth

or

Are Your Papers in Order?

In our wealthy society, it is easy to fall into the belief that anything we want is available when we want it as long as we are willing to pay the price. While this may be true of most material comforts, it is not always the case for many services. One place where we regularly encounter problems is in the gathering of the documents necessary for property transfers. Many apply equally when marketing a property or when transferring it within a family, either at the time of death of the owner or during an inter vivos transfer to simplify an estate. Life is simpler for all involved if property files are kept up-to-date.

Among items to be considered are whether your country house is eligible to be classified as your primary residence for capital gains purposes. Just to analyse retroactively could take weeks of accountant calculations and evaluations, unless you have kept good records. If it is not your primary residence, which is the most common situation, you will have to deal with capital gains. The costs that you incurred to improve the property can be added to the cost base if you have kept the receipts.

Another vital document is the survey plan or certificate of location. These days it can take up to 12 weeks to prepare if there are no problems and if you have easy access to your title deeds. If there are encroachments from neighbours that you have been meaning to deal with but haven't gotten around to, there is no time like the present. These can be a factor even if you are not selling because in certain cases your neighbour may eventually have an argument to claim ownership of the encroached upon parcel through lack of documentation of its usage.

If you have called an agent in order to sell or if you are already discussing with a purchaser, you will need a list of the basic costs as well as any that are shared with a neighbour, such as snow clearance, to be able to explain them. If you are in a condo, or are subject to a written agreement within your community, the documents, including statements and assessments, will have to be provided.

There are also basic maintenance issues like that leaky pipe that was supposed to be fixed. Over time, leaks can cause rot that may only be found by a building inspector working for the buyer, or by a contractor after you have sold the house and provided your warranties. If a problem was not visible to a competent inspector, it may be deemed a latent defect, and, even long after the sale, you may be liable.

We all know those exasperating people who have kept on top of all this and can simply produce what is needed instantly, and while we can take a certain comfort in reminding ourselves that they are the exception, it can be very rewarding to be exceptional.

Noah Timmins 'The Grand Old Man of Canadian Mining' (continued)

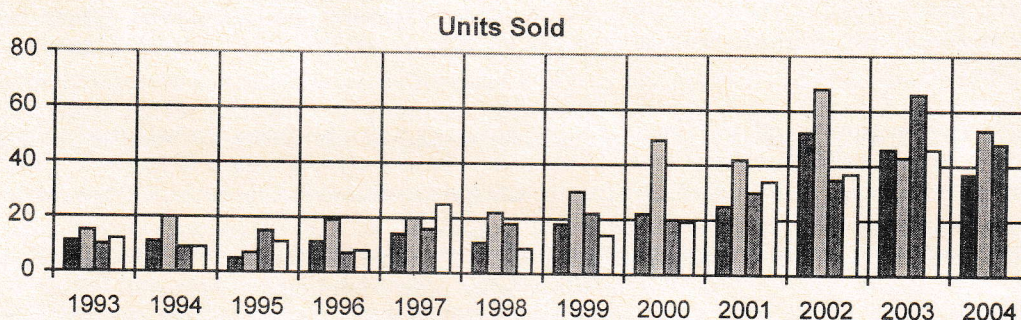
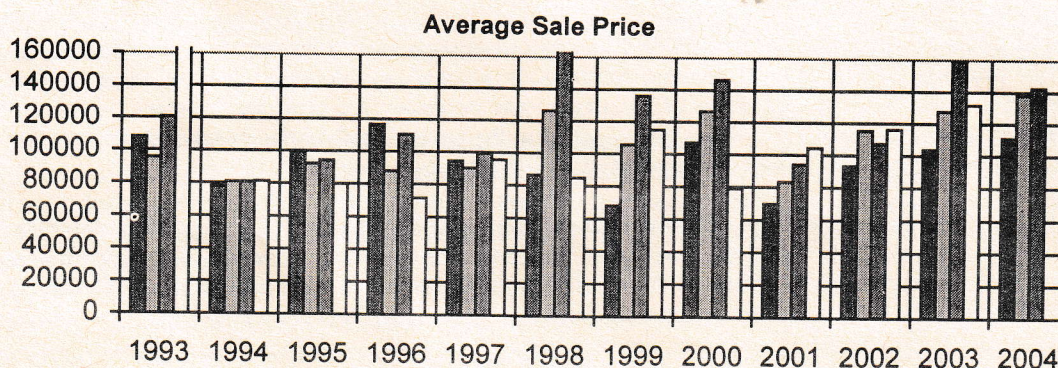
Alex Gillies and Benny Hollinger had uncovered the gold mother lode of Canadian mining. Alphonse later described it: "It was as if a giant cauldron had splattered the gold nuggets over a bed of pure white quartz crystals as a setting for some magnificent crown jewels of inestimable value." He immediately tried to negotiate a deal with Benny Hollinger, a nineteen-year-old prospector who had been grubstaked by the local bartender. Hollinger remained aloof and non-committal, but eventually indicated that Paré would have to negotiate with his manager John McMahon, at the bar in Haileybury.

Paré returned to Haileybury and approached McMahon, simultaneously cabling his uncles in Montreal. Noah came immediately to help with the negotiations, and, on the strength of his nephew's information, committed himself to paying the unimaginable price of \$330,000. Initially, the syndicate split over the decision and Noah was faced with going it alone, but soon his brother and the McMartins and Dunlap also joined.

There is a tradition that a mine bears the name of the stakeholder, and that is how Benny Hollinger's name became associated with one of the best-known mines in Canadian history at Timmins, Ontario. Hollinger himself died of alcoholism in his twenties, but Noah Timmins had mining in his blood. Under the company name of N.A. Timmins, he backed Noranda's Horne smelter and he was the co-rescuer of the Sisco mine in Quebec. He also backed mines in Manitoba, Yellowknife, the Ross Mine and the Young Davidson mine in Matachewan near Kirkland Lake as well as placer mines in the Yukon and others outside of Canada. Despite his unfailing enthusiasm for mining, in December 1927, he was quoted as saying, "Many people are going to have a rude awakening soon when the current mining-share boom in northern Ontario collapses. They will be the very people who can least afford it."

Noah Timmins, affectionately called "The Grand Old Man of Canadian Mining, passed away in 1936 at the age of sixty-nine. Henry, somewhat older than his brother, had already died. The company went on to finance the Iron Ore Company of Canada, along with many other ventures, and of course the name Hollinger is still much in the news today.

MARKET TRENDS



While both the average prices and the number of units sold would seem at first to reflect a softening market, the truth is that, given the vacation home nature of our area, frustrated buyers unable to find the house of their dreams are either giving up looking or buying land. A lack of availability is reflected in the reduced number of sales, and the average prices are lower because of the larger number of land transactions. The market still appears buoyant although a number of listings are expiring unsold because sellers have put their prices higher than the market is willing to bear.

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