



The Corporation of the City of Sault Ste. Marie  
Municipal Heritage Committee  
Agenda

Wednesday, June 3, 2026

1:00 pm - 2:00 pm

Biggings Room, Civic Centre

As a courtesy, meetings are available for viewing on the City's YouTube channel  
<https://www.youtube.com/user/SaultSteMarieOntario>

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	Pages
<b>1. Land Acknowledgement</b>	
I acknowledge, with respect, that we are in Robinson-Huron Treaty territory, that the land on which we are gathered is the traditional territory of the Anishinaabe and known as Bawating. Bawating is the home of Garden River First Nation, Batchewana First Nation, the Historic Sault Ste. Marie Metis Council.	
<b>2. Adoption of Minutes</b>	4 - 5
Mover _____ Secunder _____ Resolved that Minutes of Municipal Heritage Committee meeting of April 1, 2026 be approved.	
<b>3. Declaration of Pecuniary Interest</b>	
<b>4. Adoption of Agenda</b>	
Mover _____ Secunder _____ Resolved that the Agenda for Municipal Heritage Committee meeting for June 3, 2026 as presented be approved.	
<b>5. Business Arising</b>	6 - 13
<b>5.1 City Meat Market request for Designation</b>	14 - 22

**5.2 Heritage Property Tax Rebate - Application 911 Wellington**

23 - 25

Mover \_\_\_\_\_

Seconder \_\_\_\_\_

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommend the request by Billy Wilson, owner of 911 Wellington Street East to be enrolled in the heritage property tax rebate program, and that a report be prepared requesting approval by City Council.

**5.3 Heritage Property Tax Rebate Inspections**

Mover \_\_\_\_\_

Seconder \_\_\_\_\_

Resolved that the Municipal Heritage Committee appoint \_\_\_\_\_ and \_\_\_\_\_ along with City Staff to inspect the properties enrolled in the Heritage Property Tax Rebate Program be approved.

**5.4 Heritage Property Tax Rebate - 1048 Queen St**

Mover \_\_\_\_\_

Seconder \_\_\_\_\_

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommend the request by Travis McLean and Jennifer Hollingshead owners of 1048 Queen Street East to be enrolled in the heritage property tax rebate program, and that a report be prepared requesting approval by City Council.

**6. Sub-committee / Task Force Updates**

**6.1 Heritage Booklet**

Update on the progress of the booklet will be provided

**6.2 Heritage Trees**

Update on measurements that were completed by Sault College students.

**6.3 Doors Open 2026**

Jami will provide an update on 2026 planning.

**7. New Business**

**7.1 10 Kensington Terrace - Heritage Permit**

26 - 30

**7.2 Designated Property Grant - 10 Kensington Terrace**

31 - 32

Mover \_\_\_\_\_

Seconder \_\_\_\_\_

Resolved that the Sault Ste. Marie Municipal Heritage Committee recommend a designated heritage property grant in the amount of \$\_\_\_\_\_ for the repointing of the chimney at 10 Kensington Terrace; and further that payment be rendered upon submission of the paid contractor's invoices and final approval of the project by the Sault Ste. Marie Municipal Heritage Committee be approved.

**7.3 Heritage Register**

Discussion on research into a selection of properties on the heritage register

**7.4 Heritage Award**

Closed Session to review Heritage Award applications

Mover \_\_\_\_\_

Secunder \_\_\_\_\_

Resolved that the Cultural Vitality Committee proceed into closed session to debate the merits of the applications of nominees of the Municipal Heritage Award; and

Further be it resolved that should the said closed session be adjourned, the Committee may reconvene in closed session to continue to discuss the same matter without the need for a further authorizing resolution. (personal matters about an identifiable individual – section 239(3)(b) Municipal Act).”

**7.5 Algonquin Hotel - Designated Property Grant**

33 - 38

**8. Correspondence**

**9. Next Meeting**

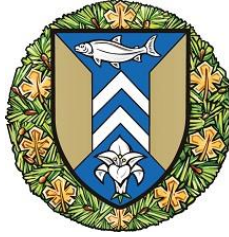
September 9, 2026 or at the call of the chair.

**10. Adjournment**

Mover \_\_\_\_\_

Secunder \_\_\_\_\_

Resolved that this Committee now adjourn.



## The Corporation of the City of Sault Ste. Marie

### Municipal Heritage Committee

#### Minutes

Wednesday, April 1, 2026 at 12:00 pm

Video Conference

Meetings may be viewed live on the City's Youtube channel

<https://www.youtube.com/user/SaultSteMarieOntario>

Present: J. van Haaften, L. Joyal, S. Spina, H. Ellis  
Absent: A. White, C. Tomchick, V. Ferlaino  
Officials: V. McLeod, S. Marchese, I. Espeut

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#### 1. Land Acknowledgement

#### 2. Adoption of Minutes

Moved by: H. Ellis

Seconded by: J. van Haaften

Resolved that Minutes of Municipal Heritage Committee meeting of March 12, 2026 be approved.

**Carried**

#### 3. Declaration of Pecuniary Interest

None noted.

#### 4. Adoption of Agenda

Moved by: L. Joyal

Seconded by: H. Ellis

Resolved that the Agenda for Municipal Heritage Committee meeting for April 1, 2026 as presented be approved.

**Carried**

## **5. Business Arising**

### **5.1 Heritage Week - recap**

J. van Haaften and V. McLeod provided a recap of Heritage Week, including activities at the Main Branch Library and Ermatinger Clergue National Historic Site. Discussion included selecting a theme each year and the possibility of bringing in people to speak on thematic topics.

### **5.2 Request to Designate City Meat Market**

H. Ellis provided an update on research completed for the City Meat Market. She will provide a summary of her research to the committee and a motion will follow next meeting.

## **6. Sub-committee / Task Force Updates**

### **6.1 Doors Open 2026**

J. van Haaften provided an update. 10 sites are fully confirmed for Doors Open 2026 with another 5 sites that are committed but not yet appearing on the Ontario Heritage Trust site.

### **6.2 Heritage Trees**

V. McLeod provided an update. Students at Sault College will be performing tree measurements as part of their coursework in April.

## **7. New Business**

J. van Haaften and A. White will be attending the upcoming Jane's Walk event. There are 7 walks in the planning phase. Discussion regarding the possibility of a speaker and crossover with Heritage Week.

## **8. Correspondence**

V. McLeod informed the committee that S. Walker has submitted her resignation from this committee. The committee thanked Sarah for all her hard work and contributions.

## **9. Next Meeting**

June 2, 2026 at noon

## **10. Adjournment**

Moved by: L. Joyal

Seconded by: S. Spina

Resolved that this Committee now adjourn.

**Carried**

Heritage Property Tax Rebate Program Application

Note to Applicants:

The owner of an eligible heritage property must make application on the prescribed form during the month of February in the year following the year for which the owner is seeking to obtain the Heritage Tax Refund. **Applications not received during the month of February, whether earlier or later, will not be considered.**

*For office use only*

Application Received By: Vincent 25/26 Date: Feb 25/26

1. Applicant

Name of Property Owner (Please print) Phone Number

Travis McLean  
Jennifer Hollingshead  
Mailing Address (including postal code)

Email

1048 QUEEN ST. E  
SAULT STE. MARIE, ON P6A 2G7

2. Property for which the application is being made

Property Location Address EASTBOURNE  
1048 QUEEN ST. E  
SAULT STE. MARIE, ON P6A 2G7

Roll # 5761 - 020-014-04400-0000

3. Under which part of the Ontario Heritage Act is the property designated?

Part IV  Part V (District)

Please provide the following information:

Designation By-Law number 83-266

Date of Approval OCTOBER 24, 1983

4. Does your property have one of the following types of agreements in place?

Heritage Conservation Easement Agreement unsure  
 Preservation & Maintenance Agreement

Date of Agreement:

(Please attached a copy of the agreement, or indicate if a copy is already on file with the Recreation & Culture Division)

Documentation Previously Submitted  
 Documentation Attached

Heritage Property Tax Rebate Program Application

5. Have you previously received a Heritage Property Tax Refund for this property?

Yes  No NEW HOME OWNERS - AUGUST 2025

If yes, provide the year(s) for which a rebate was received

If yes, provide the amount(s) previously received

6. Tax year for which the refund is being requested 2025

7. Does the property currently have an assessment appeal registered on it/ has the property ever an assessment appeal registered on it?

Yes  No

8. Is the property in good and habitable condition?

Yes  No

If no, please give details

9. Is the property full insured? Please append a certificate of insurance with application.

Yes  No

If no, please give details

10. Do you have an outstanding mortgage on the property?

Yes  No

If there is an outstanding mortgage on the property, please append a written letter from your lending institution stating that they are aware of your intent to have registered on title a Heritage Easement for the property in question and that they do not have any objections.

11. Please attached recent photographs (within 3 months) of all elevations of the heritage property.

Please label and date all photographs (i.e. "Property Name" "View North from Queen Street" "September 2018")

12. Please list any exterior maintenance planned within the following categories. Use extra pages as required.

i. What maintenance was performed in the past year?

FRONT PORCH PAINTED

DRIVEWAY SEALED

Heritage Property Tax Rebate Program Application

ii. Planned maintenance for present year:

REPLACE SHINGLES (PORCH)  
PAINT CEILINGS MAIN FLOOR

iii. Long-term planned maintenance (over the next 3 years)

EXTERIOR BRICKWORK

iv. Interior (only as it relates to protecting the designated heritage features) if applicable:

**13. Is the property the subject of any City By-Law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?**

Yes  No

If yes, please provide details on the issue:

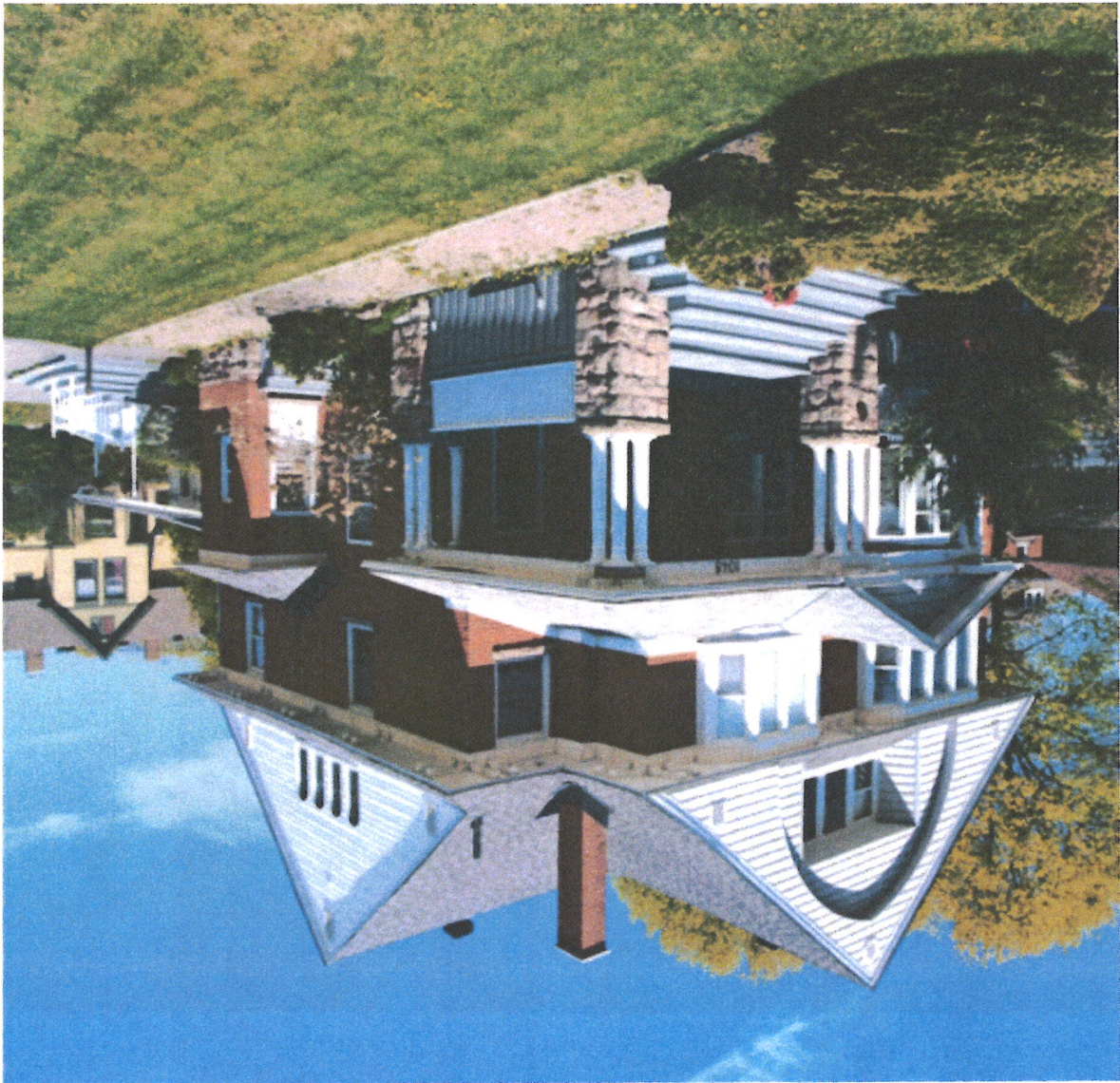
**14. Please obtain any required authorization and check one of the following statements:**

- I, the applicant, am the sole owners of the property for which this application is made.
- I, the applicant, am one of the owners of this property and have received express authorization from all other property owners to make this application and received the full heritage tax refund on their behalf.



1048 view from Queen St





1048  
Queen St  
View from  
Queen St

1048 Queen St. view from Upton





1048 Queen St View from Upton

## **MHC- City Meat Market Research**

### **Early Meat Market/butcher shop history in Sault Ste. Marie**

\*This data was compiled from Sault Star newspaper archives and city directories between 1901-1902

- P. MacDougal 1901
- Neil Figures (Soo Meat Co.) 1901
- T. F. Chamberlain (Superior and Hudson St. corner) 1901
- Bromley Butcher 1901
- Marshall and McLeod 1901
- G. Y. Turner 1901
- Gordon, Ironside and Fares Butcher Shop 1901
- William Rush 1901
- R. Speers 1901
- W. White & Co. 1901
- J. St. Jaques 1901
- Connell & Mitchell 1902
- S. J. Smith 1902
- W. Audet 1902
- Allen & Green 1902
- George Sutherland 1902
- Hussey & Drury 1902
- T. A. Hand 1902
- G. Smedley 1902
- Hornsby (Queen St. E) 1902

I could find 21 butchers and meat markets operating in Sault Ste. Marie between 1901 - 1902.

The first Italian butcher in Sault Ste. Marie was Manzo (1903) in Jamestown.

#### **Notes related to property:**

- Built as a brick veneer building (frame built with brick facade, built for quick and inexpensive construction)
- 1931 Article states that there was a fire at the property in the 1920's, was referred to as a "Fancy dry goods store" in that article.
- Oct 3, 1941 - permit issued for exterior alterations to J. Pinch's store.
- Bars on windows were added in 1949
- Lehto places City Meat Market at 843 Queen, owned by Nick Marzetti (1980s)

#### **Opinion:**

Although the history of the City Meat Market and its longevity in the community is impressive, I am unsure that the property at 814 Queen Street warrants heritage designation under the Heritage Act. The Act itself pertains primarily to the physical structure of the building, of which I can find very little additional information aside from those reports provided to myself by Virginia and Andrew Traficante. The designation request seems to be based solely on the longevity of the business itself and that meat markets have operated out of that address for many years, not the physical property. There is nothing to say that the property could sell or be rented to someone who could choose to operate a different business from that address.

Furthermore, City Meat Market was not the first meat market on Queen St, nor the first Italian Meat Market. The business itself changed many times over the years, and the current business has only existed in its current location for less than half of its existence.

Stating this, I pose two questions: 1. Is there anything noteworthy about the structure that warrants designation aside from the meat market/butcher aspect (ie. cultural heritage or otherwise). 2. If we were to go ahead with the designation of this property, would that not open up heritage designation to a home of a similar age based solely on the fact that it has remained a home for 100+ years regardless of architectural or cultural significance?

This building, compared to other commercial blocks that have been designated, does not possess the same significance in my opinion. If you take the Hussey Block as an example - it is a defined architectural style (Romanesque) with easily identifiable features, it was designed by a prominent local architect (Halton) and has cultural significance as it was the Order of Forrester's Hall and one of the first places Jewish synagogue services were conducted in Sault Ste. Marie.

## **Designation Criteria**

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

### **1. The property has design value or physical value because it,**

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

### **2. The property has historical value or associative value because it,**

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

**3. The property has contextual value because it,**

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

## ‘One Hundred and Twenty Years’: The Butcher Shop at Queen and Pilgrim

By Andrew Traficante

For more than 120 years, the corner of Queen and Pilgrim has been home to a butcher shop serving the Sault. The City Meat Market brand has also remained a constant in the face of changing consumer tastes and the decline of most small neighborhood grocers. This brief article confirms that 814 Queen Street East is a community landmark with a unique commercial history.

Foster’s 1902-1903 Directory of Sault Ste. Marie confirms that **Edward J Collis** was operating a confectionary on the northwest corner of Queen and Pilgrim.<sup>1</sup> Early proprietors like **N. Moskos** styled the corner shop as a candy and fruit stand—advertising “home-made candies every day” and “all kinds of fruit and apples”.<sup>2</sup> Within two years, Collis shifted his interests to a wholesale fruit store on Spring Street, leaving behind the corner shop at Queen and Pilgrim<sup>3</sup>. Into this vacancy stepped **F. Stibbs**, who, by mid-1904, was reported as moving into “his new store at Queen and Pilgrim streets.”<sup>4</sup> The transition marked the beginning of a long succession of food merchants at the site, each shaping the corner’s reputation as a reliable source of provisions for the community.

In 1904, the Queen and Pilgrim corner shifted from sweets to steaks. The butcher shop “opposite Pilgrim Street” carried advertisements promoting “big bargains in roast and boiled beef for Saturday.”<sup>5</sup> From 1904 until today, the meat business and 814 Queen Street East have been synonymous. These early commercial ventures established the foundation for the century-long butcher tradition later conducted under the City Meat Market banner.

Stibbs quickly established himself as a fixture on the Queen – Pilgrim corner. A 1910 notice in *The Sault Star* recorded his plans to erect a brick veneer store beside his existing stand, signaling confidence in the location’s future.<sup>6</sup> That same year, Stibbs appeared among the undersigned “grocers and wholesale merchants” of Sault Ste. Marie and Steelton, a collective that jointly announced their summer hours to the public.<sup>7</sup> Together, these details confirm that the 814 Queen Street East property’s role had shifted to the grocery trade. By 1913, Stibbs was firmly established among the city’s food merchants, appearing in a published notice of local grocers.<sup>8</sup> In this period, “grocer” implied a full range of staples, often including fresh meats, confirming the shop’s prominent role as a community grocer.

While not yet located at Queen and Pilgrim, by 1919 the *City Meat Market* had taken shape as a serious butcher’s business. That spring, it advertised not only for housing but also for a delivery horse, proof of the scale of its operations and its commitment to reaching customers beyond the storefront.<sup>9</sup> Later that summer, under the management of G. F. Nori and A. Pianosi—successors to

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<sup>1</sup> *Foster’s Sault Ste. Marie Directory, 1902–1903. First Edition.* (Toronto: J. G. Foster & Co., 1902).

<sup>2</sup> *The Sault Star*, July 7, 1904, 1; December 8, 1904, 5.

<sup>3</sup> *The Sault Star* (Sault Ste. Marie, ON), May 12, 1904, 8.

<sup>4</sup> *The Sault Star*, June 23, 1904, 8.

<sup>5</sup> *The Sault Star*, July 7, 1904, 1; December 8, 1904, 5; September 7, 1905, 1; November 3, 1916, 2.

<sup>6</sup> *The Sault Star*, March 17, 1910, 1.

<sup>7</sup> *The Sault Star*, May 26, 1910, 8.

<sup>8</sup> *The Sault Star*, April 25, 1913, 2.

<sup>9</sup> *The Sault Star*, May 12, 1919, 2.

Ben Guerin—the shop announced its reopening, promising “a full line of fresh and cured meats at reasonable prices” and inviting telephone orders.<sup>10</sup>

### 1920s

By the mid-1920s, the corner at 814 Queen East was a leading player in Sault Ste. Marie’s food trade. An Easter advertisement placed by Digby’s in 1925 proudly listed the shop’s address while offering “Algoma eggs, fresh laid and promptly delivered” at three dozen for a dollar.<sup>11</sup> Digby’s was a grocer known for promotional sales that advertised staples from Algoma eggs to Campbell’s pork and beans.<sup>12</sup> Newspaper stories also placed **R. E. Digby** personally at the address, linking his name to both the shop and to local life.<sup>13</sup>

The corner’s history was not without its moments of unintended comedy. In 1926, grocer Digby found himself the subject of headlines when his car veered off Albert Street and “jumped like a wild broncho” over the curb, crashing into the stone basement of the property’s original owner, **E. J. Collis**, residence. Neighbors, rudely awakened by the shock, speculated wildly—one thought a boiler had exploded on the river, while the American Consul, drawing on his time in Mexico and the Philippines, was convinced it was an earthquake. “The force of the impact jarred the whole house,” Collis later recalled, marveling at how Digby escaped with little more than scratches.<sup>14</sup> Not long after this escapade, Digby’s name disappeared from the corner’s ads, marking another transition in the long line of proprietors at Queen and Pilgrim.

By 1927, the property had passed into the hands of **J. C. Pinch**, whose expanding grocery chain absorbed Digby’s shop at Queen and Pilgrim and advertised the corner as part of its network of ‘cash and carry’ stores.<sup>15</sup> Pinch would continue as proprietor into the next decade.

### 1930s

Throughout the 1930s, 814 Queen East occupied a prominent place in the Sault community, with store advertisements filled with weekly specials showcasing both staples and fine cuts of meat. In 1933, Pinch’s store featured “sirloin steak, rib roasts, and young pork” among its offerings.<sup>16</sup> Two years later, specials included hams and sausages alongside the familiar grocery bargains.<sup>17</sup> By 1935, the shop was still advertising graded beef and fresh pork, while by 1939, customers could count on regular sales of roasts, chops, and seasonal meats.<sup>18</sup>

### 1940s

By the early 1940s, J. C. Pinch Stores were a familiar presence in Sault Ste. Marie, their advertisements balancing staples, fresh produce, and carefully portioned cuts of meat against the

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<sup>10</sup> *The Sault Star*, July 31, 1919, 2; August 8, 1919, 6.

<sup>11</sup> *The Sault Star*, April 8, 1925, 5.

<sup>12</sup> *The Sault Star*, June 2, 1926, 5.

<sup>13</sup> *The Sault Star*, October 4, 1926, 3.

<sup>14</sup> *Ibid*

<sup>15</sup> *The Sault Star* February 28, 1927, 3; September 22, 1927, 14.

<sup>16</sup> *The Sault Star*, May 11, 1933, 9.

<sup>17</sup> *The Sault Star*, October 25, 1934, 9.

<sup>18</sup> *The Sault Star*, April 17, 1935, 9; May 25, 1939, 18.

backdrop of wartime rationing. Customers clipped coupons for “red stamp” beef, prime rib roasts, or lamb flanks.<sup>19</sup>

The store also became a site of civic duty. In June 1944, Mayor W. J. McMeeken announced that all J. C. Pinch locations—including the corner at 814 Queen East—would serve as collection points for a province-wide “linen shower” in aid of Russia, then a hard-pressed World War II ally. Citizens were urged to contribute household linens to ease shortages overseas, and the grocery’s role as a depot illustrated how corner stores doubled as community hubs during the ongoing war effort.<sup>20</sup>

### 1950s

In the early 1950s, 814 Queen East appeared under the **Central Food Store** advertising banner. The Store sold fresh meats and boloney alongside butter, cheese, and produce, while emphasizing its delivery service offered to local households.<sup>21</sup> By the mid-1950s, the location was incorporated into the **Red & White Food Stores** chain, a cooperative network of Canadian independent grocers that offered nationally advertised specials and “quality meats” as its hallmark. Ads from this period list 814 Queen East among the Soo’s Red & White outlets, marketing everyday staples from canned goods and fresh produce to pork loins and cottage rolls.<sup>22</sup>

Amidst these chain affiliations, the corner also maintained independent branding. In December 1953, a festive advertisement from the **Super Meat Market** at Queen and Pilgrim extended holiday greetings to its “many loyal customers,” suggesting that neighborhood identity and personal patronage remained central to business even as larger chains competed for market share.<sup>23</sup>

### 1960s

By the 1960s, the 814 Queen East store continued operating under the **Red & White Food Stores** brand - a sign of independent grocers’ consolidation and branding in this era. Advertisements from June 1960 included ‘Dollar Dazzlers’ specials at this Red & White store, offering household staples such as butter, pickles, honey, bread, and produce, emphasizing value pricing and volume deals.<sup>24</sup>

Other advertising continued to promote roasts, beef stews, and prime rib under Red & White’s ‘Keeps Prices Down’ theme, showing that meat remained central to the store’s identity—both in product mix and marketing. The store also retained its ‘Super Meat Market’ identity in other contexts—even sharing its name in property rental ads (for instance for an apartment at “Super Meat Market, 814 Queen East”).<sup>25</sup>

During this period, Red & White was a network of independently owned grocery stores that shared centralized purchasing, branding, and marketing support. The chain enabled small stores to compete with larger supermarkets by standardizing promotional materials and buying power.

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<sup>19</sup> *The Sault Star*, February 3, 1944, 6.

<sup>20</sup> *The Sault Star*, June 13, 1944, 12.

<sup>21</sup> *The Sault Star*, June 19, 1952, 18.

<sup>22</sup> *The Sault Star*, December 29, 1954, 8; March 31, 1955, 22; December 6, 1956, 32.

<sup>23</sup> *The Sault Star*, December 23, 1953, 44.

<sup>24</sup> *The Sault Star*, June 22, 1960, 11.

<sup>25</sup> *The Sault Star*, October 16, 1963, 26; May 30, 1964, 22.

Industry research confirms that by the 1930s the Red & White group included hundreds of stores in Ontario and western Canada.<sup>26</sup>

This dual identity was tested late in the decade when the 814 Queen Street shop faced a damaging public setback. In May 1969, proprietor Romeo Nocioli was fined under the *Public Health Act* for offering meat for sale that was not kept at the required temperature and for aggressively obstructing a health inspector during an inspection. The court proceedings detailed how luncheon meats and wieners marked “keep refrigerated” had been left at room temperature, an infraction that Judge C. E. Boyd described as failing to uphold essential standards of public welfare.<sup>27</sup> For a business built on neighborhood trust, this incident was likely the darkest day ever in the Queen and Pilgrim corner history.

### 1970s

The 1970s proved to be a turbulent decade at 814 Queen Street. In the wake of its damaging 1969 public health conviction, the store ownership worked to steady its reputation. By 1970, advertisements appeared under the **Dominion** banner, linking the location with the national grocery chain and its “big weekend specials.”<sup>28</sup>

Yet the challenges of the decade went beyond branding. Crime became a recurring threat. In January 1971, vandals smashed the front window of the **Super Meat Market** at 814 Queen Street East, part of a wider wave of break-ins and petty thefts across the city.<sup>29</sup> More serious losses followed. In April 1974, a brazen daylight theft saw a suspect walk away with nearly \$8,000 in cash and cheques from the store’s safe, underscoring the vulnerability of small-scale grocers even during business hours.<sup>30</sup>

Despite these setbacks, the store endured. By the later 1970s, advertisements show the return of the **Red & White Food Stores** name, this time accompanied by the ‘Owner Operated’ label. Promotions in 1978 carried the familiar red-and-white imagery, advertising meats, produce, and staples under the reassuring mantle of a cooperative brand that had long been part of Canadian grocery life.<sup>31</sup>

### 1980s

The 1980s opened with 814 Queen Street East still carrying the **Red & White Food Stores** banner, its ads promoting ‘inflation fighting specials’ on meats, produce, and staples.<sup>32</sup> But soon after, a decisive shift occurred: the store shed its chain affiliation and embraced a fully local identity.

By 1985, the shop was advertised as **Dave Mancuso’s Red & White Super Meat**, a hybrid that acknowledged both the national cooperative and the strength of a local proprietor’s name.<sup>33</sup> The

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<sup>26</sup> Boothman, B. E. C. “The Emergence of Retail Food Chains in Canada, 1919-...,” *Papers in Canadian Historical Retail and Marketing* (Carleton University, 2007), 29-30.

<sup>27</sup> *The Sault Star*, May 7, 1969, 17.

<sup>28</sup> *The Sault Star*, April 1, 1970, 11.

<sup>29</sup> *The Sault Star*, January 9, 1971, 13.

<sup>30</sup> *The Sault Star*, April 8, 1974, 20.

<sup>31</sup> *The Sault Star*, July 19, 1978, 27.

<sup>32</sup> *The Sault Star*, May 7, 1980, 33.

<sup>33</sup> *The Sault Star*, January 31, 1985, 13.

Red & White branding was soon dropped altogether. By 1986, Mancuso was trading entirely on his personal butcher's reputation, running the business as **Super Dave's Super Meat**.<sup>34</sup> Ads and coupons from this era carried his name prominently, linking the store's identity to his personal management and local standing.<sup>35</sup>

By the second half of the 1980s, the 814 Queen Street East corner once again changed hands, marking another chapter in its long retail history. Dave Mancuso's 'Super Meat' era gave way to new local ownership under Art Holmes and Ray Hackney, who rebranded the shop as **H & H Super Meat**.<sup>36</sup>

Advertisements from early 1987 emphasized competitive pricing on beef, pork, and produce, while also promoting added services such as home delivery and senior discounts.<sup>37</sup> The store's identity was no longer tied to national cooperative labels like Red & White, but instead reflected the entrepreneurial drive of its new owners.

Holmes and Hackney also adapted to changing retail regulations. In December 1988, they made headlines when 'H & H Super Meat' opened on Sundays, a move permitted by new City bylaws but controversial within the grocery trade. Holmes explained that months of road construction on Queen Street had cost the shop more than \$100,000 in lost sales, and Sunday openings were a necessary measure to recover.<sup>38</sup> Their willingness to experiment underscored the resilience required to operate an independent grocery in an era increasingly dominated by larger supermarkets.

### 1990s - Present

The final years of the 1980s saw **Art Holmes** and **Ray Hackney** attempt to carry the corner forward as 'H & H Super Meat.' The business soon fell under financial strain. By October 1991, advertisements in *The Sault Star* announced the 814 Queen East property was the subject of power of sale proceedings (the owners' default on a loan secured by mortgages).<sup>39</sup>

However, like so many Sault economic cycles that have ebbed and flowed since the late 1890s Francis Clergue era, the 814 Queen East grocery soon experienced a strong revival. By June 1992, the shop was advertised as newly renovated and expanded under the banner of **City Meat Market**, a name with a long Sault Ste. Marie pedigree, dating back to at least 1919.<sup>40</sup> This merged the city's oldest independent butcher brand with its longest operating butcher shop location, a perfect match. Subsequent promotions emphasized specialty products like fresh lake trout, Jimmy's sliced bacon, and Italian sausage, linking the store to local produce and high quality meats.<sup>41</sup>

Bringing the **City Meat Market** brand to Queen and Pilgrim aligned with broader pressures experienced by independent grocers across Canada. Studies note that during the 1980s and 1990s,

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<sup>34</sup> *The Sault Star*, March 11, 1986, 24.

<sup>35</sup> *The Sault Star*, March 31, 1986, 25.

<sup>36</sup> *The Sault Star*, January 13, 1987, 24.

<sup>37</sup> *The Sault Star*, January 19, 1987, 24.

<sup>38</sup> *The Sault Star*, December 19, 1988, 17.

<sup>39</sup> *The Sault Star*, October 8, 1991, 18.

<sup>40</sup> *The Sault Star*, June 5, 1992, 15.

<sup>41</sup> *The Sault Star*, June 25, 1994, 40.

small family-run groceries faced intensifying competition from supermarket chains and big-box retailers, often forcing closures or mergers.<sup>42</sup> For the City Meat Market, survival meant reconnecting with a trusted local name and reputation.

The store's reputation was further strengthened when the **Bruni family** took ownership in 2005. They invested in significant renovations, efforts that further entrenched the store's role as a trusted neighborhood butcher.<sup>43</sup> Their work ensured that City Meat Market's legacy would endure as the twenty-first century moved along. The current store ownership are committed to preserving the store's history and strong local reputation.

Despite dramatic changes in the Canadian grocery industry, a butcher shop and grocery has operated at Queen and Pilgrim for more than 120 years, with the century-old City Meat Market brand remaining a trusted symbol for the local community. While many other small grocers have simply disappeared without a trace, this store has remained standing as one of Sault Ste. Marie's oldest and most resilient local businesses. It is likely that only Algoma Steel and Shaw's Mill (Bruce Street) can rival City Meat Market as businesses still operating at an original location.

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<sup>42</sup> Boothman, 29-30

<sup>43</sup> "About Us," City Meat Market, accessed September 13, 2025, <https://citymeatmarket.com/pages/about-us?utm>  
"Generational Business: Service with a Smile Is All in the Family at Sault Butcher Shop," *Northern Ontario Business*, April 20, 2022, <https://www.northernontariobusiness.com/generational-business/generational-business-service-with-a-smile-is-all-in-the-family-at-sault-butcher-shop-5206344?utm>

Heritage Property Tax Rebate Program Application

Note to Applicants:

The owner of an eligible heritage property must make application on the prescribed form during the month of February in the year following the year for which the owner is seeking to obtain the Heritage Tax Refund. **Applications not received during the month of February, whether earlier or later, will not be considered.**

*For office use only*

Application Received By: V. McLeod. Date: Feb / 26

**1. Applicant**

Name of Property Owner (Please print)

William (Billy) David Wilson

Phone Number

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Mailing Address (including postal code)

911 Wellington Street East, SSM, ON. P6A 2N4

Email

**2. Property for which the application is being made**

Property Location Address

911 Wellington Street East, SSM, ON

Roll # 5761 - 020 - 018 - 00100 - 0000

**3. Under which part of the Ontario Heritage Act is the property designated?**

Part IV     Part V (District)

Please provide the following information:

Designation By-Law number 2008-193

Date of Approval 03/11/2008

**4. Does your property have one of the following types of agreements in place?**

Heritage Conservation Easement Agreement

Preservation & Maintenance Agreement

Date of Agreement:

(Please attached a copy of the agreement, or indicate if a copy is already on file with the Recreation & Culture Division)

Documentation Previously Submitted

Documentation Attached

Heritage Property Tax Rebate Program Application

**5. Have you previously received a Heritage Property Tax Refund for this property?**

Yes  No

If yes, provide the year(s) for which a rebate was received

If yes, provide the amount(s) previously received

**6. Tax year for which the refund is being requested 2024**

**7. Does the property currently have an assessment appeal registered on it/ has the property ever an assessment appeal registered on it?**

Yes  No

**8. Is the property in good and habitable condition?**

Yes  No

If no, please give details

**9. Is the property full insured? Please append a certificate of insurance with application.**

Yes  No

If no, please give details

**10. Do you have an outstanding mortgage on the property?**

Yes  No

If there is an outstanding mortgage on the property, please append a written letter from your lending institution stating that they are aware of your intent to have registered on title a Heritage Easement for the property in question and that they do not have any objections.

**11. Please attached recent photographs (within 3 months) of all elevations of the heritage property.**

Please label and date all photographs (i.e. "Property Name" "View North from Queen Street" "September 2018")

**12. Please list any exterior maintenance planned within the following categories. Use extra pages as required.**

i. What maintenance was performed in the past year?

House was acquired by this present owner in late 2024

Heritage Property Tax Rebate Program Application

ii. Planned maintenance for present year:

Basement waterproofing: Perimeter excavation and barrier applied. Weeping tile flushed.

Shingles on east slope of roof replaced.

Exterior stucco repairs and repainting.

Stripping of paint, restoration, and painting or refinishing of historic windows and doors.

Sealment of windows.

iii. Long-term planned maintenance (over the next 3 years)

Complete historic restoration of house.

iv. Interior (only as it relates to protecting the designated heritage features) if applicable:

Refinishing floors. Floors in west vestibule refinished. Oak baseboards and other trim has had stain touched up. Historic wallpaper applied to principle bedroom.

**13. Is the property the subject of any City By-Law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?**

Yes

No

If yes, please provide details on the issue:

**14. Please obtain any required authorization and check one of the following statements:**

I, the applicant, am the sole owners of the property for which this application is made.

I, the applicant, am one of the owners of this property and have received express authorization from all other property owners to make this application and received the full heritage tax refund on their behalf.



# SAULT STE. MARIE

## Heritage Permit Application

This permit form is for external alterations or interior alterations specified in the designating by-law. Please see page two for alterations requiring a Heritage Permit. There is no fee for a Heritage Permit.

Important: A heritage permit does not supersede the requirements of the Building Code Act or the Municipal Planning Act.

Designated Property information:

Address: 10 Kensington Terrace	
Designated Property– Bylaw #: ?	Date April 8th 2026
Is the property subject to a Heritage Easement or Agreement? Yes	

Registered Owner Information:

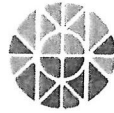
Name: Paul & Therese Pirie	
Address 10 Kensington Terrace	Postal Code p6a 3j7
City: Sault Ste. Marie	Work Phone #:
Email Address :	Alternate Phone #:

Applicant/Agent Information (if different from owner)

Name:	
Company:	
Address:	Postal Code:
City:	Work Phone #:
Email Address:	Alternate Phone #:

**Owner's Authorization:** If the applicant is not the owner of the land that is the subject of this application, then written authorization by the owner, authorizing the applicant to prepare and submit the application must be attached, or the owner must complete the authorization set out below. I, \_\_\_\_\_, am the owner of the land that is the subject of this application and I authorize \_\_\_\_\_ to prepare and submit this application on my behalf.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# SAULT STE. MARIE

Where is the change occurring (Check all those that apply)

<input type="checkbox"/>	Exterior - Basement Door	<input type="checkbox"/>	Signage
<input type="checkbox"/>	Interior	<input type="checkbox"/>	

Type of Construction (Check all those that apply):

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Relocation
X	Alteration	<input type="checkbox"/>	Demolition

Description of Work:

- Replace existing basement four panel wood door with a colonial style, six panel steel door, slab only.
- No changes to existing frame.
- Factory painted "Crimson Red" seems to be a very good match
- Replace bright brass keyed deadbolt with a punch code deadbolt. This will provide ease of access for contractors and utilities to service heating systems and metering.
- We are choosing steel for longevity, energy efficiency and price.

Declaration & Signature:

I acknowledge that all information provided in the application, along with any additional documents, is correct. Acknowledge that the application may not be accepted by the City of Sault Ste. Marie and that the acceptance of the document is dependent on the information in this document and the additional documents provided.

Name: Paul Pirie  2026

Date: April 8th

Please submit the application and supporting documentation to:

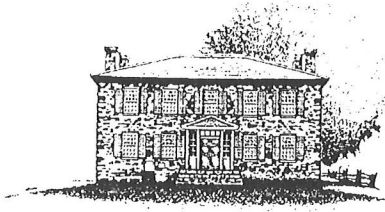
Sault Ste. Marie Municipal Heritage Committee  
c/o Manager of Recreation & Culture







6 panel



## Sault Ste. Marie Municipal Heritage Committee

### APPLICATION FOR A DESIGNATED PROPERTY GRANT

To be completed by the applicant and returned to the Sault Ste. Marie Municipal Heritage Committee, c/o the Manager Recreation & Culture.

**Note:** In order to be eligible for this grant, properties must be within the City of Sault Ste. Marie and designated under The Ontario Heritage Act, 1975. **For specific criteria refer to the document "Guidelines for the Application of a Designated Property Grant."**

**1. Applicant**

Name <i>Algoma Condo. Corp. #6 (Unit 1 MacPhee, Unit 2 Cavanagh, Unit 3 Pirie)</i>	Telephone (include area code)
Address <i>10 Kensington Terrace Sault Ste. Marie</i>	Postal Code <i>P6A 3J7</i>

**2. Property for which application is being made:**

*same*

**3. Have you previously received a Designated Property Grant for this property?**

Yes       No      (If "Yes, give date and amount)

Date	Amount
<i>Oct 03 2024</i>	<i>\$15,000</i>

**4. Provide a description of the project and cost breakdown.** Include details such as materials to be used, sizes, mortar mixes, etc. Enclose all drawings, project photos and/or other material necessary for a complete understanding of the proposed work (use additional sheets as required). Please include any available historic photographs.

Description	Cost
<i>repointing problem mortar joints particularly on chimney and wall which is currently leaking</i>	<i>6520.<sup>17</sup></i>
	<i>HST 847.<sup>62</sup></i>
	<i>Total 7367.<sup>79</sup></i>

**5. List all sources and amounts of funding requested for project**

Source	Amount
Heritage Grant Amount	<i>\$ 4912</i>
Other Level of Government Funding	<i>\$ -</i>
Private Funds	<i>\$ 2455.<sup>79</sup></i>

I certify that to the best of my knowledge the information provided in this application for a Designated Property Grant is accurate and complete.

**Applicant** *Karl Pirie*

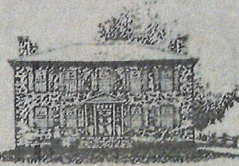
**Date** *May 19 2026*

Nothing contained in this application relieves the applicant from obtaining required Municipal Permits. All work must be carried out in accordance with the requirements of the Ontario Building Code, Municipal By-laws and the City of Sault Ste. Marie Purchasing Policy.

**To be completed by the applicant and returned to the Sault Ste. Marie Municipal Heritage Committee c/o the Manager of Recreation and Culture**

*Personal information on the Application for a Designated Property Grant is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 M.C.M. 56 and will be used solely to determine applicable information necessary for application. Questions about this collection should be directed to the Sault Ste. Marie Municipal Heritage Committee, c/o the Manager of Recreation & Culture Division.*





### Sault Ste. Marie Municipal Heritage Committee

#### POST PROJECT REPORT

1. Background

2. Property Address

Application Received.....	Day	Month	Year	864 QUEEN ST. E. S.S. MARIE ON P6A-284.
M.H.C. Approved.....				
Project Completion.....				
Grant Payment.....				

3. Provide a brief project description and list eligible costs. Include details such as materials used, sizes, mortar mixes, etc.

Description	Costs
* REMOVE OLD ROOF DOWN TO CONCRETE DISPOSE - INSTALL PERIMATE VAPOR BARRIER TO CONCRETE GLUED. INSTALL 1 1/2" ISO INSULATION WITH 1 1/2" HD BOARD GLUED. ADHERE 60 GAUGE EPDM RUBBER MEMBRANE 2 NEW 5" WATER SLIPPERS. NEW BROWN FLASHING	\$12,204. <sup>00</sup>
4. Amount of Grant paid (normally to a maximum of \$3,000.00.....)	\$ 3,000. <sup>00</sup>

5. Comments

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6. Attachments  
(a) Photos of project (not Polaroids), both before the work was undertaken and after completion.  
(b) Copy of paid invoices.

Infocap/forms/application for a designated property grant 2009



# FLAWLESS ROOFING

*Protect Your Investment, Start At The Top*

THUNDER BAY - 807-629-1777 SAULT STE. MARIE - 705-943-1777

EMAIL - [flawlessroofing@contractor.net](mailto:flawlessroofing@contractor.net)

INVOICE FOR - ALGONQUINN HOTEL SIDE ENTERANCE WAY 864 QUEEN ST. E  
INVOICE # 342-26

<u>MATERIALS &amp; LABOUR</u>	<u>\$ 9,600.00</u>
<u>EXTRA METAL FLASHINGS</u>	<u>\$ 1,200.00</u>
<u>13% HST</u>	<u>\$ 1,404.00</u>
<u>TOTAL</u>	<u>\$ 12,204.00</u>

THE RE-ROOFING JOB IS ALL COMPLETED,

THANK YOU

DANIEL FILICE @ FLAWLESS ROOFING

May 29, 2026

FLAWLESS ROOFING SURE SEAL INC.

215 - 626 AIRPORT RD.

SAULT STE. MARIE, ON

P6A 5K6

HST#814545323RT0001

PAID BY CHEQUE # 002847.  
MAY 29, 2026







