

HERITAGE DESIGNATION REPORT

***142 COLLINGWOOD STREET
CITY OF BARRIE***

**PREPARED FOR THE PROPERTY OWNER
2426011 ONTARIO LTD.**

SU MURDOCH HISTORICAL CONSULTING

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SUMMARY

It is the conclusion of this Heritage Designation Report that the property known municipally as 142 Collingwood Street warrants protection by bylaw under s. 29 of the Ontario Heritage Act. The cultural heritage value or interest of this property is held principally by its Second Empire style dwelling erected in 1879 for Dr. Charles Bosanko. A statement of cultural heritage value or interest and a description of heritage attributes, as required by the Act, are provided in this Report. The final decision on whether to proceed with protection of this property rests with the City of Barrie.

Currently, the property owner is proposing to sever two building lots from this parcel of land (Part 1, Plan 1534). The severed lots are referenced in the proposed site plan as Parcels B and C. The remnant Parcel A contains the cultural heritage resource (1879 dwelling and associated lands). If permission is granted to sever Parcels B and C, and if the City proceeds with protection of the property for cultural heritage value reasons, it is recommended that the designating bylaw only apply to Parcel A and that any new legal description resulting from the severances be used.

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HERITAGE DESIGNATION REPORT 142 COLLINGWOOD STREET, CITY OF BARRIE

PART 1, PLAN 1534, CITY OF BARRIE (SUBJECT TO CHANGE)

1.0 REPORT OBJECTIVE AND METHODOLOGY

1.1 BACKGROUND

The owner, 2426011 Ontario Ltd., of the property known as 142 Collingwood Street (Part 1, Plan 1534) is applying to sever two building lots, each with frontage on Cook Street. The City of Barrie (“City”) requested that the owner provide a Heritage Impact Assessment (“HIA”) as part of the review process for the required site plan and minor variance applications. That HIA was completed on behalf of the owner by Su Murdoch Historical Consulting in January 2015.

The HIA identifies the property as a cultural heritage resource, with the principal heritage attribute of a Second Empire style dwelling erected in 1879 for Dr. Charles Bosanko. The HIA recommends heritage parameters to guide any approvals for redevelopment of the lot; the intent being to minimize any negative impact on the cultural heritage resource.

The owner has finalized the proposed site plan and conceptual elevations for two dwellings on the building lots. These were reviewed by Su Murdoch Historical Consulting and found to comply with the heritage parameters set by the HIA to minimize the negative impact on the heritage property. A letter of review by Su Murdoch Historical Consulting was submitted by the property owner to the City in January 2016.

1.2 REPORT OBJECTIVE

The HIA also recommends that the owner consider the protection of the property under s. 29 of the Ontario Heritage Act (“the Act”), which provides for a municipality to designate a property by bylaw for cultural heritage value or interest reasons. The City has made designation under s. 29 a condition of site plan approval.

This Heritage Designation Report is intended to provide the City with the research and evaluation necessary to consider protection of the property. A statement of cultural heritage value or interest and a description of heritage attributes, as required by the Act, are drafted for inclusion in the designation bylaw.

1.3 METHODOLOGY

Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest*, sets the minimum standard for criteria to be used by a municipality when evaluating the cultural heritage

value or interest of a property being considered for protection under s. 29 of the Act. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be protected, as follows:

1.(1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) 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.

For purposes of the HIA, Regulation 9/06 was used as the framework for evaluation. The findings and recommendations of the HIA are based on documentary research and a search of the property Abstract of Title and related documents at the Simcoe County Land Registry Office. A site visit was conducted in 2015 with Mark Porter (principal in 2426011 Ontario Ltd.). This property and environs are known to the heritage consultant, who resides in the area.

The findings and recommendations of this Heritage Designation Report are drawn from the content of the HIA. A supplementary site visit was conducted in February 2016, to view any interior features of the dwelling that may warrant protection. The consideration of the protection of aspects of the interior is at the owner's request.

This report does not include the identification of any archaeological resources or areas of archaeological potential. That fieldwork can only be undertaken by an archaeologist licensed under the Act.

2.0 PROPERTY DESCRIPTION

2.1 LOCATION

The subject property, currently described as Part 1, Plan 1534, has frontage on Collingwood Street at the south and Cook Street at the west. The north is bound by lots fronting on Highland Avenue. The east is bound by Part 2, Plan 1534.

Plan 1534 was registered in 1968 as a subdivision of part of Lots 15 and 16, south side Pellew Street (Highland Avenue); Lots 15 and 16, north side of the original Collingwood road allowance; Lots 16 and 17, south side of the original Collingwood road allowance; and part of the closed Collingwood road allowance, all within Plan 6.

The primary heritage attribute of this property is a Second Empire style dwelling erected in 1879 and facing south. A late 20th century garage/outbuilding is accessed by a driveway running north from Collingwood along the east side of the dwelling. The site is surrounded by dwellings built from the 1940s to 2015.

The property contains some mature trees and garden remnants, which have evolved with various plantings over time.

2.2 HERITAGE STATUS OF THE PROPERTY

This property is not listed on the City of Barrie Municipal Heritage Register.¹ Although not on the Register, this site with its 1879 dwelling has long been recognized by the public as a heritage building landmark in Barrie's east end. It is identified on the working inventory of heritage buildings in Barrie and is one of the properties on the *Rodney and Blake Streets Walking Tour* published by Heritage Barrie (Barrie Municipal Heritage Committee) in 1993.

3.0 HISTORICAL OR ASSOCIATIVE VALUE

3.1 PLAN 6, BARRIE

Barrie owes its existence to being located at the terminus of an ancient portage between the north shoreline of Kempenfelt Bay at what is now Memorial Square in the downtown core, and Willow Creek, a tributary of the Nottawasaga River to the west. This part of Vespra Township was first surveyed into Barrie town lots in 1833.

The selection of Barrie as the administrative centre for the District (now County) of Simcoe, effective January 1843, guaranteed its future. In anticipation of the demand for building lots by the newly arriving District administrators and professionals, government surveyor Samuel Richardson was directed in 1842 to divide Vespra Township lots A, B, and C into town and park lots as "an extension of the town of Barrie" to the east. Most lots were a half acre. Bordered by Duckworth, Napier, and Puget streets, and Kempenfelt Bay, Richardson's survey was registered in December 1846 as Plan 6. The property at 142 Collingwood Street (formerly 88 Cook Street) is within Plan 6 (Figure 1).



Figure 1: Extract of Plan 6, 1846, indicating subject property

Among those arriving in 1843 was James Robert Gowan, a lawyer appointed as the first judge for the new Simcoe District. In 1844, Gowan acquired most of the lots between Duckworth, St. Vincent, Pellew (Highland), and the Kempenfelt shoreline. His dwelling, Ardraven, and those of extended family members and associates such as the Strathys and Ardaghs, soon appeared along Blake Street. These large estates were landmarks in Barrie's east

end into the 20th century. Their existence founded the early reputation of Barrie's east end as "desirable."²

3.2 BARRIE GRAMMAR SCHOOL

In 1839, District Schools in Upper Canada became Grammar Schools and land was set aside by the government for their support. In 1843, trustees for a Simcoe District Grammar School were appointed. (James Gowan was a founding trustee and chairman of the School Board from 1871 to 1892.) To support the school, in 1843 the Crown granted nine lots along Blake Street, between Barrie and Shanty Bay, making it well placed to the homes of the social elite of both communities. The first headmaster was Frederic Gore. In 1849, a school was constructed at the northwest corner of Blake and Rodney streets, just west of the 142 Collingwood Street site.³

3.3 PROPERTY CHRONOLOGY

3.3.1 FREDERIC GORE

Grammar School headmaster Frederic Gore acquired several lots in the vicinity of the school and between 1846 and 1852 received the Crown Patents to complete his ownership. He had his dwelling built in 1849, opposite the school, at the northeast corner of Blake and Rodney (now 47 Rodney Street) and moved there with the boarding students. When his residence became overcrowded, he had a boarding house built to the southeast, fronting on Blake Street (now 126 Blake). Both properties are now protected by bylaw under s. 29 of the Act.

Gore resigned as headmaster in 1856 but remained in the area as a teaching master. In 1871, he sold the lots associated with his residence at 47 Rodney Street to the first sheriff of the Simcoe District, Benjamin Walker Smith. By 1873, Gore and his wife Elizabeth Hanna were living in their native County of Wexford, Ireland.

3.3.2 CHARLES HENRY BOSANKO

Charles Henry Bosanko was born in Toronto on December 1, 1842, but spent his boyhood in Aurora. His father was James Bosanko (1811-1855) of St. Keverne, Cornwall, England. His mother was Alice Berryman, also born in Cornwall (died about 1879). Charles graduated from the Royal Dental College in Toronto in July 1869 and moved to Barrie that September to form a partnership with Dr. J.A. McCausland.

On December 27, 1871, Charles Bosanko married Isabella Laird. She was the daughter of John and Jane Laird who emigrated from Ireland. John was a builder and contractor. After living a few years in Barrie, the Lairds moved to a farm in Minesing (west of Barrie). Isabella taught school there until the family returned to Barrie after about five years. She also taught in Barrie and was active in the Royal Victoria Hospital Auxiliary.

John Laird must have held an agreement with Frederic Gore on the acquisition of Lot 14, south side, Collingwood Street (southwest of the subject property), as he sold the lot to Isabella for a dollar on February 9, 1870. The 1870 document already identifies Isabella as the wife of Charles Bosanko (which is before their marriage in 1871).⁴ It was not until September 16, 1873, that Gore actually completed the sale to John Laird. (Isabella sold Lot 14 to Robert King in August 1885.)

In 1873, Charles Bosanko attended the Philadelphia Dental College and graduated the following year as a dental surgeon.

On September 6, 1873, Frederic Gore sold several lots for \$600 to Bosanko. The purchase included Lots 15, 16, and 17 on the south side of Pellew (now Highland Avenue); Lot 18, south side of Codrington; and Lots 15, 16, 17, 18, 19, and 20 on the north side of Collingwood, Plan 6.

This is a five acre block of land bound by the original Collingwood, Cook, and Pellew/Codrington streets. As still evident, this site is on the ridge of a hill parallel to the north side of Blake Street. The southwestern viewscape at that date would be the panorama of Kempenfelt Bay, the buildings associated with the Grammar School/High School, the estate houses along Blake Street, and the developing town of Barrie.

In March 1875, Charles and Isabella arranged a \$500 mortgage with Hannah Brutchnell of Duncormick, County Wexford, Ireland.

In 1876, Charles joined about fifty other prominent Barrie citizens, including Judge Gowan, in a dramatic protest against the introduction of “crosses, holy pictures, and other decorations typical of more ritualistic churches” into the decor of Trinity Anglican church. The result was the organizing of Christ Church Reformed Episcopal.⁵

The *Barrie Northern Advance* newspaper of April 3, 1879, announced that “Dr. Bosanko has got out plans for a handsome and commodious residence which he intends to erect this summer.” This is the start of the dwelling now known as 142 Collingwood Street.

The 1881 census for Barrie lists Charles, 38, of English ancestry and a member of the Reformed Episcopal Church. Isabella, also 38, was of Irish origin and Methodist faith. In the household was a niece, Alice Bosanko, aged 15. There are no Bosanko children listed.

Frederic Gore died in Ireland. On November 27, 1884, his executor Arthur Gore of the County of Wexford, Ireland, sold to Charles Bosanko for \$200, Lots 16, 17, 18, 19, 20, and 21 on the south side of Collingwood. This purchase added acreage to the estate and protected the southern viewscape.

When sections of the Collingwood road allowance between Duckworth and St. Vincent streets, and between Cook and Codrington (as surveyed for Plan 6) were closed, the Town sold the Cook to Codrington section (measuring 1.25 acres) to Charles. This was on January 27, 1885.



Figure 2: Charles Henry Bosanko, 1878 (E14 B8 4B-3-3 F, Simcoe County Archives)

An article about the prestigious properties in Barrie was published in the *Toronto Daily Mail* newspaper of October 1, 1887. The following describes the Second Empire style dwelling erected for Charles and Isabella Bosanko in 1879:

The Residence of Dr. Bosanko

Is situated on the ridge bordering Kempenfeldt Bay, in the eastern suburb of Barrie, and was erected in 1879. The dwelling is beautifully located on the Penetanguishene Road [Blake Street] about three-quarters of a mile from the town hall. It is of red brick, two storeys high, 36 by 40 feet in dimensions, projections included, and contains nine rooms, exclusive of summer kitchen.

The grounds consist of ten acres laid out in lawns, garden and orchard, the fruit and ornamental trees covering fully one half of the plot, while the remainder is devoted to meadow and pasture.

In addition to the dwelling there is a stable and carriage house combined, a cow byre and other necessary outbuildings.

Dr. C. H. Bosanko the owner of this charming place is a native of Toronto. He studied dentistry in Wisconsin, graduated from the Philadelphia Dental College and is a licentiate of the Royal College of Dental Surgeons, Toronto. Dr. Bosanko came to Barrie in 1869, where he has since been in practice enjoying, without doubt, the largest patronage of any dentist in the county. His rooms, which are supplied with most of the instruments and appliances known to the profession, are on the main street, immediately opposite the post office and railway station.

Owing to the demand on his time by his professional duties, Dr. Bosanko finds a suburban residence inconvenient, and would dispose of his home at a reasonable price.⁶

On September 1, 1888, *The Toronto World* newspaper published a feature edition about several Barrie merchants entitled "Busy Barrie on the Bay: The Beautiful Town on Kempenfeldt." It describes Charles:

Dr. Bosanko is a native of Barrie, and is a prominent dentist, thoroughly skilled in all modern dental methods. His rooms on Owen-street, near Dunlop, are handsomely fitted up, and his laboratory is supplied with all the latest and most approved appliances used in dentistry.

MRS. (DR.) C. H. BOSANKO
One of Barrie's oldest residents died on Thursday, May 28, in the person of Elizabeth (Belle) Bosanko, wife of Dr. C. H. Bosanko, who survives her. Mrs. Bosanko was born in Barrie 82 years ago, the daughter of the late Mr. and Mrs. John Laird. She was one of the earliest and most useful member of Collier St. Methodist church. She had been failing for the last two years and passed away quietly at her home on Thursday. The funeral took place from her late residence, Mulcaster St., on Saturday, May 30. Interment at Barrie Union cemetery.

MRS. C. H. BOSANKO
Mrs. C. H. Bosanko, who had been in poor health for a long time and had been confined to the house for several months, passed away at her home on Thursday, May 28. Interment took place on Saturday in the Union cemetery, service at the house being conducted by Rev. A. R. Beverley, assisted by Rev. H. E. Wellwood. The pallbearers were: Dr. Morren, H. G. Robertson, Alex. Brownlee, Fred Marr, W. R. King and Dr. Richardson.
Mrs. Bosanko, whose maiden name was Isabella Laird, was a daughter of the late Mr. and Mrs. John Laird, and had seen over fourscore years. Her parents came out from Ireland and after living in Barrie for a few years her father, who was a builder and contractor, bought a farm at Minesing and moved there. He was the first postmaster at Minesing and gave the site for a school. There his daughter Isabella taught school until they returned to Barrie, after about five years on the farm, and she also taught in Barrie. Her wedding to Dr. Bosanko was the first solemnized in the present Collier St. Methodist church. For twenty-five years she played the organ at the mid-week prayer meeting in that church and also sang in the choir for years. Dr. Bosanko being an Anglican, she later attended Trinity church. For a number of years she was treasurer of the Auxillary of the Royal Victoria Hospital and she always took a lively interest in public questions. Though of a reserved disposition she was of a very lovable nature and had many warm friends. She is survived by her husband and one brother, Wm. Laird, of New York, who was unable to attend the funeral, being ill in a hospital. Dr. Bosanko also is in very poor health.

Figure 3: Obituaries of Elizabeth Bosanko

Above: *Barrie Northern Advance*, June 4, 1925, page 5, column 1

Right: E2 B12 4B-3-4, page 21 Simcoe County Archives

OBITUARY

DR. C. H. BOSANKO

Dr. C. H. Bosanko, one of the oldest professional men of Barrie, passed away on Friday, July 10, at his late residence, Mulcaster St. He had been in feeble health for some time and a fall down the stairs of his home about two weeks ago, together with the death of his wife some weeks ago, no doubt hastened the end. Dr. Bosanko was born in Toronto on December 1st, 1842, but spent most of his boyhood days at Aurora, where he received his early education. In July, 1869, he graduated from the Royal Dental College, Toronto, and in September of the same year he came to Barrie and entered into partnership with the late Dr. J. A. McCausland. In 1873 he took a post graduate course in Philadelphia Royal Dental College and received his D.D.S. in February, 1874. Since that time he had been practicing in Barrie till his retirement about five years ago. In 1871 he married Isabella Laird, daughter of the late John Laird, Esq., Barrie, who predeceased him by a month. One brother survives, Richard G. Bosanko, of Atchison, Kan., U.S.A., also a niece, Mrs. Frances Webb, of Hartford, U.S.A.

The late Dr. Bosanko was among the oldest Free Masons in Barrie. In September, 1865, he joined Rising Sun Lodge, No. 129, Aurora, and in 1873 he was made a Royal Arch Mason in Signet Chapter, No. 34, Orillia. He was a charter member of Kerr Lodge, No. 230, and had the honor of being a Past Master.

The funeral was held on Sunday afternoon, under Masonic auspices. Interment took place at the Union cemetery.

DR. C. H. BOSANKO

Dr. Charles H. Bosanko did not long survive his wife, passing away on Friday evening, July 10, at the ripe age of 83 years. He had been in failing health for a considerable time and so for the last six years had done little or nothing at his profession.

Born in Aurora, he studied both medicine and dentistry, having the degree of M.D. as well as D.D.S. Over 50 years ago he opened a dental office in Barrie in the house on Collier St. where W. J. McManus now resides, and spent the remainder of his life here except for a few years in Toronto. He was a great reader and served for a time on the Public Library Board. In politics he was a staunch Liberal.

One brother survives—an invalid who is a patient in a U. S. hospital, suffering from an incurable malady. A niece, Mrs. Frances P. Webb, who was brought up by Dr. and Mrs. Bosanko, resides at Hartford, Conn., a sister-in-law and nephew of Dr. Bosanko also living there.

In his earlier years, Dr. Bosanko took an active interest in Free Masonry. He was a Past Master of Corinthian Lodge but afterwards attached himself to Kerr Lodge. At one time he held the office of Grand Steward. He and the late R. W. Bro. Robert King helped to establish Minerva Lodge, Stroud, of which Dr. Bosanko was an honorary life member. Dr. Bosanko also was a member of Signet Chapter, R.A.M., and had passed through the chairs of that body.

The funeral, held on Sunday afternoon, was under Masonic auspices, the burial service being conducted by officers of Kerr Lodge under W. Bro. McFadden. Rev. A. R. Beverley of Trinity Church was the officiating clergyman and the pall-bearers were: Fred Marr, W. N. Duff, H. E. Jory, F. C. Lower, H. G. Robertson and W. A. Turner.

Figure 4: Obituaries of Charles Bosanko

Left: *Barrie Northern Advance*, July 16, 1925, page 5

Above: E2 B12 4B-3-4, page 21 Simcoe County Archives

3.3.3 RALPH SMALLEY

On December 8, 1890, Bosanko, at that date a resident of the City of Toronto, sold what appears to be all of his Barrie holdings (the subject properties and elsewhere) to Ralph L. Smalley of Toronto, a clerk. The purchase price was \$6,500.

Bosanko's east end lands included Lots 16 to 21, on the south side of what was the Collingwood road allowance (closed in 1885); Lots 15 to 17 on the south side of Pellew (Highland); Lot 18 on the south side of Codrington; Lots 15 to 20 on the north side of the former Collingwood road allowance, and the closed Collingwood road allowance between Cook and Codrington.

The 1891 census continues to list Charles, Isabella, and Alice Bosanko in Barrie. They occupied a single family residence with ten rooms. It is not known if this is the 1879 dwelling (occupied as a tenant) or their second known location at the northwest corner of Worsley and Mulcaster streets.

Isabella Bosanko died in June 1925, followed by Charles in July of that year.

3.3.4 ROBERT ALLEN AND EDMUND GUNN

On December 14, 1892, Ralph Smalley, still a clerk living in Toronto, mortgaged all of the former Bosanko holdings with Francis Martin of the City of New Orleans, Louisiana, for \$3,000.⁷ Smalley immediately sold the lands to Toronto merchant Robert John Sharpe Allen and Toronto bookkeeper Edmund Gunn. The price was "the exchange of certain property and the sum of one dollar" plus the \$3,000 mortgage owed Martin.

3.3.5 THOMAS D. WILSON

On December 28, 1893, Francis Martin foreclosed on the property due to a default in payment of the mortgage. He sold all of the lots on November 16, 1896, to Toronto manufacturer Thomas D. Wilson for \$3,000.

3.3.6 JOHN AND MARTHA CLAXTON

On November 25, 1903, Thomas Wilson, still of Toronto, sold the lands for \$2,000 to John Thomas Claxton, a "gentleman" living in Orangeville. As Smalley, Allen, Gunn, and Wilson maintained their Toronto location, it is not known who actually occupied the Bosanko property between December 1890 and the sale to Claxton in November 1903.⁸

John Claxton was born at Thornhill and moved when a young man to Paisley in Bruce County where he became a merchant. He operated a business in Paisley for about twenty three years,

then Orillia for two years, and Orangeville for three years, before retiring to Barrie. In 1877 in Paisley, he married Martha Jane Mansfield. Martha was born in 1849 at a farm near Goderich.

It was John Claxton who began to reduce the size of the Bosanko east end lands. In 1914, he sold Lots 20 and 21, south side Collingwood, and Lots 19 and 20, north side Collingwood, to George R. Tuck. On April 30, 1920, John sold his remaining holdings to Martha.

The 1921 census for Barrie lists John, 73, born in Ontario to English born parents. He identified himself as a gardener. Martha was 71 and born in Ontario to an American father and Irish mother. The only daughter living in the household at that date was Maud Evangeline, 42, born at Paisley. She was a spinster and music teacher. John's widowed sister, Sarah Storey, 66, born in Ontario, lived with the family.

Another daughter, Amy Martha Jane, was born on March 19, 1881, at Paisley. She married an Evangelical minister, the Reverend Jesse Albert Monkman (born Des Moines, Iowa, in 1873) on April 25, 1901, in Dufferin County.

The 1923 directory for Barrie gives Maud's teaching studio location as 7 Post Office Square but her residence was with her parents on Cook Street (the subject property). Maud later married Selby Smith and moved to Toronto. She died on March 14, 1936, at the Ontario Hospital in Whitby (Figure 5).

3.3.7 AMY (CLAXTON) MONKMAN

John Claxton died on June 5, 1933, at the home of his son in Grenfel, Saskatchewan. On August 28, 1933, Martha Claxton sold her land holdings to their daughter Amy Monkman.

In 1935, Amy sold the easterly part of Lot 17 and all of Lot 18, north side Collingwood, plus all of Lots 18 and 19, south side of Collingwood, to Emma Petch of Tiny Township.

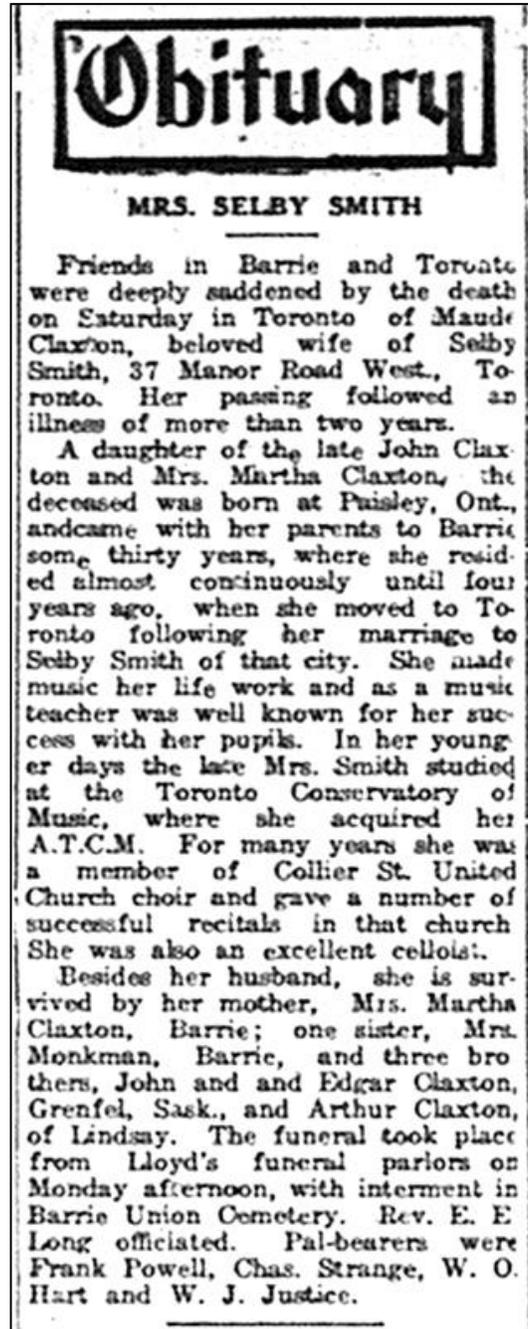


Figure 5: *Barrie Northern Advance*, March 19, 1936

OBITUARY

JOHN CLAXTON

Mr. John Claxton, for many years a resident of Barrie, passed away at the home of his son, J. W., at Grenfel, Sask., on Monday, June 5th, at the ripe age of 85 years. The late Mr. Claxton was born at Thornhill, and used to relate many incidents of his boyhood concerning journeys to the then "Muddy York." As a young man he moved to Paisley and engaged in mercantile life, in which he made a success. He carried on business in Orillia and Orangeville before retiring to Barrie some thirty years ago. He had been a member of Collier St. United Church and a Mason for sixty years, having joined the Patterson Lodge at Thornhill in 1873. On coming to Barrie he affiliated with Kerr Lodge. Beside his widow, he is survived by a family of five, Mrs. Selby Smith (Maude), Toronto; Mrs. Jesse Monkman (Dot), Kimball, Neb.; Arthur of Lindsay, Ont.; John W. and Edgar of Grenfel, Sask.; also ten grand children and five great grand children, and two sisters, Mrs. Grice and Mrs. Stora, of Toronto. After a private service, conducted at the home, the members of Evening Star Lodge, A.F. and A.M., had charge of the service at the graveside. Three sons, with Major Wright and Mr. Mark Neil, of Grenfel, and Mr. Wm. Clarke, of Windthorst bore the casket.

CLAXTON—At her residence, Beverley Hall, 88 Cook St., Barrie, Wednesday morning, July 23, 1941. Martha Jane Claxton, beloved wife of the late John Claxton. The funeral will take place from her late residence, Saturday, 2:30 p.m. (D.S.T.), for interment Barrie Union Cemetery.

MRS. JOHN CLAXTON

In poor health for the past eight years, Martha Jane Claxton, beloved wife of the late John Claxton, passed away at Beverley Hall, Barrie, on Wednesday, July 23, 1941.

The funeral was held from the home on Saturday, July 26, with Rev. S. E. Lewis, B.A., B.D., in charge. Burial was made in the Barrie Union Cemetery. The pallbearers were J. F. Wildman, Duncan F. McCuaig, Dr. E. T. Atkinson, Walter Sarjeant, Albert Sarjeant and Thomas Sinclair.

There were many floral tokens of esteem from friends and relatives, as well as the following organizations: The staff of Claxton and Company, Lindsay; Robinson, Little and Company, Toronto; Council and Officials of the Town of Lindsay; Collier St. United Church, Barrie; and Barrie W.C.T.U.

Those who came from a distance to attend the funeral were Mr. and Mrs. A. T. Claxton, Lindsay; Mr. and Mrs. Ronald Claxton, Toronto; William Mansfield, Lindsay (brother of Mrs. Claxton); Jack Claxton and daughter, Mary, Grenfell, Sask.; and Miss Ida Gordon, Paisley.

Mrs. Claxton was born August 12, 1848, on her father's farm near Goderich. She resided in the following places: Goderich 20 years, Paisley 28 years, Orillia 2 years, Orangeville 3 years and Barrie 26 years. She attended the United Church and for years had been very active in missionary and W.C.T.U. work, being president of both societies in earlier life.

Left to mourn are three sons, A. T. Claxton, Lindsay; Jack and Edgar, Grenfell, Sask.; one daughter, Mrs. Amy M. J. Monkman, wife of Rev. J. A. Monkman, Barrie. A daughter, Mrs. Maud Smith predeceased her. Mr. Claxton died eight years ago.

Mrs. Claxton was a loving and devoted wife and mother, an unusually loyal friend, and an ardent advocate of temperance. She was deeply interested in all Christian and humanitarian enterprises and a life-long believer in and contender for the Word of God as found in the Holy Scriptures, which she could quote readily up to the last. She will be greatly missed by a wide circle of friends.

Figure 6: Claxton Obituaries

Top: *Barrie Northern Advance*, June 15, 1933, page 8

Above: *Barrie Examiner*, July 24, 1941, page 11

Right: *Barrie Examiner*, July 31, 1941, page 8

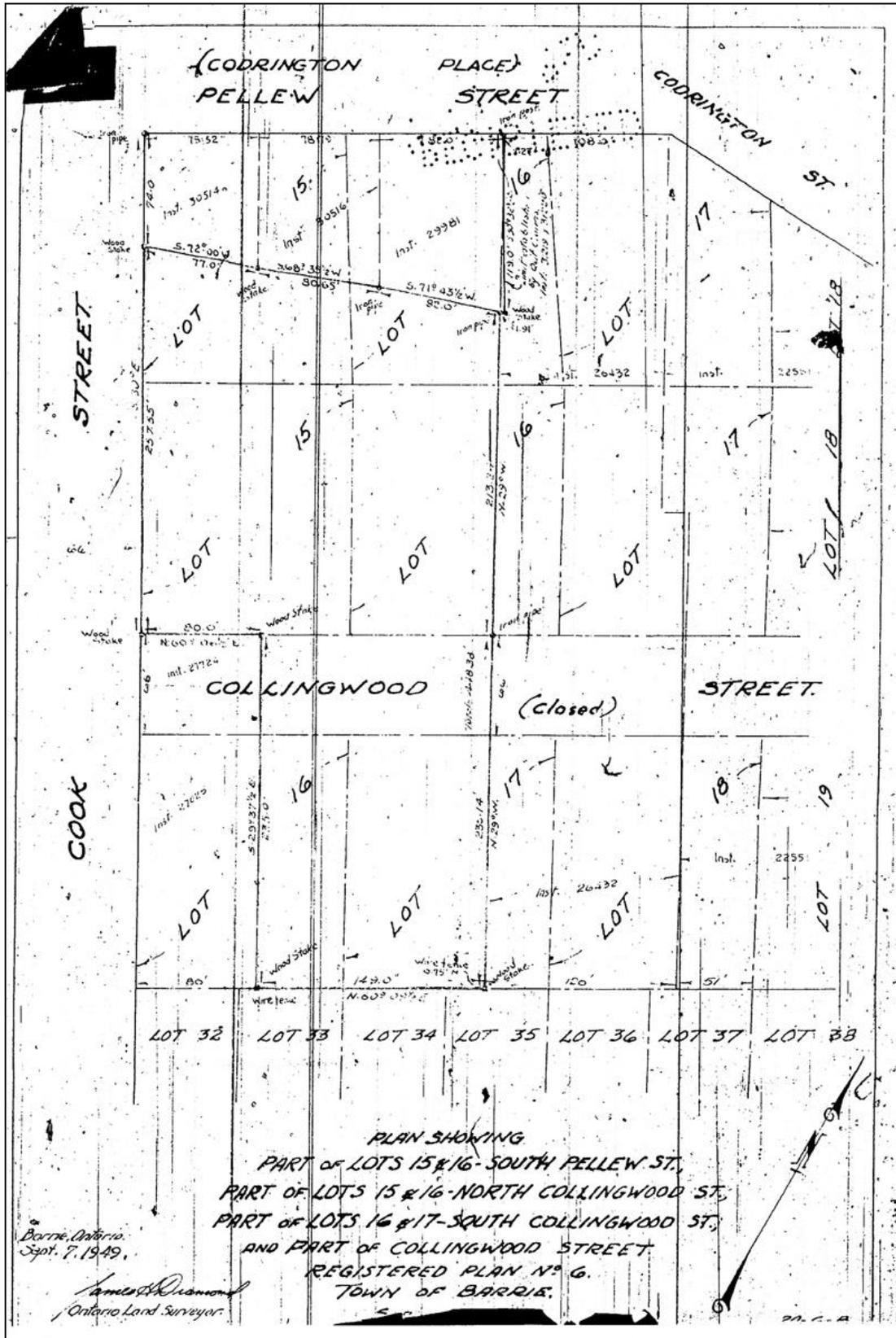


Figure 7: 1949 Survey Plan

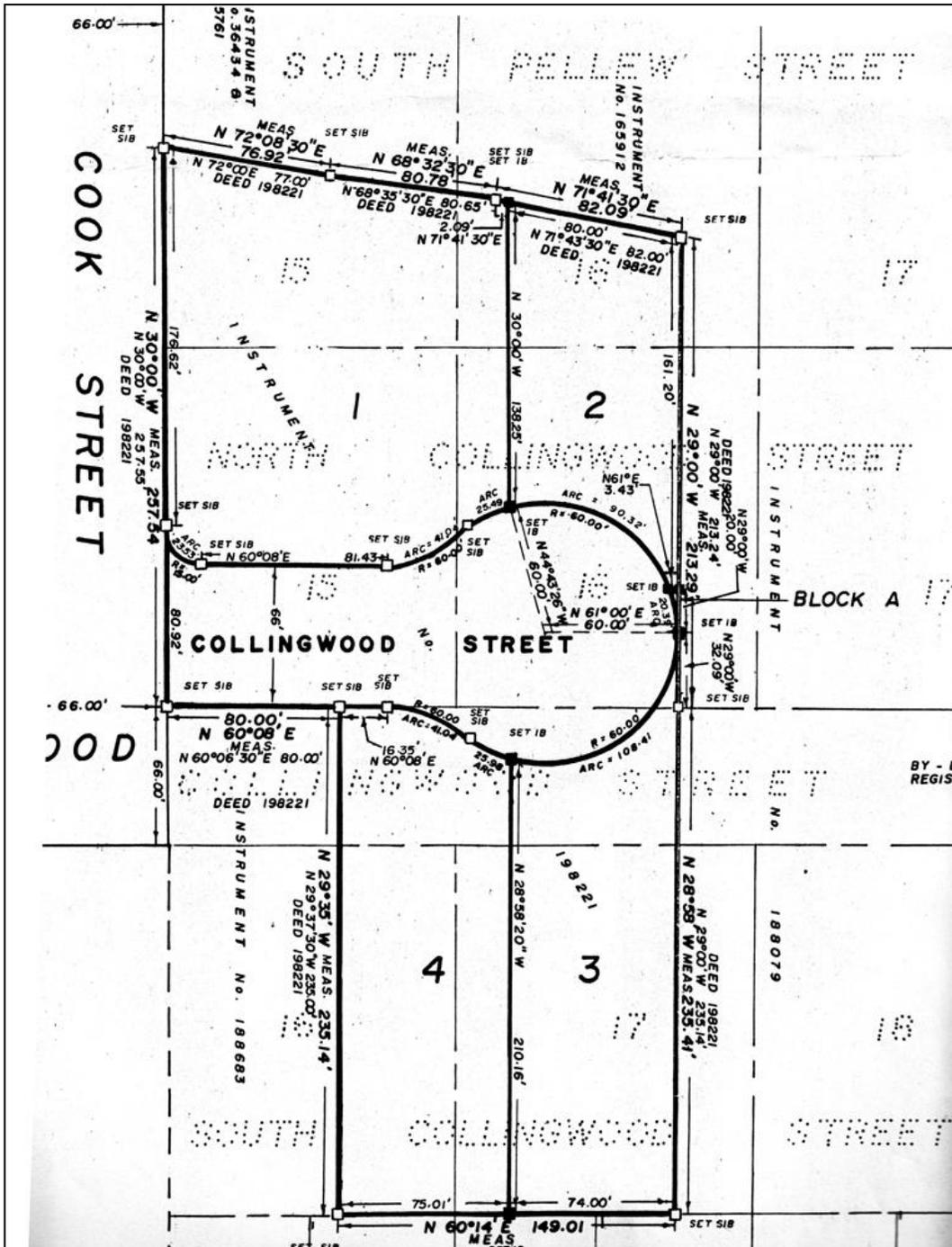


Figure 8: Extract of Plan 1534 dated 1968. The property at 142 Collingwood Street is Part 1. Note the closed Collingwood road allowance below the (existing) Collingwood Street created by the Plan.

In November 1936, Amy and Jesse Monkman became joint tenants on the remaining holdings. Throughout the 1940s, they sold several whole and part lots. The survey plan (Figure 7) indicate the various sales and severances and the related Instruments (deeds) by 1949.

Martha Claxton died in Barrie on July 23, 1941. The news of her death stated she lived at “Beverley Hall, 88 Cook Street.” This is the subject property.

3.3.8 RUSSELL AND WENONAH DINGMAN

On November 10, 1949, Amy Monkman “of the Town of Barrie (presently a patient in the Ontario Hospital, Whitby)” represented by the Public Trustee; and Jesse Monkman of Barrie, sold the following to Russell Gordon Dingman and his wife Wenonah Spence Dingman, for \$12,000. Russell was a “broker” living in Barrie. This was the remnant acreage of the Bosanko estate, including the dwelling.

Part of Lots No. 15 and 16, on the south side of Pellew Street, part of Lots No. 15 and 16, on the north side of Collingwood Street, part of Lots No. 16 and 17 on the south side of Collingwood Street and part of Collingwood Street according to registered Pan No. 6 for said Town.

Jesse Monkman died in 1952 in Toronto, followed by Amy in 1953.

3.3.9 WILLIAM LOHUARU

On January 15, 1965, the Dingmans sold the lands to William Lohuaru, a man of Estonian ancestry. It was Lohuaru who registered the plan of subdivision No. 1543 in February 1968. The description of the subject property became Lot 1, Plan 1543 (Figure 8).

Collingwood Street as it now exists is carved out of the south parts of Lots 15 and 16, on the north side of the original Collingwood road allowance (closed in 1885). When built in 1879, the boundary of the front yard of the dwelling would be the south boundary of the current Collingwood Street.

3.4 RESIDENCE NAME

Until the end of the 19th century when numeric municipal addresses were standardized for door to door mail delivery, it was common practice to name a dwelling.

The Bosanko dwelling has what appears to be a name plate, just below the eaves of the centre tower. This feature is now a buff brick detail but there is no name inscribed or mounted in this area.

When Martha Claxton died in 1941, her obituary identified her residence at “88 Cook Street” as “Beverley Hall.” Surviving on the property is a stone carved with this name. According to Mary Monkman Ashton, great granddaughter of John and Martha Claxton, this is the name of a Claxton estate in Yorkshire, England. The estate house burned in 1900. The stone (Figure 9) was part of a planter in the front yard of the Barrie site.



Figure 9: Beverley Hall stone

In the 20th century, the stretch of Collingwood between Rodney and Cook streets was referred to by some as “Tory Hill.” This may be in reference to the several Conservative Party members who lived along the street. Among them was the late Heber Smith (1915 to 1990), Member of Parliament for Simcoe North between 1957 and 1965. Smith served in the Conservative Diefenbaker government.

4.0 DESIGN OR PHYSICAL VALUE

4.1 DATE OF CONSTRUCTION

There is sufficient evidence to conclude that Charles Bosanko had this dwelling erected in 1879. When built, it was described as “red brick, two storeys high, 36 by 40 feet in dimensions, projections included, and contains nine rooms, exclusive of summer kitchen.” The two storey addition at the west end of the north wall was built after 1879.

4.2 STYLE AND FORM

This is a two storey, Second Empire style dwelling with the characteristic mansard type roof. It was built with a projecting centre frontispiece that featured a bulbous shaped tower. The tower was removed by 1968.

The Second Empire style is lavish and meant to display grandeur. Its popularity in the third quarter of the 19th century in Ontario was short lived and examples in Barrie are rare. George H. Brown, who described himself as an “architect and building surveyor” with talents as a plasterer and mason, is attributed with the Second Empire style buildings erected in Barrie in the 1870s. He often worked with George Ball, a carpenter and builder who owned the Barrie Planning Mill. Ball manufactured “doors, sashes, blinds, mouldings, &c.” Together they erected such monuments as the 1872 Robinson house at 105 Toronto Street (altered), the remodelled town hall and market building (1877, demolished), and the 1877 residence of William Lount (25 Valley Drive, restored/altered). It is likely that Brown and Ball designed and erected the Bosanko dwelling.

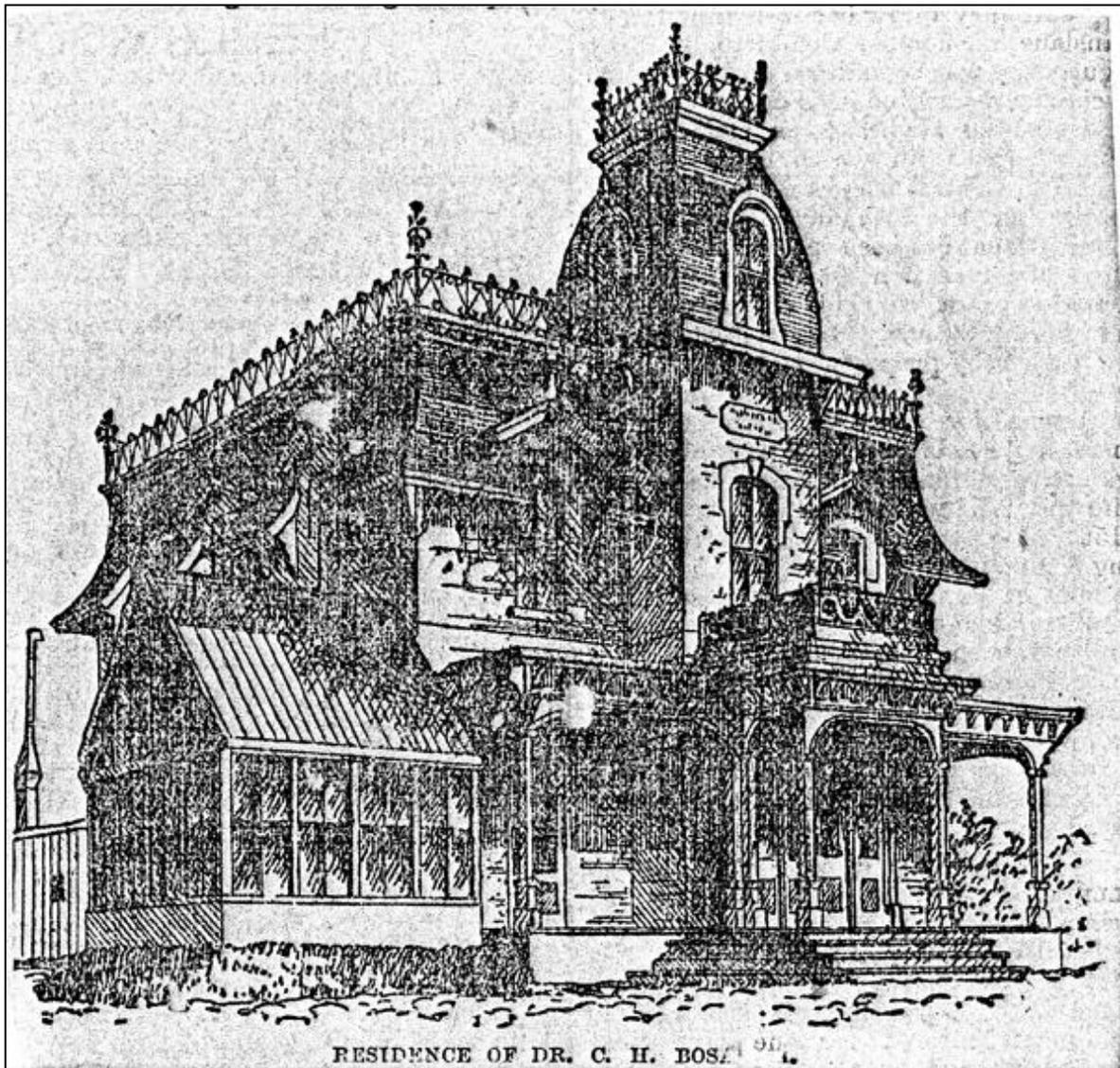


Figure 10: This late 19th century sketch shows the original open verandah with its centre portico (surrounding the doorway), the landing above the portico, the projecting frontispiece with a tower, and the iron cresting on the roof and tower. A glass conservatory is at the southwest corner. As a sketch, there may be some artistic inaccuracies. Note what appears to be a chimney on the left edge. (E15 B7 4B-3-4 C, Simcoe County Archives)



Figure 11: Photograph provided by John Claxton whose family owned the property from 1903 to 1949. This image is probably early 20th century. (Mark Porter)

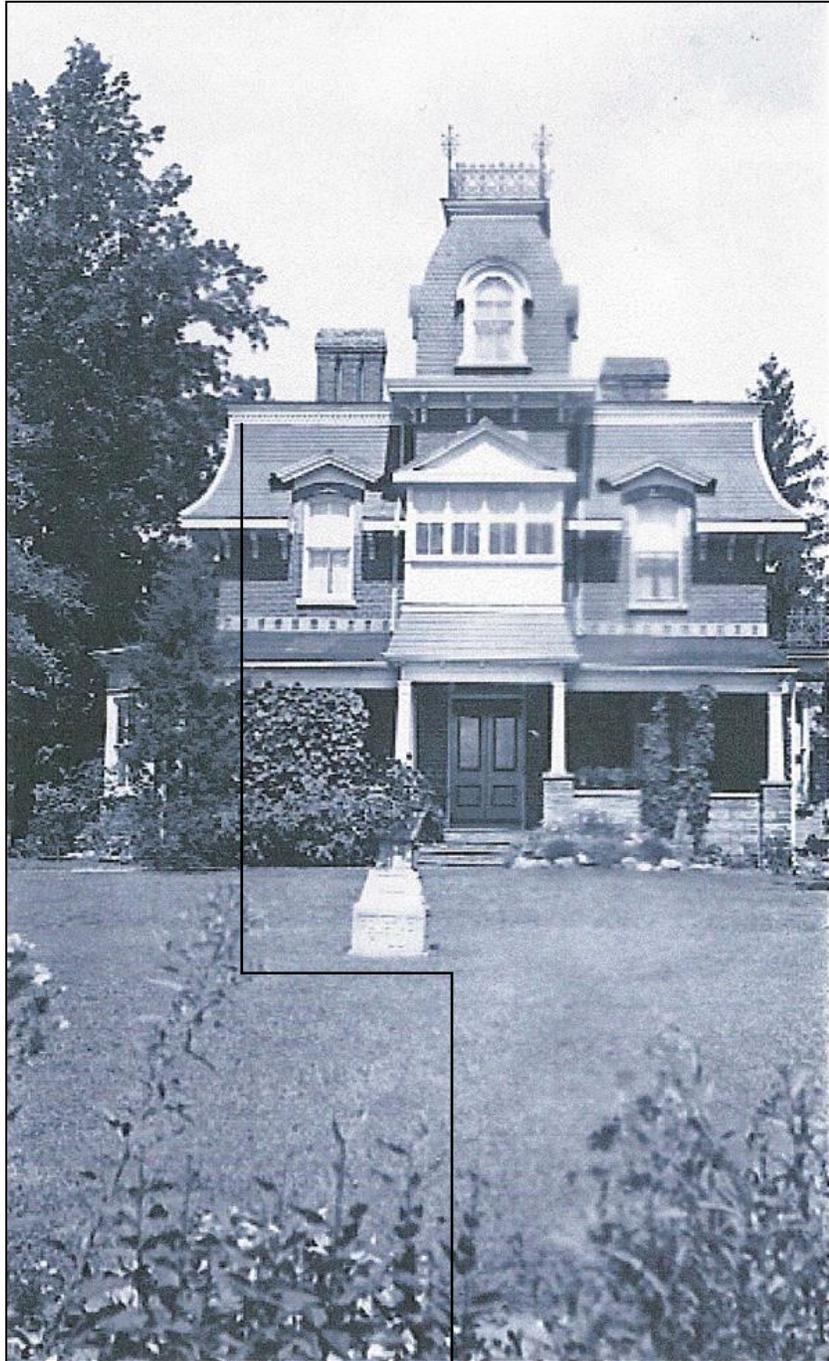
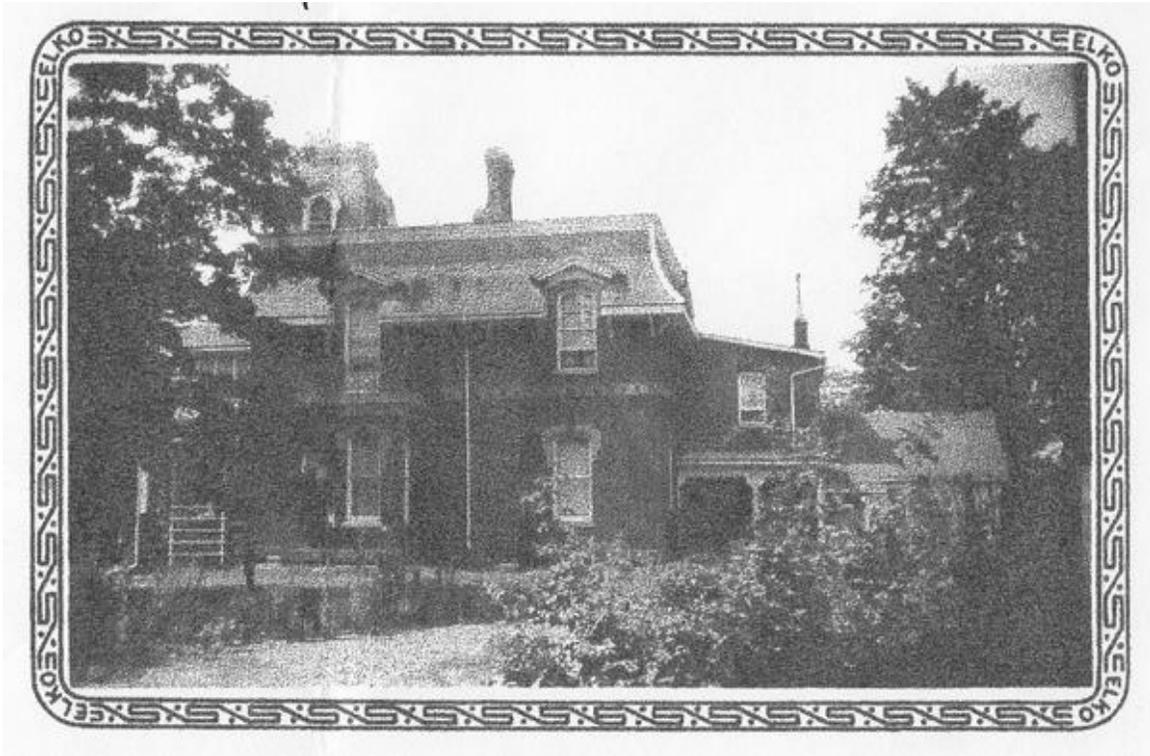


Figure 12: This image was taken when the property was owned by the Claxtons (1903 to 1949). The “Beverley Hall” stone planter is on the much deeper front lawn. The verandah has been remodelled. Note the light coloured edging of the roof, the band of dental type moulding at the ridge, and the chimneys. (Mark Porter)



Claxton Era (1903 to 1949)

Figure 13: Above: East façade showing north (right), two storey addition with an open verandah on right. Note the similarity of the chimney (right) to that in Figure 10. (Mark Porter)

Figure 14: Below: West façade showing Cook Street driveway and garage. (Mark Porter)





Figure 15: Above: South façade, 1968. Note the reconfiguration of the verandah and removal of the tower. The iron cresting from the roof has been added to the verandah. The roof cladding and ridge moulding have been changed. (Lemmon Collection, Private)

Figure 16: Below: West façade, 1968. Note the bay window at the south corner has been removed and a window opening added. The entranceway has been enclosed to create a vestibule. (Lemmon Collection, Private)





Figure 17: Above: South façade, 2015

Figure 18: Below: South and east facades, 2015



The main block of this dwelling, with its three bay front (south) façade (centre frontispiece with flanking window openings) has symmetry. The front façade was built with an open verandah with a centre portico (at the doorway) and second storey access onto the roof of the portico.

As described in 1879, there was a “summer kitchen.” The early sketch has no depiction of this structure, apart from what appears to be a chimney at the northwest, separate from the dwelling. An early 20th century photograph shows a two storey structure with an open verandah, abutting the west side of the north wall of the house. A similar chimney is evident. This is presumed to be the kitchen. It is possibly an early replacement (or enlargement) of the original. The entranceway on the east side of the north wall of the house was the entry between the verandah and the interior.

4.3 MASONRY

This is a frame structure with brick veneer. The masonry is red/orange coloured brick laid in stretcher bond with cream coloured mortar. This is accented by buff coloured brick used for the door and window surrounds and a continuous band visually separating the two storeys. The foundation is rubblestone.

4.4 ROOF

The type of roof is a four sided mansard with bellcast curved sides. The tower was a bulbous shape with a top landing and half round arch window openings.

As evident in early photographs, each corner of the main roof was edged in a lighter colour. The original cladding may have been slate. The centre (projecting) frontispiece has a base (from which the tower rose) that is top edged with a deep, moulded, wood cornice. The balance of the roof was originally top edged in a simpler moulding than the tower base. This had a lower (fascia) with a dental pattern moulding. This has since been replaced (or covered) with a deeper cornice that replicates the tower base section.

The soffit has tongue and groove board cladding and the fascia has wood trim. The eaves have shaped, wood brackets (most of which survive). The eaves are cut through by several window dormers. Each has an “eyebrow” type pediment or roof, edged with moulded trim.

The early sketch (Figure 10) indicates iron cresting (with a fleur-de-lis motif) along the top edge of the roof and on the tower. A section of cresting survives on the east bay window.

Early photographs (Figure 12) indicate two clusters of triple chimneys on the west and east sides of the north roof. These would have serviced the fireplaces and heating stoves. They have been removed.



Figure 19: Above: North façade showing original entranceway on the east part of the house wall, 2015. Part of the two storey addition is early but this has been remodelled.

Figure 20: Below: West (L) and south facades, 2015





Figure 21: Window, 2015

4.5 WINDOW OPENINGS

Typical of the Second Empire style, the adornment of the window openings is multilayered. The openings are segmental in shape (slightly curved at the top) and have the 1870s “modern” 2x2 panes, double hung, type sashes. Some have the original metal swing sash locks on the interior. The storm windows have a segmental shaped wood insert at the top to allow a flat sash to fit into the shaped opening.

Each window opening has a shaped, buff coloured brick surround or top label, and a red brick keystone. The buff labels are unusually flush with the red brick walls. The keystones are plain and somewhat unfinished, as if some applied (stone or wood?) detail is missing. The sills are the lugsill type with extended ends.

The centre window (at the south end of the hallway) on the second storey of the front façade (Figure 21) was an opening onto the roof of the front portico (centre entrance). This area was later enclosed with glass to create a sunroom (used by the Claxtons as a sewing room). That enclosure has been replaced with an open landing with a handrail.



Figure 22: East bay window, 2015

The east façade has a three sided bay window (Figure 22). The roof is flat with moulded wood trim and shaped brackets in the eaves. The second storey window above may have allowed entry onto the top of the bay window. The iron cresting is original to the dwelling and possibly original to this location.

Figure 10 shows a glass observatory at the southwest corner. This was replaced with a multi sided bay window. Cuts in the baseboard of the interior room indicate its dimension. This bay was removed, the brick wall infilled, and a window opening with a simpler buff brick surround was created.

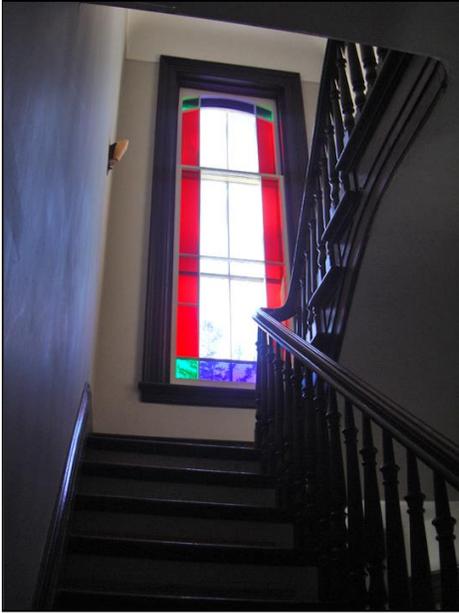


Figure 23: Window at stair landing, 2015

A large window is positioned on the west wall at the midway landing of the interior stairway (Figure 23). This allows light into the stairway and upper hall. The Regency style glazing has red, green, blue, purple, and clear stained glass, some of which is early (notably red).

The shutters on the ground level of the south façade may be a later add on. (This area is not distinguishable in the available early photographs.)

4.6 ENTRANCEWAYS

The primary entranceway is in the centre of the south façade (Figure 24). This is a double door with two upper glazed and two lower wood panels. Above the door is a segmental shaped transom window with a purple glass “keystone.” The door and transom could be original but with replacement glass. The doors enter a small vestibule.



Figure 24: Left: South entranceway, 2015



Figure 25: Right: West entryway, 2016

An original entranceway is on the north façade, east side. (Figure 19). This was the entry linking an open verandah and the interior of the main house. It has a transom window with split panes.

In the centre of the west façade is an entranceway (Figure 25) with a wood canopy overhang on the exterior, rectangular glazed transom, and a glazed and panelled door. At various times, this entrance has been enclosed with a storm vestibule and/or a sunporch. In the Claxton era, the garage and driveway were at the north end of the property, east from Cook Street.

4.7 INTERIOR

Characteristic of the Second Empire style, this dwelling is embellished in and out. When built, it “contained nine rooms.” The main floor plan is a centre hall reception area with west and east parlours. The dining room is at the northeast corner. The most substantive remodelling is at the northwest section, which was added after the initial construction. It now contains a modern entrance, kitchen, and stairways. There has been some reworking of the floor plan of the second level. Original cupboards/closets are throughout; a modern convenience for 1879. Successive owners since Charles Bosanko have kept most of the original interior intact, but carefully constructed reproductions and compatible elements have been introduced.

The interior has panelled wood wainscoting (also called a dado) (Figures 25 and 26), some original, some possibly reproduction. Throughout the interior there are moulded wood baseboards (Figure 27), door trim, and window trim. The original vertical trim is distinct for its tall plinth or base block (Figure 28). All the floorboards were replaced in 2015.



Figure 25: Panelled wainscoting or dado below the windows of the east bay, 2016



Figure 26: Panelled wainscoting or dado, 2016

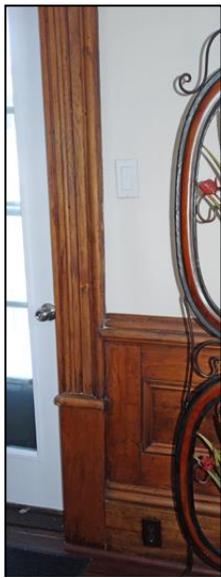


Figure 28: Vertical trim with tall plinth or base block, 2016

There is a variety of sizes and types of interior doors. The reception (main) hall has large openings on the west and east that can be closed with pocket doors (Figures 30 and 31). All doors are panelled. Some have the original (or vintage) hardware (hinges, knobs, escutcheons).

The original woodwork was finished with a dark graining and top glaze. Some of the panelled doors have a light and dark contrast graining (Figure 29). The finish has faded with cleaning and attempts at refinishing.



Figure 27: Baseboards, 2016



Figure 29: Panelled door with light and dark graining, 2016



Figure 30: Looking west from east room through two large openings with pocket doors, 2016

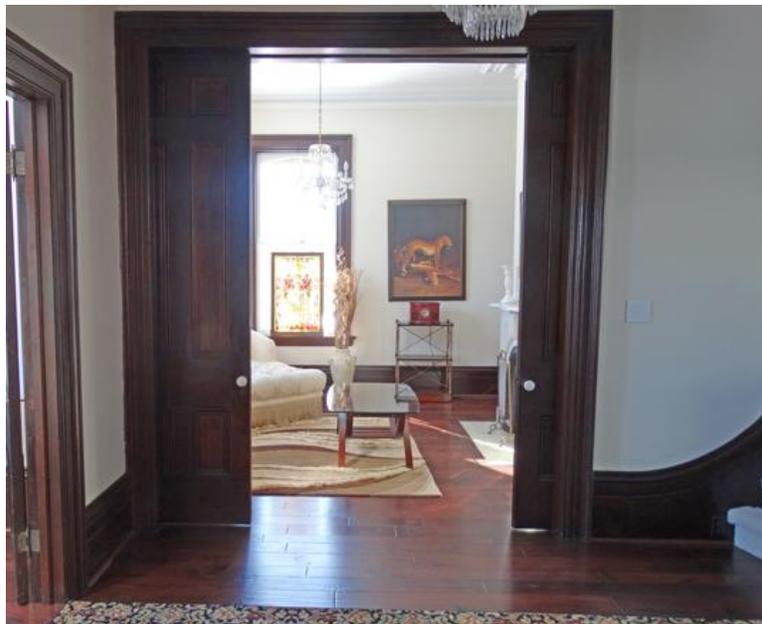


Figure 31: Looking west from reception (main) hall through the large opening with pocket doors, 2016. Note the curvature of the baseboard rising at the stairway (right).

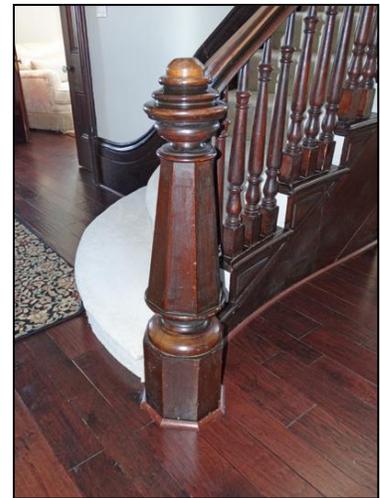


Figure 32: Details of the main stairway showing clockwise from top left: the curved steps at the main floor landing, newel post, pairs of turned balusters supporting the handrail, moulded handrail, and panelled stairwall, 2016



Figure 33: Variations in fireplace types, 2016. The examples with wood mantelpieces are believed to be original. The same may be true of the white marble types. The bottom images show the faux treatment with black paint applied over the mortar joints; not likely original, 2016



Figure 34: Variations in ceiling medallions, 2016. Some may be period reproductions

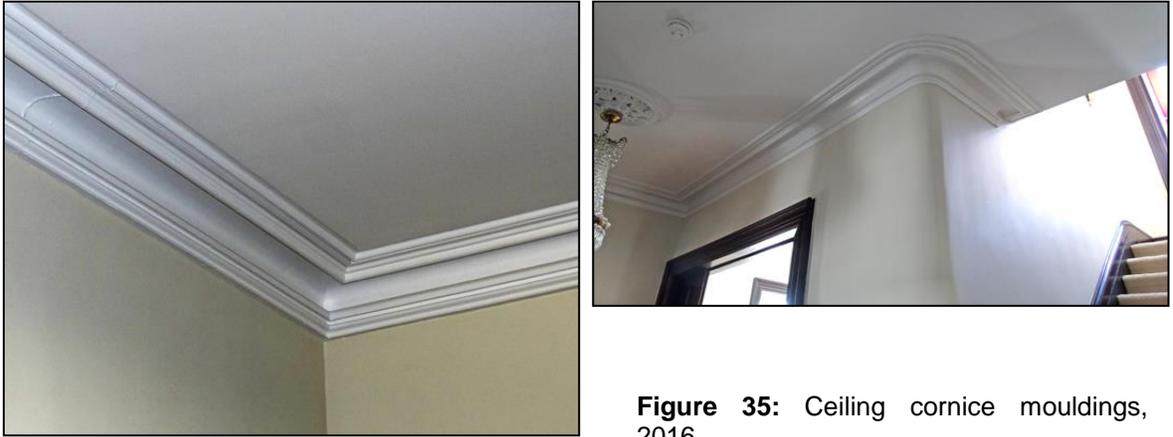


Figure 35: Ceiling cornice mouldings, 2016.



Figure 36: Hallway arch on second floor, 2016

The stairway (Figure 32) begins with curved steps at the main floor landing, leading to a mid landing where a cupboard and a large window with stained glass are located. The stairs then turn to rise to the second floor landing. The stairwall is panelled. The moulded handrail is curved, supported on pairs of turned wood balusters, and terminate at octagonal newel posts. The steps are wood.

The fireplaces (Figure 33) vary in the types of mantelpiece (wood and marble), use of ceramic tile, and hearth materials. One fireplace treatment (southwest bedroom, second floor) is faux, with black lines painted on the brick mortar joints (not likely original). The original fireplaces were coal burning. If not original, a central heating system was installed using a variety of decorative cast iron, air exchange grates cut into the baseboards.

The original ceilings are plaster with variations of perimeter cornice moulding (Figure 35). Many of the ceilings have carved or cast, centre medallions (Figure 34). A second floor hallway has a half round arch terminating in decorative brackets (Figure 36).

4.8 OUTBUILDING

The only outbuilding is a late 20th century garage (Figure 37), northeast of the dwelling.



Figure 37: Modern garage, 2014

5.0 CONTEXTUAL VALUE

When built in 1879, this dwelling was within a five acre parcel and set on a high ridge overlooking Kempenfelt Bay. In 1885, lands were added to create a ten acre estate with “lawns, garden and orchard, the fruit and ornamental trees covering fully one half of the plot, while the remainder is devoted to meadow and pasture.” There was “a stable and carriage house combined, a cow byre and other necessary outbuildings.” The viewscape over the bay, a garden, and the Beverley Hall planter as shown in Figure 38 are from the early period of Claxton ownership (owners from 1903 to 1919).



Figure 38:
Claxton era
view

The size of the Bosanko property was first reduced in 1914 with the sale of whole and subdivided lots. Severances and lot sales accelerated in the 1940s. The creation of a “new” Collingwood Street in 1968 (Plan 1534) reduced the front yard to an estimated half of its original size and changed the access from Cook to Collingwood Street.

The property is now flanked on all sides by post 1945 housing. Those on the south side of Collingwood obstruct the formerly open view of the bay from the entire property. There is still some view of the bay from the upper levels of the 1879 dwelling.

The ornamental trees and orchard are gone. The property is scattered with mature trees (maple, oak, hackberry, spruce, pine, and birch). An overgrown cedar hedge and mature pines block the public view of the west façade of the dwelling.

Contextually, this property is still representative of an early tradition of stylish, grand scale residences being erected on a large, landscaped lot. The dwelling is a landmark of Barrie’s east end and an important part of Barrie’s architectural heritage.

6.0 RECOMMENDATION AND CONCLUSION

Applying the evaluation criteria of Regulation 9/06, it is concluded that this property, with its 1879 dwelling, warrants protection under s. 29 of the Act.

Currently (2016), the property owner is proposing to sever two building lots from Part 1, Plan 1534. The severed lots are referenced in the proposed site plan as Parcels B and C. The remnant Parcel A contains the cultural heritage resource (1879 dwelling and associated lands). If permission is granted to sever Parcels B and C, and if the City proceeds with designation, it is recommended that the designating bylaw only apply to Parcel A and that any new legal description resulting from the severances be used.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property known municipally as 142 Collingwood Street [*legal description is in transition*] contains a Second Empire style dwelling erected in 1879.

The property has historical or associative value as the former estate of a prominent professional in 19th century Barrie, dental surgeon Dr. Charles Bosanko, and as the residence of an early 20th century (retired) merchant, John Claxton, and his family. Bosanko’s choice of location to build his residence can be associated with the historic founding of the east part of Barrie as an area of stylish, grand scale dwellings owned by local gentry.

From a design or physical value perspective, the Second Empire style of the dwelling is rare in Barrie. This example may be the work of local architect George Brown and builder George Ball,

who were responsible for the few public and residential buildings of this style erected in Barrie. A typically lavish style, this example has a high degree of craftsmanship and artistic merit and retains much of its historic integrity.

Contextually, this property is representative of an early tradition of stylish, grand scale residences being erected on a large, landscaped lot. The dwelling is a landmark of Barrie's east end and an important part of Barrie's architectural heritage.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is embodied in the heritage attribute of the 1879 Second Empire style dwelling. The following exterior and interior features are important elements of this heritage attribute and warrant protection:

Exterior

- The form and massing as a two storey, Second Empire style dwelling with a symmetrical, three bay front (south) façade (centre doorcase with flanking window openings)
- The projecting centre frontispiece with a platform that originally supported a tower
- The main square plan; and the northwest addition with a finished height lower than the mansard roof
- The form and type of the mansard roof with bellcast curved sides
- The red/orange coloured bricks laid in stretcher bond with cream coloured mortar, and the buff coloured bricks used as accents for the door and window surrounds and as a perimeter band
- All the shaped, wood brackets in the eaves of the roof and bay window
- The placement and components of the dormers, including the "eyebrow" type pediment or roof, moulded trim, segmental shape, and 2x2 panes sash type
- All iron cresting with a fleur-de-lis motif
- The segmental shaped window openings and lugsills
- The use of a keystone above each window and door opening
- The use of 2x2 panes, double hung, type window sashes

- All components of the three sided bay window of the east façade
- The artistic window on the west wall positioned at the midway landing of the interior stairway, including its placement, size, shape, trim, and any original glazing
- All components of the south entranceway, including the double doors with glazing and wood panels, the segmental shaped transom window, and any original glazing
- The entranceway on the east side of the north façade, including the wood panelled door and the segmental shaped transom window, and any original glazing
- The entranceway on the west façade including the wood canopy overhang, doors, and segmental shaped, glazed transom
- All original builders hardware (interior and exterior) such as metal swing sash locks, knobs, latches, escutcheons, hinges, central heating grates, mechanisms, etc.

INTERIOR

- The floor plan arrangement of a vestibule, centre hall reception area, west and east rooms, and a room at the northeast corner
- All original, wood panelled wainscoting (dado); moulded wood baseboards; moulded wood, door and window trim
- All original interior doors and pocket door assemblies
- All components of the original fireplaces including placement, dimensions, mantelpieces, ceramic tile, hearths, and half round inserts for coal burning, except for the faux treatment of the fireplace on the second floor
- The original perimeter mouldings or cornice and the ornate medallions of the ceilings
- The half round arch terminating in carved brackets, of the second floor hallway
- All components of the main stairway including its placement and configuration, wood steps, curved main level landing steps, octagonal newel posts, panelled stairwall, moulded and curved handrail, turned wood balusters set in pairs as the handrail support, and midway landing with a cupboard and a window

APPENDIX: DRAFT BYLAW

By-Law Number 2016-__

A By-law of The Corporation of the City of Barrie to designate the real property known municipally as 142 Collingwood Street, Barrie, as being of cultural heritage value or interest.

WHEREAS SECTION 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18 s. 29(1) authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the City of Barrie has caused to be served on the owner of the lands and premises known municipally as 142 Collingwood Street, Barrie, and upon the Ontario Heritage Trust, Notice of Intention to so designate the aforesaid real property and has caused such notice of intention to be published in the newspaper having a general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the City Clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the City of Barrie enacts the following:

1. THAT there is designated as being of cultural heritage value or interest as set out in Schedule "B" attached, the real property known as 142 Collingwood Street, Barrie, and more particularly described on Schedule "A" attached hereto.
2. THAT the City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of this passing of this by-law to be published in the newspaper having a general circulation in the municipality.
3. THAT the Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the land registry office.
4. THAT the real property known as 142 Collingwood Street, Barrie, and more particularly described on Schedule "A" attached hereto, be listed on the register as prescribed by s. 27(1.1).
5. THAT this by-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this __ day of __, 2016.

READ a third time and finally passed this _ day of __, 2016

Schedule A to By-law 2016 __

Legal Description

[Subject to revision. Final to be determined by the City of Barrie.]

Schedule B to By-law 2016 __

Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property known municipally as 142 Collingwood Street, Barrie, as described on Schedule "A" attached hereto contains a Second Empire style dwelling erected in 1879.

The property has historical or associative value as the former estate of a prominent professional in 19th century Barrie, dental surgeon Dr. Charles Bosanko, and as the residence of an early 20th century (retired) merchant, John Claxton, and his family. Bosanko's choice of location to build his residence can be associated with the historic founding of the east part of Barrie as an area of stylish, grand scale dwellings owned by local gentry.

From a design or physical value perspective, the Second Empire style of the dwelling is rare in Barrie. This example may be the work of local architect George Brown and builder George Ball, who were responsible for the few public and residential buildings of this style erected in Barrie. A typically lavish style, this example has a high degree of craftsmanship and artistic merit and retains much of its historic integrity.

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- All the shaped, wood brackets in the eaves of the roof and bay window
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- All iron cresting with a fleur-de-lis motif
- The segmental shaped window openings and lugsills
- The use of a keystone above each window and door opening
- The use of 2x2 panes, double hung, type window sashes
- All components of the three sided bay window of the east façade
- The artistic window on the west wall positioned at the midway landing of the interior stairway, including its placement, size, shape, trim, and any original glazing
- All components of the south entranceway, including the double doors with glazing and wood panels, the segmental shaped transom window, and any original glazing
- The entranceway on the east side of the north façade, including the wood panelled door and the segmental shaped transom window, and any original glazing
- The entranceway on the west façade including the wood canopy overhang, doors, and segmental shaped, glazed transom
- All original builders hardware (interior and exterior) such as metal swing sash locks, knobs, latches, escutcheons, hinges, central heating grates, mechanisms, etc.

INTERIOR

- The floor plan arrangement of a vestibule, centre hall reception area, west and east rooms, and a room at the northeast corner
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- All original interior doors and pocket door assemblies

- All components of the original fireplaces including placement, dimensions, mantelpieces, ceramic tile, hearths, and half round inserts for coal burning, except for the faux treatment of the fireplace on the second floor
- The original perimeter mouldings or cornice and the ornate medallions of the ceilings
- The half round arch terminating in carved brackets, of the second floor hallway
- All components of the main stairway including its placement and configuration, wood steps, curved main level landing steps, octagonal newel posts, panelled stairwall, moulded and curved handrail, turned wood balusters set in pairs as the handrail support, and midway landing with a cupboard and a window

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ENDNOTES

¹ The Register is as prescribed by s. 27 of the Ontario Heritage Act. A property listed on a Register is not protected by the Act except for the provision that a municipality must be given sixty days notice of the intent to submit an application to remove or demolish a building or structure on a listed property. As this property is not listed, this provision does not apply.

² Some remnants of these estates survive today, such as the former coachman's residence at 42 Blake Street.

³ The Grammar School became a High School in 1868 and a Collegiate Institute in 1880. Many of the students who attended became prominent Canadian lawyers, politicians, physicians, and businessmen. The school burned in 1916 and its replacement was erected in Barrie's west end. Its legacy is Barrie Central Collegiate Institute.

⁴ It is possible that this document is incorrectly dated 1870.

⁵This was a reform movement founded in 1873 by another group that left the Protestant Episcopal Church when disturbed by the growth of ritualism.

⁶ E3 B4 4B-3-5, p.74, Simcoe County Archives.

⁷ In 1910, T.D. Rees, the head of a lumber company in New Orleans purchased the Tudor style dwelling now known as 11 Rodney Street (just southeast of the corner of Blake and Rodney). This 1892 financial arrangement may be the start of the New Orleans connection to Barrie.

⁸ A year by year search of the Barrie tax assessment rolls held by the Simcoe County Archives may identify the occupants between 1890 and 1903. This search was not considered necessary for purposes of this report.

Overall, professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.