

# Cultural Heritage Evaluation Summary Report

City of Barrie Bulk  
Designation Project

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Prepared for:  
**The Corporation of the City of  
Barrie**

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# 1.0 Introduction

## 1.1 Project Purpose

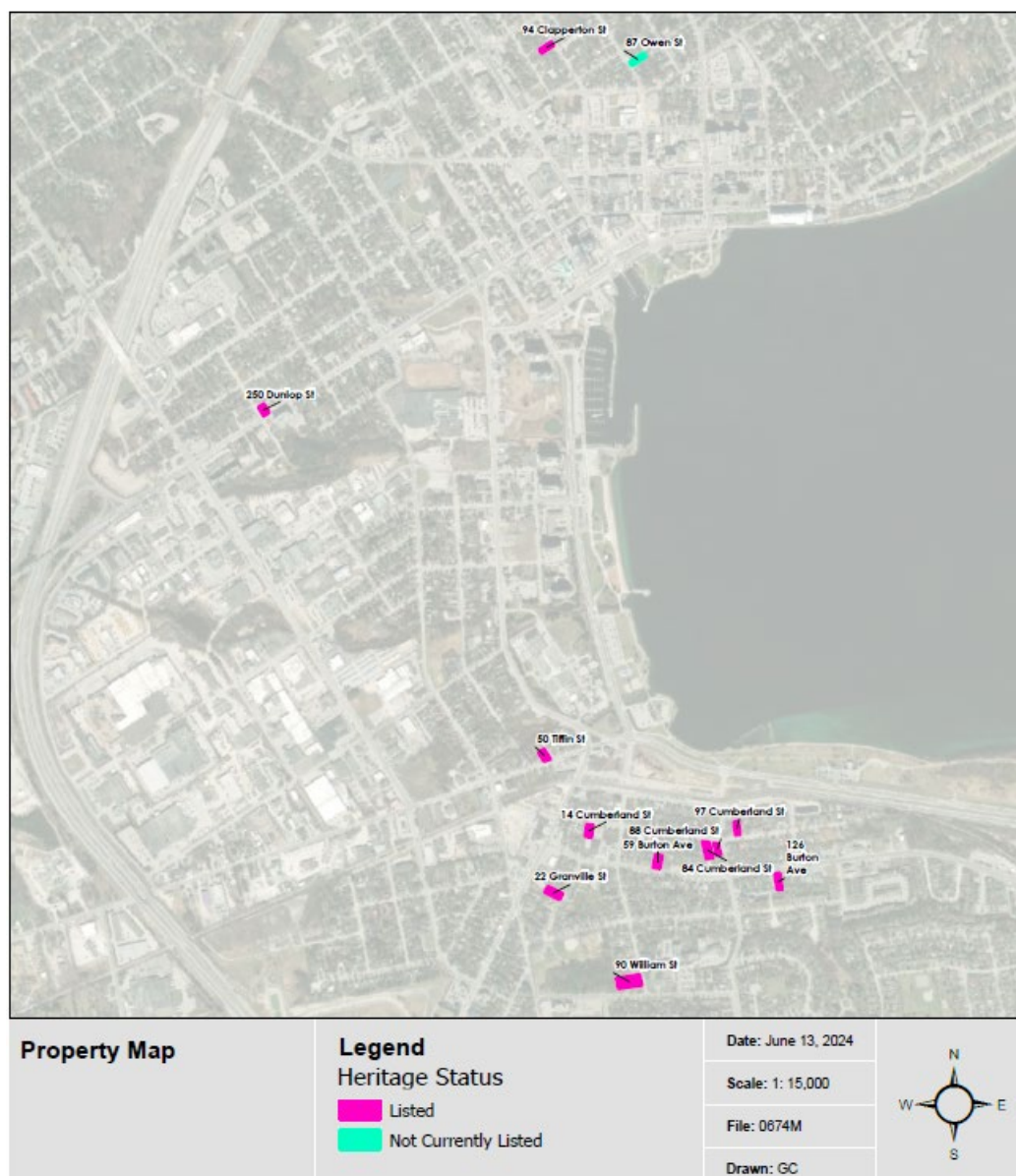
MHBC was retained by the City of Barrie to undertake the review of properties to determine whether or not they meet the legislated criteria for potential designation under Part IV of the *Ontario Heritage Act*. Each property was evaluated as per *Ontario Regulation 9/06*, which is the legislated criteria for determining Cultural Heritage Value or Interest. Properties which meet 2 or more criteria are eligible for designation under the *Ontario Heritage Act* by an act of City Council.

This report provides a summary of this project and related methodology. It also provides historical review of each property evaluated in **Appendix B**. Cultural Heritage Evaluation Reports are provided in **Appendix C**.

## 1.2 Location of Subject Properties & Heritage Status

The 13 properties included in the scope of this project are located within the Municipality of Barrie, generally west of Kempenfelt Bay (see **Figure 1**).





**Figure 1:** Map noting the location of properties evaluated for potential designation under Part IV of the *Ontario Heritage Act*. (MHBC, 2024)

These properties are located within three distinct neighbourhoods, as follows:

- Allendale Neighbourhood:

The Allendale neighbourhood generally extends along the north side of Tiffin Street, south towards Bladwin Lane, east towards Robinson Street, and west towards Alfred Street. The Allendale neighbourhood includes the following properties which pertain to the scope of this project:

- 50 Tiffin Street

- 14 Cumberland Street
- 50 Caroline Street
- 22 Granville Street
- 88 Cumberland Street
- 84 Cumberland Street
- 59 Burton Avenue
- 90 William Street
- 97 Cumberland Street
- 126 Burton Avenue

- The Grove Neighbourhood:

The Grove Neighbourhood generally extends along the north side of Grove Street West, south towards Codrington Street, east towards Oak Street and west towards the west side of Drury Lane. The Grove neighbourhood includes the following properties which pertain to the scope of this project:

- 87 Owen Street
- 94 Clapperton Street

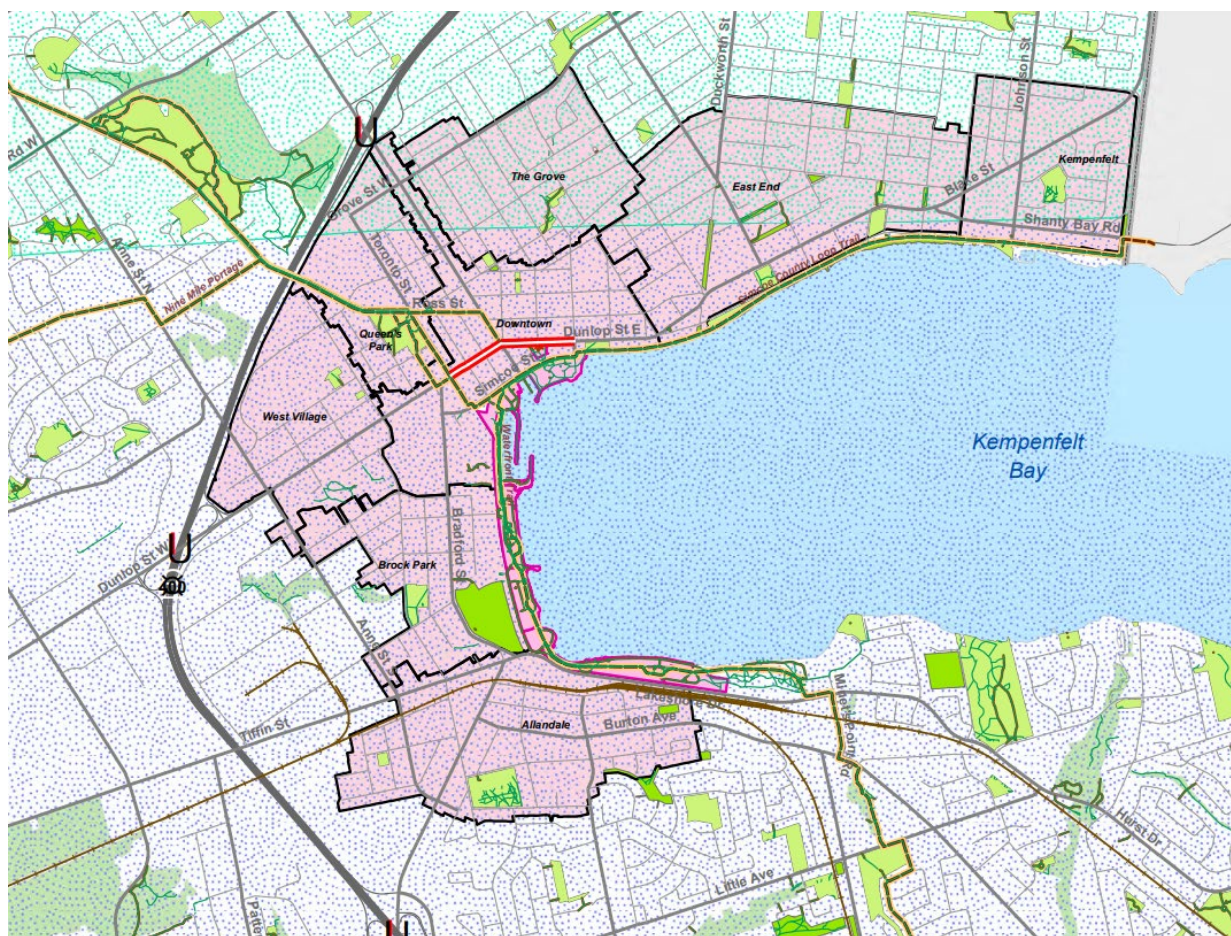
- West Village Neighbourhood:

The West Village Neighbourhood generally extends along the south side of Highway 400, south towards Vespra Street, east towards Eccles Street and west towards Anne Street. The West Village neighbourhood includes the following property which pertain to the scope of this project:

- 250 Dunlop Street West

These neighbourhood groupings have been identified by the City of Barrie Historic Neighbourhoods Strategy and are provided on Map 8 of the City of Barrie Official Plan (see **Figure 2**).





**Figure 2:** Map noting the location of Historic Neighbourhoods Identified by the City of Barrie Official Plan (Map 8) (Source: City of Barrie, 2024)

# 2.0 Methodology

## 2.1 Policy Context

### 2.1.1 PPS 2024

The Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2024* (PPS)<sup>1</sup>. When addressing cultural heritage planning, the PPS provides for the following:

#### ***4.6 Cultural Heritage and Archaeology***

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
- 4. Planning authorities are encouraged to develop and implement:*
  - a) archaeological management plans for conserving archaeological resources; and*
  - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- 5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and*

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<sup>1</sup> PPS 2024 takes into effect on October 20, 2024.



*managing archaeological resources, built heritage resources and cultural heritage landscapes.*

### 2.1.2 The Planning Act & PPS 2020

The *Planning Act* makes a number of provisions regarding cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

### 2.1.3 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Heritage Impact Assessment has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act*, as Amended in 2022 as per Bill 23 (Schedule 6). *Ontario Regulation 9/06* outlines the mechanism for determining cultural heritage value or interest. Here, a property must meet at least 2 of 9 criteria to be considered for designation under Part IV of the *Ontario Heritage Act*.

### 2.1.4 City of Barrie Official Plan (2024)

The City of Barrie includes policies for the wise management of cultural heritage resources in Section 8.4 of the Official Plan. This includes the following, which is related to the scope of this project:

#### ***8.4 Celebrating History***

*a) Significant built cultural heritage resources and significant cultural heritage landscapes, as per the Provincial Policy Statement, shall be conserved.*

*b) Cultural heritage resources and cultural heritage landscapes are to be identified and protected over the long term.*

*c) A register of cultural heritage resources ('Register') of all known properties of cultural heritage value or interest, which may include properties designated under Part IV of the Ontario Heritage Act, as well as properties which may have cultural heritage value or interest but have not yet been evaluated nor designated per the Ontario Heritage Act, shall be established and maintained.*

##### ***8.4.1 Heritage Designations***

*a) To better conserve, protect, and enhance Barrie's cultural heritage resources, the City will support and encourage the designation of individual properties under Part IV of the Ontario Heritage Act.*

*b) City Council must first consult with the Municipal Heritage Committee before giving notice of its intention to designate a property or to repeal a by-law designating a property or part thereof.*

##### ***8.4.3 Historic Neighbourhoods***

*a) By virtue of their groupings of historic buildings and streetscapes, historic neighbourhoods are areas with cultural heritage character that are recognized as valuable cultural heritage resources, but have not yet been individually evaluated nor*



*considered appropriate for designation under the Ontario Heritage Act. The city's historic neighbourhoods are identified on Map 8 of this Plan.*

## 2.2 Evaluation Criteria & Provincial Guidance

The following provides the evaluation criteria under *Ontario Regulation 9/06*. According to the *Ontario Heritage Act*, a property must be demonstrated to meet 2 or more criteria for the Council of a Municipality to consider designation of a property under Part IV. Here, *Ontario Regulation 9/06* prescribes the following:

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

*The property has design value or physical value because it,*

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

*The property has historical value or associative value because it,*

- 4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

*The property has contextual value because it,*

- 7. is important in defining, maintaining or supporting the character of an area,*
- 8. is physically, functionally, visually or historically linked to its surroundings, or*
- 9. is a landmark.*

The Ministry of Citizenship and Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries) has not published a guiding document on the interpretation and appropriate application of the above-noted criteria. The Ontario Heritage Toolkit (which is currently under revision) does not provide an in-depth analysis of the above-noted criteria and how/where they should be applied. However, the Ministry published the Heritage Identification & Evaluation Process document in

2014, which provides an in-depth analysis of the criteria under *Ontario Regulation 9/06* and how they are intended to be interpreted and applied. While this document is for the evaluation of properties in Ontario with the potential to be considered Provincial heritage properties, it uses the same criteria as *Ontario Regulation 9/06* and offers information as to their intended application. Section 4.0 of the document identifies that “The relevant information documented through the research should be evaluated against each of the criteria as described in both *O.Reg 9/06* and *O. Reg 10/06* to determine the property’s CHVI and level of significance.” The document then goes on to provide an in-depth analysis of the criteria under *O-Reg 9/06* beginning in Section 4.6 of the document. The document then proceeds to provide an analysis of each criteria. Given that the document considers the criteria under *Ontario Regulation 9/06* as well as *10/06*, aspects of the document can reasonably be applied to the evaluation of potential cultural heritage resources.

This project also considers the condition and integrity of heritage properties. Although *Ontario Regulation 9/06* does not consider the condition or integrity of a resource or its physical condition, the Ministry of Culture Tourism and Sport advises on *Integrity* (Page 26) and *Physical Condition of properties* (Page 27) in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*. In the matter of integrity, the Guide notes that: (underline for emphasis),

*A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*

*For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.*

*Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive*

reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

*Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.*

## 2.3 Research & Site Visits

In order to determine whether or not each property meets criteria under *Ontario Regulation 9/06*, detailed historical research has been undertaken for each individual property. The detailed histories of each property are provided in **Appendix B** of this report.

Research for this report was conducted using both primary and secondary sources. Libraries, historical societies, archives, and online resources and databases were consulted, including the Simcoe County Archive, the Barrie Historical Archive, Library and Archives Canada, the Canadian Federal Photo Library, the Simcoe Land Registry Office (LRO 51), the National Air Photo Library, the City of Barrie's records, the Huronia Museum, the Biographical Dictionary of Architects in Canada, and the Ontario Heritage Trust's databases. Secondary sources consulted included the *BarrieToday* local newspaper, the Dictionary of Canadian Biography, the Canadian Encyclopedia, and the Simcoe County Pioneer and Historical Society Pioneer Papers (1908), among others.

Primary sources included tax assessment records, Canadian census records, fire insurance plans, historical atlases, The Canadian biographical dictionary and portrait gallery of eminent and self-made men (1880), the Canadian Parliament Sessional Papers Vol. 2. Third Session of the Eleventh Parliament of the Dominion of Canada (1911), and the Gazetteer and Directory of the County of Simcoe for 1866-7 (1866), among others. Genealogical databases were also consulted including FamilySearch.org, Ancestry.ca, Billion Graves, and Find-a-Grave.

Site visits were conducted by MHBC staff on Monday, July 8<sup>th</sup>. Permission was granted by property owners to access the properties being researched and photograph the accessory structures, and grounds, and all elevations of the dwellings from the exterior.<sup>2</sup>

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<sup>2</sup> Where permission to enter was not granted, a site visit on private lands was not conducted.

## 3.0 City and Neighbourhood Context

### 3.1 City of Barrie

The lands now known as Barrie, Ontario are located within the traditional territory of the Anishinabewaki (ᐱᐢᐣᐢᐣᐢᐣᐢᐣᐢᐣᐢ), Ho-de-no-sau-nee-ga (Haudenosaunee), Wendake-Nionwentsio, and Mississauga peoples (Native Land Digital). They are covered by Treaty 16, the “Lake Simcoe Purchase,” signed in 1815 at Kempenfelt Bay by representatives of the Crown and certain Anishinaabe peoples, and by Treaty 18, the “Nottawasaga Purchase” signed in 1818 by representatives of the Crown and certain Anishinaabe peoples (Treaties in Ontario). Today Barrie remains home to many First Nations, Métis, and Inuit People who continue to caretake these lands.

Barrie is located at the site of the eastern terminus of an Indigenous portage route which was co-opted by British soldiers during the War of 1812, widened, and used as a supply route into the Georgian Bay (Moreau). The route was known by the British as “Nine Mile Portage” (The Editors of Encyclopædia Britannica) and its terminus served as the headquarters of Sir George Head, an Assistant Commissary General who was tasked with the establishment of the base at Penetanguishene (Campbell). Civilian settlers began to arrive in the area in the late 1810s and set up permanent residence (History of Barrie).

The settlement was officially named Barrie in 1833 after Commodore Robert Barrie, a naval commander based in Kingston, Ontario, who had personally visited the region twice. The hamlet subsequently received its first post office in 1835 (Moreau).

Logging was a major early industry as a result of the area’s plentiful forests and enormous trees, and in the winter, ice blocks were cut from the Kempenfelt Bay and stored to be shipped to Toronto, Buffalo, and New York for refrigeration during the summer months (History of Barrie).

Barrie formally incorporated as a village in 1854 (Moreau) and in 1865, the village received its first train station; a stop on the Northern Railway line to York (now Toronto), which would accelerate the area’s growth and population (BarrieToday Staff). By 1871 it incorporated as a Town and by 1896 it annexed the village of Allandale (Moreau).



In 1916, the Canadian Expeditionary Force opened a military base near Barrie which remains the Canadian Military's largest training facility to this day (Moreau). The opening of Highway 400 in 1850 provided easier access to the Town and accelerated the Town's growth once again as a result of resort tourism, which remains a major aspect of Barrie's economy (The Editors of Encyclopædia Britannica).

Barrie incorporated as a city in 1959 (The Editors of Encyclopædia Britannica) and today it supports a population of over 145,000 (History of Barrie).

## 3.2 Barrie Neighbourhoods

### 3.2.1 Allandale Neighbourhood History & Built Character

The village of Allandale grew up around the Allandale Station which was built for the Ontario, Simcoe, and Huron Union Railway (later the Northern Railway) in 1853 (Barrie 360 Staff). Frederic William Cumberland, chief engineer and general manager, determined in 1852 that the best route for the railroad would be to bypass the existing village of Barrie and build a station at Allandale (BarrieToday Staff). Disappointed at the rerouting, the village of Barrie tried to annex the railway lands beginning in 1857 without success (Barrie 360 Staff). In 1863 a permanent brick railway station was built to replace the wood one constructed in 1853. By now, the village of Allandale had a population of about 150 (BarrieToday Staff).

More railway lines came to the area, including a nearby stop on the Toronto, Simcoe and Muskoka Junction Railway in 1875, and a stop on the National Railway line from Colwell in 1878, and in 1888, the Grand Trunk Railway purchased the Northern Railway (BarrieToday Staff). In 1897, Barrie would finally succeed in annexing Allandale (Barrie 360 Staff). The Grand Trunk Railway built the lavish current Allandale Station in 1905 as its flagship station on the line (BarrieToday Staff).

Life in Allandale centered around the railway, which was both the Town's economic hub and its largest employer (Barrie Advance Staff). While the railway industry declined in the mid-20<sup>th</sup> century, Allandale remains a popular neighborhood in Barrie for its many remaining historic homes and old-fashioned charm (Forfar).

The character of the Allandale Neighbourhood can be defined as including features of a low-density 19<sup>th</sup> century residential neighbourhood that has evolved over time. The

neighbourhood remains primarily residential in use with some recreational, institutional and commercial uses.

Existing lots and streets were created as a result of various Plans of Subdivision. This includes the 1892 Plan of Subdivision, also known as the “Plan of the Village of Allandale”. Here, streets were created based on both the traditional European grid system as well as roads and landscape features associated with Kempenfelt Bay. This resulted in streets oriented at right angles as well as on the diagonal, providing access to the Bay (such as Essa Road, for example). Residential side-streets are narrow with two lanes of thoroughfare traffic. Sidewalks are provided on either side of the street and often include narrow boulevards. Rectangular-shaped lots (generally being of similar sizes) were laid out fronting onto the streets. Lots include landscaped open space in front, side, and rear yards, with houses generally being oriented closer to the street. Lots often include narrow driveways in side yards providing access to single-storey detached garages in rear yards, setback from the front façade of dwellings.

The neighbourhood includes a range of architectural styles generally dating from the mid. 19<sup>th</sup> century to the mid. 20<sup>th</sup> century. There is a concentration of buildings dating towards the late 19<sup>th</sup> century and area primarily constructed of red brick, often between 1.5 and 2.5 storeys in height. Buildings are set at right angles to the street.

### 3.2.2 The Grove Neighbourhood History & Built Character

The Grove neighbourhood is one of Barrie’s oldest. It includes a variety of homes built in the mid-19<sup>th</sup> to early 20<sup>th</sup> century in a variety of styles, including Gothic revival, Edwardian, and Georgian (Exel). Infill during the mid- to late-20<sup>th</sup> century saw the addition of wartime bungalows and 1.5 storey homes that maintained the area’s tree lined streets and low-density residential character (Historic Neighbourhoods Strategy). Since the time of its early settlement, it has been home to many of the City’s elite. Prominent inhabitants have included architect Thomas Kennedy, businessman and politician Thomas David McConkey, lawyer and politician D’Alton McCarthy Jr, architect father and son Shearman Bird and Eustace Bird, and former mayor George Radenhurst (Exel). Today local residents particularly enjoy the neighbourhood’s diversity of housing, mature landscaping, and pedestrian-friendliness (Historic Neighbourhoods Strategy).

The character of The Grove Neighbourhood can be defined as including features of a low-density 19<sup>th</sup> century residential neighbourhood that has evolved over time. The neighbourhood remains primarily residential in use with some recreational, and

institutional uses. Existing lots and streets were created as a result of various Plans of Subdivision. This includes the 1855 Plan of Town Lots on Part of West Half of Lot 23 and Part of West Half of Lot 24. Here, streets were created based on the European grid system at right angles. Worlsey Street and McDonald Street are oriented to be parallel with the north shoreline of Kempenfelt Bay.

Residential side-streets are narrow with two lanes of thoroughfare traffic. Sidewalks are provided on either side of the street and often include narrow boulevards. Some streets include sidewalks on one side of the street, as with Clapperton Street. Rectangular-shaped lots (generally being of similar sizes) were laid out fronting onto the streets. Lots include landscaped open space in front, side, and rear yards, with houses generally being oriented closer to the street. Lots often include narrow driveways in side yards providing access to single storey detached garages in rear yards, setback from the front façade of dwellings.

The neighbourhood includes a range of architectural styles generally dating from the mid. 19<sup>th</sup> century to the mid. 20<sup>th</sup> century. There is a concentration of buildings dating towards the late 19<sup>th</sup> century and area primarily constructed of red brick, often between 1.5 and 2.5 storeys in height. Buildings are set at right angles to the street.

### 3.2.3 West Village Neighbourhood History & Built Character

The historic neighbourhood of West Village grew out of Barrie's industrial and rail expansion during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries (Exel, Then and Now: 'Pleasant double home' has a rich history). It served predominantly as a residential area for industrial workers (Discover Barrie's Neighbourhoods – Downtown) and maintains much of its historic character to this day. It remains predominantly residential and contains a mix of early 20<sup>th</sup> century homes and mid-20<sup>th</sup> century wartime bungalows (Historic Neighbourhoods Strategy). Notable historic homes in the community include the 1899 Warnica Family Home (Exel, Then and Now: Warnica family home remains a 'looker'), 203 Dunlop Street West (Exel, Then and Now: One of West Village's lovely older homes), and 2-4 Innisfil St. (Exel, Then and Now: 'Pleasant double home' has a rich history). Today, the area's tree-lined streets and low to medium residential density are beloved by local residents (Historic Neighbourhoods Strategy).

The character of The West Village Neighbourhood can be defined as including features of a low-density 19<sup>th</sup> century residential neighbourhood that has evolved over time. To a greater extent than The Grove and Allendale neighbourhoods, West Village has seen more commercial and multi-residential developmemnts given its proximity to Highway

400. The neighbourhood has evolved but continues to provide streets which are primarily residential in use with some recreational, and institutional uses. Existing lots and streets were created as a result of various Plans of Subdivision. This includes the 1854 Perry Estate Subdivision. Here, streets were created based on the European grid system at right angles, creating a true grid plan laid out in a series of blocks.

Residential side-streets are narrow with two lanes of thoroughfare traffic. Sidewalks are provided on either side of the street and often include narrow boulevards. Some streets include sidewalks on one side of the street, as with Francis Street. Rectangular-shaped lots (generally being of similar sizes) were laid out fronting onto the streets. Lots include landscaped open space in front, side, and rear yards, with houses generally being oriented closer to the street. Lots often include narrow driveways in side yards providing access to single storey detached garages in rear yards, setback from the front façade of dwellings. The neighbourhood includes a range of architectural styles generally dating from the mid. 19<sup>th</sup> century to the mid. 20<sup>th</sup> century. There is a concentration of buildings dating towards the late 19<sup>th</sup> century and area primarily constructed of red brick, often between 1.5 and 2.5 storeys in height. Buildings are set at right angles to the street.

## 4.0 Cultural Heritage Evaluation

The following sub-sections of this report provide an evaluation of the subject lands as per Regulation 9/06 of the *Ontario Heritage Act*. These criteria have been adopted as standard practice in determining significant cultural heritage value or interest.

### 4.1 Cultural Heritage Evaluation Summary

The following table identifies those properties which meet the legislated criteria for designation under Part IV of the *Ontario Heritage Act* or not.

	Address	Number of Criteria Met (9 total criteria)	Criterion met under O-Reg 9/06	Summary of Evaluation
1.	97 Cumberland Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
2.	94 Clapperton Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
3.	14 Cumberland Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
4.	250 Dunlop Street West	3/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
5.	90 William Street	3/0	<b>Criterion: 1, 4, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
6.	87 Owen Street	2/9	<b>Criterion: 1, 4, 7</b>	<b>Meets</b> the legislated criteria for Part IV



				designation under the <i>Ontario Heritage Act</i> .
7.	126 Burton Avenue	4/9	<b>Criterion: 1, 4, 6, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
8.	84 Cumberland Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
9.	88 Cumberland Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
10.	22 Granville Street	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
11.	50 Tiffin Street	1/9	<b>none</b>	<b>Does not</b> meet the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .
12.	59 Burton Avenue	2/9	<b>Criterion: 1, 7</b>	<b>Meets</b> the legislated criteria for Part IV designation under the <i>Ontario Heritage Act</i> .

The following provides Statements of Significance of each property which meets the criteria under *Ontario Regulation 9/06* and is being put forward for Part IV designation. A list of heritage attributes of each property is provided in the CHER tables in **Appendix C**.

#### 4.1.1 97 Cumberland Street



##### **Statement of Significance:**

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value because the house at 97 Cumberland Street is a representative example of a dwelling constructed in the Edwardian architectural style. The property demonstrates contextual value given that it is important in maintaining the character of the area, which can be described as that of a 19<sup>th</sup> century residential streetscape. The dwelling was likely built as a sister house using the same design template as 93, 99, 103, and 105 Cumberland Street. The 1907 Fire Insurance Plan indicates that these houses were likely built at approximately the same time. As such, the dwelling at 97 Cumberland Street represents part of an original early 19<sup>th</sup> century residential development and contributes to the 19<sup>th</sup> century residential streetscape character.

#### 4.1.2 94 Clapperton Street



##### **Statement of Significance:**

The subject property demonstrates design/physical and contextual values. The property has design value as it includes a representative example of a dwelling constructed in the Edwardian architectural style. The property has contextual value because the existing dwelling is important in maintaining the character of the area as a 19<sup>th</sup> century residential streetscape. The dwellings located at 92, 96, 98, 100, and 101 Clapperton Street all date from the late 19<sup>th</sup>-early 20<sup>th</sup> century and the dwelling at 94 Clapperton Street is important to maintaining this character.

#### 4.1.3 14 Cumberland Street



##### **Statement of Significance:**

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value as it includes a representative example of a dwelling constructed in the Edwardian architectural style. The property demonstrates contextual value given that it is important in maintaining the character of the area, which is part of the Allandale historic neighbourhood. The streetscape includes dwellings constructed in a similar period of time with similar built features. In particular, 13 Cumberland Street and 15 Cumberland Street appear to have been constructed based on a similar design to that of 14 Cumberland Street.

#### 4.1.4 250 Dunlop Street West



##### **Statement of Significance:**

The property demonstrates design/physical value given that it includes a representative example of a dwelling constructed in the Barrie Vernacular architectural style. The property demonstrates contextual value as the building is important in supporting the existing character of Dunlop Street West. Here, the character is varied and includes a mix of 19th century single detached dwellings as well as contemporary new development. The north side of Dunlop Street West continues to include late 19th to early 20th century residential dwellings between Boys Street and Frances Street North.

#### 4.1.5 90 William Street



##### **Statement of Significance:**

The subject property has design value because it includes a two-storey red brick dwelling constructed in the Edwardian architectural style with Queen Anne influences. The property has historical or associative value because it was built for Henry Holgate, a civil engineer with the Northern Railroad. Holgate Street (located north of the subject property), was named after Henry Holgate. It is also the birthplace of his son Edwin Holgate, famous Canadian painter and 8th member of the Group of Seven. The subject property demonstrates contextual value because it is important in maintaining the heritage character of the area. William Street includes many c. late 19th century two-storey red brick dwellings.

#### 4.1.6 87 Owen Street



##### **Statement of Significance:**

The subject property has design value as a unique example of a dwelling which includes features indicative of the Victorian, Second Empire, and Gothic Revival architectural styles. Given that the dwelling cannot fit into any one traditional architectural style, it is considered unique rather than representative. The property demonstrates historical or associative value as the home of Thomas Kennedy and his family. Thomas Kennedy, his wife Alice, and their children resided in the home for 17 years. The property demonstrates contextual value given that Kennedy is noted in the Biographical Dictionary of Architects in Canada as a prolific architect who worked on a vast number of civic, ecclesiastical, institutional, commercial, industrial, and residential projects in Barrie and elsewhere around southern Ontario. Further, The Grove Neighbourhood is considered representative of a 19th century residential neighbourhood. Within that neighbourhood, Owen



Street includes features of a 19th century residential streetscape and, which includes buildings dating to the 19th and early 20th century. This includes 87 Owen Street, which maintains the character of the area with other existing streetscape features.

#### 4.1.7 126 Burton Avenue



##### **Statement of Significance:**

The subject property has design value because it includes a dwelling representative of the Barrie Vernacular architectural style. The property has historical or associative value as the dwelling was constructed by Henry Dollery between 1896 and 1907. Dollery helped construct the Northern Railway in his youth and worked as an engineer for the Grand Trunk Railway for 45 years. He also built extensively within the local community. Henry Dollery was known to have built extensively in the area. Therefore, the existing dwelling reflects the work or ideas of a builder who was significant to the community.

The house follows a similar design to others on the street, resulting in a cohesive neighbourhood character. The property has contextual value because it is important to maintaining the character of the area. The context includes late 19th and early 20th century dwellings which are similar in terms of scale, massing, and design. This includes (but is not limited to) those located at 124, 126, 128, 130, and 132 Burton Avenue.



#### 4.1.8 84 Cumberland Avenue



##### **Statement of Significance:**

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value because the house at 84 Cumberland Street is a representative example of a late 19th century dichromatic red and buff brick dwelling with a traditional L-shaped layout. The property demonstrates contextual value given that it is important in maintaining the character of the area, which can be describe as that of a late 19th-early 20th century residential streetscape. The stretch of Cumberland Street between Bayview Drive and Milburn Street in particular is comprised predominantly of original late 19th and early 20th century homes, most of which are constructed of complimentary red brick. In particular, the house at 88 Cumberland Street also includes buff brick accents. This particular area is representative of an original streetscape as so many of the first homes built there are still present.

#### 4.1.9 22 Granville Street



##### **Statement of Significance:**

The subject property demonstrates design/physical and contextual values. The property has design value as it includes a representative example of a dwelling constructed in early 20th century with craftsman elements. The property has contextual value because the existing dwelling is important in maintaining the character of the area as an early to mid-20th century residential streetscape. The layout of the property, orientation of the dwelling, and setback from the street demonstrate early 20th century streetscape patterns, and the dwelling fits in with the architectural style of the area with regard to its scale and massing, making it important to maintaining this character.

#### 4.1.10 59 Burton Avenue



##### **Statement of Significance:**

The subject property has design value because it includes a representative example of a building constructed in the Barrie Vernacular architectural style. The property demonstrates contextual value given that it is located within the Allandale neighbourhood, and maintains the character along Burton Avenue. Overall, the Allandale neighbourhood includes features representative of a 19th and early 20th century residential streetscape. The stretch of Burton Avenue between William Street and Bayview Drive includes late-19th century red brick dwellings which served as housing for the railway workers at that time. The features of the property at 59 Burton Avenue contributes to that character.

It is important to note that through the review of properties included in the scope of this project, there were similarities in various neighbourhoods in terms of late 19<sup>th</sup> and early 20<sup>th</sup> century architecture. Here, a “Barrie Vernacular” architectural style can be identified. This includes, for example, the buildings located at 59 Burton Avenue and 94 Clappterton Street. These buildings are often repeated along the street, within various neighbourhoods. Often, these buildings are similar but have been altered and include some level of variability.

These buildings tend to include the following features which are often a combination of features indicative of the Victorian, Queen Anne, and Edwardian styles of architecture:

- 2 storey scale and massing;
- Red brick construction;
- Cross-gabled roofs;
- Deep eaves;
- Projecting bays;
- Segmental arched and arched windows;
- Parlour style windows, sometimes including large single paned parlour windows or a set of paired rectangular windows;

- Drip molds or voussoirs over window openings; and
- Attic gables, including either attic vents or glazing.



**Figures 3 & 4:** (left) View of 59 Burton Avenue, (right) View of 94 Clapperton (MHBC, 2024)

It is the recommendation of this report that a study should be undertaken to canvas the City to evaluate and describe the range of buildings which could be identified as “Barrie Vernacular.”

## 5.0 Conclusions and Recommendations

This project concludes that the following properties meet 2 or more criteria under *Ontario Regulation 9/06*:

### **The Allendale Neighbourhood:**

- *14 Cumberland Street;*
- *22 Granville Street;*
- *84 Cumberland Street;*
- *59 Burton Avenue;*
- *90 William Street;*
- *97 Cumberland Street; and*
- *126 Burton Avenue.*

### **The Grove Neighbourhood:**

- *87 Owen Street; and*
- *94 Clapperton Street.*

### **West Village Neighbourhood:**

- *250 Dunlop Street West.*

Given the cultural heritage evaluations provided in this report, it is recommended that the City of Barrie designate the above-noted properties under Part IV of *the Ontario Heritage Act*.

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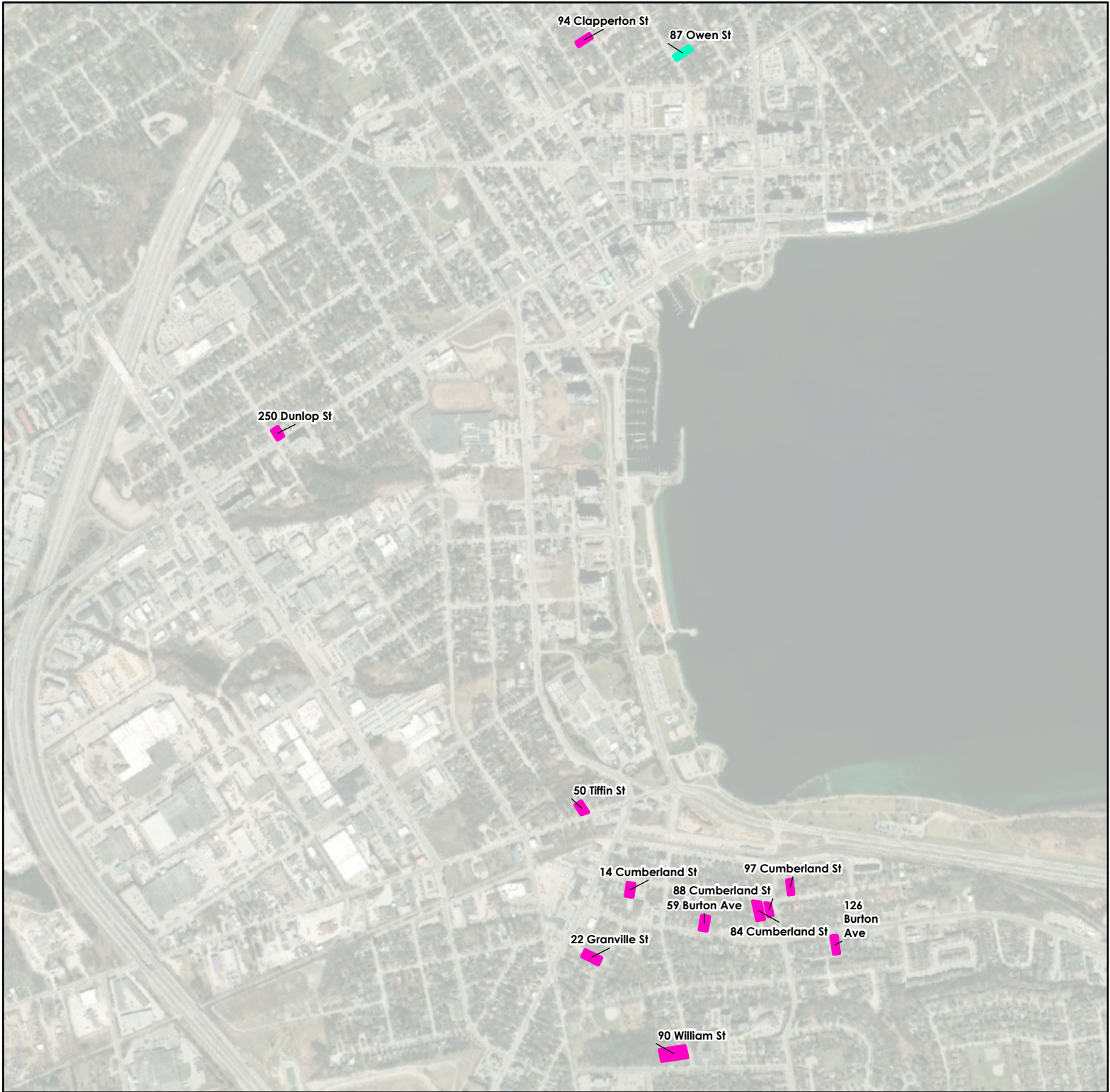
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## Appendix **A**

Property Location Map (next page)



## Property Map

### Legend Heritage Status

- Listed
- Not Currently Listed

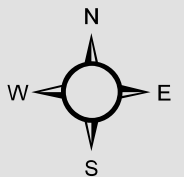
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## Appendix **B**

### Property Historical Summaries

# Address: 14 Cumberland Street, Barrie ON

## Heritage Status

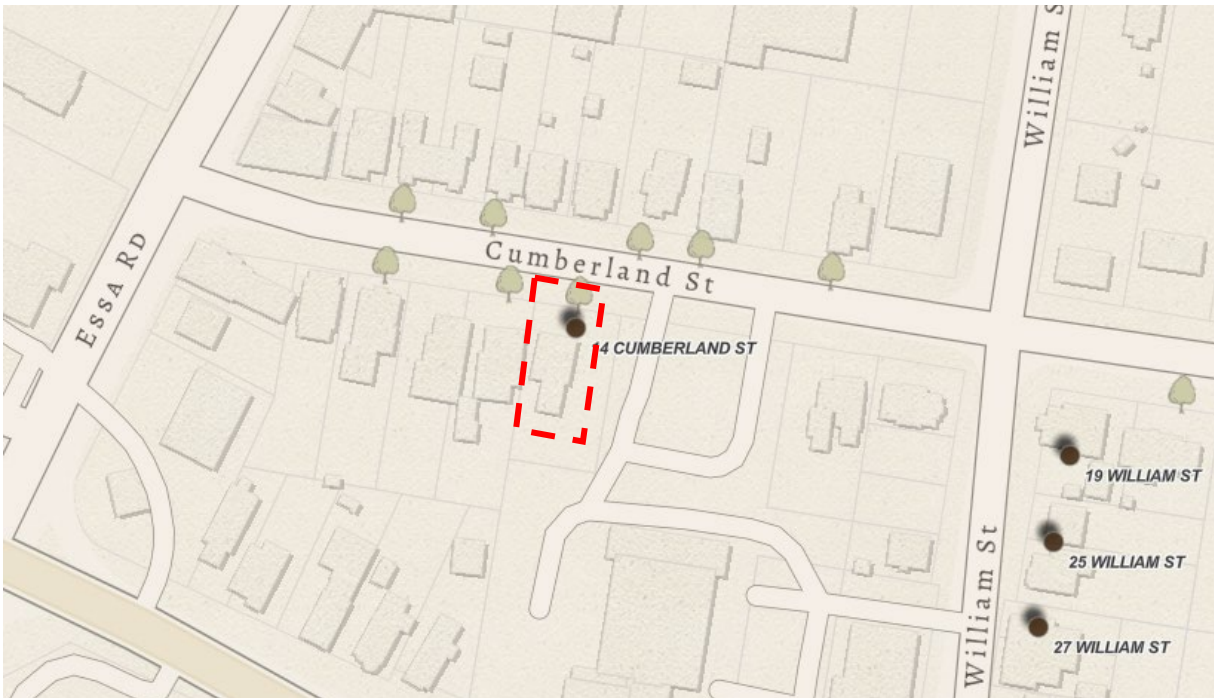
The property at 14 Cumberland Street is listed on the City's Municipal Heritage Register. It was listed in 2016 by Council Resolution #16-G-089. The City's listing identifies its reasons for listing as follows:

*"Constructed around the year 1905, this property lies adjacent to the previously registered Unity Christian High school, formerly known as King Edward Public School, which was established in 1906. The structure is quite typical of homes built during that era in association with the Allandale rail line. The property was home to the old station master of the time."*

## Property Location & Context

The subject property municipally addressed as 14 Cumberland Street is located in the historic neighbourhood of Allandale. The property is on the south side of Cumberland Street, west of William Street, east of Essa Road, and north of Burton Avenue. The property is legally described as PT LT 6 S/S CUMBERLAND ST PL 169 ALLANDALE AS IN RO1384652; BARRIE.

The surrounding area includes the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of detached dwellings. There are some commercial uses nearby, particularly along Essa Road. The subject property shares an east and south (rear) boundary with Unity Christian High School.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 14 Cumberland Street noted in red. (Source: City of Barrie)

The streetscape character along Cumberland between Essa Road and William Street can be described as a 19<sup>th</sup> century residential streetscape. The street includes original late 19th and early 20th century homes, most of which are constructed of red brick (see **Photos 1 & 2**). The dwelling located on the subject property was likely constructed at approximately the same time as the dwelling across the street at 15 Cumberland Street given that it includes the same building style and features, including (but not limited to) veranda with hit and miss cement block masonry.





**Photos 1 & 2:** (left) View of Cumberland Street looking north-east from the south side of Cumberland Street, (right) View of Cumberland Street looking south-west towards the subject property (MHBC, 2024)

## Property Description

The subject property has an area of 750.47m<sup>2</sup> with approximately 21 metres of frontage on Cumberland Street. The property includes a two-storey brick dwelling.

## Built Features & Landscaping

The property contains a two-storey red brick single detached dwelling constructed in the Edwardian architectural style. The City's records indicate that the dwelling was constructed c. 1905. The dwelling has a hip roof with a front (north) facing dormer. The foundation is constructed of fieldstone which has been parged with cement in areas. The building includes a veranda which spans the length of the north elevation and includes arts and crafts style pillars and hit and miss cement block masonry railings with a balcony above. The windows have shallow segmental arches and exterior shutters, and the front entrance is asymmetrical. There is a rear addition that is not original to the structure.



**Photo 3:** View of the front (north) elevation. (MHBC, 2024)



**Photo 4:** View of the east elevation. (MHBC, 2024)



**Photo 5:** View of the rear (south) elevation. (MHBC, 2024)



**Photo 6:** View of the west elevation. (MHBC, 2024)

The property includes landscaped open space with a wood fence along the rear property line. The front entrance is approached via cement paver walkways to the sidewalk and to the paved driveway on the east side of the property.

## Historical Summary

The subject property originally consisted of part of Lot 8, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to George Buckendale (of Markham) in 1823 and included 100 acres of the north half of Lot 8. Buckendale sold the property to William W. Baldwin (of Spadina) in 1824.

William W. Baldwin was an Irish settler and prominent figure in early York (Toronto) society. He served as a doctor, militia officer, lawyer, justice of the peace, businessman, and politician (Fraser). However, he was known to reside in Toronto and never lived on the subject property. The property was inherited by his oldest son, Robert Baldwin, in 1847.

Robert Baldwin was a prominent lawyer, politician, and political reformer (Cross). He was well known to have lived in Toronto and never resided on the subject property. Robert sold the property to his brother William Augustus Baldwin in 1851, and William sold it to Archibald C. Thompson (of Barrie) in 1872, and Archibald sold it to brothers James and Martin Burton less than a month later.

James and Martin were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship to be built in town, the *Ida Burton*. Burton Avenue, located one block south of the subject property, was named for the Burton brothers. Together, they organized the Barrie Electric Light Company. James Burton was president of the Northern Navigation Company and Martin Burton was president of the Barrie Gas Company and vice president of the Barrie Carriage Company (Exel). The brothers had the property surveyed and subdivided in 1872. The subject property consisted of Lot 6 of Plan 169 of the south side of Cumberland Street (see **Figure 2**).

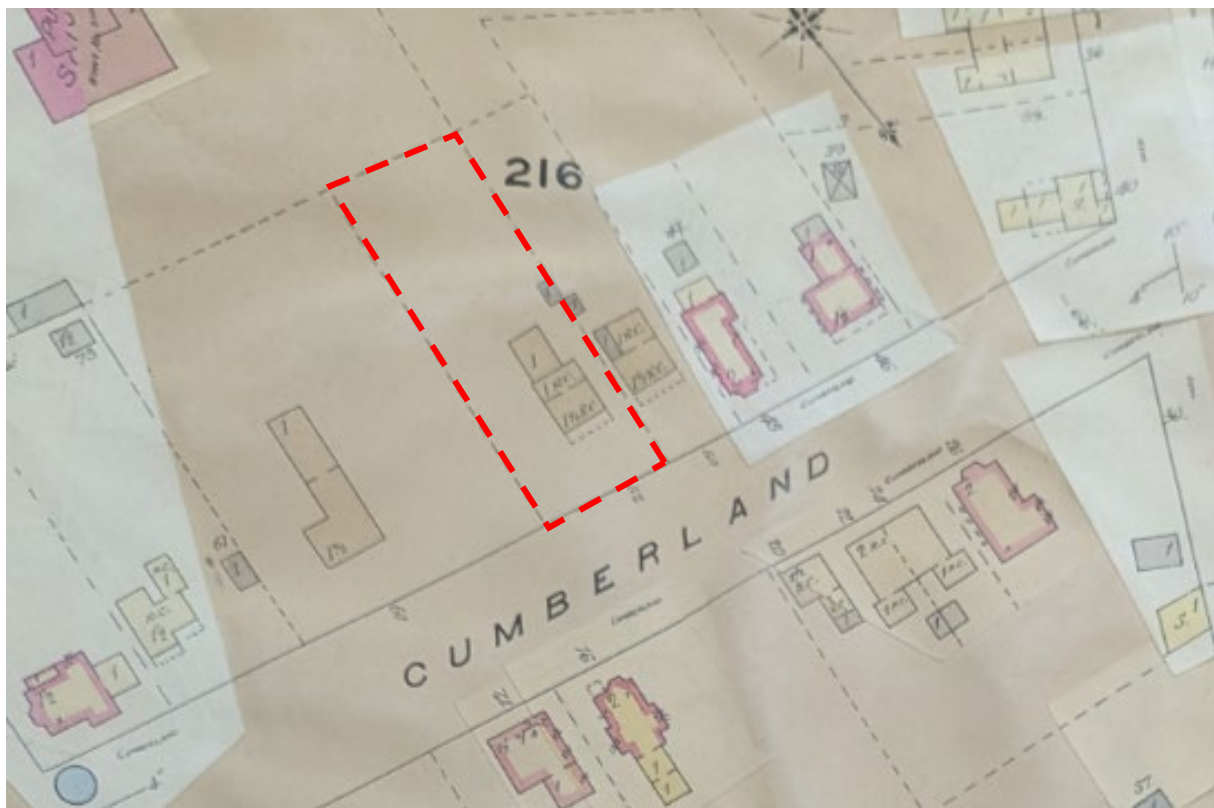




103	103	Bird William	No	45	—	England	Can Mth	English	Carpenter	No
		Charlotte	No	40	—	"	"	"	"	No
		Sparrow William	No	83	—	"	"	"	"	No

**Figure 3:** Excerpt from the 1881 Canadian Census for Barrie, listing William Bird as a 45-year-old carpenter. (Source: courtesy of Library and Archives Canada)

William Bird sold the property to William Harrison (of Allandale) in 1885. At the time of the 1888 Fire Insurance Plan, a 1.5 storey rough cast wood frame structure is located on the property, as well as a single storey accessory structure (see **Figure 4**).



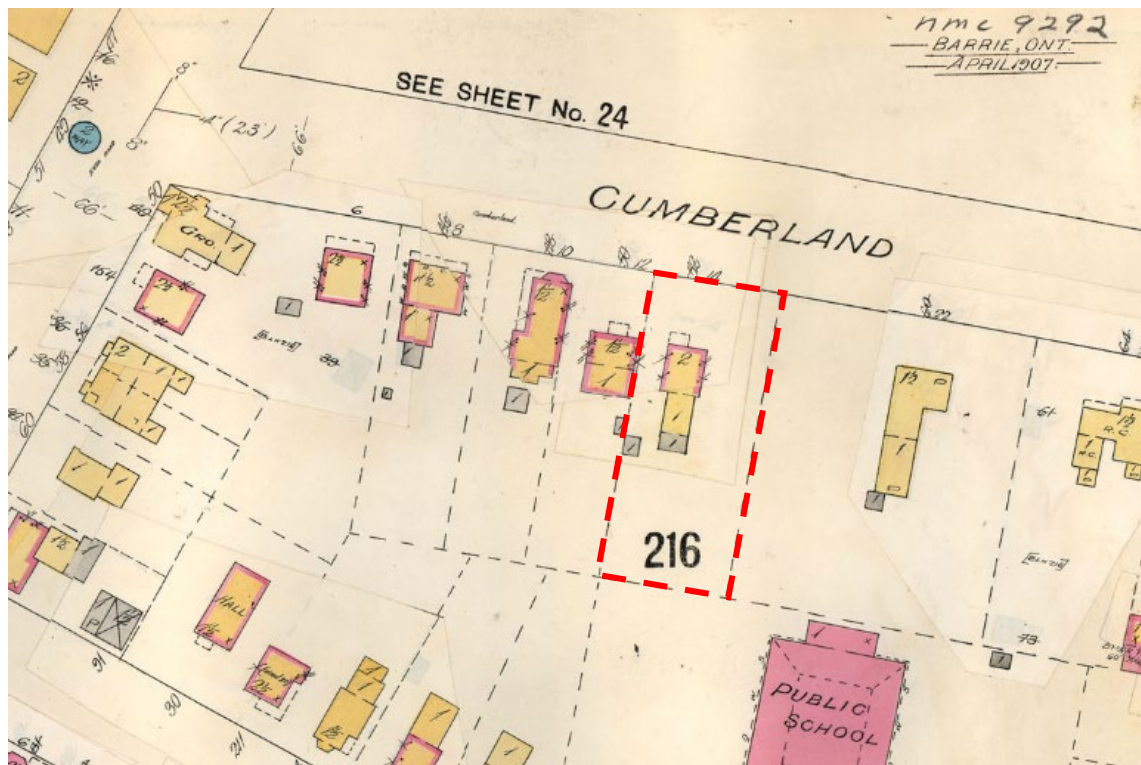
**Figure 4:** Excerpt from the 1888 Barrie Fire Insurance Plan with the subject property noted in red. (Source: Barrie Fire Insurance Plan, 1888, Sheet 7, courtesy of Simcoe County Archives)

Alexander Harrison sold the subject property from William Harrison's estate to William Armstrong (of Barrie) in 1903. Armstrong subsequently sold it to Thomas E. Elliott (of Barrie). The subject property was then sold from Thomas Elliott's estate to Mary J. McMillan, a widow (of Barrie) in 1909.

The 1917 Fire Insurance Plans indicates a two-storey dwelling clad in brick on the property at this time. Given the changes between the 1888 and 1907 Fire Insurance

Plan, the property has been altered. It is possible that either a) the dwelling indicated on the 1888 Fire Insurance Plan was demolished and rebuilt between 1888 and 1917 or b) the building indicated on the 1888 Fire Insurance Plan remain and was altered to increase the building height from 1.5 storeys to 2 storeys and add brick cladding. Other modifications may also have been undertaken at this time.

The City's records indicate that the date of construction was 1905, but this could not be conclusively determined given records available at the land registry office. Regardless of whether or not the previous structure underwent extensive renovations or a whole new dwelling was built, the existing features of the dwelling reflect the Edwardian architectural style of the early 20<sup>th</sup> century.



**Figure 5:** Excerpt from the 1907 Barrie Fire Insurance Plan, revised in 1917, with the subject property noted in red. (Source: Barrie Fire Insurance Plan, 1907 revised in 1917, Sheet 27, courtesy of Library and Archives Canada)

Mary J. McMillan sold Lot 6 to Ivan Grose (of Innisfil) in 1919. In 1921, Grose sold to William A. Pratt (of Barrie). William A. Pratt and his family are listed in the 1921 Canadian Census as living at 14 Cumberland Street, and William's profession is listed as a railroad engineer (see **Figure 6**).







**Figure 8:** Excerpt from the 1923 Barrie Fire Insurance Plan, revised in 1946, with the subject property noted in red. (Source: Barrie Fire Insurance Plan, 1923 revised in 1946, Sheet 14, courtesy of Library and Archives Canada)

William A. Pratt sold the subject property to Ralph W. Hayter and his wife, Margaret D. Hayter in 1951. At the time of the 1962 aerial photograph, the neighbourhood included predominantly single detached dwellings with some nearby institutional uses, including the adjacent Burton Avenue Public School and the United Church (see **Figure 9**).



**Figure 9:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Hayters sold the property in 1969 to Henry and Isabelle Ouelette who sold in 1973 to James D. Speare. James owned the property for less than a year before granting it to Donald Steeves and his wife Marlene N. Steeves. The Steeves owned the property until 1985 when they sold to Paul Louis Kincley and Susan Louise Kincley who owned it into the 1990s.

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# Address: 22 Granville Street, Barrie ON

## Heritage Status

The property at 22 Granville Street is listed on the City's Municipal Heritage Register. It was listed in 2016 by Council Resolution #16-G-089. The City's listing identifies its reasons for listing as follows:

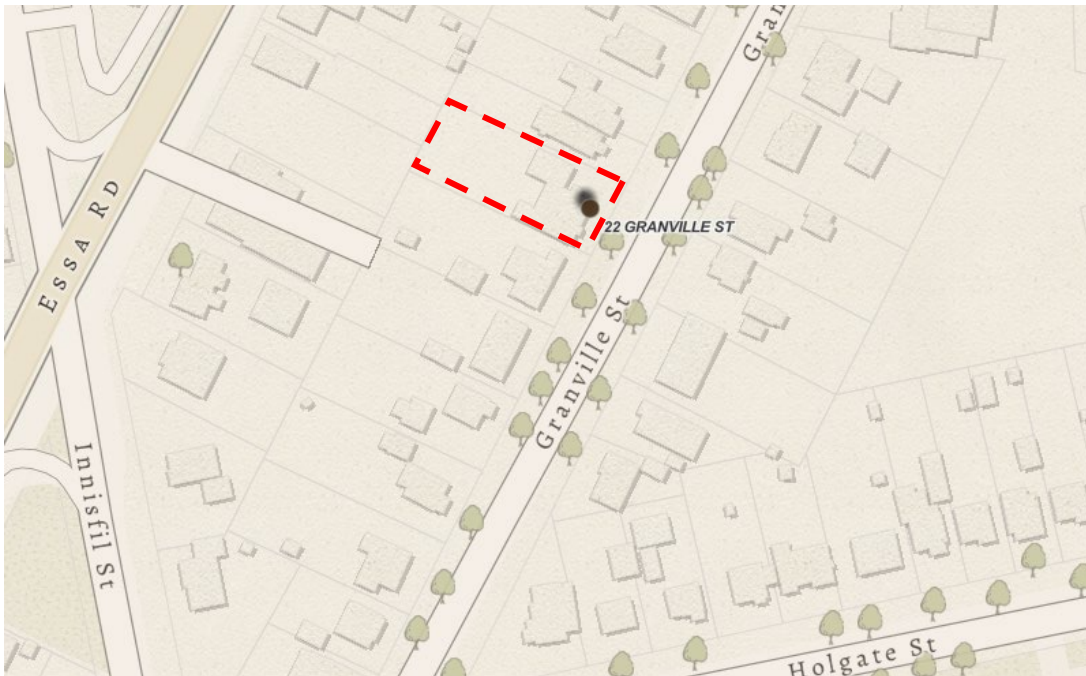
*"This nineteenth century home has nicely detailed brickwork featuring alternating colours, decorated by a gable."*

## Property Location & Context

The subject property municipally addressed as 22 Granville Street is located in the historic neighbourhood of Allendale. The property is on the south side of Burton Avenue, west of Granville Street, east of Essa Road, and north of Holgate Street. The property is legally described as LT 17 W/S GRANVILLE ST PL 378 AMENDED BY PL 423 ALLANDALE S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY UNDER RO1201236, RO1331051; BARRIE.

The neighbourhood of Allendale is predominantly comprised of low-density development in the form of detached dwellings. There are some commercial uses nearby, particularly along Essa Road.





**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 22 Granville Street noted in red. (Source: City of Barrie)

The character of the Allandale Neighbourhood can be defined as including features of a low density 19<sup>th</sup> century residential neighbourhood that has evolved over time. While the majority of the neighbourhood includes streetscape patterns of the 19<sup>th</sup> century, Granville Street is a sub-set of the Allandale neighbourhood in that it includes similar streetscape characteristics of the early 20<sup>th</sup> Century.

Here, streets were created based on both the traditional European grid system as well as roads and landscape features associated with Kempenfelt Bay. This resulted in streets oriented at right angles as well as on the diagonal, providing access to the Bay (such as Essa Road, for example). Residential side-streets are narrow with two lanes of thoroughfare traffic. Sidewalks are provided on either side of the street and often include narrow boulevards and mature trees. Rectangular-shaped lots (generally being of similar sizes) were laid out fronting onto the streets. Lots include landscaped open space in front, side, and rear yards, with houses generally being oriented closer to the street. Lots often include narrow driveways in side yards providing access to single storey detached garages in rear yards, setback from the front façade of dwellings. The neighbourhood includes a range of architectural styles generally dating from the early 20<sup>th</sup> century to the mid-20<sup>th</sup> century. There is a concentration of buildings dating towards the mid-20<sup>th</sup> century and area primarily clad in midcentury brick, stucco, and vinyl siding, often between 1 and 1.5 storeys in height. Buildings are set at right angles to the street and often include front-facing gable roofs.





**Photos 1 & 2:** (left) View of Granville Street looking south from the subject property. (right) View of Granville Street looking east across Granville Street from the subject property. (MHBC, 2024)

## Property Description

The property has an area of 1025.23m<sup>2</sup> with approximately 21 metres of frontage along Granville Street. The property includes a 1.5 storey red/brown brick dwelling with an attached garage.

## Built Features & Landscaping

The property contains a 1.5 storey red/brown brick single detached dwelling likely constructed in the early to mid. 20th century. The dwelling includes a gable roof with a gable portico at the front (east) elevation as well as a rectangular dormer. The windows include shallow segmental arches. The front entrance is asymmetrical. The landscaping includes open space and a wood fence at the rear of the property.



**Photo 3:** View of the front (east) elevation. (MHBC, 2024)



**Photo 4:** View of the north elevation. (MHBC, 2024)



**Photo 5:** View of the rear (west) elevation. (MHBC, 2024)



**Photo 6:** View of the south elevation. (MHBC, 2024)

The front entrance is approached via cement paver walkways to the sidewalk and to the paved driveway on the east side of the property.

The landscaping includes a semi-mature deciduous tree, open space, and decorative plantings. There is a low metal fence at the east of the property where it interfaces with the public sidewalk. There is a driveway paved with patio pavers at the north of the property that leads to a flat roof garage at the rear of the dwelling.

## Historical Summary

The property at 22 Granville Street was originally part the northern half of Lot 8, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to George Buckendale of Markham in 1823. Buckendale sold it to William W. Baldwin (of Spadina) in 1824.

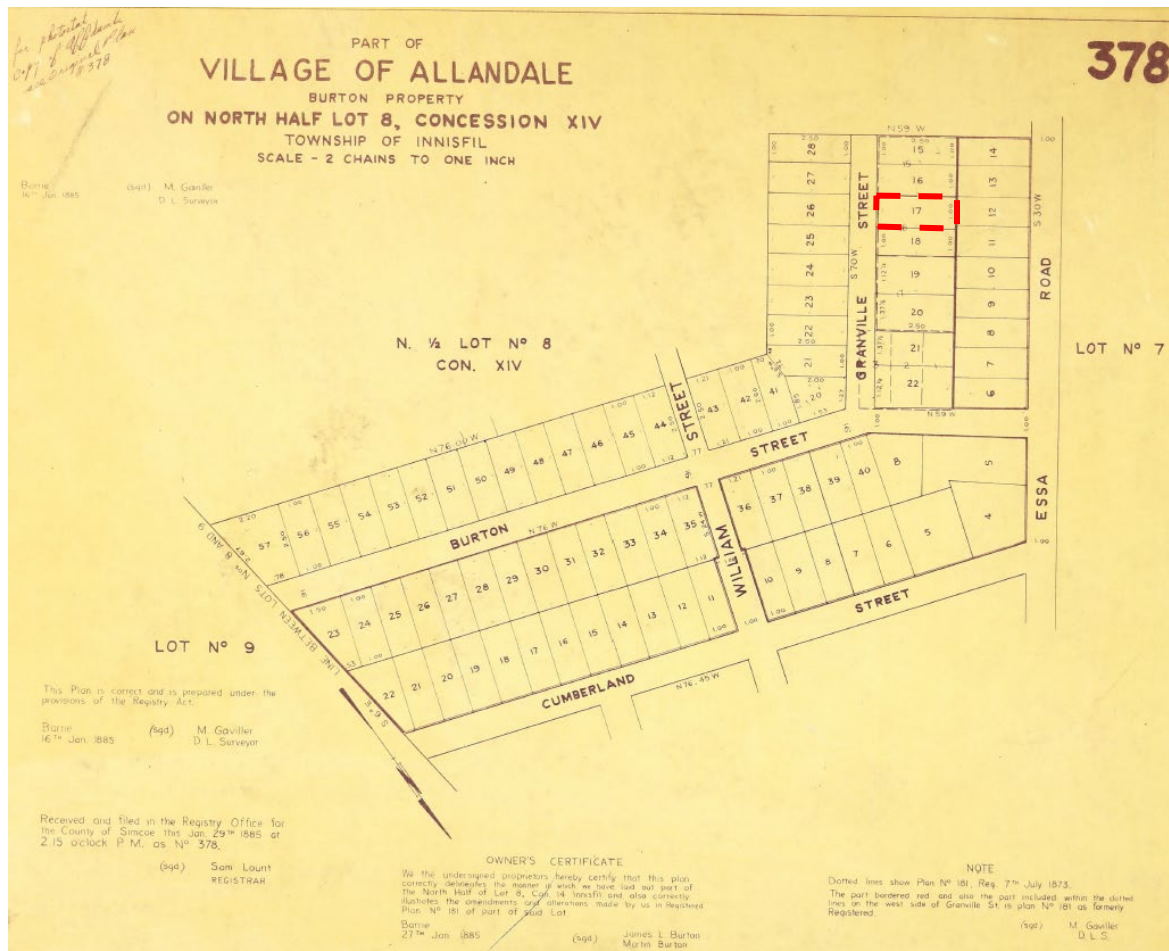
William W. Baldwin was an Irish settler and prominent figure in early York (Toronto) society. He served as a doctor, militia officer, lawyer, justice of the peace, businessman, and politician (Fraser). However, he was known to reside in Toronto and never lived on the subject property. The property was inherited by his eldest son, Robert Baldwin, in 1847.

Robert Baldwin was a prominent lawyer, politician, and political reformer (Cross). He was well known to have lived in Toronto and never resided on the subject property. Robert sold the property to his brother William Augustus Baldwin in 1851, and William sold it to Archibald C. Thompson of Barrie in 1872. Archibald Thompson sold it to brothers James and Martin Burton less than a month later.

James and Martin were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship to be built in town, the *Ida Burton*. Burton Avenue, located one block north of the subject property, was named for the brothers. Together they organized the Barrie Electric Light Company. James was



president of the Northern Navigation Company and Martin was president of the Barrie Gas Company and vice president of the Barrie Carriage Company (Exel). The brothers had the property surveyed and subdivided in 1895, and the subject property was designated "Lot 17 West Side Granville St. Plan 378" (see **Figure 2**).



The Burton Brothers owned the property until 1907. At the time of their ownership however, James lived at Springbank mansion, which was located on the corner of Baldwin Lane and William Street, and Martin lived at 105 Toronto St., so neither of the brothers ever resided on the subject property (Exel).

The Burton Brothers sold Lot 17 to George Leslie of Barrie in 1907 for \$650. The 1921 Census of Canada lists George Leslie along with his wife Ethleen and daughters Gladys and Edith as living in the Township of Innisfil (see **Figure 3**). George's profession is listed as both "butcher" and "farmer."

[illegible]

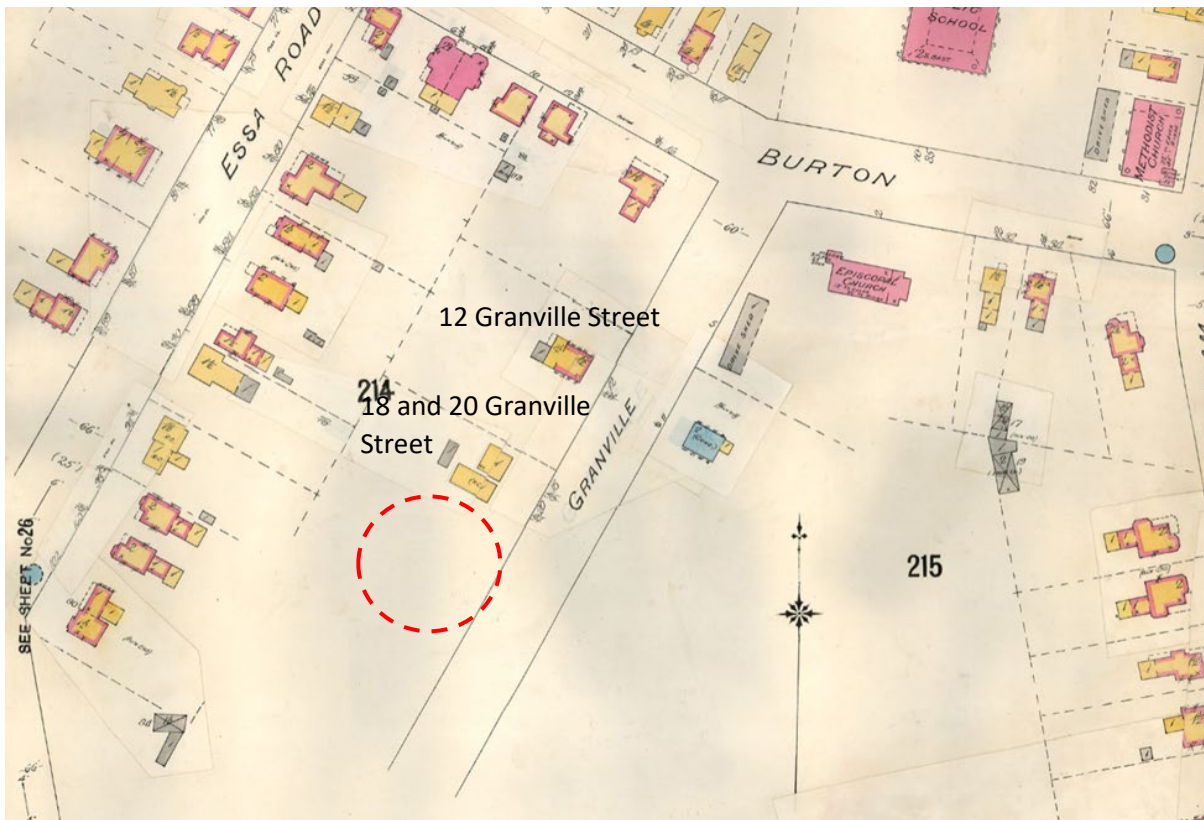
**Figure 3:** Excerpt from the 1921 Census of Canada with the entry for George Leslie and his family noted in red. (Source: courtesy of Library and Archives Canada)

At the time of the 1907 Fire Insurance Plan, the house had not yet been constructed (see **Figure 4**). At this time, the brick veneer dwelling at 12 Granville Street was already present as well as two one-storey wood frame dwellings located at 18 and 20 Granville Street.



**Figure 4:** Excerpt from the 1907 Fire Insurance Plan of Barrie. Approximate location of the dwelling located on the subject property noted in red (not yet constructed) (source: courtesy of the Simcoe County Archives)

By the time of the 1917 revision of the 1907 Fire Insurance Plan, the house was still not present, and the street had not seen further development (see **Figure 5**).



**Figure 5:** Excerpt from the 1907 Fire Insurance Plan of Barrie, revised in 1917. (source: courtesy of the Simcoe County Archives)

George Leslie's widow Ethleen received the property in 1935 and sold it to H. Ward and his wife, Clara Ward (of Barrie) in 1938. A newspaper article from 1937 lists Edward as a railroad "hoist engineer" (*Death of S. Kilgour Declared Accidental*). The Wards of the property sold part of the property to James G. and Martha E. Walton (of Barrie) in 1942. The Waltons then sold part of the property to Henry E. Long and Ella Long (of Barrie) in 1943. In 1953 the Longs purchased the remainder of the property from Martha E. Walton, who was noted in the historic record as a widow.

By the time of the 1946 aerial photograph, the house was present on the property, and was therefore constructed between 1917 and 1946 (see **Figure 6**). By this time, a number of other houses had been built on the west side of Granville Street and the east side included several additional houses as well.





**Figure 6:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

At the time of the 1962 aerial photograph, additional houses along Granville Street had been constructed (see **Figure 7**). The surrounding area included single detached dwellings and some open space and wooded areas to the south.





**Figure 7:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

By 1975 the surrounding area included more commercial uses as well as some medium density residential as well as commercial developments (see **Figure 8**).



**Figure 8:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

In 1979 the property was transferred from the Long family estate to Matthew T. Connolly and Barbara J. Connolly. The Connollys sold in 1985 to Jon Matthew and Sheryl Linda Hennebry and the Hennebrys sold the property in 2022 to Susan Elizabeth Luther.

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# Address: 50 Tiffin Street, Barrie ON

## Heritage Status

The property at 50 Tiffin Street is listed on the City's Municipal Heritage Register. It was listed in 2020 by Council Resolution #20-G-188. The City's listing identifies its reasons for listing as follows:

*"This home is a traditional gothic cottage – recognizable by its one and half story height, covered and peaked entryway, and two windows facing the street – was likely built using blueprint that circulated in Ontario on the 1860s. As such this building is one of Barrie's oldest."*

## Property Location & Context

The subject property municipally addressed as 50 Tiffin Street is located in the historic neighbourhood of Allandale. The property is on the south side of Brock Street, west of Innisfil Street, east of Bradford Street, and north of Tiffin Street. The property is legally described as LT 5 N/S TOWN LINE PL 257 BARRIE EXCEPT RO1330073; BARRIE.

The surrounding area includes the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of detached dwellings, with 20<sup>th</sup> century multi-residential and commercial developments.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 50 Tiffin Street noted in red. (Source: City of Barrie)

## Property Description

The property has an area of 693.67m<sup>2</sup> with approximately 20.5 metres of frontage on Tiffin Street. The subject property includes a one storey dwelling, carport and detached garage.

## Built Features & Landscaping

The property contains a one-storey symmetrical side-gabled dwelling clad in contemporary siding with a metal roof. The building includes a single storey addition to the rear, which is likely a summer kitchen. The City's records note the dwelling as being likely constructed in the 1860s. The dwelling includes a front (south) elevation portico with Tuscan columns and a triangular pediment. The site visit confirms that some elements of the portico are likely original. The existing columns are likely replacements. There is an internal brick chimney toward the rear (north) of the dwelling and an exterior metal chimney at the west elevation.





**Photo 1:** View of the front (south) elevation. (MHBC, 2024)



**Photo 2:** View of the east elevation. (MHBC, 2024)



**Photo 3:** View of the rear (north) elevation. (MHBC, 2024)



**Photo 4:** View of the west elevation. (MHBC, 2024)

The dwelling sits on a corner lot. Landscaping includes open space and two mature trees. Mature shrubs flank the walkway to the front entrance. There is a wood and chain link fence to the rear of the dwelling. There is a paved parking pad and detached car port to the rear of the dwelling.

The context of the area is varied, and some of the 19<sup>th</sup> century streetscape patterns have been removed given that the area has been transformed from primarily residential to mixed use. The street has likely been widened, and some 20<sup>th</sup> century multi-residential and commercial developments are located within the immediate context. Both 19<sup>th</sup> century and early 20<sup>th</sup> century dwellings remain along the street. Given the changes to the street over time, it no longer represents an intact 19<sup>th</sup> century residential streetscape.



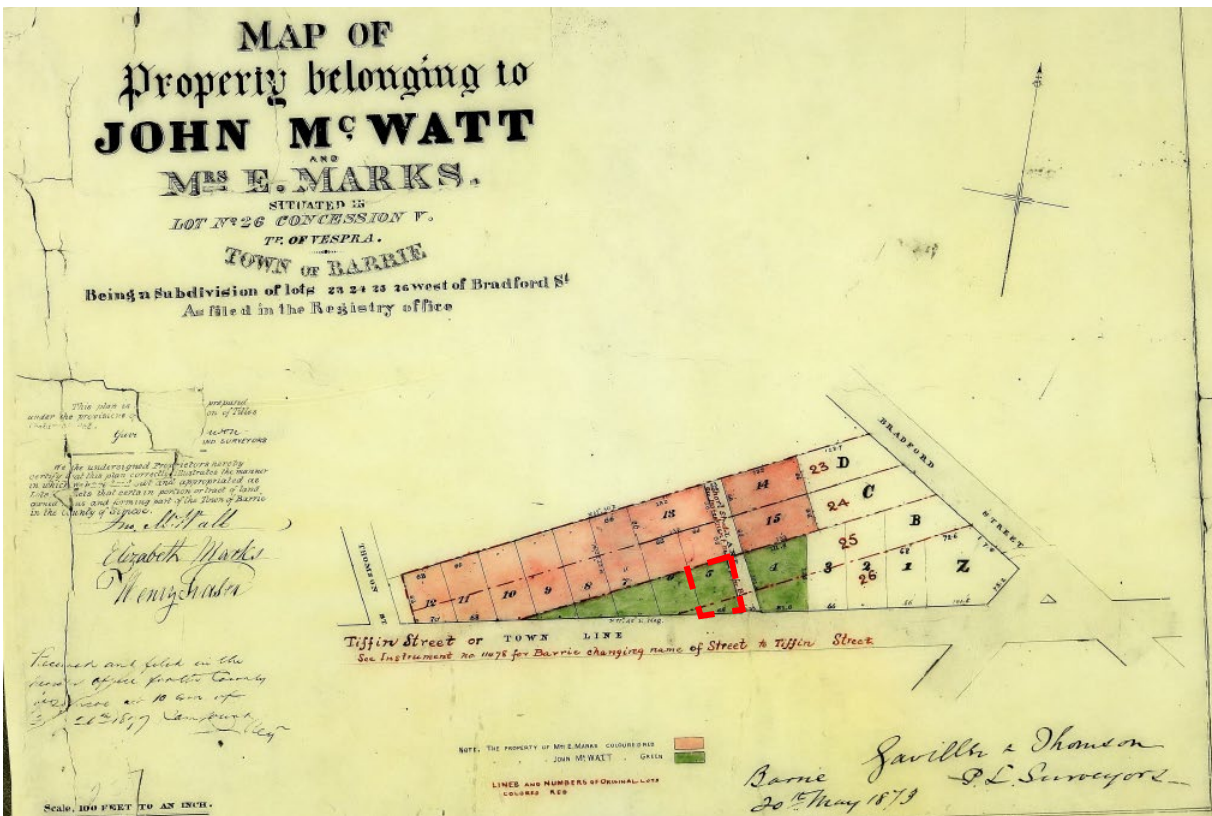


**Photos 5 & 6:** (left) View of Tiffin Street, looking east along the south side of Tiffin Street, (right) View of Tiffin Street, looking west from the south side of Tiffin Street (MHBC, 2024)

## Historical Summary

The property located at 50 Tiffin Street was originally part of Lot 26, Concession 5 of the Township of Vespra. The Crown patented the property, who granted it to Robert Newcomer Algo in 1835. At this time, the patent consisted of all of Lot 26, Concession 5. Algo sold the property to Charles Thompson (of Toronto) in 1843. Charles Thompson ran a service transporting goods and people from York (Toronto) to Simcoe County on stagecoaches and steam ships (MacLeod). He also oversaw the construction of the Simcoe County Court House and Gaol from Lake Couchiching limestone in 1842 (Simcoe County Court House and Gaol).

Charles Thompson owned the property until 1853 when part of the lot was sold to John McWatt (of Barrie). Another portion of the lot was sold to Edward Marks. John McWatt was an early settler to Barrie and served as the second postmaster and first county clerk. He was also the first elected mayor of Collingwood (Exel). However, McWatt was known to reside at 159 Collier Street in Barrie, which was built for him, so it is likely he never resided on the subject property. Edward Marks, the other purchaser of a portion of the subject property, was the father-in-law of John McWatt who married Elizabeth Hall (widow, daughter of Edward and Elizabeth Marks) in 1848. The Marks were innkeepers who ran the Plough Inn and Marks' Hotel (Exel). In 1879, Elizabeth Marks (mother of Elizabeth Hall and mother-in-law of John McWatt) and John McWatt had the property surveyed and subdivided into lots (see **Figure 2**). Elizabeth Marks subsequently transferred her portion of the property to John McWatt that same year.

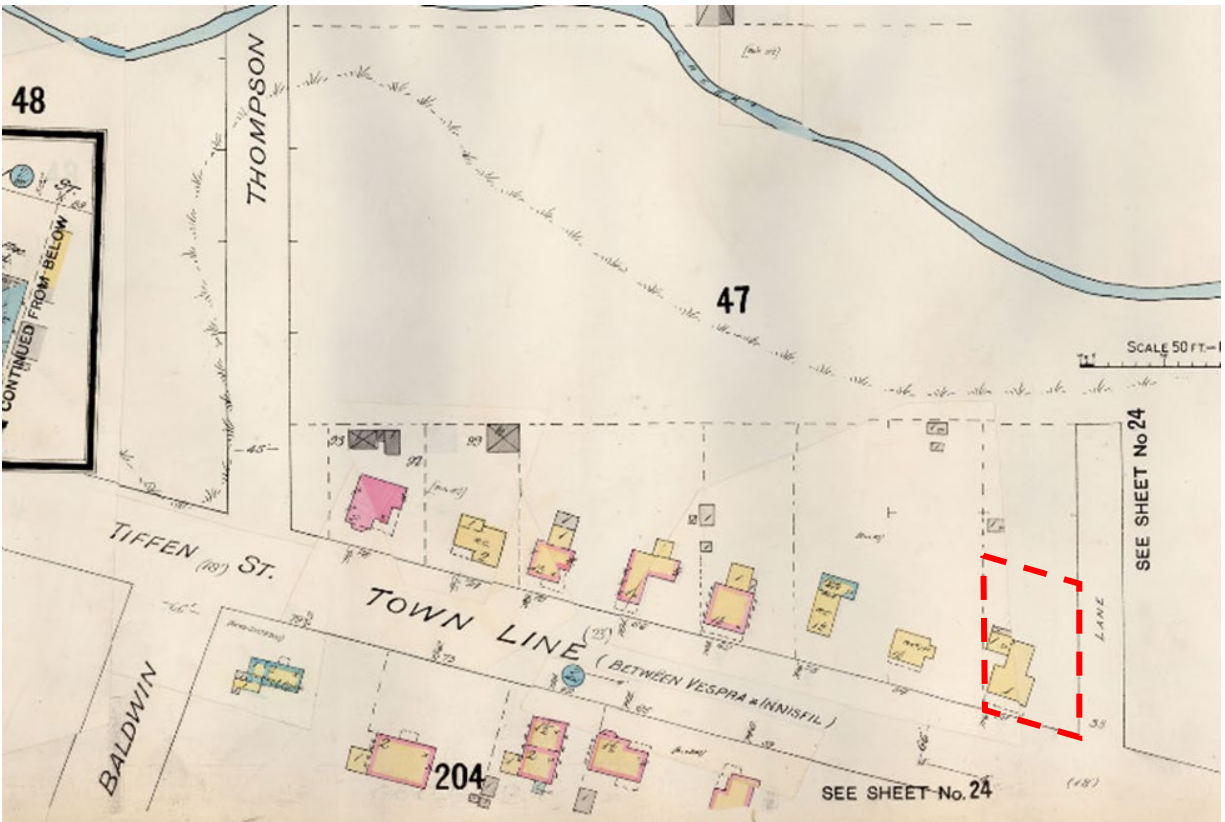


**Figure 2:** Excerpt of survey for John McWatt and Elizabeth Marks with the subject property, survey Lot 5, at 50 Tiffin Street noted in red. (Source: LRO 51)

John McWatt owned the property for another 11 years before selling to Joseph Graham in 1890. According to information available from the City of Barrie, the house was constructed c. 1860s and was the earliest house in the area (McInroy), being constructed prior to the McWatt and Marks Plan of Subdivision.

John McWatt owned the land for 37 years from 1853 until 1890, so although he personally lived elsewhere, and assuming the 1860s date is correct, it is likely that the house was constructed during his ownership and may have been tenanted. There is no conclusive evidence in the historic record currently available that McWatt ever resided on the subject property.

Joseph Graham sold the property to Thomas Doran in 1897. The house can be seen on the 1907 Fire Insurance Plan; the colour yellow indicates the dwelling is of wood frame construction (see **Figure 3**).



**Figure 3:** Excerpt from the 1907 Fire Insurance Plan, Sheet 22 with the subject property noted in red. (Source: Simcoe County Archives)

Thomas Doran then sold the property to John and Lola Steele in 1918. The 1921 census lists John Steele as a “store keeper” (see **Figure 4**).

Steele	John	store keeper	50 Tiffen St.	Cont	Cont	Cont
	Lola M.			Cont	Cont	Cont

**Figure 4:** Excerpt of the 1921 Canadian Census listing John Steele as residing at 50 Tiffin St. (Source: Library and Archives Canada)

At the time of the 1946 aerial photograph below, the Steeles were residing on the property. The surrounding area included single detached dwellings as well as landscaped open space and wooded areas (see **Figure 5**).





**Figure 5:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

At the time of the 1962 aerial photograph below, many of the nearby woodlots have been cleared and new subdivisions can be seen to the west along Anne Street South (see **Figure 6**).



**Figure 6:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

The Steeles owned the property for 48 years until 1968 when it passed from John Steele's estate to Nathaniel Charles Graham and Anneharlowe Graham.

At the time of the 1975 aerial photo, the Grahams were residing on the property (see **Figure 7**). The surrounding context continued to urbanize, particularly at the waterfront, where the Barrie Wastewater Treatment Facility can now be seen, and to the southwest where commercial uses are present. The property continues to be owned by the Grahams.





**Figure 7:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

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# Address: 59 Burton Avenue, Barrie ON

## Heritage Status

The property at 59 Burton Avenue is listed on the City's Municipal Heritage Register. It was awarded a Barrie Heritage Award in 2012 in the Residential category for contributing to heritage preservation in Barrie. It was listed in 2017 by Council Resolution #17-G-122. The City's listing identifies its reasons for listing as follows:

*"Indicative of the high standard of craftsmanship found in houses of the late nineteenth century 59 Burton Avenue incorporates delicate fascia scrollwork which complements the masonry."*

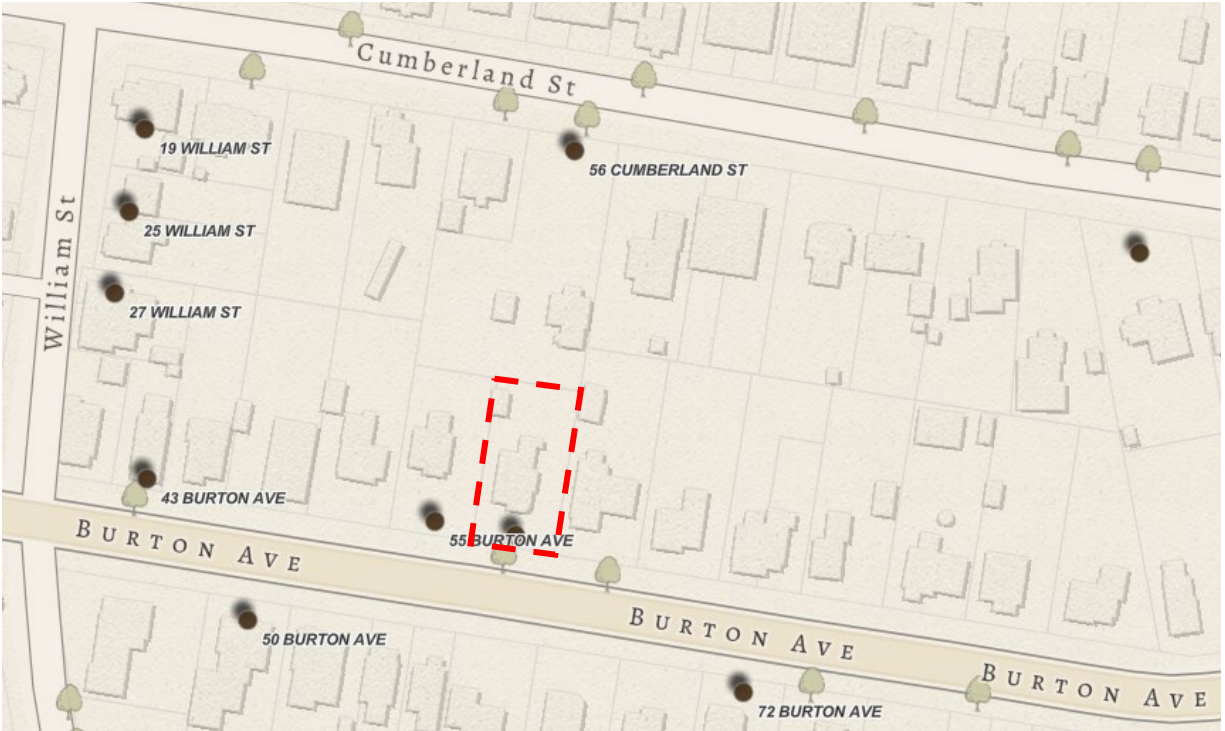
The dwelling was likely constructed in 1888 by John Brunton.

Note: The fascia scrollwork noted in the City's Municipal Heritage Register listing was no longer present at the time of this evaluation.

## Property Location & Context

The subject property municipally addressed as 59 Burton Avenue is located in the historic neighbourhood of Allandale. The property is situated on the south side of Cumberland Street, west of Bayview Drive, east of William Street, and north of Burton Avenue. The property is legally described as PT LT 30 N/S BURTON ST PL 216 ALLANDALE AS IN RO608101; BARRIE.

The surrounding area includes the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of detached dwellings.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 59 Burton Avenue noted in red. (Source: City of Barrie)

The context along Burton Avenue can be described as having a 19<sup>th</sup> century residential streetscape character. The street includes several buildings which are of similar architectural styles, which were constructed at similar periods, primarily dating to the late 19<sup>th</sup> century and early 20<sup>th</sup> century.



**Photos 1 & 2:** (left) View of Burton Avenue looking south-west from the north side of Burton Avenue, (right) View of Burton Avenue, looking east along the north side of Burton Avenue (MHBC, 2024)



## Property Description

The property has an area of 1036.36m<sup>2</sup> with approximately 20.8 metres of frontage on Burton Avenue. The subject property includes a two-storey red brick dwelling and an accessory structure.

## Built Features & Landscaping

The subject property includes a two-storey red brick dwelling with a hip and gable roof likely built in 1888 for John Brunton. The building was constructed in a Barrie Vernacular architectural style, which includes components of the Victorian, Queen Anne, and Edwardian styles.

The building includes an exterior brick chimney on the west elevation. It has a front (south) veranda with art deco elements and round columns, likely constructed at a later period c. 1930s. There is decorative brickwork near the south gable and above the two windows on the west side of the south elevation. The east elevation includes a bay window on the lower storey. The roof is clad in contemporary metal.



**Photo 3:** View of the front (south) elevation. (MHBC, 2024)



**Photo 4:** View of the east elevation. (MHBC, 2024)



**Photo 5:** View of the rear (north) elevation. (MHBC, 2024)

**Photo 6:** View of the west elevation. (MHBC, 2024)

The fascia scrollwork noted at the time of the listing on the heritage registry is no longer present.

The property includes a mature deciduous tree, landscaped open space, and some shrubs. There is a wood fence along the rear lot line. A paved driveway accesses a one storey detached garage at the west edge of the property.

## Historical Summary

The property at 59 Burton Avenue was part of Lot 8, Concession 14 of the historic Township of Innisfil. The Crown grant was patented to George Buckendale (of Markham) in 1823. At this time, the patent consisted of 100 acres of the north half of Lot 8. George sold the property the next year to William W. Baldwin (of Spadina) in 1824.

William W. Baldwin was an Irish settler and prominent figure in early York (Toronto) society. He served as a doctor, militia officer, lawyer, justice of the peace, businessman, and politician (Fraser). However, he was known to reside in Toronto and never lived on the subject property. The property was inherited by his oldest son, Robert Baldwin, in 1847.

Robert Baldwin was a prominent lawyer, politician, and political reformer (Cross). He was well known to have lived in Toronto and never resided on the subject property. Robert transferred the property to his brother William Augustus Baldwin in 1851, and William sold it to Archibald C. Thompson of Barrie in 1872, and Archibald sold it to brothers James and Martin Burton less than a month later.

James and Martin were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship to be built in town, the *Ida Burton*. Burton Avenue, located two blocks north of the subject property, was named for the brothers. Together they organized the Barrie Electric Light Company. James was president of the Northern Navigation Company and Martin was president of the Barrie Gas Company and vice president of the Barrie Carriage Company (Exel). The brothers had the property surveyed and subdivided in 1874, and the subject property became "Lot 30 North Side Burton St." (see **Figure 2**).







No. 16	
Name of Deceased	1 Holmes, Joseph ✓
Sex	2 Male
Date of Death	3 January 31st 1908
Age	4 30 years
Residence, Street No. or Concession and Lot	5 Barrie
Occupation	6 Engineman, G.P.R. ✓
Single or Married	7 Married 026315
If Single give Name of Father	8
If Married give Name of Husband	9
Where Born	10 Hamilton, Ont.
Cause of Death	11 Railway Accident Scalding Burns ✓
Length of Illness	12 5 days
Name of Physician in Attendance	13 Ross, Dr. W. A.
Religious Denomination	14 Methodist
Name of Person making Return	15 W. A. Ross, M.D.
Date of Registration	16 January 31st 1908
Remarks	17

**Figure 5:** Excerpt of the 1908 Death Record with the entry for Joseph Holmes noted in red. (Source: Courtesy of FamilySearch.org)

Margaret sold the property in 1920 to George Watson of Barrie. The 1931 Census of Canada describes George Watson as a 44-year-old "fireman" for the "farm railroad" industry and notes him as living at 59 Burton Avenue (see **Figure 6**).

Watson, George	44	Married	Fireman	59 Burton Ave.
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**Figure 6:** Excerpt of the 1931 Census of Canada listing George Watson as a fireman living at 59 Burton Ave. (Source: Courtesy of Library and Archives Canada)



**Figure 7:** Photograph from 1958 of George Watson with local boy Lorne Fenton in the engine of the Midland-Orillia afternoon train. (Source: Courtesy of Huronia Museum)

The 1923 Fire Insurance Plans below clearly show the two-storey wood frame dwelling with brick veneer (see **Figure 8**).

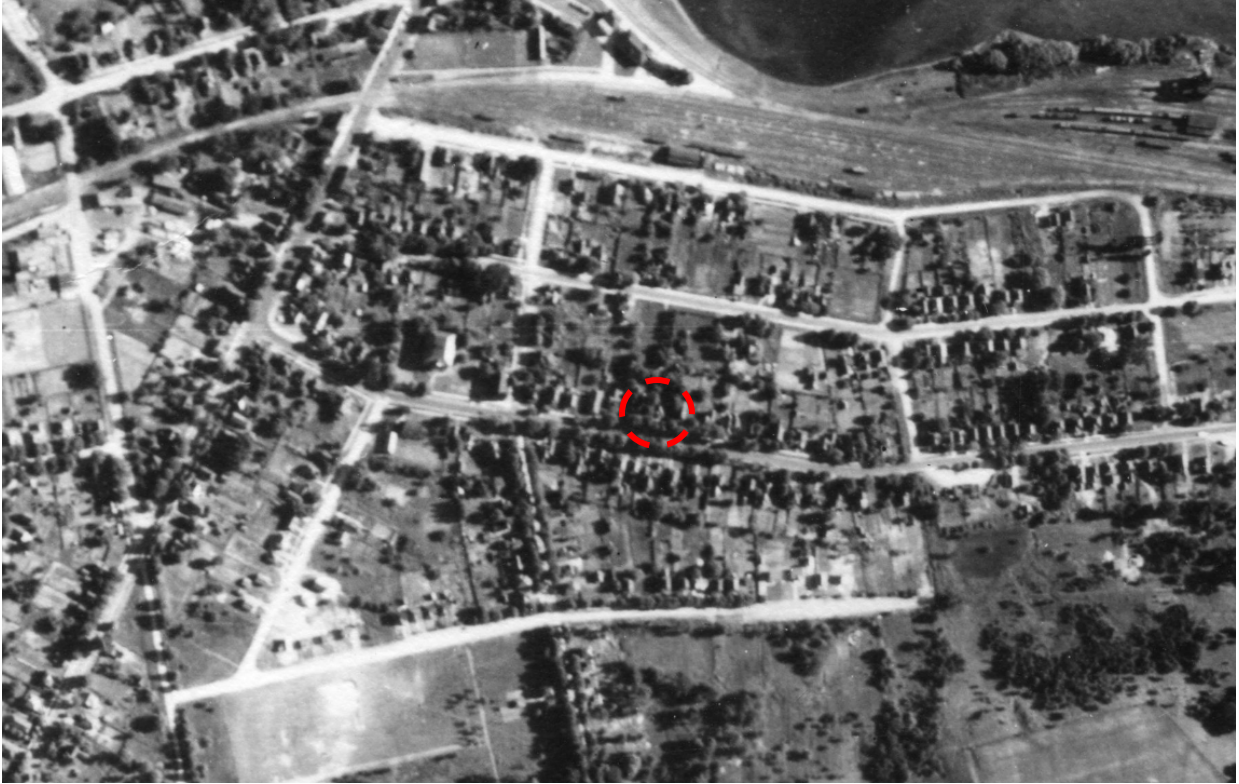




**Figure 8:** Excerpt from the 1923 Fire Insurance Plans, revised in 1931, with the subject property noted in red. (Source: courtesy of Simcoe County Archives)

At the time of the 1946 aerial photograph, the surrounding area was developed with single detached dwellings (see **Figure 9**). The area to the south east still contained some open space and a few small wooded areas.





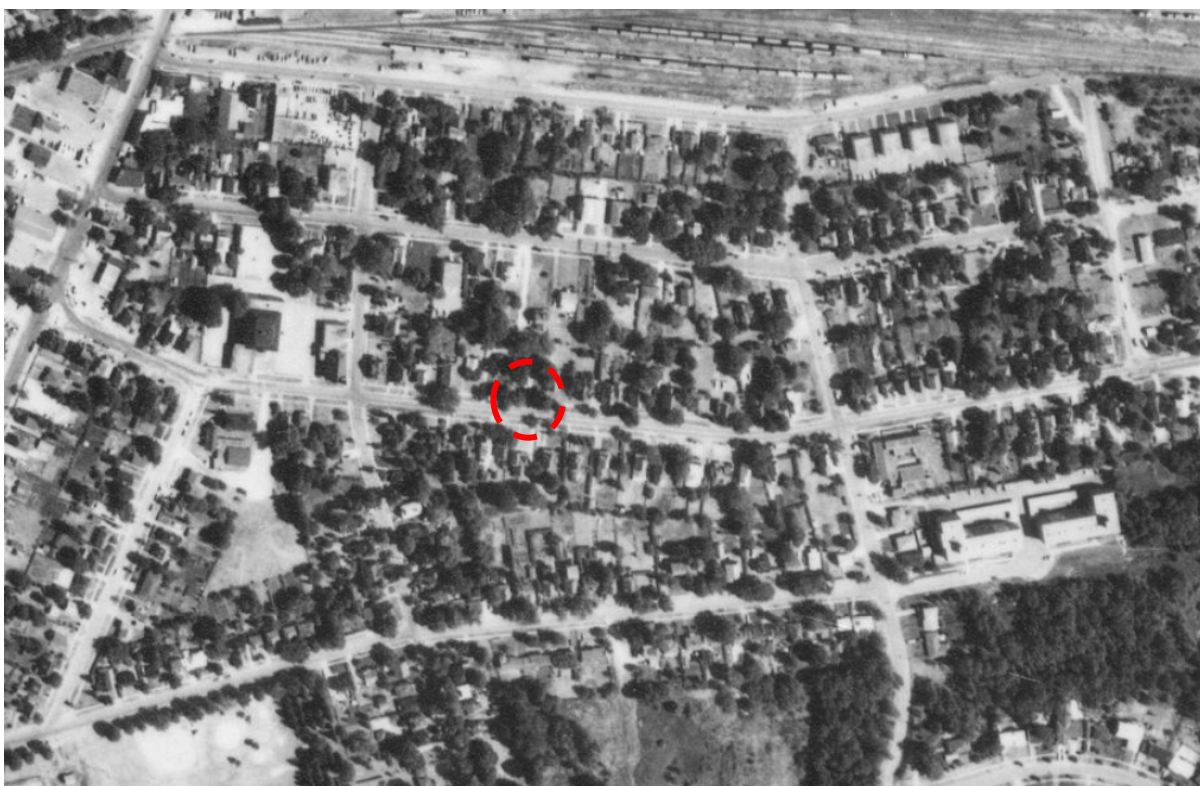
**Figure 9:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

At the time of the 1962 aerial photograph, new homes can be seen south of Holgate Street (see **Figure 10**). The area to the east of Milburn Street saw some additional development as well.



**Figure 10:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

By 1975, area was primarily developed with single detached dwellings, with some new medium-density multi-residential buildings as well (see **Figure 11**).



**Figure 11:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red star. (Source: National Air Photo Library)

George Watson owned the subject property until 1977 when he sold it to Sandra M. Orr, who owned it until 2000.

## Sources

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Huronian Museum. "Huronian Museum – Looking Back 60 Years Ago in North Simcoe – Aug 24th to 31st, 1958." 2018. <https://huroniamuseum.com/2018/09/02/huronian-museum-looking-back-60-years-ago-in-north-simcoe-aug-24th-to-31st-1958/>



# Address: 84 Cumberland Street, Barrie ON

## Heritage Status

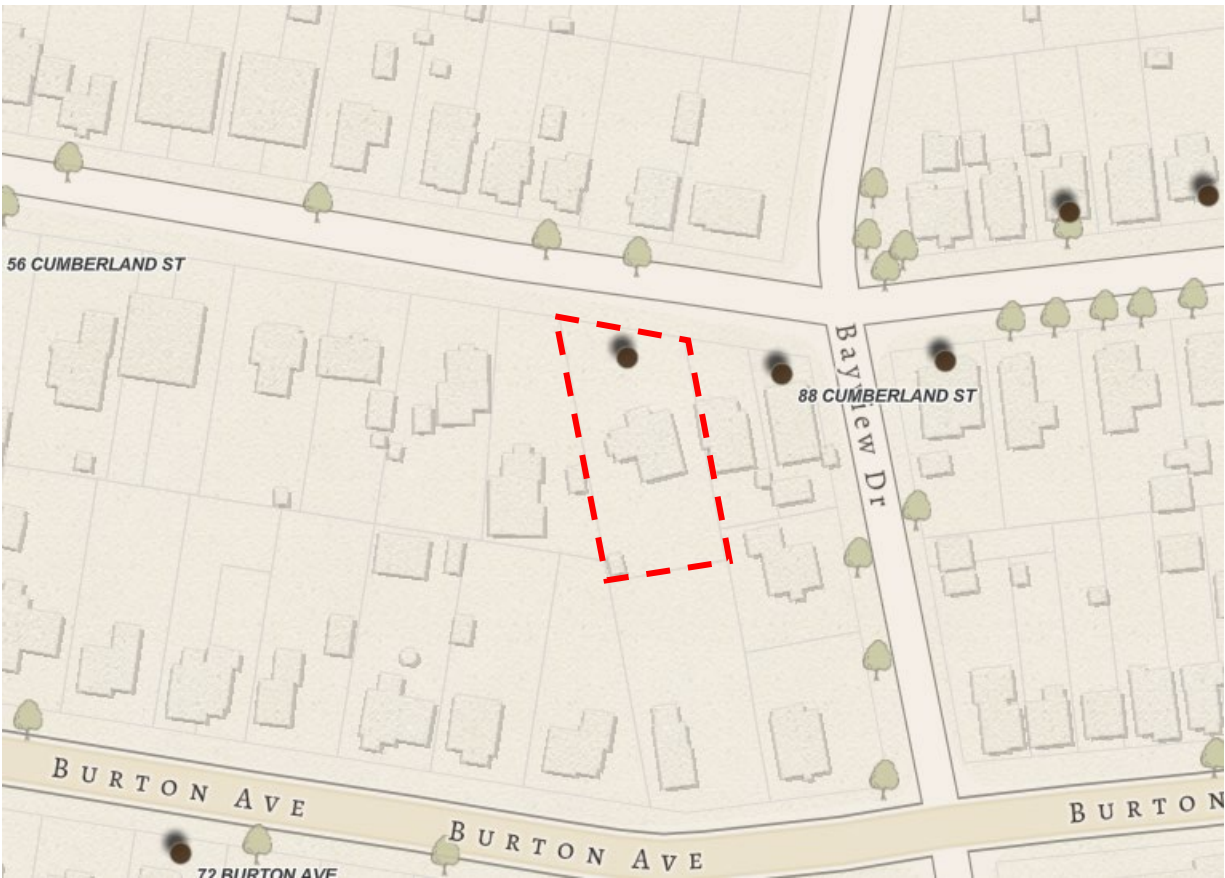
The property at 84 Cumberland Street was listed on the City's Municipal Heritage Register in 2021 by Council Resolution #21-G-231. The City's listing identifies its reasons for listing as follows:

*"This traditional L-shaped Victorian home features unique dichromatic brick work above the windows and doors as well as at the peak of the gabled roof. The design of the building suggests it was built between 1875 and 1900."*

## Property Location & Context

The subject property municipally addressed as 84 Cumberland Street is located in the historic neighbourhood of Allandale. The property is on the south side of Cumberland Street, west of Bayview Drive, east of William Street, and north of Burton Avenue. The property is legally described as LT 27 S/S CUMBERLAND ST PL 40 ALLANDALE; BARRIE.

The surrounding area includes the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of detached dwellings.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 84 Cumberland Street noted in red. (Source: City of Barrie)

The character of the area is that of a 19<sup>th</sup> and early 20<sup>th</sup> century residential neighbourhood. The neighbourhood includes late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings.

Cumberland Street includes dwellings with features similar to those located on the subject property. This includes 88 Cumberland Street and 86 Cumberland Street.



**Photos 1 & 2:** (left) View of 88 Cumberland Street and (right) view of 86 Cumberland Street looking east from 84 Cumberland Street. (MHBC, 2024)



**Photos 3 & 4:** (left) View of Cumberland Street looking east from the subject property and (right) View of Cumberland Street looking northeast across Bayview Drive. (MHBC 2024)

Cumberland Street, at the intersection of Bayview Drive in particular is comprised predominantly of late 19<sup>th</sup> and early 20<sup>th</sup> century homes, most of which are constructed of red brick.

## Property Description

The property has an area of 836.96m<sup>2</sup> with approximately 21.5 metres of frontage on Cumberland Street. The property includes a 1.5 storey red brick dwelling on the property.



## Built Features & Landscaping



**Photo 5:** View of the front (north) elevation.  
(MHBC, 2024)



**Photo 6:** View of the east elevation.  
(MHBC, 2024)



**Photo 7:** View of the rear (south) elevation.  
(MHBC, 2024)



**Photo 8:** View of the west elevation.  
(MHBC, 2024)

The property contains an L-shaped 1.5 storey red brick dwelling with a multi-gable roof and fieldstone foundation likely built in the late 19th century. The window arches and front (north) gable end include buff brick accents. The front portico includes a single arts and crafts column that appears to be a later addition. The dwelling includes additions to the west and rear (south) elevations that appear to be of later construction. The windows, roof, and siding of both additions appear to be modern materials.

The property's landscaping includes open space with a deep setback from the street. The property demonstrates a change in grading from its lowest point where the north elevation interfaces with the sidewalk to the area where the dwelling is located. There is a gravel driveway at the east edge of the property that interfaces with Cumberland Street.



## Historical Summary

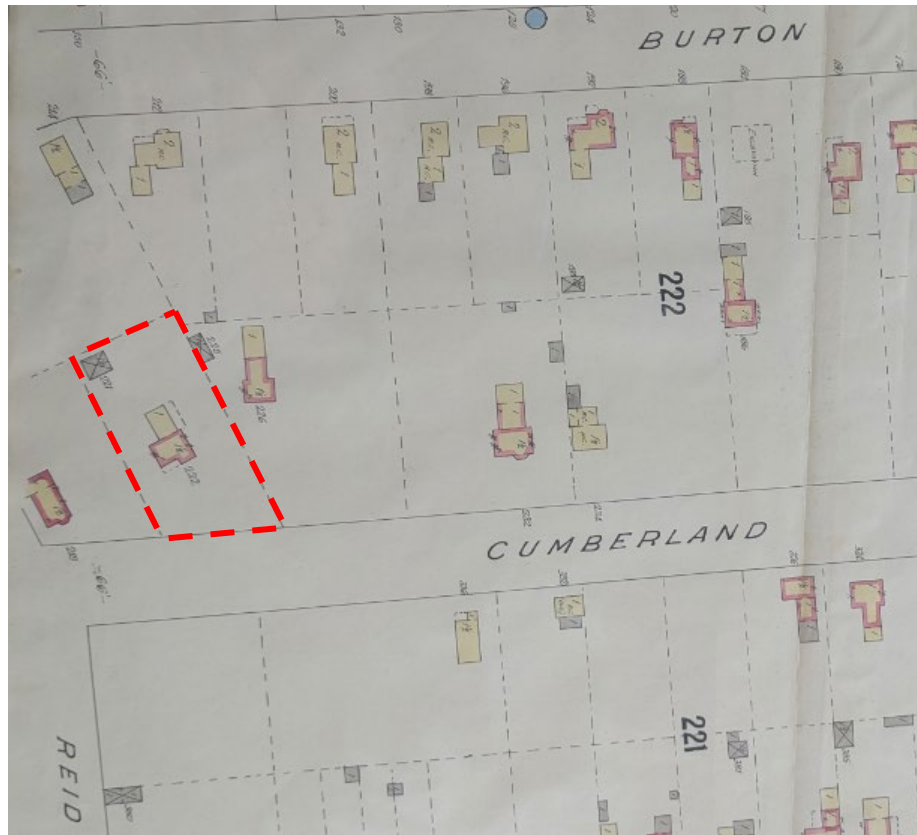
The subject property originally consisted of part of Lot 9, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to William Sibbald in 1833 and included 81 acres of the north part of Lot 9. This title record likely refers to Lieutenant William Sibbald, son of prominent Toronto socialite and author Susan Sibbald née Mein (Fowler, 1976). The Sibbald family owned property near Lake Simcoe but were known to reside in Toronto and at Eildon Hall near present-day Sibbald Point Provincial Park, which was named after them (Eildon Hall, 2024). Members of the Sibbald family never resided on the subject property. The property was sold by Sibbald to David Edgar (of Vespra Township) in 1835.

David Edgar was the second settler to Barrie (Pioneer Papers No. 1, 1908). He owned several hundred acres around Barrie, but never resided on the subject property. When he first arrived, he lived in a log cabin by the water that was an abandoned government storehouse; his wife joined him there shortly after. Later, David built a house on Toronto Street south of Elizabeth Street (now Dunlop Street West). David Edgar owned 200 acres in Allandale, which included the subject lands, but never resided there (Pioneer Papers No. 1, 1908).

David Edgar sold the property to David Simcoe Edgar in 1838. Subsequently, the property was transferred via deed poll to Thomas Milburn of Toronto in 1848. Thomas Milburn later sold to John Strathy (of Barrie) in 1854.

John Alexander Strathy was a prominent banker who served as branch manager for Bank of Toronto's Barrie office (Harris, 2017). He was also the victim of the Ovenden Murder; he was killed with a gunshot wound on the doorstep of his home at 1 Blake Street (Barrie). The trial was so notorious at the time that it was attended by large crowds (Harris, 2017). Strathy, however, never resided on the subject property.

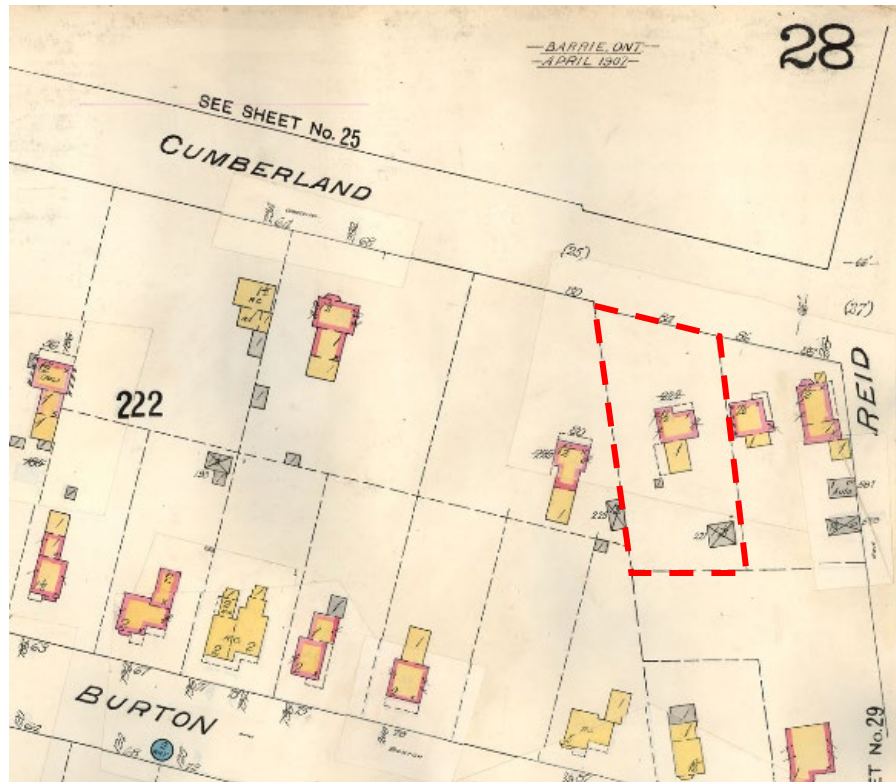
At the time of the 1888 Fire Insurance Plan of Barrie, a 1.5 storey brick veneer dwelling was present on the property which included a 1 storey wood frame rear addition (see **Figure 2**). This likely refers to the currently existing dwelling, which the City's records indicate was built between 1875 and 1900. The dwelling was likely constructed during the ownership of John Strathy, as the Fire Insurance Plan indicates it was already present by 1888. A 1.5 storey accessory structure was also present to the rear (south) of the property.



**Figure 2:** Excerpt from the 1888 Fire Insurance Plan with the subject property noted in red.  
(Source: courtesy of the Simcoe County Archives)

The property was sold from Strathy's estate in 1897 to William Hacker (of Allandale). William Hacker sold in 1919 to Samuel J. Coulter (of Innisfil).

At the time of the 1917 revision of the 1907 Fire Insurance Plan, the adjacent dwelling at 86 Cumberland Street had been constructed (see **Figure 3**).



**Figure 3:** Excerpt from the 1907 Fire Insurance Plan, revised in 1917 with the subject property noted in red. (Source: courtesy of the Simcoe County Archives)

Samuel John Coulter is listed as a gentleman in the 1910 marriage record for his son, William Alfred Coulter (see **Figure 4**). Samuel purchased the property for his son for \$1,200 and sold it to William Alfred Coulter on the same day (April 28, 1919) for \$1. William's profession is listed in his 1910 marriage certificate as farmer. William would also sell the property on the same day for \$1,400 (at a \$200 profit from the \$1,200 his father paid earlier that day) to Thomas Parr (of Barrie).

Schedule M.

MARRIAGES

County of Lincoln

Division of Smithfield

Surname first

4

Surname first

5

Surname first

6

Name of Groom.

Rank or Profession

Bachelor, Widowed or Divorced.

Age.

Religious Denomination.

Usual Residence.

Name and Surname of Father

Rank or Profession of Father.

Name, and Maiden Name of Mother.

1. <u>Little Arthur Bennett</u>	1. <u>Washington Arthur George</u>	1. <u>Boulter William Alfred</u>
3. <u>Farmer</u>	3. <u>Merchant</u>	3. <u>Farmer</u>
4. <u>Bachelor</u>	4. <u>Bachelor</u>	4. <u>Widower</u>
5. <u>32</u>	5. <u>26</u>	5. <u>35</u>
6. <u>Anglican</u>	6. <u>Methodist</u>	6. <u>Anglican</u>
7. <u>Allaudale</u>	7. <u>Swift Current Sask.</u>	7. <u>Painswick</u>
8. <u>William C Little</u>	8. <u>James Washington</u>	8. <u>Samuel John Boulter</u>
9. <u>M.B</u>	9. <u>Gentleman</u>	9. <u>Gentleman</u>
10. <u>Mary Bennett</u>	10. <u>Harriet Luxon</u>	10. <u>Sara Armstrong</u>

019853

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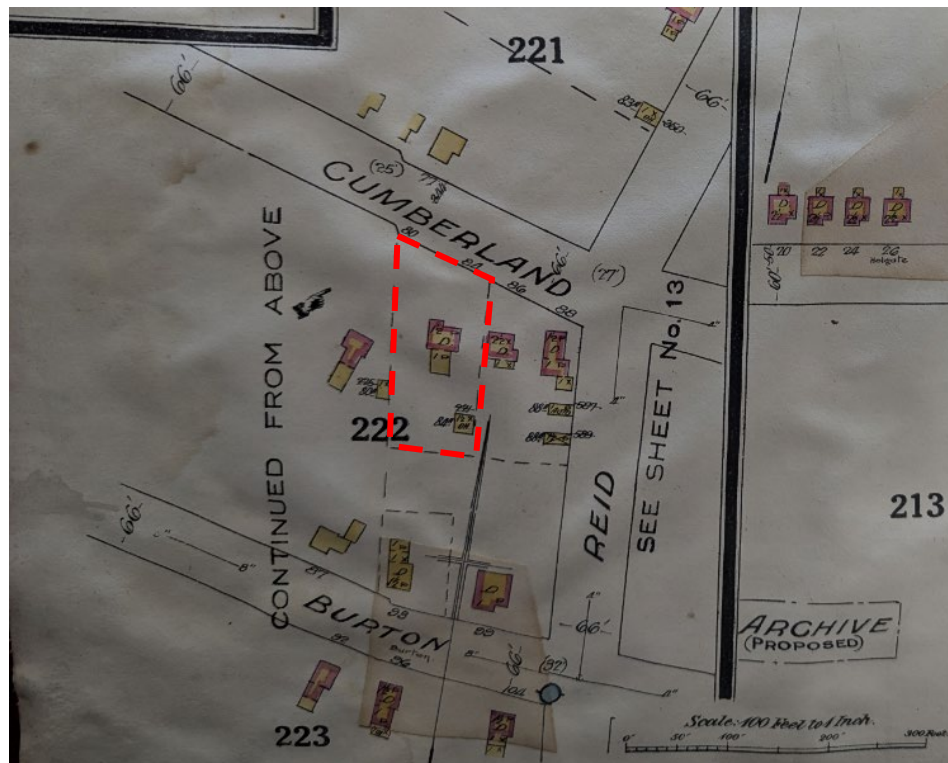
Thomas Parr owned the property until 1923 when he granted it to James Wilson Dowthwaite and Sarah Jane Dowthwaite. James's occupation is listed as "trainman" and Sara's is listed as "housekeeper" in their 1921 marriage licence (see **Figure 5**).

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In 1925 James Dowthwaite, now a widower, sold the property to Robert L. McMaster and Minnie McMaster.

According to the 1931 Fire Insurance Plan revision, the subject property remained largely unchanged (see **Figure 6**). The accessory structure to the rear is now noted as an outhouse (OH).



**Figure 6:** Excerpt from the 1923 Fire Insurance Plan, revised in 1931 with the subject property noted in red. (Source: courtesy of the Simcoe County Archives)

According to the 1946 aerial photograph, the surrounding neighbourhood was comprised mostly of single detached dwellings (see **Figure 7**). Open space and small woodlots could be found to the south and the railway depot can be seen to the north.



**Figure 7:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

According to the 1962 aerial photograph, the house at 78 Cumberland has now been built (see **Figure 8**). The surrounding area otherwise appears largely unchanged.



**Figure 8:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

Robert and Minnie McMaster sold the property to Raymond S. Jameson and Susan R. Jameson in 1975.

According to the 1975 aerial photograph (below), the surrounding area continued to develop (see **Figure 9**). The existing three-storey apartment buildings on Gowan Street are visible as well as the four-storey apartment buildings on the north side of Holgate Street. Additional medium density multi-residential buildings as well as commercial buildings are present in the surrounding area as well.



**Figure 9:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Jamesons sold the property to Douglas A. West and Jane E. Suderman in 1979 and they sold in 1983 to William John Mailing and Sandra Elaine Mailing who were the owners into the 1990s.

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# Address: 87 Owen Street, Barrie ON

## Heritage Status

The property at 87 Owen Street is not listed on the City's Municipal Heritage Register. The dwelling is known as the "Lilac Villa" and was built by Barrie architect Thomas Kennedy in 1882 as a model home to showcase his work to prospective clients (Exel, 2022).

## Property Location & Context

The subject property municipally addressed as 87 Owen Street is located in the historic neighbourhood known as The Grove. The property is on the south side of Sophia Street East, west of Peel Street, east of Owen Street, and north of Codrington Street. The property is legally described as PT LT 7 E/S OWEN ST PL 31 BARRIE PT 1, 51R34301; BARRIE.

The subject property is located within the historic neighbourhood of The Grove, which is predominantly comprised of low-density development in the form of detached dwellings.



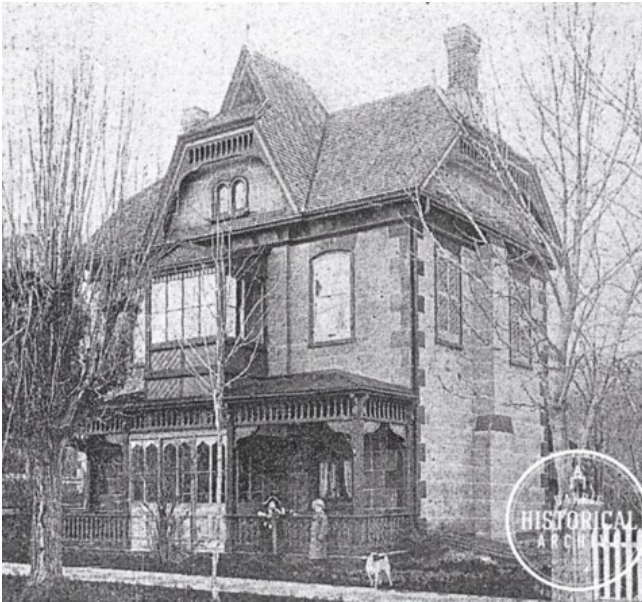
**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 87 Owen Street noted in red. Note: 87 Owen Street is not currently listed on the City's Municipal Heritage Register. (Source: City of Barrie)

## Property Description

The property has an area of 767.43m<sup>2</sup> with approximately 14.9 metres of frontage on Owen Street. There is a 2.5 storey dwelling on the property.

## Built Features & Landscaping

The property located at 87 Owen Street includes a 2.5 storey dwelling constructed in 1882. The building has been extensively altered over time. According to available historical photographs, the building was constructed in a unique architectural style which includes features of both the Second Empire and Gothic Revival architectural styles, which culminate in a style that does not conclusively fit into one architectural subset. The building has been altered over time, where original heritage fabric has been removed and replaced. Some features of the building are original and remain, while others have been replaced and are similar to the original. Some features have been removed and have not been replaced. This includes portions of the original wood frame veranda at the first storey of the front elevation, for example.



**Figures 2 & 3:** (left) Historic photo of "Lilac Villa", 1987, (right) View of 87 Owen Street, front (west) elevation, (Source: Barrie Historical Society; MHBC 2024)

The front (west) elevation includes a unique roof shape which includes both a hipped/Dutch gable with decorative woodwork and a double arched window. The roof includes carved bargeboard and decorative fascia at the north, south, and west elevations. The exterior brick cladding is not original to the structure and was added to the building recently (within the last 5 years). The existing cladding is red brick with buff brick voussoirs. Decorative brick stringcourses are provided across the building elevations at the first and second storey. There is a triple basketweave course dividing the first and second stories. There is a decorative internal brick chimney towards the south elevation, above the roofline. The front elevation two-storey wood frame vestibule includes a triangular pediment at the second storey, below the roofline with decorative woodwork in a fan motif. The vestibule includes glazing at the first and second storey, some of which is original. The vestibule also includes decorative coloured glass which is likely original to the structure.





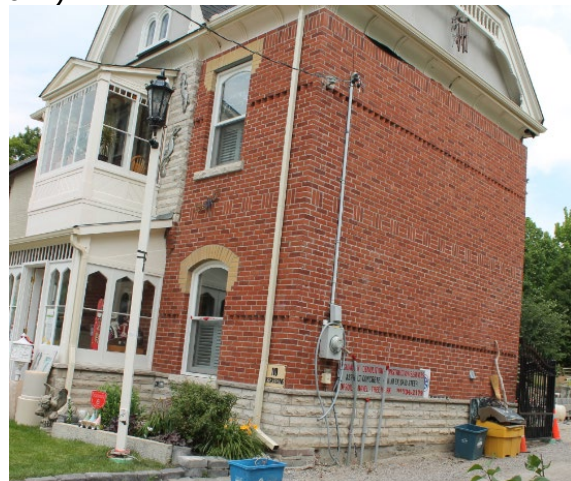
**Photo 1:** View of the front (west) elevation. (MHBC, 2024)



**Photo 2:** View of the north elevation. (MHBC, 2024)



**Photo 3:** View of the rear (east) elevation. (MHBC, 2024)



**Photo 4:** View of the south elevation. (MHBC, 2024)

The property is currently under construction, and does not include landscaped open space in the rear yard. The property includes landscaped open space at the front elevation adjacent to the street. A low masonry wall is located along the north property line. A driveway providing access to Owen Street is located along the south property line. The dwelling is approached via a paved sidewalk at Owen Street.

## Historical Summary

The subject property originally consisted of part of Lot 23, Concession 4 of the historic township of Vespra. The Crown grant was patented to Andrew Borland in 1827. At this time, the patent included the west half and southeast  $\frac{1}{4}$  of Lot 23. Andrew Borland was



a veteran of the War of 1812 and a rifleman with the York Volunteers, who were commanded by General Brock at the time of his death (Duval, 2022). While he received the Crown patent for what would become the Town of Barrie (now the City of Barrie), he owned the property for less than a year and did not reside on the subject property. Therefore, there is no direct or significant relationship between the subject property and Andrew Borland.

Andrew Borland sold the property to Alexander Walker (of Vespra) in 1827. Alexander Walker was the first settler to Barrie (Heritage Barrie, 2005). He ran the portage to what is now Barrie along with a few hired hands and was responsible for clearing early roads. Walker did not live on the subject property, as he was known to live in a log cabin located 50-100 yards from the Bay (Pioneer Papers, p. 10, 1908).

Alexander Walker sold part of Lot 23 to Donald Ross (of Toronto) in 1837. Ross sold the property to William Bradbury (of Montreal) in 1846. Alexander's widow, Sarah Walker, sold the rest of the property to the Honourable James Patton (of Barrie) in 1852. James Patton purchased William Bradbury's portion in 1853. James Patton was a prominent lawyer, editor and proprietor of the Barrie Herald, and founder and editor of the Upper Canada Law Journal (The Canadian biographical dictionary and portrait gallery of eminent and self-made men, p. 143, 1880). However, James Patton was known to reside at the John Pearson House located at 16 Mary Street (Exel, 2020) and was known to retain extensive real estate holdings. Therefore, John Pearson never resided on the subject property.

James Patton had the area surveyed in 1855 and Town Lots were laid out. The subject property consisted of part of Lot 7 of Plan 31 on the east side of Owen Street (see **Figure 4**).



**Figure 4:** Excerpt from Plan 31 with the subject property noted in red. (Source: LRO 51)

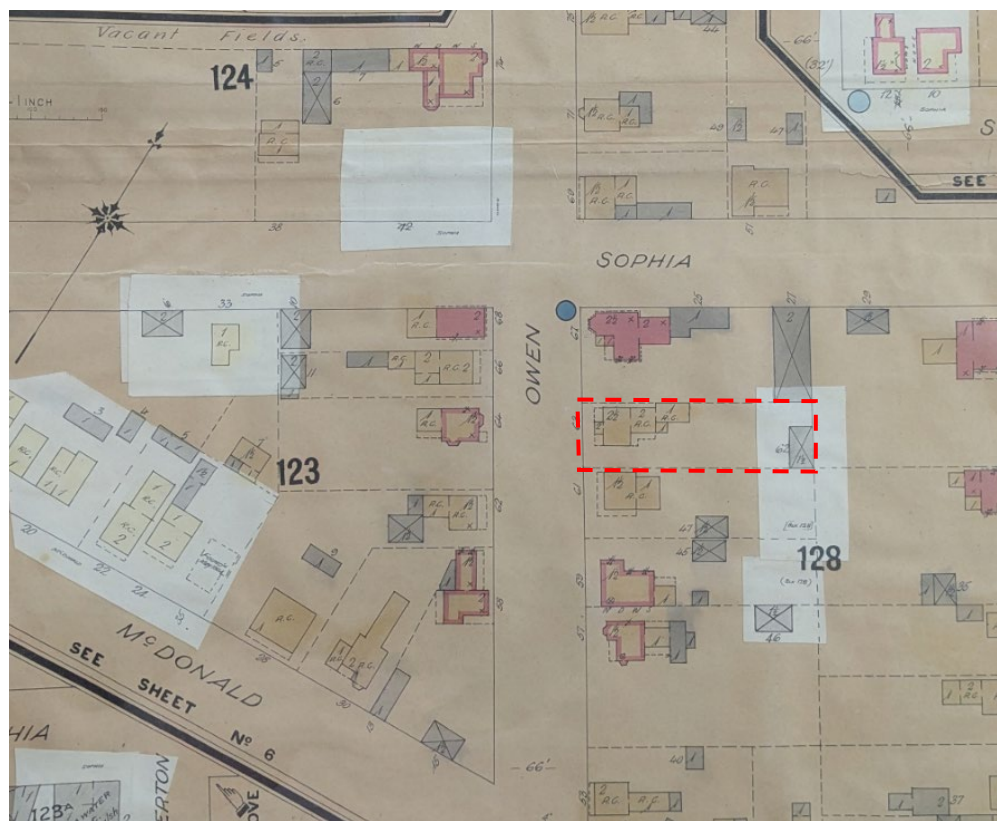
James Patton sold all of Lot 7 to William D. Ardagh in 1872 for \$200. William D. Ardagh was a prominent local lawyer, Mayor of Barrie, agent of the Bank of Toronto branch in Barrie, agent of the Monarch Fire and Life Assurance Company, and senior editor of the *Canada Law Journal*. However, he was known to reside at a Theresa Street mansion known as "The Hill," which was considered one of the grandest houses in Barrie at the time (Exel, 2022). James Patton never lived on the subject property, nor had any direct associations with it. He sold Lot 7 to Thomas Kennedy that same year.

Thomas Kennedy was a prolific and accomplished local architect. He worked on a vast number of civic, ecclesiastical, institutional, commercial, industrial, and residential projects in Barrie and elsewhere around southern Ontario (Hill, 2022). According to historical sources, the dwelling on the subject property was built by Kennedy in 1882 as a home for himself, his wife Alice, and their many children. The dwelling was also

known as the “Lilac Villa” and also served as a “model home” for Kennedy to demonstrate architectural features and design elements to his clients (Exel, 2022).

Thomas Kennedy practiced between 1878 and 1910 and was a member of seven firms over the course of his career: Thomas Kennedy (Barrie), Kennedy & McVittie (Barrie), Kennedy, McVittie & Holland (Barrie, Collingwood, and Toronto), Kennedy, Gaviller & Holland (Barrie, Collingwood, Toronto, and Owen Sound), Kennedy & Holland (Barrie and Toronto), Thomas Kennedy & Co. (Barrie), and Kennedy, Beggs & Co. (Barrie) (Hill, 2022). He worked on over 100 projects in southern Ontario including celebrated projects such as the luxurious reconstruction of the Royal Hotel in Meaford (Mikael, 2024), the Barrie Agricultural Exhibition Hall which was said to have the best stables north of Toronto (Exel, 2023), and the former Orient Hall Masonic Lodge in Toronto which is listed on the City’s Heritage Register (Heritage Property Detail 798 Queen St E).

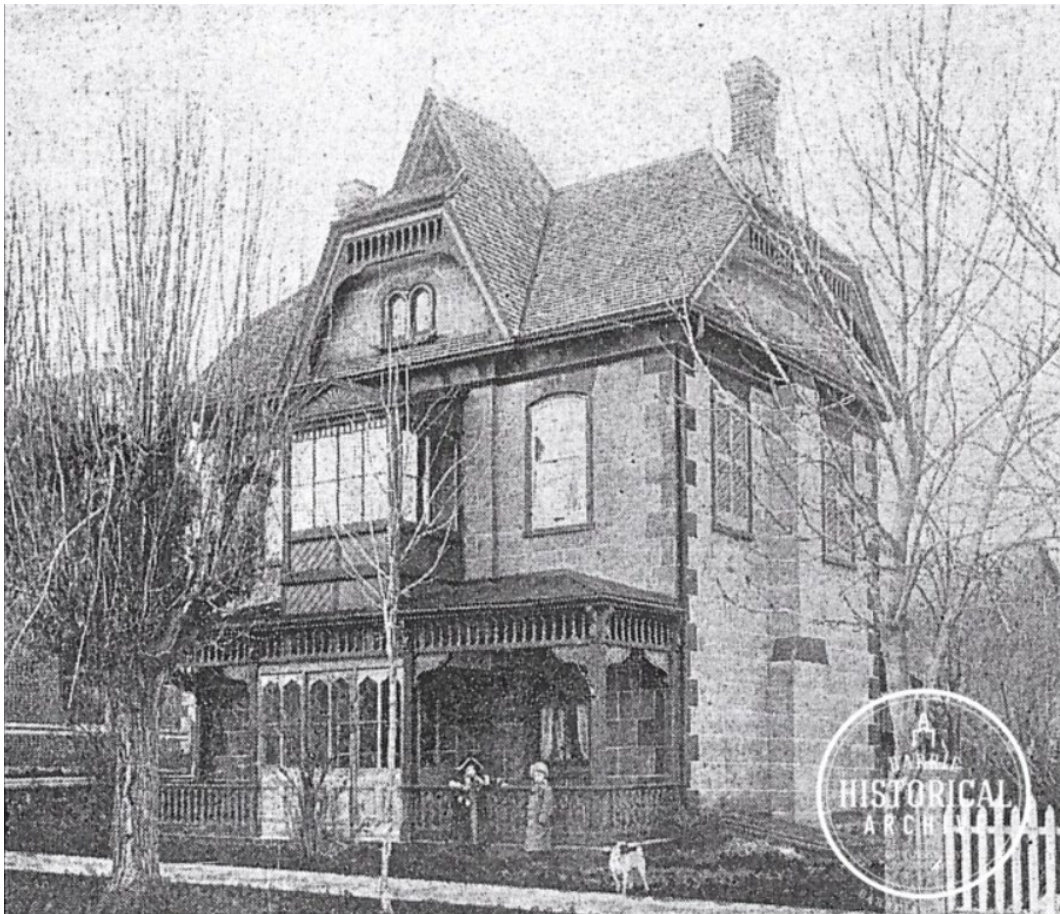
According to the 1888 Fire Insurance Plan, the property included a 2.5 storey wood frame dwelling. The Fire Insurance Plan notes that the building that included a two-storey as well as a single wood frame rear additions. A 1.5 storey accessory livestock or horse stable was also present at the rear (east) boundary of the property.



**Figure 5:** Excerpt from the 1888 Barrie Fire Insurance Plan with the subject property noted in red. (Source: courtesy of the Simcoe County Archive)

In 1886, Thomas Kennedy transferred ownership of the home to his wife Alice. Alice Kennedy sold the property in 1899 to Thomas H. Baker (of Barrie), and Thomas sold to James Hunt (of Innisfil) in 1904.

According to the Barrie Historical Archives, the photograph below was taken in 1897 (see **Figure 6**). At this time, the house appears to have been clad in stone. It included chimneys on both the north and south elevations.<sup>1</sup>



**Figure 6:** An 1897 photograph of the "Lilac Villa." (Source: courtesy of the Barrie Historical Archive)

According to the 1907 Fire Insurance Plan, the property had not substantially changed (see **Figure 7**). The rest of the neighbourhood remained largely unchanged.

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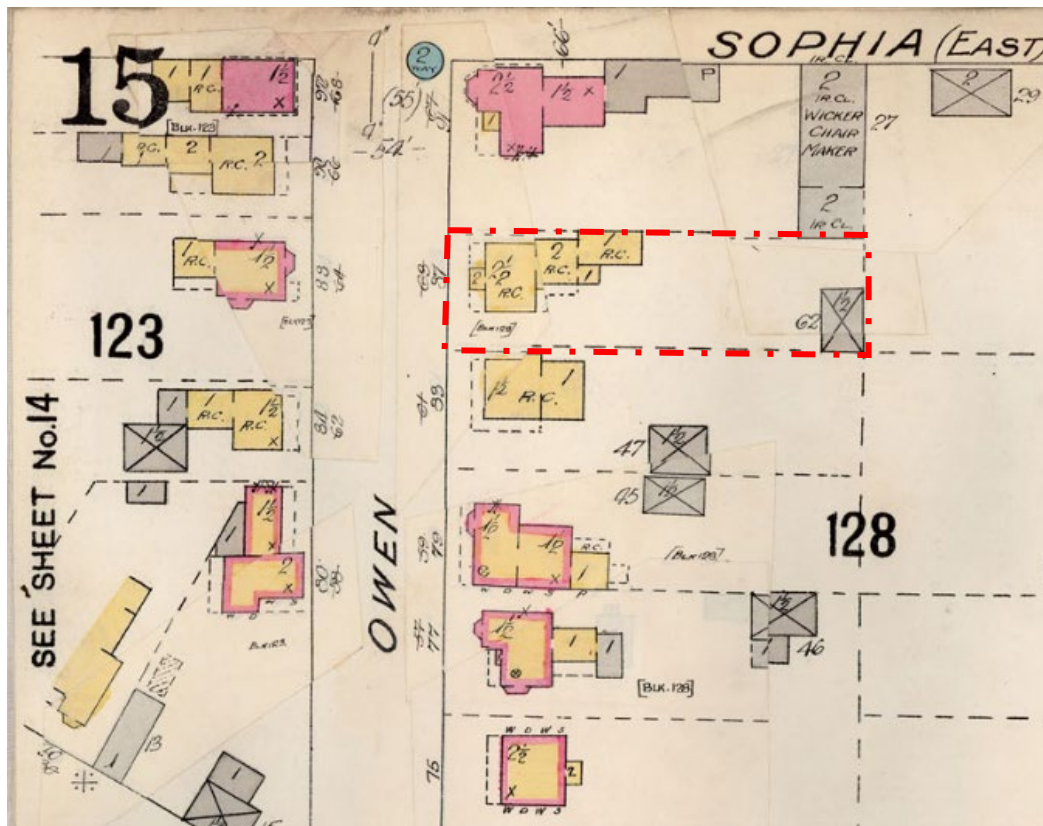
<sup>1</sup> This report acknowledges that there is a discrepancy between the historic photo of 87 Owen Street and the Fire Insurance Plans. Here, the historic photo identifies that the building included stone cladding at the exterior, or was constructed of stone. The Fire Insurance Plans do not identify that the building was clad in stone. It cannot conclusively be determined whether or not this is the result of an error on the Fire Insurance Plans.





**Figure 7:** Excerpt from the 1907 Fire Insurance Plans with the subject property noted in red. (Source: courtesy of the Simcoe County Archive)

According to the 1917 Fire Insurance Plan revision, the neighbourhood remains largely unchanged (see **Figure 8**), with the exception that the dwelling is noted as now being “rough cast” (plaster or stucco) at the exterior.



**Figure 8:** Excerpt from the 1917 Fire Insurance Plans revised in 1917, with the subject property noted in red. (Source: courtesy of the Simcoe County Archive)

According to the 1931 revision of the 1923 Fire Insurance Map, the original stable had been removed and replaced by this time with a wood frame automobile garage. The surrounding area remains largely unchanged. The structure continues to be noted as a wood frame dwelling clad in rough cast plaster.



**Figure 9:** Excerpt from the 1923 Fire Insurance Plans revised in 1931, with the subject property noted in red. (Source: courtesy of the Simcoe County Archive)

The subject property was sold from the estate of James Hunt in 1941 to Jennie V. Green. The historic record does not provide information on the members of the Hunt family at this time. Jennie V. Brennan (formerly Green) sold the property to John K. Buller and Marian Buller in 1974.

According to the 1946 aerial photograph, the surrounding area is fully developed with single detached dwellings and includes many mature trees as well as some commercial uses (see **Figure 10**). The aerial photograph does not provide details of the features of the dwelling.



**Figure 10:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

According to the 1962 aerial photograph, downtown had increased urban developments (see **Figure 11**). Higher density housing and commercial uses can be seen in the area to the south of the subject property.





**Figure 11:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

According to the 1975 aerial photograph, the areas south and west developed further (see **Figure 12**). The subject property and immediately surrounding neighbourhood remain largely unchanged.



**Figure 12:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Bullers sold the subject property to Ian R. Young and Christine R. Young in 1976. The Youngs were the owners of the property at the time of the 1978 photograph (see **Figure 13**). At this time, the dwelling had been clad in insulbrick (a contemporary material similar to roof shingles).





**Figure 13:** A 1978 photograph of the "Lilac Villa." (Source: courtesy of the Barrie Historical Archive)

The Youngs sold the property to Josephine A. Stone in 1979. David W. Thompson and Coleman L. Koza received the property in 1982 from Canada Permanent Trust Co. (the holder of Josephine A. Stone's mortgage). Thompson and Koza sold the property the next year to Diana Alfieri. In 1986, Alfieri sold it to Christopher Mark Forster. Christopher Mark Forster owned the property until 1988 when he sold to Kenneth Paul Hamilton and Lynn Hamilton. The Hamiltons remained the owners into the early 2000s.

At this time, the house had been clad in contemporary siding. Some original features remained, including (but not limited to) decorative woodwork at the gable ends, the original two-story front (west) vestibule, as well as the stained glass in the upper portions of the windows at the west elevation.



**Figures 14 & 15:** Views of the “Lilac Villa” as it looked in 2009. (Source: Google Streetview, 2009)

According to the 2012 photograph, the dwelling looked much the same as it did previously in 2009 (see **Figure X**). The stained glass windows can be seen more clearly.



**Figure 16:** View of the “Lilac Villa” as it looked in 2012. (Source: Google Streetview, 2012)



In 2017, the building (which was used as a multi-unit dwelling) was damaged by a fire (Sgambati, 2017).



**Figure 17:** Photograph taken at the time of the fire in October of 2017. (Source: BarrieToday, 2017)



**Figures 18 & 19:** Photographs of the house subsequent to the 2017 fire. (Source: Courtesy of the Barrie Historical Archive; Courtesy of the Property owner)

By 2019, the house was undergoing restoration work (see **Figure 20**).



**Figure 20:** The “Lilac Villa” as it looked in 2019 while undergoing restoration work after the fire. (Source: Google Maps, 2019)

By 2021, the building was still under construction (see **Figure 21**). The existing brick cladding is now visible.





**Figure 21:** Photo of the subject property, 2021. (Courtesy of the Barrie Historical Archive)

A site visit was conducted by MHBC on Monday, July 8<sup>th</sup> and alterations to the dwelling were largely completed by this time (see **Photo 5**).

Some original woodwork at the west (front), north, and south gables was restored, while others were replaced in their entirety to match the original designs. Some of the original stained glass windows had been retained and were re-installed. The original fascia molding is still present, and the original two-storey vestibule at the west (front) elevation has been restored as well. The original chimney at the south elevation is still present above the roof line.

However, the reconstruction has also introduced elements which were never historically present, including buff brick accents at the window openings, stone cladding at the west elevation framing the vestibule, and decorative brick courses including a stretcher course just below the roofline, a course of protruding bricks at the centre of each storey, and a triple basketweave course dividing the first and second stories.



**Figure 5:** The “Lilac Villa” in 2024 after the completion of most of the restoration work.  
(Source: MHBC, 2024)

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# Address: 88 Cumberland Street, Barrie ON

## Heritage Status

The property at 88 Cumberland Street is listed on the City's Municipal Heritage Register. It was listed in 2016 by Council Resolution #16-G-089. The City's listing identifies its reasons for listing as follows:

*"James Brunton, a son of John, and his wife Adelaide built this house in 1887. James had been an engineer with the Grand Trunk Railway and later a partner in a local grocery store. The house has nicely detailed brickwork featuring alternating colors and a decorated gable."*

According to records provided by the City of Barrie, the building was constructed in 1887.

## Property Location & Context

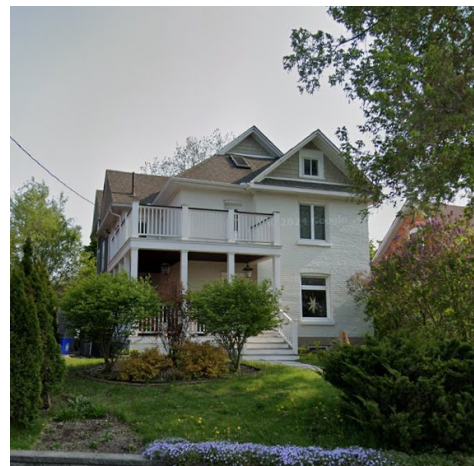
The subject property municipally addressed as 88 Cumberland Street is located in the historic neighbourhood of Allandale. The property is located on the south side of Cumberland Street, west of Bayview Drive, east of William Street, and north of Burton Avenue. The property is legally described as PT LT 26 S/S CUMBERLAND ST PL 40, BARRIE BEING PTS 2 & 3 PL 51R32166, S/T ROW OVER PT 3 PL 51R32166 IN FAVOUR OF PT LT 26 S/S CUMBERLAND ST PL 40 AS IN RO1305360; BARRIE.

The property is located within the historic neighbourhood of Allandale, which is predominantly comprised of low-density residential development in the form of single detached dwellings.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 88 Cumberland Street noted in red. (Source: City of Barrie)

The character of the area can be described as representative of a 19<sup>th</sup> century residential neighbourhood. The neighbourhood includes many late 19<sup>th</sup> and early 20<sup>th</sup> century dwellings, including the dwellings located at 88 Cumberland Street and 84 Cumberland Street which are included in the scope of the City of Barrie batch designation project. Cumberland Street, between Bayview Drive and Milburn Street, is comprised predominantly of original late 19<sup>th</sup> and early 20<sup>th</sup> century single detached dwellings, most of which are constructed of red brick (see **Photos 1-2**).



**Photos 1 & 2:** (left) View of Cumberland Street looking east from the southwest corner of Cumberland Street and Bayview Drive, (right) View of 84 Cumberland Street, (MHBC, 2024)

## Property Description

The subject property has an area of 447.25m<sup>2</sup> with approximately 13.3 metres of frontage along Cumberland Street. The property includes a 1.5 storey red brick dwelling, detached garage, and accessory structure. The existing dwelling includes an at the south elevation, being 1.5 and 2 storeys.

## Built Features & Landscaping

The property contains a 1.5 storey di-chromatic (red and buff) brick dwelling with a front-end gabled roof as well as contemporary additions at the side and rear. The brick window arches/voussoirs and front (north) gable end include decorative buff brick accents. The front elevation includes a portico over the main entrance and as well as a lower story bay window. The east elevation includes a veranda with a balcony above, which is not original to the structure. The building has a fieldstone foundation which has been patched in places. There is a contemporary rear (south) two-storey addition at the rear (south) elevation (outlined in red on **Photo 4**). The front entrance is accessed via a walkway with concrete steps that interface with the sidewalk along Cumberland Street.



**Photos 3 & 4:** (left) View of 88 Cumberland Street, front (north) elevation, (right) View of east elevation along Bayview Drive noting location of contemporary addition (MHBC, 2024)





**Photos 5 & 6:** (left) View of 88 Cumberland Street, rear (south) elevation, (right) View of west elevation (MHBC, 2024)

The dwelling is situated on a corner lot at the corner of Bayview Drive and Cumberland Street. A wood fence is located along the rear property line. There is an accessory structure at the southeast corner of the property and a rear detached garage with access at Bayview Drive. The property includes landscaped open space, shrubs and vegetation.

## Historical Summary

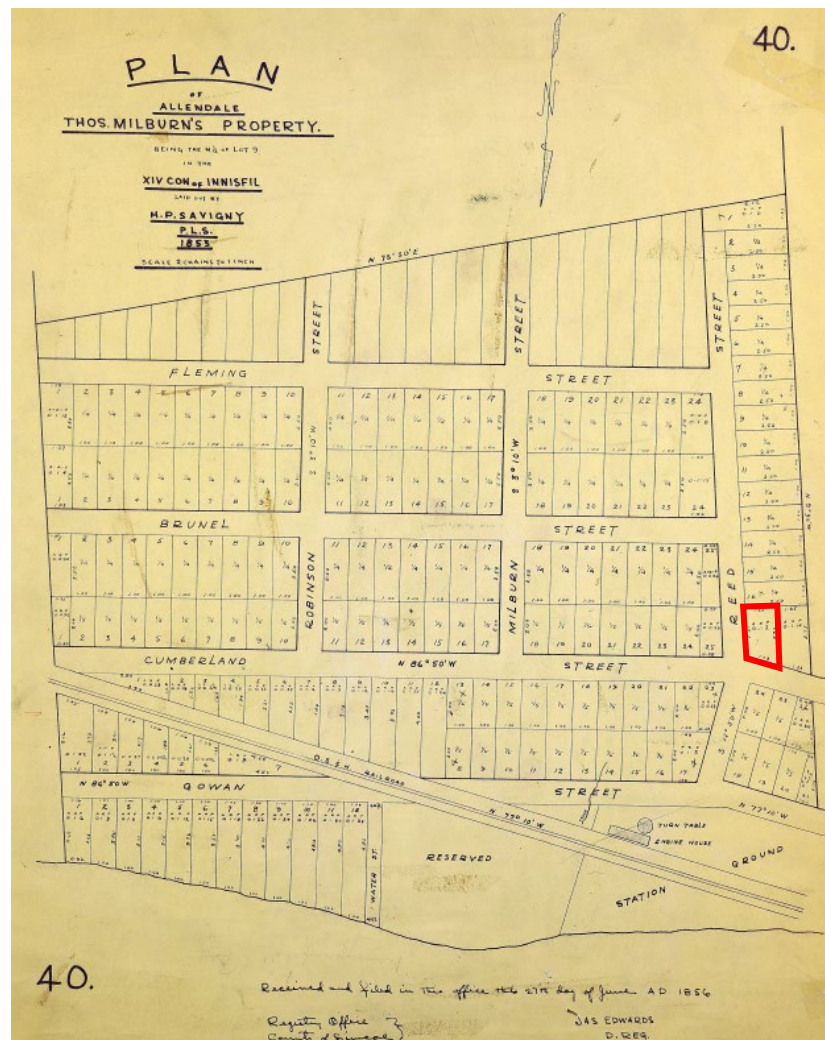
The property located at 88 Cumberland Street was originally part of Lot 9, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to William Sibbald (of Toronto) in 1833 and included 81 acres of the northern part of Lot 9, Concession 14. Lieutenant William Sibbald was a son of prominent Toronto socialite and author Susan Sibbald (née Mein) (Fowler). The Sibbald family owned property near Lake Simcoe but were known to reside in Toronto and at Eildon Hall near present-day Sibbald Point Provincial Park, which was named after them (Eildon Hall). Therefore, the family never resided on the subject property and there is no direct or important relationship to members of the Sibbald family.

In 1835, the property was sold to David Edgar (of Vespra Township).

David Edgar was the second settler to Barrie (Pioneer Papers No. 1, 1908). He owned several hundred acres around Barrie, but never resided on the subject property. When he first arrived, he lived in a log cabin by the water that was an abandoned government storehouse; his wife joined him there shortly after. Later, David built a house on

Toronto Street south of Elizabeth Street (now Dunlop Street West). He owned 200 acres in Allandale, which included the subject lands (Pioneer papers No.1, 1908).

David Edgar sold the property to David Simcoe Edgar in 1838. In 1848, the property was transferred via deed poll to Thomas Milburn (of Toronto). Thomas had the property surveyed and subdivided in 1856, resulting in Plan 40 (also known as "Plan of Allandale - Thos. Milburn's Survey"). The subject property consists of part of Lot 26 of Plan 40 (see **Figure 2**).



**Figure 2:** Map of the 1856 Plan 40 of Thomas Milburn's property with the Lot 26 (Plan 40) noted in red. (Source: LRO 51)

Thomas Milburn transferred ownership to Samuel John Milburn in 1857. Thomas and Samuel ran one of the first sawmills in the area; the Allandale Mills (Exel, 2021). Milburn Street was also named after Thomas Milburn. According to available historic records, Samuel lived at 129 Cumberland Street (Exel, 2021). While it is unclear where Thomas Milburn lived at this time, it is unlikely he resided on the subject property as

John Ross was a prominent local businessman who sold lumber and ran at least two sawmills which produced lumber, shingles, and lath (Exel, 2022). Ross sold the property to John A. Strathy in 1885.

James Brunton was a railway engineer and later a grocery store proprietor (see **Figure 3**). He and his wife Adelaide built the house at 88 Cumberland Street in 1887 (Barrie Heritage Walking Tours Guide).

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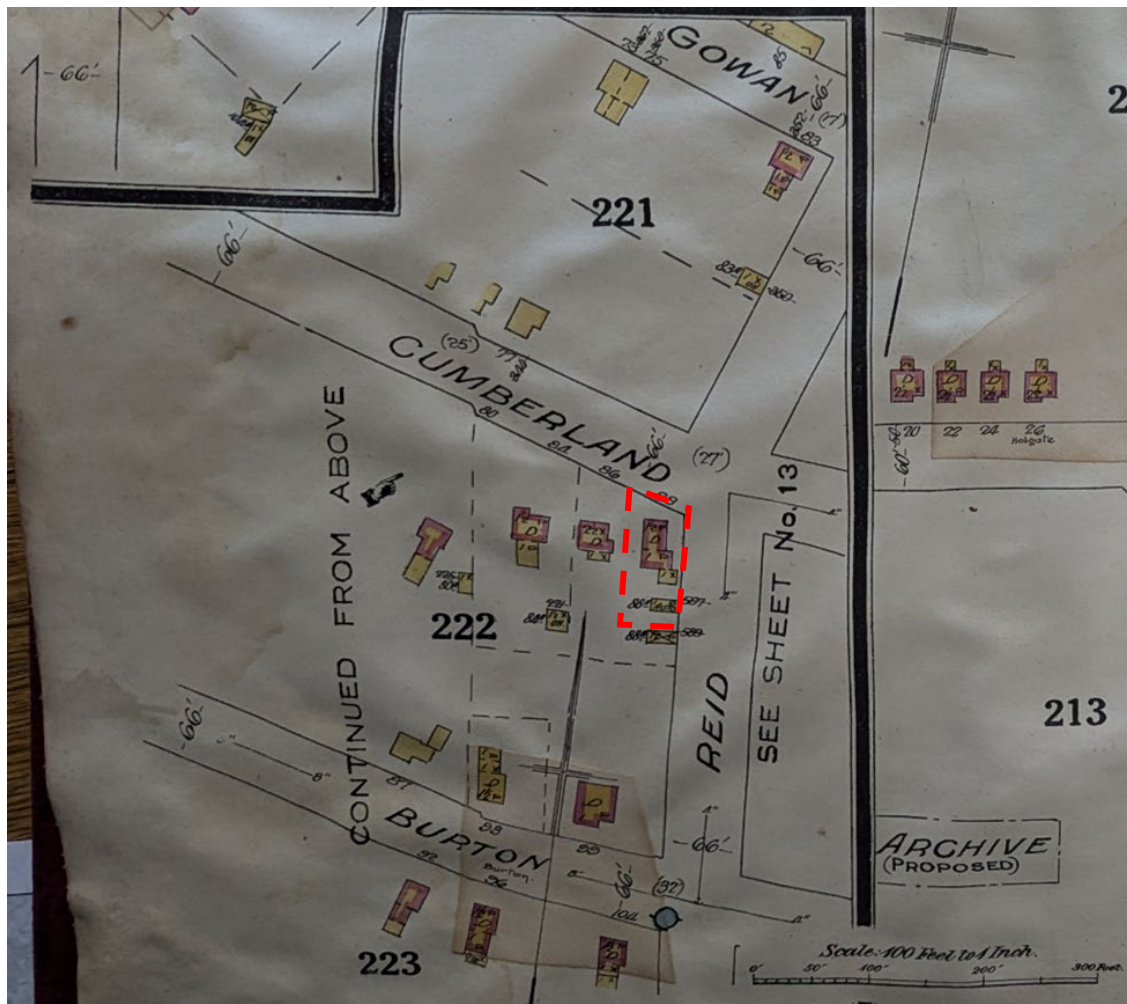
The dwelling is visible on the 1888 Fire Insurance Plan and is indicated as a wood frame structure with brick veneer (see **Figure 4**). The majority of lots within the neighbourhood were developed at this time.



**Figure 4:** Excerpt from the 1888 Fire Insurance Plan with the subject property noted in red. (Source: Courtesy of the Simcoe County Archives)

According to the 1923 Fire Insurance Plan, the property at 88 Cumberland Street included two additional accessory structures, which have since been removed (see **Figure 5**).





**Figure 5:** Excerpt from the 1923 Fire Insurance Plan, revised in 1931 with the subject property noted in red. (Source: courtesy of the Simcoe County Archives)

After the death of James Brunton in 1944, the property was willed to his daughter Jennie Wisdom (née Brunton). According to the 1946 aerial photograph (below), the neighbourhood was further developed, primarily in the form of single detached dwellings (see **Figure 6**). The Canadian National Railways Yard can be seen to the north of the subject property. The area to the south and west was largely undeveloped and included open space and wooded areas.



**Figure 6:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

Jennie Brunton sold the property to George B. McLaughlin (of Barrie) in 1947. In 1950, George and his wife Loretta M. McLaughlin sold the property to Earl D. Morrison and Dorothy Morrison (of Barrie). Earl and Dorothy were the owners of the subject property at the time of the 1962 aerial photograph (see **Figure 7**). At this time, the neighbourhood continued to develop, particularly west of Milburn Street.



**Figure 7:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

According to the 1975 aerial photograph (below), the existing three-storey apartment buildings on Gowan Street are visible as well as the four-storey apartment buildings on the north side of Holgate Street. Additional medium density multi-residential buildings as well as commercial buildings are present in the surrounding area as well.





**Figure 8:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

George Timothy Peter Morrison received the property from Dorothy Morrison's estate in 2005. The property was sold by George Morrison in 2007.

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# Address: 90 William Street, Barrie ON

## Heritage Status

The property at 90 William Street is listed on the City's Municipal Heritage Register. It was listed in 2021 by Council Resolution #21-G-084. The City's listing identifies its reasons for listing as follows:

*"This grand Victorian home, which is at least 130 years old, sits atop of the glacial Lake Algonquin ridgeline, with the 'face' of the building-oriented north toward Kempenfelt Bay. The inside of the home is richly appointed, with original flooring, millwork, cast iron fireplaces, ceiling medallions, and stained glass – even the insides of the door hinges are engraved with images.*

*Henry Holgate bought this property in 1888 from James Burton and soon after built this 'nice tasty residence' as the local paper described it. The house has two fronts, one facing the street and the other facing the garden. The garden front appears to be symmetrical but has subtle variations on*

*each side. The street façade presents a fine verandah with striking, geometric woodwork. This is the birthplace in 1892 of Group of Seven artist Edwin Holgate. In 1899, the Gibsons purchased the house and their daughter, Jenny, is remembered as the Allandale night telephone operator."*

## Property Location & Context

The subject property municipally addressed as 90 William Street is located in the historic neighbourhood of Allandale. The property is situated on the south side of Holgate Street, west of William Street, east of Innisfil Street, and north of Baldwin Lane (see **Figure 1**). The property is legally described as PT BLK E PL 512 INNISFIL AS IN RO1113761; BARRIE.

The surrounding area includes the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of detached dwellings. The subject property's rear (west) boundary interfaces with a semi-mature woodlot, and there is a public park to the northwest.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 90 William Street noted in red. (Source: City of Barrie)

## Property Description & Heritage Status

The property has an area of 2301.62m<sup>2</sup> with approximately 32.5 metres of frontage on William Street. There is a two-storey red brick dwelling on the property.

## Built Features & Landscaping



**Photos 1 & 2:** View of 90 William Street, front (east) elevation, (right) View of north elevation (MHBC, 2024)

*90 William Street*



**Photos 3 & 4:** (left) View of rear (west) elevation, (right) View of south elevation (MHBC 2024)

The property contains a two-storey red brick dwelling with a hip and gable roof. Records available from the City indicate the dwelling was built circa late 1880s. The dwelling includes a front (east) veranda with decorative woodwork. A bay window is located above the veranda at the second storey. There is an exterior brick chimney which runs along the front of the dwelling. The windows include shallow segmental arches and exterior shutters in Victorian chrome green. The south elevation includes a gable dormer and the east and south elevations include a small gothic arch window at the lower storey. There is a south addition of a small enclosed porch and car port which appear to be of later construction.

The landscaping includes landscaped open space, hedgerows of shrubs and vegetation. Cedar trees are located at the east edge of the property where it interfaces with William Street. The property also includes mature conifers. A paved driveway that interfaces with William Street and leads to the attached car port is located west of the dwelling.

## Historical Summary

The property at 90 William Street was part of Lot 8, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to George Buckendale (of Markham) in 1823. At this time, the patent consisted of 100 acres comprising the north half of Lot 8. George sold the property to William W. Baldwin (of Spadina) in 1824.

William W. Baldwin was an Irish settler and prominent figure in early York (Toronto) society. He served as a doctor, militia officer, lawyer, justice of the peace, businessman, and politician (Fraser). However, Baldwin was known to reside in Toronto and never



lived on the subject property. The property was inherited by his oldest son, Robert Baldwin, in 1847.

Robert Baldwin was a prominent lawyer, politician, and political reformer (Cross). He was well known to have lived in Toronto and never resided on the subject property. Robert transferred the property to his brother William Augustus Baldwin in 1851, and William sold it to Archibald C. Thompson (of Barrie) in 1872. Archibald sold the property to brothers James and Martin Burton less than a month later.

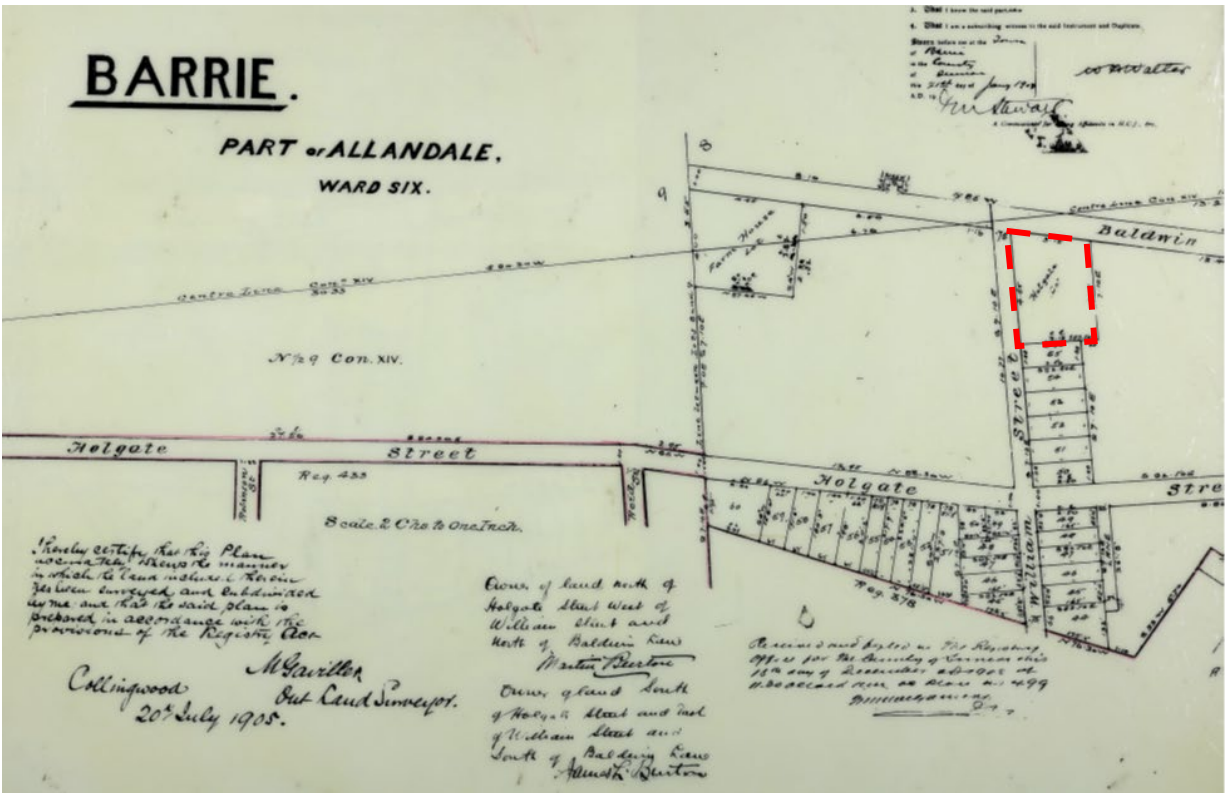
James and Martin were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship to be built in town, the *Ida Burton*. Burton Avenue, located two blocks north of the subject property, was named for the brothers. Together they organized the Barrie Electric Light Company. James was president of the Northern Navigation Company and Martin was president of the Barrie Gas Company and vice president of the Barrie Carriage Company (Exel). The brothers owned the subject property until 1892 and James's own mansion, Springbank, was built on a neighbouring property.

The Burton Brothers sold the subject property to Henry Holgate (of Allandale) in 1892. The historic record confirms that the Holgates had the dwelling on the subject property built in 1888. It's unclear if the Holgate family rented the subject property from the Burton Brothers, given that the house was constructed prior to their ownership being registered in 1892.

Henry Holgate was a civil engineer with the Northern Railroad. Holgate Street (located north of the subject property) was named after Henry Holgate (Trott). According to several local historical resources, the house at 90 William Street is the birthplace of his son Edwin Holgate, famous Canadian painter and 8<sup>th</sup> member of the Group of Seven (Exel, Trott, Barrie Historical Archive). Edwin Holgate and his family lived in the house until age three, when the family moved to Jamaica in 1895 (Champagne).

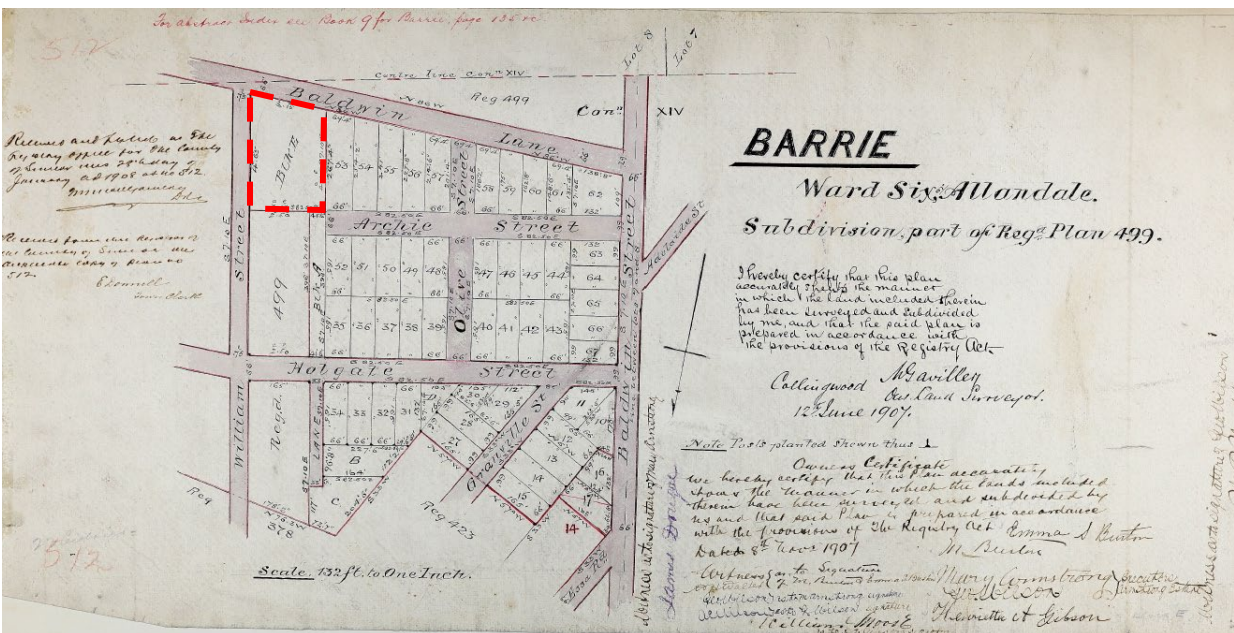
Despite the family's relocation, Henry would retain ownership of the subject property until 1899 when it was sold to Henry and Henrietta A. Gibson. The Gibsons owned the property for 62 years. Following the death of Henrietta Gibson, the property was conveyed to Thomas Kerr and Rose B. Kerr in 1961. The Kerrs remained the owners until the mid-1980s.

The property was surveyed in 1905 and subsequently referred to as "Holgate," despite the fact that the Holgates sold the property 6 years previously (see **Figure 2**).



**Figure 2:** Excerpt of a survey of part of Allandale from 1905 with the subject property noted in red and listed as "Holgate." (Source: LRO 51)

The property was again surveyed in 1908 and the subject property comprised part of Block E of Plan 512 (see **Figure 3**).



**Figure 3:** Excerpt of Plan 512 with the subject property labelled "Blk E" noted in red. (Source: LRO 51)

At the time of the 1946 aerial photograph, the subject property was located on the outskirts of the developed portion of the Allandale neighbourhood (see **Figure 4**). The 1946 aerial photograph indicates that William Street was tree-lined, and the homes on the southern half of the block backed onto a woodlot that today comprises part of Shear Park. The lands south of the subject property included agricultural fields and farmland.



**Figure 4:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

By the time of the 1962 aerial photo, some development has occurred, but the subject property and surrounding area remain largely the same (see **Figure 5**). The neighbouring houses at 94 William Street and 36 Baldwin Lane had not yet been constructed and James Burton's mansion ("Springbank") can still be seen across the street. Part of the St. John Vianney Parish and Catholic School can now be seen across Baldwin Lane to the south.





**Figure 5:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The photograph of the property from the 1960s shows that the grounds included landscaped open space and mature trees (see **Figure 6**). The existing veranda at the south elevation was present at this time.





**Figure 6:** Photograph of 90 William Street c. 1960s. (Source: Su Murdoch via the Barrie Historical Archive)

By the time of the 1975 aerial photograph, the area has been fully developed, mostly with single detached residences to the south and east (see **Figure 7**). The dwelling located adjacent to the subject property at 94 William Street has now been constructed.



**Figure 7:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

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# Address: 94 Clapperton Street, Barrie ON

## Heritage Status

The property located at 94 Clapperton Street is listed on the City's Municipal Heritage Register. It was listed in 2019 by Council Resolution #19-G-258. The City's listing identifies its reasons for listing as follows:

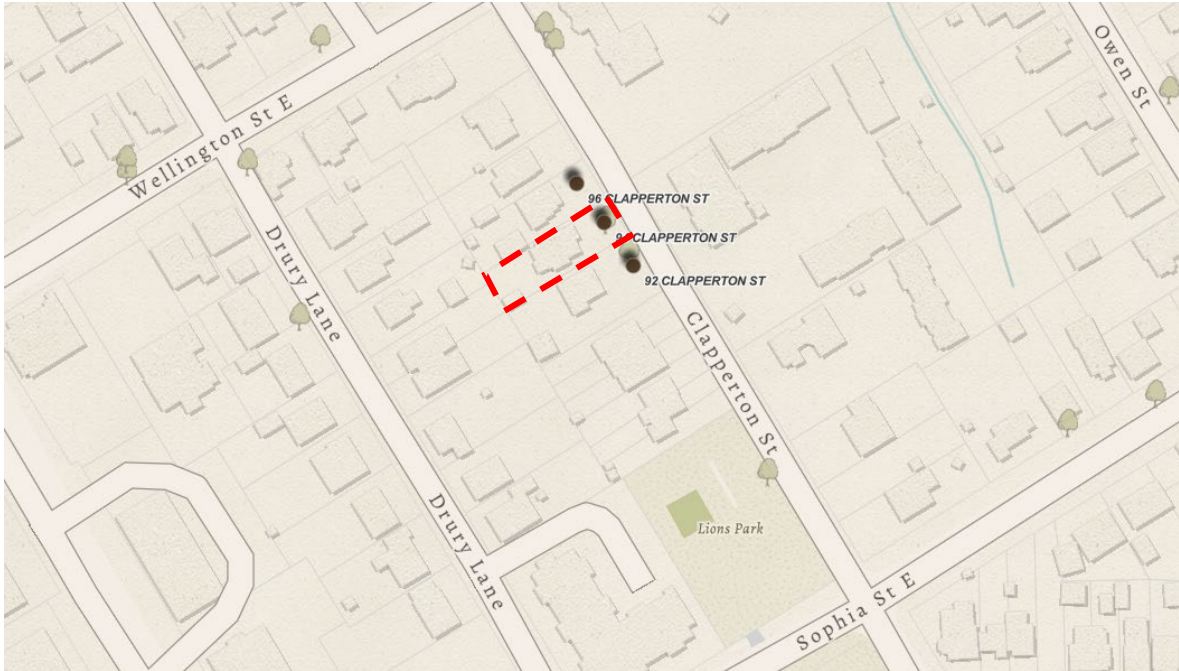
*"The property at 94 Clapperton was the first home to be built on the block in 1907. The exterior of the home displays standard cladding of the era. The interior displays extensive woodwork, pocket doors and transom stained glass windows."*

## Property Location & Context

The subject property municipally addressed as 94 Clapperton Street is located in the historic neighbourhood known as The Grove. The property is situated on the south side of Wellington Street East, west of Clapperton Street, east of Bayfield Street, and north of Sophia Street East. The property is legally described as PT LT 8 W/S CLAPPERTON ST PL 31 BARRIE AS IN RO1064876; BARRIE.

The surrounding area includes the historic neighbourhood of The Grove, which is predominantly comprised of low-density development in the form of single-detached dwellings.





**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 94 Clapperton Street noted in red. (Source: City of Barrie)

The immediate context includes single-detached buildings of similar architectural styles and construction periods. The context along Clapperton Street can be described as having a 19<sup>th</sup> century residential streetscape character. The street includes several buildings which are of similar architectural styles, where their designs are repeated and were likely constructed by the same builder.



**Photos 1 & 2:** View of buildings located within the immediate context of the subject property along Clapperton Street, looking west (MHBC, 2024)

## Property Description

The subject property has an area of 588.58m<sup>2</sup> with approximately 13.3 metres of frontage on Clapperton Street. The subject property includes a 2.5 storey red brick dwelling which was constructed in the Barrie Vernacular architectural style. This style exhibits features of the Edwardian architectural style, being constructed in red brick having a hip and gable roof, with a front elevation bay, and attic gable.

## Built Features & Landscaping



**Photos 3 & 4:** (left) View of the front (east) elevation and (right) view of north elevation. (MHBC, 2024)



**Photos 5 & 6:** (left) View of the rear (west) elevation, and (right) view of south elevation bay. (MHBC, 2024)

The property includes a 2.5 storey red brick dwelling with a hip and gable roof with deep eaves and a full cornice return at the front (east) gable. The gable within the upper half storey (above the roofline) is clad in wood shingles. There are two exterior brick chimneys located along the north and south elevations. The front elevation includes a contemporary brick addition constructed which includes a balcony at the second storey. There is a small oriel window at the north elevation and an Edwardian style two-storey bay window at the south elevation.

The property includes gardens and landscaped open space with mature trees and vegetation. A semi-circular style driveway is located in the front yard. A driveway is located along the south elevation is also provided. A detached garage is located in the rear yard.

## Historical Summary of 94 Clapperton Street

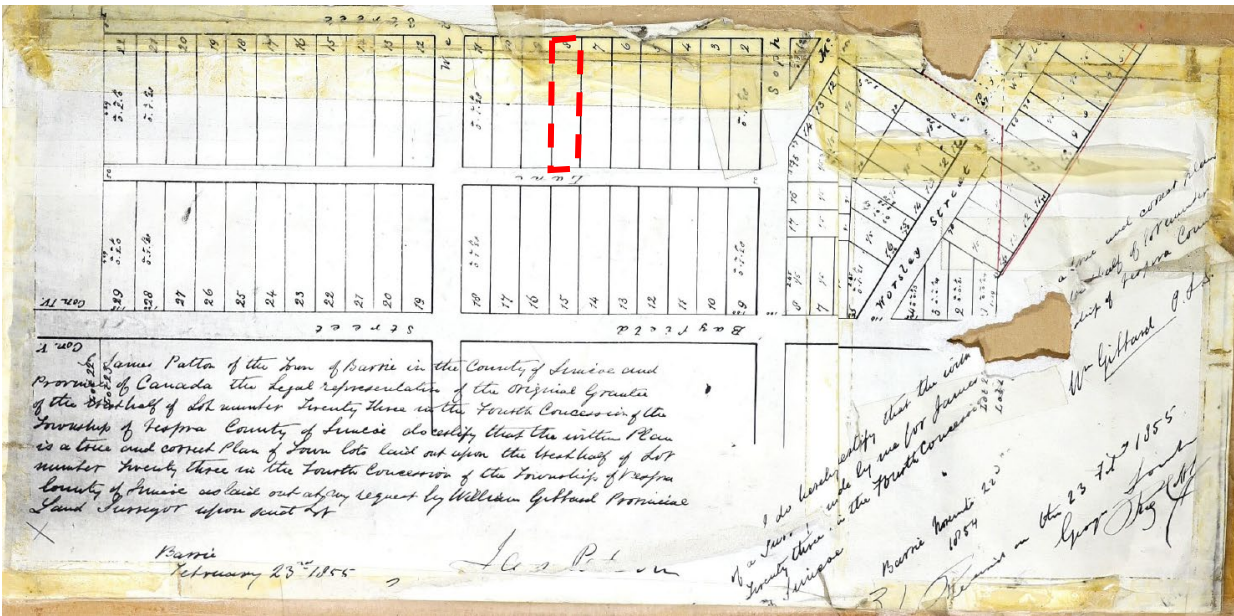
The property at 94 Clapperton Street was originally part of Lot 23, Concession 4 in the historic Township of Vespra. The original Crown grant was patented to Andrew Borland in 1827. At this time, the patent consisted of the west half and southeast ¼ of Lot 23, Concession 4. Andrew Borland was a veteran of the War of 1812 and a rifleman with the York Volunteers who were commanded by General Brock at the time of his death (Duval). While he received the Crown patent for what would become the town of Barrie, he owned the property for less than a year and did not reside on the subject property. Therefore, there is no important relationship between the subject property and Andrew Borland.

Andrew Borland sold the property to Alexander Walker of Vespra in 1827. Alexander Walker was the first settler to Barrie (Heritage Barrie). He ran the portage along with a few hired hands and was responsible for clearing many early roads. Walker did not live on the subject property, as he was known to live in a log cabin located 50-100 yards from the Bay (Pioneer Papers, p. 10).

Alexander Walker sold part of Lot 23 to Donald Ross of Toronto in 1837. Ross sold it to William Bradbury of Montreal in 1846. Alexander's widow Sarah Walker sold the rest of the property to the Honourable James Patton of Barrie in 1852, and James Patton purchased William Bradbury's portion as well in 1853. James Patton was a prominent lawyer, editor and proprietor of the Barrie Herald, and founder and editor of the Upper Canada Law Journal (The Canadian biographical dictionary and portrait gallery of eminent and self-made men, p. 143). However, James Patton was known to reside at the John Pearson House located at 16 Mary Street (Exel) and to retain extensive real estate holdings, so it is unlikely that he ever resided on the subject property.

James Patton had the area surveyed in 1855 and Town Lots were laid out. The property located at what is now 94 Clapperton Street consisted of Lot 8.





**Figure 2:** Excerpt from James Patton's 1855 survey with the subject property noted in red. (Source: LRO 51)

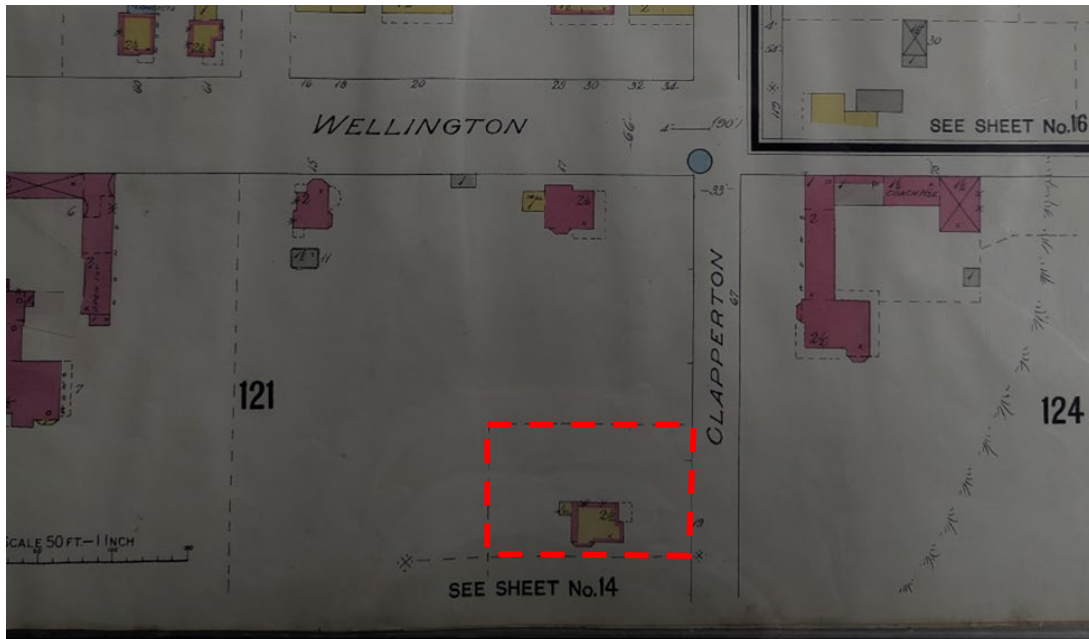
Patton sold Lot 8 to D'alton McCarthy Jr. in 1863. D'alton McCarthy Jr. was a prominent Barrie lawyer who would later serve as a Member of Parliament from 1876-1891 (D'alton McCarthy, Jr. fonds). However, D'alton was known to reside at the Carnoevar mansion located at 5 Wellington St., which was built for him (Exel), and never resided on the subject property.

D'alton McCarthy transferred the subject property to his brother Thomas Anthony Maitland McCarthy in 1867 and in 1899, after D'alton's death. Thomas Anthony transferred it to his nephew (D'alton's son), D'alton Lally McCarthy. D'alton Lally then sold the property to George F. Lovering of Barrie in 1905.

George F. Lovering served as a Barrie Council Member in 1905 and 1906 (The Corporation of the City of Barrie). He sold part of the property in 1906 and the other part in 1907 both to James F. Wilson of Barrie and Wilson sold the property 3 months later to George R. Wood of Barrie. The City's records list the house as being built in 1907, which means the house was constructed for either James F. Wilson or George R. Wood.

The 2.5 storey brick veneer dwelling was already present at the time of the 1907 Fire Insurance Plans (see **Figure 3**). The 1907 Fire Insurance Plan identifies that it was the only house on the stretch of Clapperton Street between Sophia Street East and Wellington Street East other than the dwelling at 101 Clapperton Street. Further, that, it was the only building on the west side of Clapperton for that block.





George R. Wood sold the property in 1914 to William J. Crumpton (of Barrie). William Crumpton then sold the property to Jennie M. and Arthur J. Wolfenden in 1916. The Canadian Census (Barrie) of 1931 lists Arthur as a 52-year-old machinist, and he is listed as living at 94 Clapperton at the time (see **Figure 4**).

[illegible]

By 1931, the west side of the block included additional single detached dwellings (see **Figure 5**). The subject property included two rear wood frame accessory structures at this time.



**Figure 5:** Excerpt from the 1923 Fire Insurance Plans revised in 1931 with the subject property noted in red. (Source: courtesy of the Simcoe County Archives)

The property was transferred from Wolfenden to Michael J. Brennan of Barrie in 1938. Brennan then sold the property to William E. Rennick of Vespra in 1944. Rennick was the owner at the time of the 1946 aerial photograph (see **Figure 6**). The features of the existing dwelling are not clear, but the dwelling at 94 Clapperton can be seen.



**Figure 6:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

By 1962, the area saw additional residential development in the form of single detached dwellings, both on Clapperton Street and in the surrounding area (see **Figure 7**).



**Figure 7:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

Upon William Rennick's death in 1972, the property was granted to D. Brent Muir and Judith D. Muir. The Muirs granted the property to Thomas R. Tulloch and Catharine M. Tulloch in 1974. The Tullochs owned the property at the time of the 1975 aerial photograph below (see **Figure 8**).





**Figure 8:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Tullochs sold the property four years later to Liliane Murphy in 1978. Liliane owned the property until 1980.

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# Address: 97 Cumberland Street, Barrie ON

## Heritage Status

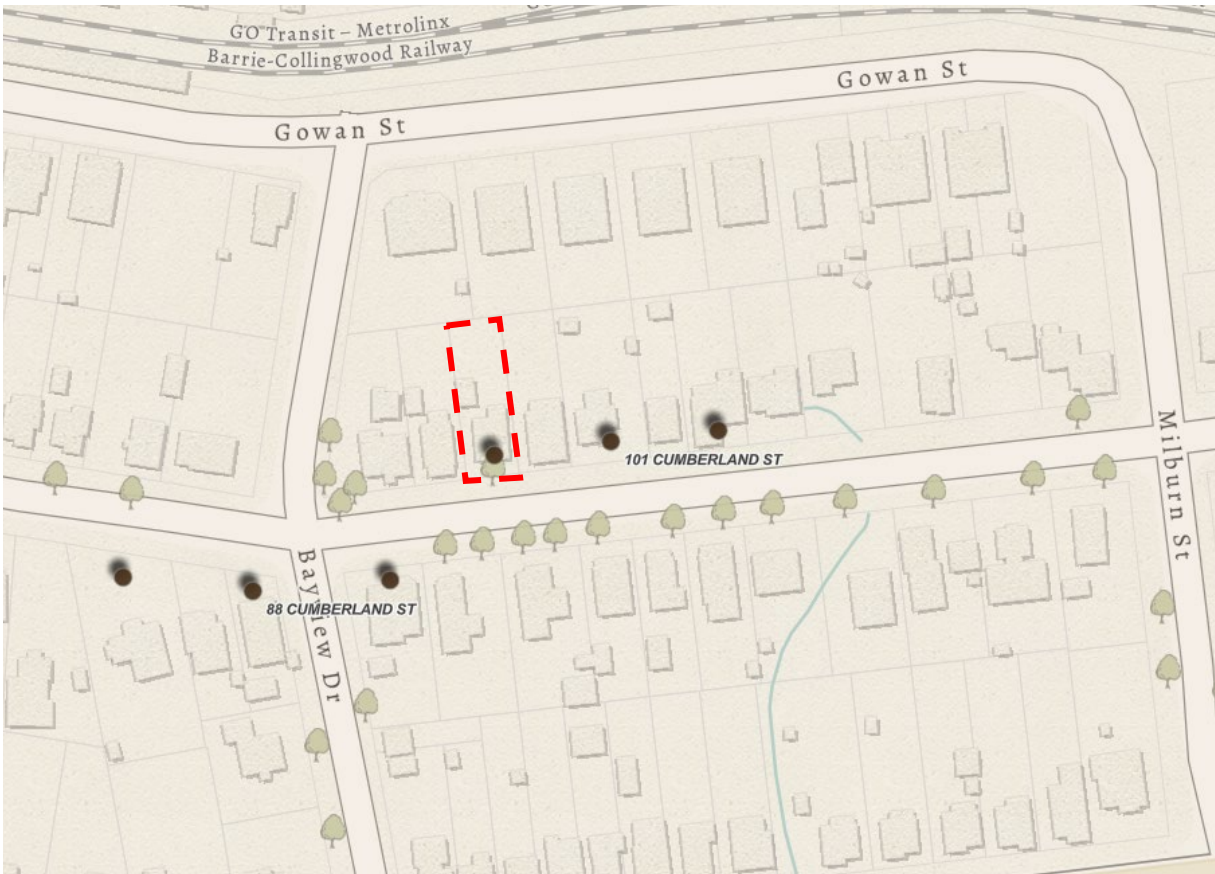
The property at 97 Cumberland Street is listed on the City's Municipal Heritage Register. It was listed in 2021 by Council Resolution #21-G-277. The City's listing identifies its reasons for listing as follows:

*"This home is unique in that it does not feature the common L-shaped design of Victorian homes. Further, it features only one peaked roof and cedar shingles are used as siding above the second floor. This suggests that a combination of architectural styles were used and a departure from the Victorian architectural style in the early 1900's."*

## Property Location & Context

The subject property municipally addressed as 97 Cumberland Street is located in the historic neighbourhood of Allandale. The property is situated on the south side of Gowan Street, west of Milburn Street, east of Bayview Drive, and north of Cumberland Street. The property is legally described as PT LT 21 N/S CUMBERLAND ST PL 40 ALLANDALE; PT LT 22 N/S CUMBERLAND ST PL 40 ALLANDALE AS IN RO1185034; BARRIE.

The subject property is located within the historic neighbourhood of Allandale, which is predominantly comprised of low-density development in the form of single-detached dwellings. The subject property is located a block from the Allandale GO Station.



**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 97 Cumberland Street noted in red. (Source: City of Barrie)

The stretch of Cumberland Street between Bayview Drive and Milburn Street in particular is comprised predominantly of original late 19th and early 20th century homes, most of which are constructed of complimentary red brick. This particular area is representative of an original streetscape as so many of the first homes built there are still present (see **Photos 1 & 2**). The dwelling located on the subject property was likely constructed at approximately the same time as the houses on either side, 95 and 99 Cumberland Street, which include similar features and footprints, and were likely constructed together as sister houses.





**Figures 1 & 2:** (left) View of context of the subject property looking north-west along the south side of Cumberland Street, View of context looking south-east from the north side of Cumberland Street, (MHBC, 2024)

## Property Description

The subject property has an area of 541.44m<sup>2</sup> with approximately 13.3 metres of frontage on Cumberland Street. The subject property includes a 2.5 storey red brick dwelling and a detached garage. The property includes landscaped open space. The elevation changes considerably from the front to rear yard. The rear yard includes a retaining wall to accommodate for the change in grade.

## Built Features & Landscaping

The property contains a 2.5 storey red brick dwelling with a front-end gable roof and full cornice return. There is a full springline style arched window at the front (south) elevation, and the interior of the attic gable is clad in both standard and fishscale wood shingles. There is decorative wood bargeboard within the front gable. There is an asymmetrical entrance and veranda at the front elevation. Other window openings include shallow segmental arches. There is a rear addition which is not original to the structure and was constructed after 1923 as per available Fire Insurance Plans.



**Photos 3 & 4:** (left) View of the front (south) elevation, and (right) view of east elevation (MHBC 2024)



**Photos 5 & 6:** (left) View of the rear (north) elevation, and (right) view of west elevation (MHBC, 2024)

The property contains a 2.5 storey red brick dwelling with a front-end gable roof and full cornice return. There is a full springline arched window at the front (south) elevation, and the interior of the attic gable is clad in both standard and fishscale wood shingles. There is decorative wood bargeboard within the front gable. There is an asymmetrical entrance and veranda at the front elevation. Other window openings include shallow segmental arches. There is a rear addition which is likely not original to the structure.

The property includes landscaped open space and vegetation. There is a wood fence at the rear and side lot lines. The property changes considerably in grade from the front to rear property line. The rear yard includes a retaining wall as well as a detached garage. The detached garage is accessed by a narrow driveway at Cumberland Street.

## Historical Summary

The subject property originally consisted of part of Lot 9, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to William Sibbald of

Toronto in 1833 and consisted of 81 acres of the north half of Lot 9, Concession 14. This title record likely refers to Lieutenant William Sibbald, son of prominent Toronto socialite and author Susan Sibbald née Mein (Fowler). The Sibbald family owned property near Lake Simcoe but were known to reside in Toronto and at Eildon Hall near present-day Sibbald Point Provincial Park, which was named after them (Eildon Hall). Members of the Sibbald family never resided on the subject property. The property was sold by Sibbald to David Edgar (of Vespra Township) in 1835.

David Edgar was the second settler to Barrie (Pioneer Papers No. 1). He owned several hundred acres around Barrie, but never resided on the subject property. When he first arrived, he lived in a log cabin by the water that was an abandoned government storehouse; his wife joined him there shortly after. Later, David built a house on Toronto Street south of Elizabeth Street (now Dunlop Street West) (Pioneer Papers No. 1). David Edgar owned 200 acres in Allandale, which included the subject lands, but never resided there (Pioneer Papers No. 1).

David Edgar sold the property to David Simcoe Edgar in 1838. Subsequently, the property was transferred via deed poll to Thomas Milburn of Toronto in 1848. Thomas Milburn later transferred ownership to Samuel John Milburn in 1857. Thomas and Samuel Milburn ran one of the first sawmills in the area together; the Allandale Mills (Exel). Milburn Street was also named after Thomas Milburn. However, Samuel lived at 129 Cumberland Street (Exel). While Thomas's place of residence could not be conclusively determined, it was unlikely he ever resided on the subject property, as he died in the 1880s and the dwelling on the property was likely built in the early 1900s.



## TOWNS AND VILLAGES.

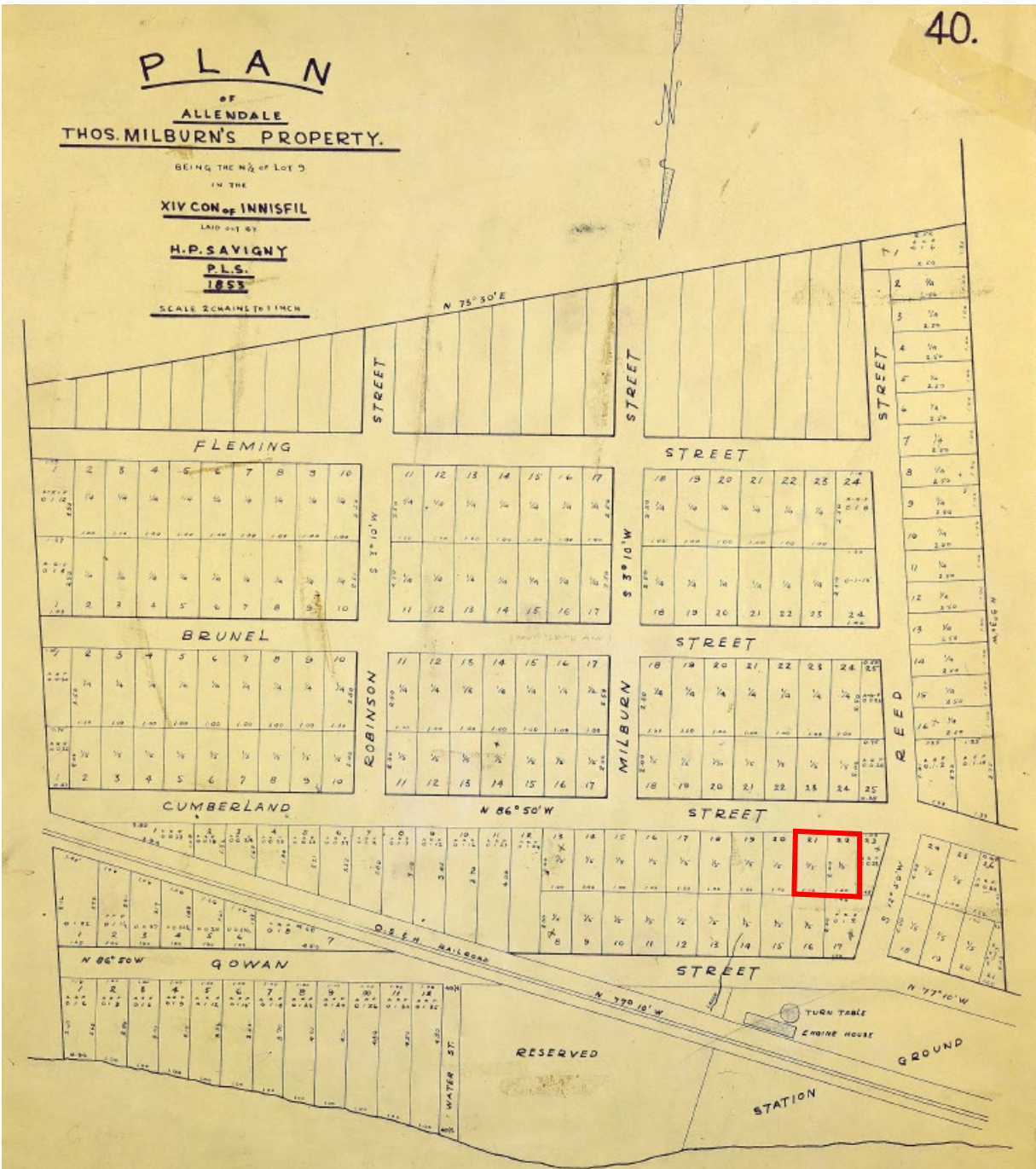
**ALLENDALE**—A post village of the Township of Innisfil, situated on Kempenfeldt Bay and on the Northern Railway, one mile south of Barrie. The post office was first established in the year 1858, Bernard Sheridan being appointed postmaster. In 1852 Mr. Sam'l Milburn built a saw-mill capable of turning out from six to eight thousand feet of lumber per day during the season. Daily mail. Population 150.

Abbott, George, laborer	Little, W. G. J.P. farmer
Bedford, Chauncey, laborer	McCabe, Patrick, laborer
Burns, Edward, mason	McMAHON, JAMES, dry goods,
Burns, James, laborer	groceries, wines and liquors, &c.
Burns, William, laborer	<b>MILBURN, SAMUEL J. saw</b>
<b>BROOKS, STANLEY, general</b>	<b>mill proprietor</b>
blacksmith. (See card.)	Myers, Jacob, carpenter
Cain, John, laborer	Prentice, David, laborer
Cline, Francis, carpenter	<b>ROSS, JOHN, station master and</b>
Connors, John, carpenter	freight agent
Culross, William, blacksmith	Ross, Robert, blacksmith
Curran, James, laborer	Shedy, Patrick, blacksmith
Dodson, John, track master	Sheridan, Felix, retired
Elliot, David, farmer	Sheridan, James, asst. P.M. gen-
Hamlin, Ambrose, tavern keeper	eral store, wines and liquors
Little, Thomas, tavern keeper	Templeman, George, N.R.C.

**Figure 2:** Excerpt from the Simcoe County Directory and Gazetteer, 1866-1867 listing Samuel J. Milburn as a "saw mill proprietor" and noting that "Sam" built the saw mill in 1852. (Source: courtesy of Ancestry.ca)

Thomas Milburn had the property surveyed and subdivided in 1856 and the subject property consisted of part of lots 21 and 22 of Plan 40 (see **Figure 3**).





**Figure 3:** Plan 40 filed in 1856 with Lots 21 and 22 noted in red. (Source: LRO 51)

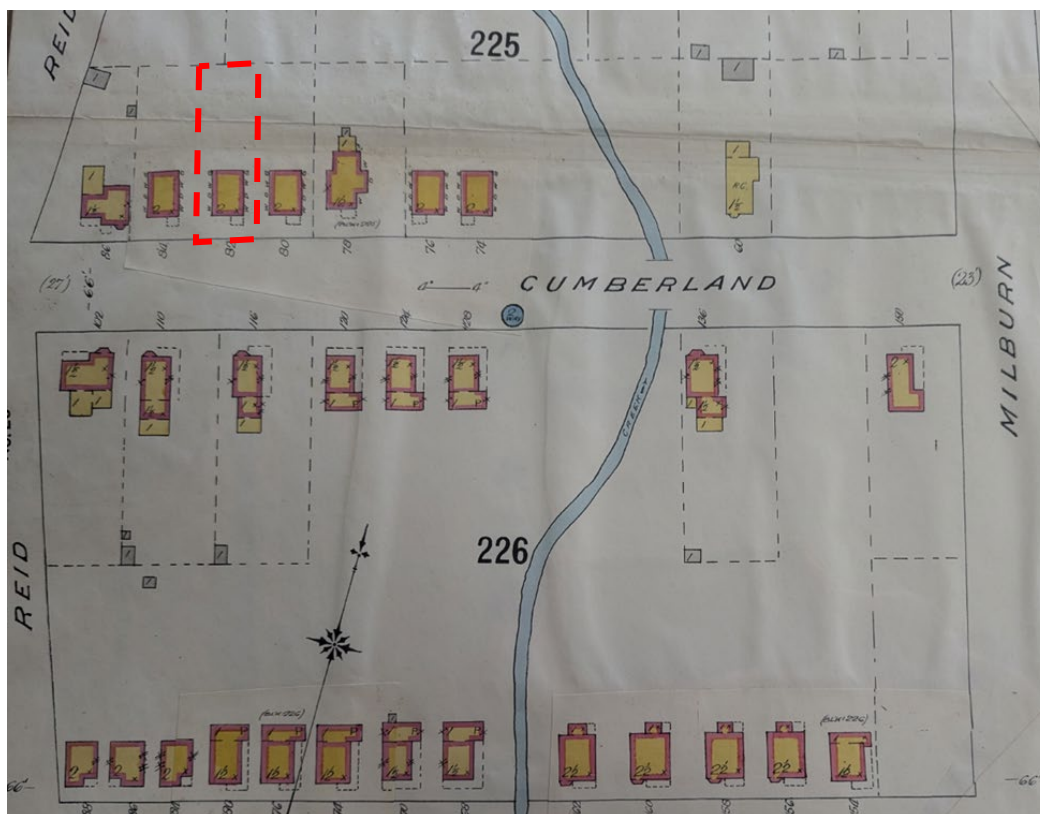
James L. Burton (of Barrie) purchased the property from Thomas Milburn's estate in 1889.

James Burton, along with his brother, Martin, were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship built in town, the *Ida Burton*. Burton Avenue, located two blocks north of the subject property, was named for the brothers (Exel). Together they organized the

Barrie Electric Light Company. James was also president of the Northern Navigation Company and resided at "Springbank" (an estate), now demolished, which was located on the corner of what is now William Street and Baldwin Lane. James transferred the property to his brother Martin in 1905. Historic research confirms that Martin Burton lived at 105 Toronto St. at this time (BarrieToday Staff). Neither brother ever resided on the subject property.

In 1906, Lot 22 was sold to William H. Arthur (of Port Arthur) for \$135. He also purchased lot 21 in 1907 for \$275. William H. Arthur is listed in the 1911 Census of Canada (Barrie) as a "bond seller" living at 202 Arthur Street, Port Arthur, so it is likely he never inhabited the subject property.

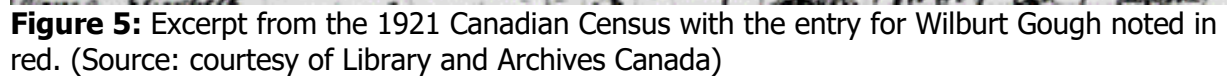
The 1907 Fire Insurance Plans illustrate that the property contained a two-storey wood dwelling with brick veneer (see **Figure 4**). Therefore, it is likely the dwelling was built either for the Burton Brothers or William H. Arthur. The dwelling located on the subject property was likely constructed at approximately the same time as the houses on either side, 95 and 99 Cumberland Street, which are constructed with similar features.



**Figure 4:** Excerpt from the 1907 Fire Insurance Plans for Barrie with the subject property noted in red. (Source: courtesy of Simcoe County Archives)

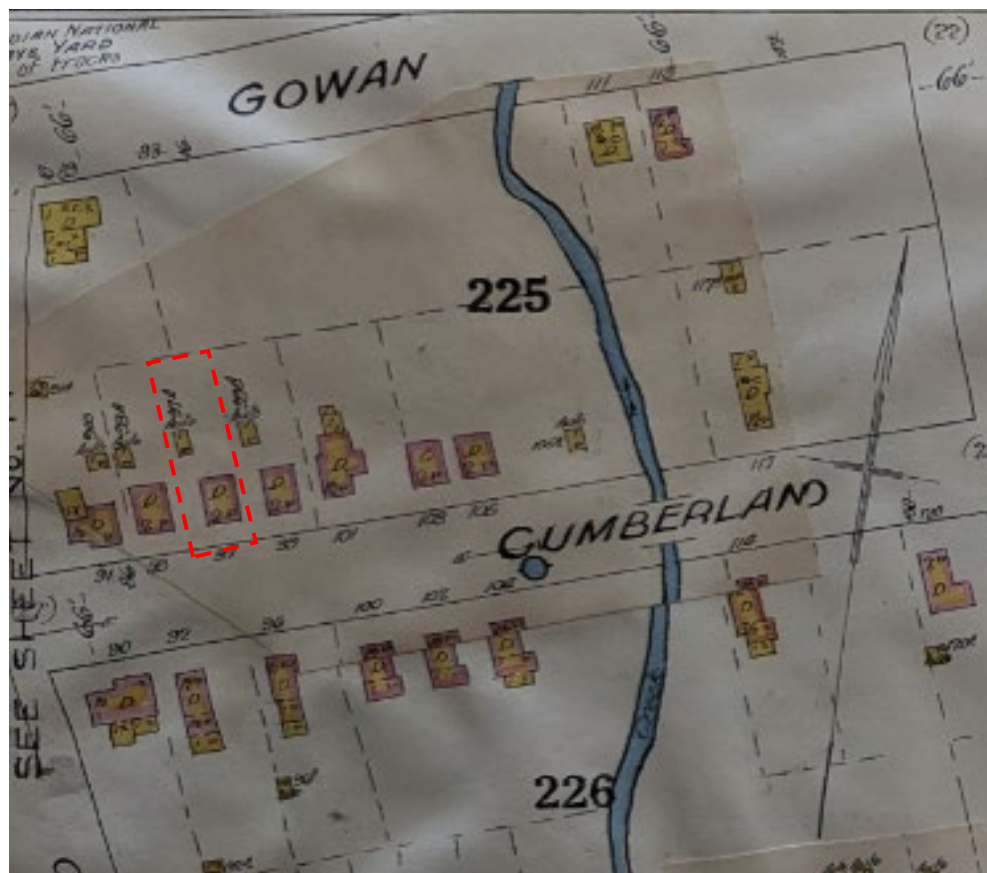
William H. Arthur sold both properties in 1908 to William C. Thompson (of Barrie) in 1908 for \$525. William C. Thompson is recorded on the City's list of members of Council

Frederick then sold the property to Wilbert Gough of Barrie shortly afterwards for \$850. Wilbert Gough is listed in the 1921 Canadian Census as a 34-year-old railroad worker and owner of a brick home, which likely refers to the existing dwelling at 97 Cumberland Street (see **Figure 5**).



*97 Cumberland Street*





**Figure 6:** Excerpt from the 1923 Fire Insurance Plan, revised in 1931, with the subject property noted in red. (Source: courtesy of Simcoe County Archives)

By the time of the 1946 aerial photograph (below), the neighbourhood looks similar to the previous fire insurance map (see **Figure 7**). The Canadian National Railways Yard can be seen to the north. The area to the south and west was largely undeveloped and included some wooded areas.





**Figure 7:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted in red. (Source: National Air Photo Library)

By 1962, the neighbourhood continued to develop, particularly west of Milburn Street which now included a number of new single detached dwellings (see **Figure 8**).



**Figure 8:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted in red. (Source: National Air Photo Library)

By the time of the 1975 aerial photograph (below), the surrounding area has continued to develop (see **Figure 9**). The three-storey apartment buildings on Gowan Street that interface with the rear lot line of the subject property can now be seen. More medium density housing and commercial buildings are present in the context as well.



**Figure 9:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted in red. (Source: National Air Photo Library)

Diane M Schaff owned the property until 1984 when she granted it to Elanor Rose Bro.

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# Address: 126 Burton Avenue, Barrie ON

## Heritage Status

The property at 126 Burton Avenue is listed on the City's Municipal Heritage Register. It was listed in 2014 by Council Resolution #14-G-132. The City's listing identifies its reasons for listing as follows:

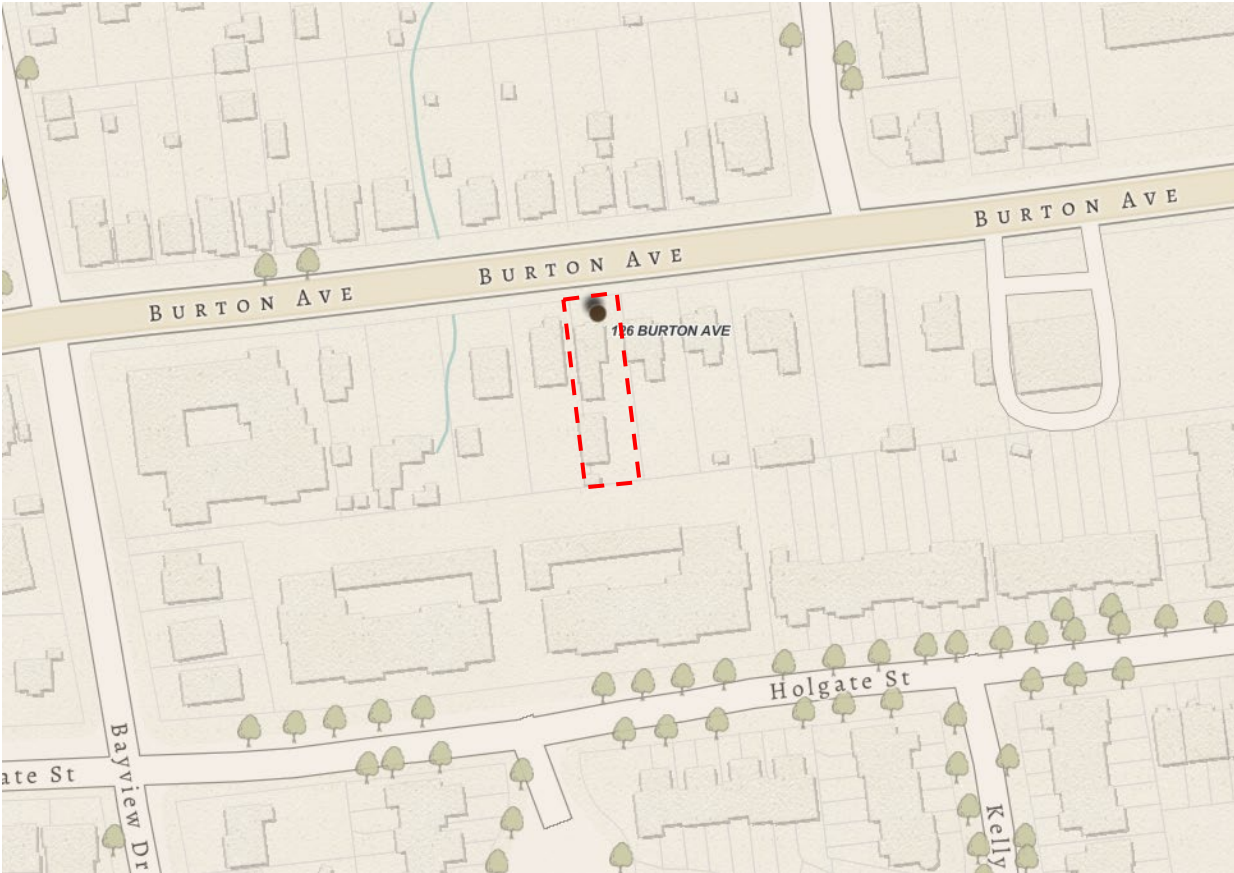
*"This home is thought to have been built and owned by Henry Dollery whom developed similar houses in the area. Alike buildings can be found lining Burton Avenue, enhancing the streetscape. The featured property dates back to the early 1900's and continues to be well maintained presently."*

## Property Location & Context

The subject property municipally addressed as 126 Burton Avenue is located in the historic neighbourhood of Allandale. The property is situated at the south side of Burton Avenue, west of Frank's Way, east of Bayview Drive, and north of Holgate Street. The property is legally described as PT LT 18 S/S BURTON ST, 19 S/S BURTON ST PL 433 ALLANDALE AS IN RO106991; BARRIE.

Allandale is predominantly comprised of low-density development in the form of detached dwellings. The subject property shares a rear (south) boundary with two four-storey apartment buildings.





**Figure 1:** Excerpt from the City of Barrie's Municipal Heritage Register Storymap with the location of 126 Burton Avenue noted in red. (Source: City of Barrie)

The context along Burton Avenue can be described as having a 19<sup>th</sup> century residential streetscape character. The street includes several buildings which are of similar architectural styles, which were constructed at similar periods, primarily dating to the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The street includes some buildings which are likely blueprint copies of each other given that they include similar features. This includes (but is not limited to) the buildings located at 128 Burton Avenue and 124 Burton Avenue.



**Photos 1 & 2:** (left) View of 128 Burton Avenue looking south-west from the north side of Burton Avenue, and (right) view of Burton Avenue, looking north-east along the north side of Burton Avenue. (MHBC, 2024)

## Property Description & Heritage Status

The property has an area of 764.62m<sup>2</sup> with approximately 15.3 metres of frontage on Burton Avenue. There is a 2.5 storey red brick dwelling, a detached garage, and an accessory structure on the property.

## Built Features & Landscaping

The property contains a 2.5 storey red brick dwelling with a hip and gable roof. The building was constructed in the early 20th century, according to records available at the City of Barrie. The building includes a small portico at the front elevation with a second storey balcony that includes decorative woodwork. According to the owner, the existing bargeboard with heart designs is original to the structure and has been repaired over time. The two storey bay includes a large arched parlour window at the first storey of the front (north) elevation. There is also a single storey bay at the east elevation. The windows at the front of the dwelling include segmental arches and decorative (non-operational) shutters which are likely not original to the structure. The dwelling includes a rear addition clad in siding which is of later construction.





**Photos 3 & 4:** (left) View of the front (north) elevation, and (right) view of east elevation (MHBC, 2024)



**Photos 5 & 6:** (left) View of the rear (south) elevation, and (right) view of west elevation (MHBC, 2024)

The landscaping includes landscaped open space, a mature deciduous tree, and shrubs. There is a wood fence along the rear property line, and two accessory structures are located in the rear yard. A gravel driveway interfaces with Burton Avenue at the west edge of the property.

## Historical Summary

The property at 126 Burton Avenue originally consisted of part of Lot 9, Concession 14 of the historic Township of Innisfil. The original Crown grant was patented to William Sibbald (of Toronto) in 1833. At this time, the patent included 18 acres of the northern part of Lot 9, Concession 14. This transfer of land likely refers to Lieutenant William Sibbald, son of prominent Toronto socialite and author Susan Sibbald née Mein

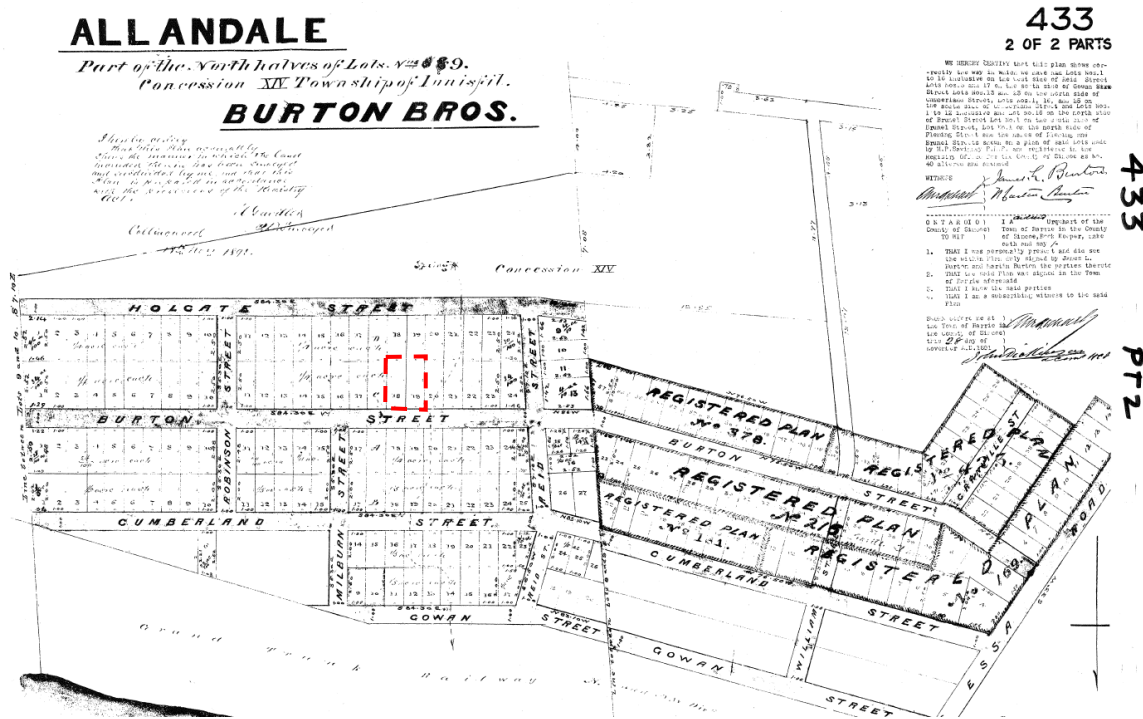
(Fowler). The Sibbald family owned property near Lake Simcoe but were known to reside in Toronto and at Eildon Hall near present-day Sibbald Point Provincial Park, which was named after them (Eildon Hall). Members of the Sibbald family never resided on the subject property. In 1835, the property was sold to David Edgar of Vespra.

David Edgar was the second settler to Barrie (Pioneer Papers No. 1). He owned several hundred acres around Barrie, but never resided on the subject property. When he first arrived, he lived in a log cabin by the water that was an abandoned government storehouse; his wife joined him there shortly after. Later, David built a house on Toronto Street south of Elizabeth Street (now Dunlop Street West) (Pioneer Papers No. 1). He owned 200 acres in Allandale, which would have included the subject lands, but never resided there (Pioneer Papers No. 1).

David Edgar sold the property in 1838 to David Simcoe Edgar. In 1848, the property was transferred via deed poll to Thomas Milburn of Toronto. Thomas transferred ownership to Samuel John Milburn in 1857. Thomas and Samuel ran one of the first sawmills in the area together; the Allandale Mills (Exel). Milburn Street was also named after Thomas Milburn. However, Samuel lived at 129 Cumberland Street (Exel). While it is unclear where Thomas Milburn lived, it is unlikely he resided on the subject property as the Milburns sold the property to James L. Burton of Barrie in 1889 and the City's records list the dwelling as built in the early 20<sup>th</sup> century.

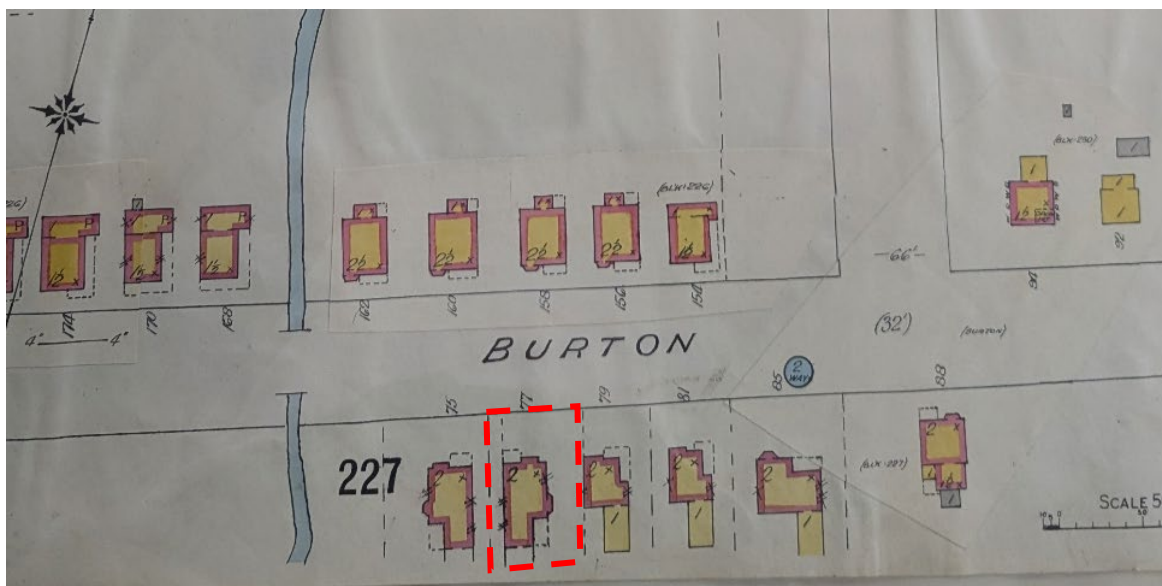
The Milburn brothers sold the property to James L. Burton (of Barrie) in 1889. James Burton, along with his brother, Martin, were prominent lumbermen in Barrie who conducted business under the name Burton Brothers. They operated the first steam ship to be built in town, the *Ida Burton*. Burton Avenue, located two blocks north of the subject property, was named for the brothers (Exel). Together, they organized the Barrie Electric Light Company. James was also president of the Northern Navigation Company and resided at Springbank mansion (now demolished) which was located on the corner of William Street and Baldwin Lane (Exel). James Burton never resided on the subject property. James had the property surveyed and subdivided in 1891 and became the subject property became part of Lots 18 and 19 on the south side of Burton St., Plan 433 (see **Figure 2**).





**Figure 2:** Map of the 1891 Plan 433 with Lots 18 and 19 noted in red. (source: LRO 51)

James Burton sold the property in 1896 to Henry Dollery of Allandale for \$550. At the time of the 1907 Fire Insurance Plan, the two-storey brick veneer dwelling was already present (see **Figure 3**).



**Figure 3:** Excerpt from the 1907 Fire Insurance Plans for Barrie with the subject property noted in red. The similar designs of 124-132 Burton Ave can easily be seen. (Source: courtesy of Simcoe County Archives)

The houses located at 124, 126, 128, 130, and 132 Burton Avenue are all of very similar design, and Henry Dollery was known to have built extensively in town, so it is likely these houses were designed and constructed by him. The 1901 Census of Canada lists Henry Dollery's profession as engineer (see **Figure 4**), and his obituary mentions his career with the railway as well as his building endeavours in town (see **Figure 5**).

57	57	Dollery Henry M.	"	Head M.	22 Mar 1857	13	"	"	English	"	"	Le Engineer
"	"	" Mary F.	"	Wife M.	13 Feb 1856	51	Scotland 1857	"	Scotch	"	"	"
"	"	" George F.	"	Daughter F.	18 Jan 1876	25	Engl 56	"	English	"	"	"
"	"	" Norman M.	"	Son M.	25 Dec 1877	23	" 56	"	"	"	"	"
"	"	" Maybel F.	"	Daughter F.	18 Feb 1881	20	" 56	"	"	"	"	"
"	"	" F. Fred M.	"	Son M.	16 Nov 1882	14	" 56	"	"	"	"	"

**Figure 4:** Excerpt from the 1901 Census of Canada showing the entry for Henry Dollery. Other members of his family are listed below. (source: courtesy of Library and Archives Canada)

**Death of Henry Dollery.**

Henry Dollery, the oldest engineer on the Northern Division of the Grand Trunk, died at noon on Saturday, after an illness lasting over three years. In the fall of 1903 his nerves began to fail and he was compelled to give up his work. His last run was made on Dec. 2, 1903. For the last eleven months he had been confined to his bed and suffered a great deal of pain.

Deceased was born at Fairbank, York Co., seventy years ago. In early life he took up railway work and was employed in the construction of the Northern Ry. He was in the service of the Grand Trunk 45 years and for more than half that time was engineer on the last passenger trains between Toronto and North Bay. As a driver he had a splendid record, exercising great care and at the same time making fast runs.

For 27 years he lived in Allandale, coming to this place from Toronto. He was among the first to show his faith in the future of the town by building extensively. Of a reserved nature he never participated in public affairs, his work and his home occupying him for the most part. He had been connected with the Methodist congregation for many years, and was a trustee and a member of the Quarterly Board. With his retiring disposition he did not make friends as readily as many men but all who knew him found him a man of sterling worth. He was a member of Kerr Lodge, A. F. & A. M., and of St. John's Chapter, North Bay.

Mrs. Dollery and the following family survive him:—Mrs. John Glassford and Mrs. Thos. Hent, Hamilton; Henry of Toronto; Norman, Fred, Mrs. Robt. Jack, Mrs. Athol Marshall, Mrs. Thos. Martin, Mrs. Walter Lavalley, all of this place. He was a brother of Isaac Dollery of Fairbank, and Mrs. Matthews of Hagersville.

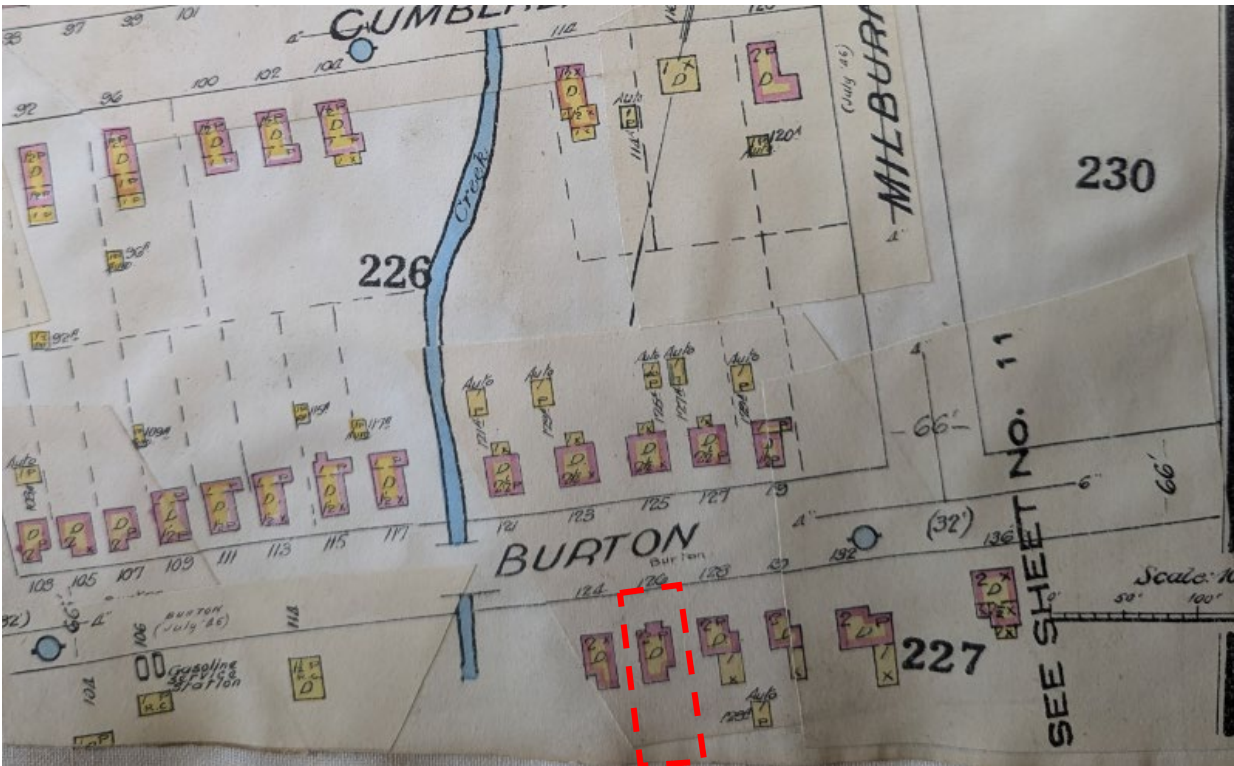
The funeral was held on Tuesday afternoon, Rev. A. J. Paul taking the service at the house and the Masonic brethren officiating at the grave. Many beautiful floral tokens of sympathy and regard were received. The pall bearers were: Major Smith, R. E. Fletcher, John Little, J. S. Brunton, L. Little and F. Heard.

**Figure 5:** Excerpt from Henry Dollery's 1907 obituary. (source: courtesy of the City of Barrie)

Upon Henry Dollery's death in 1907, his wife Mary A. Dollery and daughter Maybel E. Dollery became the owners of the property. Maybel Marshall (nee Dollery) sold to







**Figure 8:** Excerpt from the 1923 Fire Insurance Plans for Barrie, revised in 1946, with the subject property noted in red (Source: courtesy of Simcoe County Archives)

By the time of the 1946 aerial photograph (below), the neighbourhood was further development, primarily in the form of single detached dwellings (see **Figure 9**). The Canadian National Railways Yard can be seen to the north and the area to the south and west was largely undeveloped and included open space and some small woodlots.





**Figure 9:** Excerpt from a 1946 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Doherty family sold the property in 1957 to David James Byers and Patricia M. Byers. The Byers sold the property to Harold Kennedy Torrie and Mabel Ruth Torrie in 1959. The Torrie family were the owners at the time of the below 1962 aerial photograph (see **Figure 10**). By this time, more single detached dwellings are present on the south side of Burton Avenue. The details of the photograph are not clear, but the housing development on the southeast corner of Bayview Drive and Burton Avenue appears to be under construction.



**Figure 10:** Excerpt from a 1962 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

By the time of the 1975 aerial photograph below, the surrounding area has continued to develop (see **Figure 11**). This includes the three-storey apartment buildings on Gowan Street, the four-storey apartment buildings on the north side of Holgate Street, and the Burton Avenue trailer park. Additional medium density housing and commercial buildings are present in the surrounding area as well.



**Figure 11:** Excerpt from a 1975 aerial photograph with the approximate location of the subject property noted with a red circle. (Source: National Air Photo Library)

The Torrie family retained ownership of 126 Burton Avenue for 44 years before selling in 2003.

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"Pioneer Papers No. 1." *Simcoe County Pioneer and Historical Society*, 1908. pp. 30, 31, 35, 40. <https://electriccanadian.com/pioneering/pioneerpapers.pdf>

# Address: 250 Dunlop Street West, Barrie ON

## Heritage Status

The property at 250 Dunlop Street West is listed on the City's Municipal Heritage Register in 2018 by Council Resolution #18-G-190. The City's listing identifies its reasons for listing as follows:

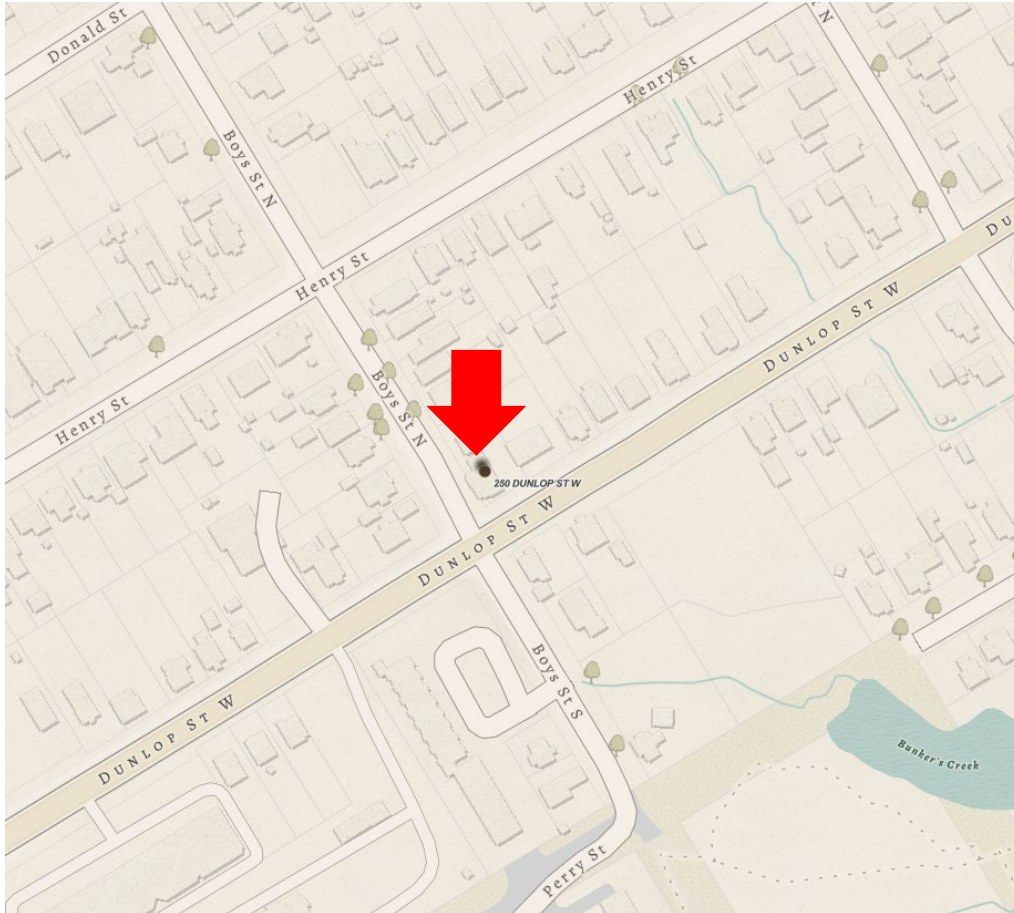
*"Exquisite spool work is displayed in the veranda and balcony, representing an earlier style of design. The pitched roof is ornamented by bargeboard."*

## Property Location & Context

The subject property municipally addressed as 250 Dunlop Street West is located in the historic neighbourhood of West Village. The property is on the south side of Henry Street, west of Frances Street North, east of Boys Street, and north of Dunlop Street West. The property is legally described as PT LT 20 N/S ELIZABETH ST PL 27 BARRIE (NOW DUNLOP ST) AS IN RO1396105; BARRIE.

The surrounding area includes the historic neighbourhood of West Village, which is predominantly comprised of low-density development in the form of single-detached dwellings.





**Figure 1:** Aerial photograph noting the location of 250 Dunlop Street West. (Source: City of Barrie Heritage Register Map, accessed 2024)

The subject property is located along Dunlop Street West, which includes single-detached late 19<sup>th</sup> and early 20<sup>th</sup> century red brick dwellings between Boys Street and Frances Street. The context can be described as having a 19<sup>th</sup> and early 20<sup>th</sup> century heritage character which has evolved to include some mid to late 20<sup>th</sup> century and contemporary development given that Dunlop Street West is a main thoroughfare within downtown Barrie.



**Photo 1:** View of Dunlop Street West looking north-east towards 250 Dunlop Street West, noting 19<sup>th</sup> and early 20<sup>th</sup> century dwellings located along the north side of the street (MHBC, 2024)

## Property Description & Heritage Status

The subject property has an area of 606.38m<sup>2</sup> with approximately 19.8 metres of frontage on Dunlop Street West. The property includes a 2 storey red brick dwelling and a detached garage.

## Built Features & Landscaping

The existing 2 storey red brick dwelling was constructed in the Barrie Vernacular architectural style. The building includes features which are indicative of this architectural style, including (but not limited to) a hip and gable roof, large parlour window, and attic gable. The building also includes a curved veranda that spans part of the south (front) and east elevations with a small balcony above. The original window openings include brick voussoirs, some having drip molds. The building also includes a stained glass transom above the first storey parlour window at the front facade. There is a cut stone foundation which has been partially parged with cement. There is a small enclosed belfry-like feature near the north gable which appears original. There is a single storey front-end gable rear addition. A contemporary vestibule/addition clad in

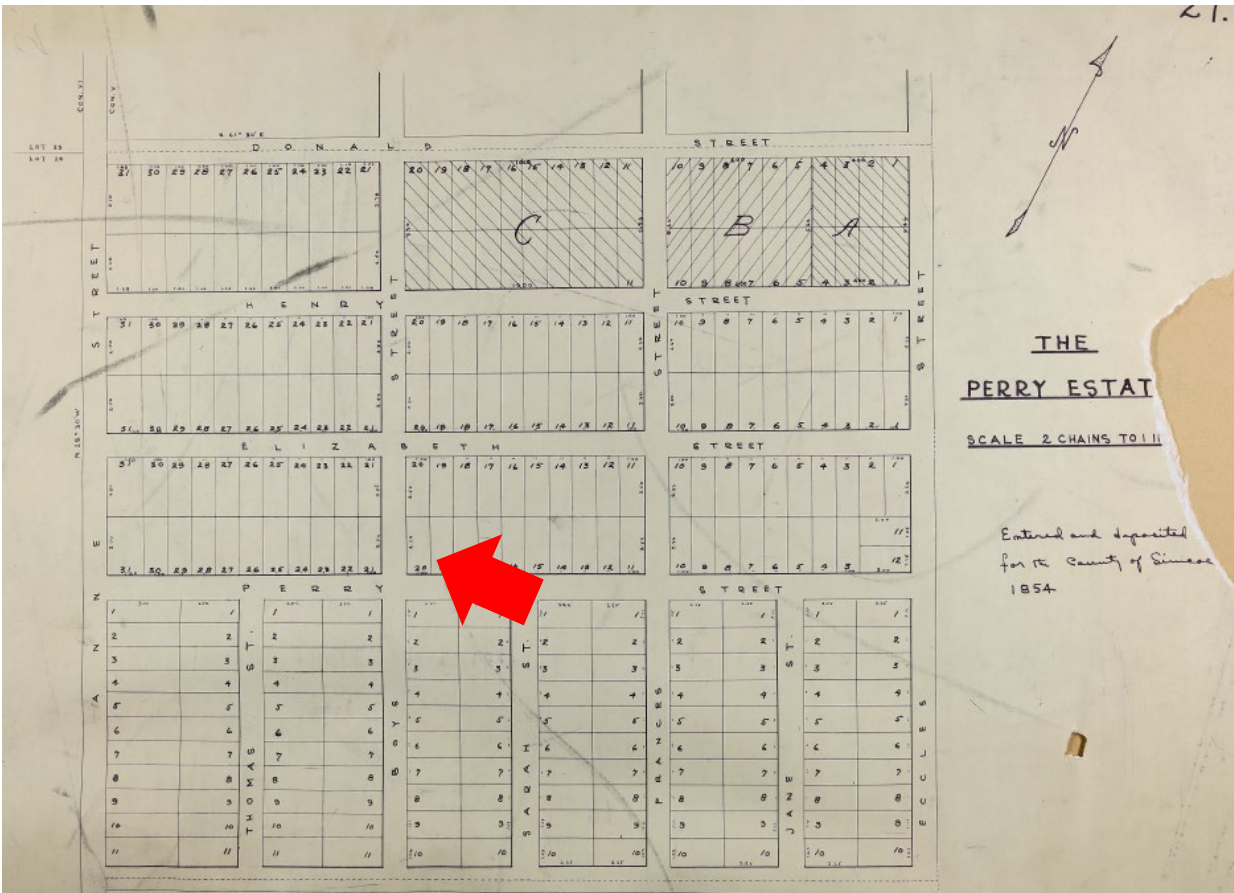
siding is located at the north elevation. The dwelling is accessed via cement steps that interface with the public sidewalk along Dunlop Street.

The dwelling is located on a corner lot at the intersection of Dunlop Street West and Boys Street North. Given the change in grade, the front property line includes a retaining wall along the street edge. The property includes landscaped open space and a wood fence along the rear property line. There is a one storey detached two-car garage accessed at Boys Street North. The detached garage is not of Cultural Heritage Value or Interest.

### Historical Summary (250 Dunlop Street West)

According to title records, the property located at 250 Dunlop Street West was patented by the Crown to George Brown in 1831. At this time, the lot is described as the "west part of Lot 24, Concession 5 – 100 acres". The property was sold to Peter Perry ("of Fredericburgh") in 1853. The property was sold to Henry R.A. Boys (who is noted as being a resident of Barrie) in 1854.

The property became part of "The Perry Estate" (north side of Elizabeth Street), a registered Plan of Subdivision in 1854. At this time, the property is noted as part of Lot 20 (1/4 acre) and was sold for £100. The property was likely vacant at this time. No buildings are indicated on the lot as per the 1854 Plan of Subdivision.



**Figure 2:** Map of the Perry Estate, (1854 Plan of Subdivision) noting the approximate location of the subject property with red arrow (Source: Barrie Land Registry Office, 1854)

The property (1/4 acre) was sold by Henry R.A. Boys to Amos Parke in 1855. The property was sold in 1874 by Amos Parke (who is noted in land title records as a resident of Belleville) to David B. Gardon in 1874. The price of the sale is noted as \$50.00. Given the price of the sale and the notation that the property owner at the time was a resident of Belleville, the property likely remained vacant at this time.

In 1882, the County of Simcoe sold the East Part of Lot 20 (1/6 acre) to David B. Gardon for \$15.25. In 1884, David B. Gardeon sold the property (1/4 acre) to George Lane (noted as a resident of Barrie).

The property was sold by George Lane to Mary Morrow (wife of John Morrow) in 1887. At this time, the property is noted as being sold for \$150.00

In 1895 the property was sold by the Executors of the John W. Morrow estate (including son, James Morrow) to James A., Emma M, and Sarah E. Morrow. In 1895, the property was valued at \$239.60.



According to the 1891 census of Barrie, John Morrow is a "license inspector" by occupation and resides with his son Arthur and daughters Emma and Sarah. Four lodgers are also indicated and are listed as milliners and a tailor by occupation.

380	Morrow John	M	54	111	—	"	—	Ireland	Ireland	Method	License Inspector	2B
381	Arthur	M	21	—	8	"	—	Ontario	Ontario	"	Watchmaker	—
	Emma	F	18	—	6	"	—	"	"	"	—	—
	Sarah	F	16	—	4	"	—	"	"	"	—	—
	Flora	F	30	—	2	"	—	"	"	Pres	Milliner	—
	Curto	F	24	—	2	"	—	"	"	Method	Milliner	—
	McDonald Andrew	M	20	—	2	"	—	"	"	Pres	Tailor	—
	Doane John	M	2	—	2	"	—	"	"	—	—	—

**Figure 3:** Excerpt of the 1891 census of Barrie (Simcoe North) noting John Morrow and his family (lodgers also listed below). (Source: Ancestry.ca)

According to available land title documents, the property was sold by James, Emma, and Sarah Morrow to Charles W. Plaxton "to hold for the use of Emma M. Morrow".

In 1903, the Executors of Emma Pugh (nee Morrow) sold the property to Alice Burrridge, wife of Edwin Burrridge. The price of the lot at this time (all of lot 20) is noted as \$125.00.

In 1907, Alice Burrridge sold the property to James A. Miller (noted as a resident of "Essa") for \$2,600.00 This considerable change in the price of the lot from \$125.00 to \$2,600.00 in 1907 suggests that the house was constructed between 1907 and 1923.

James Miller is noted in the 1911 census of Barrie as a Methodist born in the United States of America. The property remained under the ownership of James A. Miller until 1942 when it was transferred to his wife, Mary. James Miller died in 1936. The property was owned by members of the Miller family from 1907 to 1961. The death certificate of James Arnold Miller (b. 1856, d. 1936) lists him as a retired farmer residing at 250 Elizabeth Street (now 250 Dunlop Street).

FORM 6 This form if placed in an envelope, marked "Dominion Statistics-Free, penalty for improper use \$100," and properly addressed will pass through the mail "FREE."

**PROVINCE OF ONTARIO—CERTIFICATE OF REGISTRATION OF DEATH** 251 031898

1. PLACE OF DEATH County or District of Simcoe Township of Leaps  
 If in City, Town or Village Barrie Street Elizabeth House No. 250  
 (Name) (If death occurred in a hospital or institution, give the name instead of street and number)

2. LENGTH OF STAY (in years, months and days) 26 years (a) In City, Town or Township where death occurred (b) In Province Barrie (c) In Canada (if immigrant)

3. PRINT FULL NAME OF DECEASED MILLER JAMES A. RINOLD  
 (Family name) (Given name or names in usual order)

RESIDENCE No. 250 Street Elizabeth City, Town, Village or Township Barrie Province Ontario  
 (Residence means usual place of abode. Post Office Address for residents in rural parts not sufficient)

4. Sex Male 5. Nationality Canadian 6. Racial Origin Irish 7. Single, Married, Widowed or Divorced Widower

8. BIRTHPLACE Ontario (Province or Country)

9. DATE OF BIRTH Dec 4 1856  
 (Month) (Day) (Year)

10. AGE in Years 85 Months 2 Days 27 If less than one day old hrs. or min.

11. Trade, profession or kind of work as spinner, teamster, office clerk, etc. farmer

12. Kind of industry or business, as cotton-mill, tumbering, bank, etc. Retired

13. Date deceased last worked at this occupation 26 years 14. Total years spent in this occupation 154

15. If married give name of wife or husband of deceased Mary Ann Jennett

16. NAME William Miller

17. BIRTHPLACE Ireland (Province or Country)

18. MAIDEN NAME Isabella Arnold

19. BIRTHPLACE Dundas Canada (Province or Country)

20. Person giving information sign here D. J. Miller  
 Address Barrie  
 Relationship to deceased Son

21. Place of Burial, Cremation or Removal Free Presbyterian  
 Date of burial or removal March 6, 1942

22. Burial Permit was issued by Barrie  
 Address Barrie

23. UNDERTAKER Burton W. Jennett  
 (Name and address) 23 Queen St. Barrie Ont.

**MEDICAL CERTIFICATE OF DEATH**

24. DATE OF DEATH Mar 3 1942  
 (Month) (Day) (Year)

25. I HEREBY CERTIFY that I attended deceased from: 1936 to Mar 3 1942  
 and last saw him Mar 2 1942 alive on Mar 2 1942

**CAUSE OF DEATH**

I. Immediate cause (a) Senility  
 Give disease, injury or complication which caused death, not the mode of dying, such as heart failure, apoplexy, aneurysm, etc. due to

II. Other morbid conditions (if important) contributing to death but not causally related to immediate cause. (b) due to (c) due to

26. If a woman, was the death associated with pregnancy?

27. Was there a surgical operation? no Date of operation 18  
 State findings no Was there an autopsy? no

28. If death was due to external causes (violence) fill in also the following:—  
 Accident, suicide or homicide? (State which) Date of injury 19  
 Manner of injury (How sustained)  
 Nature of injury  
 Specify whether injury occurred in industry, in home or in public place.

Signed by J. J. Smith M.D.  
 Address Barrie Date Mar 4 1942

29. Division Registrar's Record No. AND Smith

30. Filed March 6, 1942 AND Smith (Division Registrar)

Every item of information should be carefully supplied. (See reverse side for instructions)

THIS FORM MUST BE FILED FORTHWITH WITH THE DIVISION REGISTRAR OF THE DIVISION IN WHICH THE DEATH OCCURRED BEFORE A BURIAL PERMIT CAN BE ISSUED

WRITE PLAINLY WITH UNFADING INK THIS IS A PERMANENT RECORD

Figure 4: Excerpt of the death certificate of James A. Miller, 1936 (Source: Ancestry.ca)

The property was transferred to David and Lydia Miller in 1942, who owned the property until 1961. David ("Dave") and Lydia are confirmed as residing at 250 Dunlop Street West in the 1957 Voters List of Barrie. Dave Miller is noted as an "agent" by occupation.

250 Shanahan, Paul, GE	58
250 Miller, Dave J., agent	59
250 Miller, Mrs. Lydia —	60
252 Eplett, Fred, electrical appliances	61
252 Enlett Mrs. Ornhie —	62

Figure 5: Excerpt of the death certificate of James A. Miller, 1936 (Source: Ancestry.ca)

The property was sold by the widow of David Miller (Lydia E. Miller) to Clifton and Velma Chard in 1961. The property changed hands several times between the mid. 20<sup>th</sup> century and the early 21<sup>st</sup> century.

According to the 1907 Fire Insurance Plan, the existing dwelling at 250 Dunlop Street West was constructed by this time. The Fire Insurance Plan indicates that the building was constructed of wood frame, clad in brick. The dwelling is noted as 2 storeys, with a single storey wood rear addition which has been removed. The garage structure at the rear lot line has also been removed. A wood frame veranda is indicated at the south/east elevations.



**Figure 6:** Excerpt of the 1907 Fire Insurance Plan of Barrie noting the property located at 250 Dunlop Street West, Barrie (note that William Street is now Boys Street) (Source: National Air Photo Library) \*Note that Dunlop Street was re-named from Elizabeth Street in 1952 (Exel, 2023)

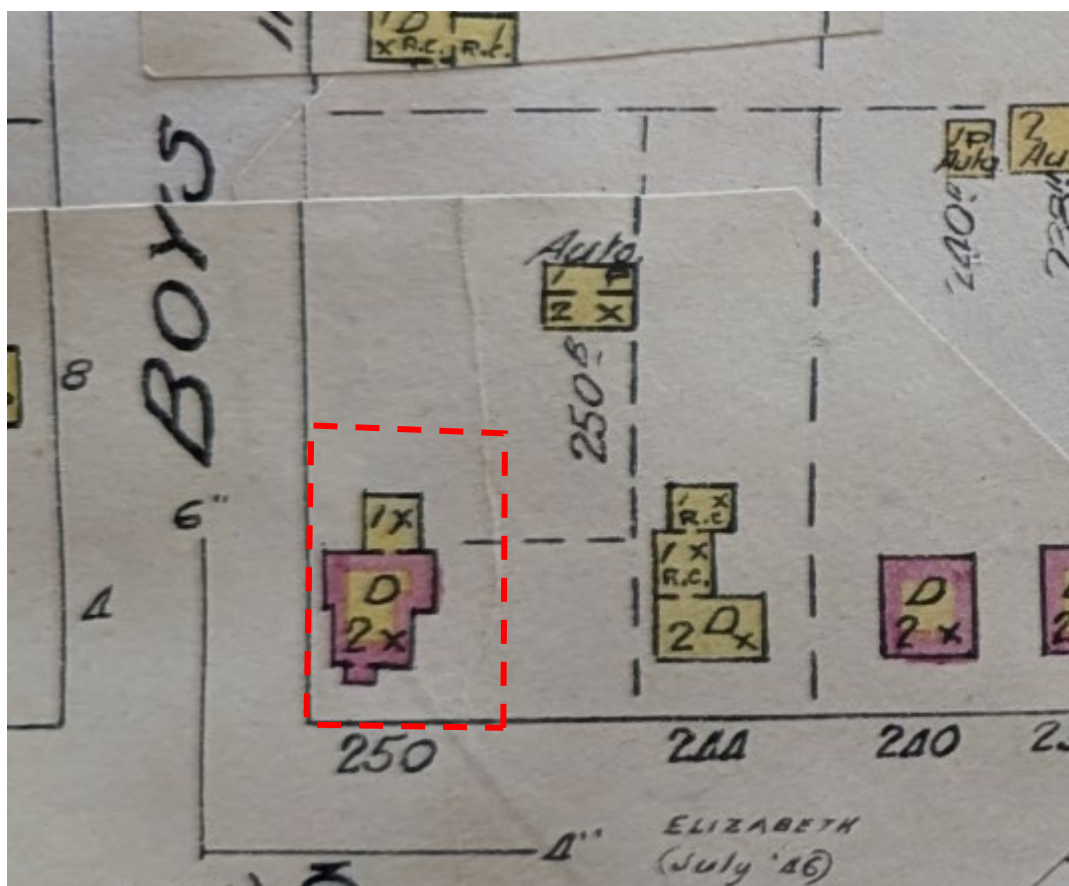
According to the 1923 (revised 1931) and 1923 (revised 1946) Fire Insurance Plans, the existing dwelling was substantially unchanged. A new rear wood frame outbuilding is indicated in 1931, and has since been removed. According to the 1946 aerial photograph, the existing rear single detached garage was not yet constructed.



A hand-drawn map of a school layout, oriented vertically. The map is divided into several rectangular sections by dashed lines. The top section is labeled "BOYS (LATE)" in large, bold, black letters. Below this, the map is divided into four main horizontal sections, each labeled with a number: "250", "244", "240", and "238". The "250" section contains a red dashed box around a yellow rectangular area. Inside this box, there is a yellow rectangle with "2" and "D" written inside, and a yellow rectangle with "R" and "X" written inside. To the right of the "250" section, there is a yellow rectangle with "2" and "D" written inside, and a yellow rectangle with "R" and "X" written inside. To the right of the "244" section, there is a yellow rectangle with "2" and "D" written inside, and a yellow rectangle with "R" and "X" written inside. To the right of the "240" section, there is a yellow rectangle with "2" and "D" written inside, and a yellow rectangle with "R" and "X" written inside. To the right of the "238" section, there is a yellow rectangle with "2" and "D" written inside, and a yellow rectangle with "R" and "X" written inside. The map also includes various other labels and markings, such as "10 RC RC X" in the top right, "140" and "2" in the middle right, and "140" and "2" in the bottom right.

*250 Dunlop Street West*

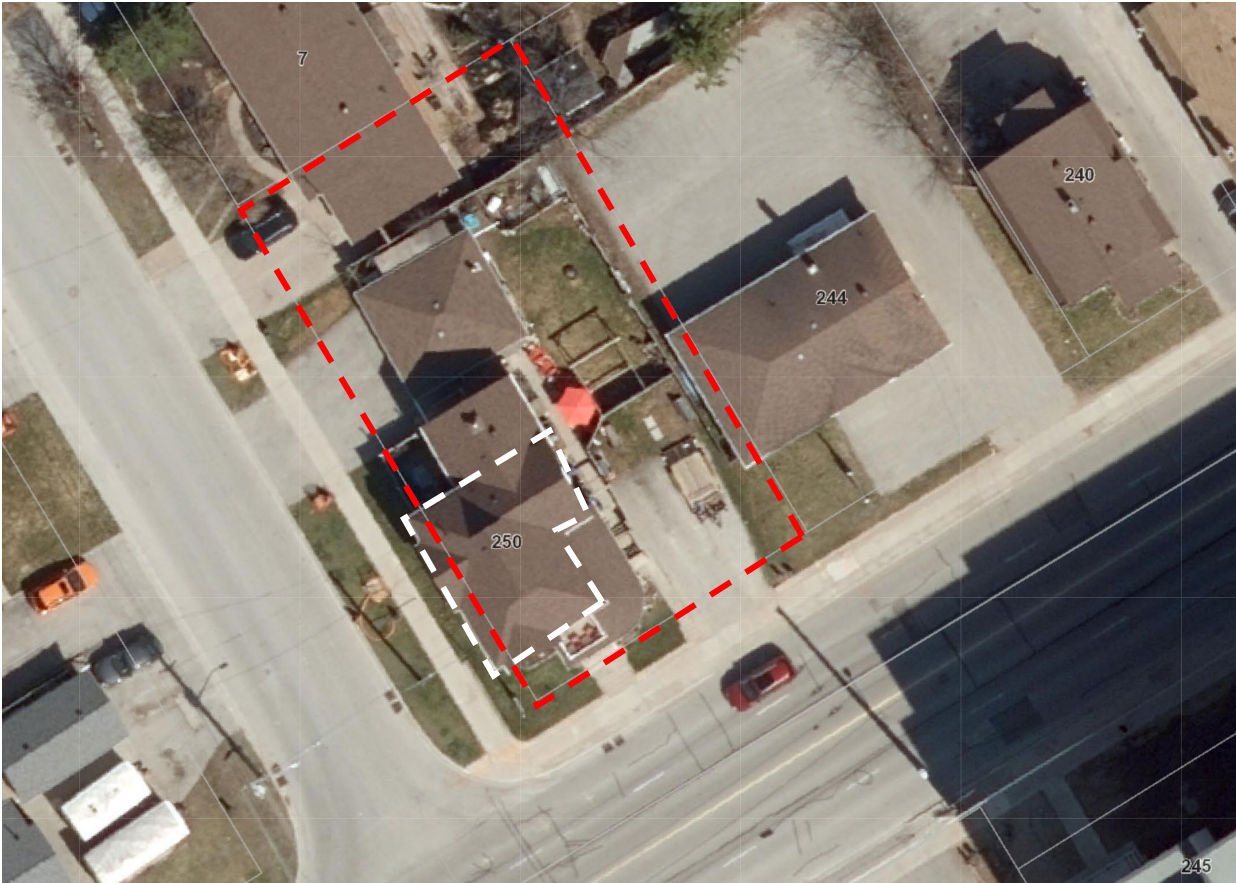




**Figure 8:** Excerpt of the 1923 (revised 1946) Fire Insurance Plan of Barrie noting the property located at 250 Dunlop Street West, Barrie (Source: National Air Photo Library)



**Figure 9:** Excerpt of the 1946 aerial photo of Barrie noting the property located at 250 Dunlop Street West, Barrie (Source: National Air Photo Library)



**Figure 10:** Excerpt of the 2023 aerial photo of Barrie noting the property located at 250 Dunlop Street West, Barrie (Source: National Air Photo Library)

## Sources

Exel, Deb. "THEN AND NOW: One of West Village's lovely older homes." *BarrieToday*, 2023. <https://www.barrietoday.com/then-and-now/then-and-now-one-of-west-villages-lovely-older-homes-7281661>

## Appendix C

### Cultural Heritage Evaluation Reports



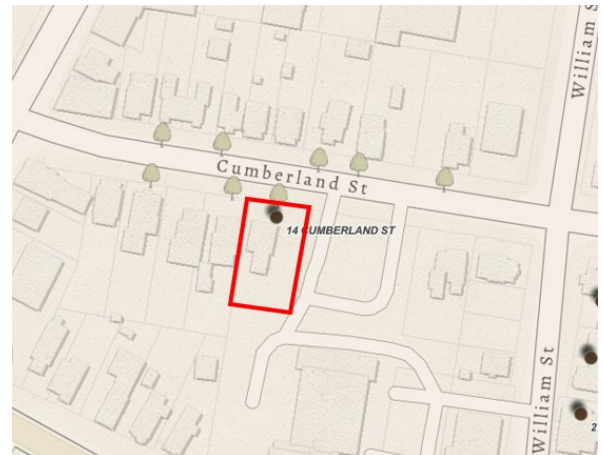
## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	14 Cumberland Street
Legal Description:	PT LT 6 S/S CUMBERLAND ST PL 169 ALLANDALE AS IN RO1384652; BARRIE
Heritage Status:	Listed in 2016 by Council Resolution #16-G-089
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The property includes a representative of a dwelling constructed in the Edwardian architectural style.
2. <i>Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. <i>Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No. The property is not directly associated with any former owner who is considered significant to the community.
5. <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The builder or architect could not be conclusively determined. Should this information become available in the future, it could be added to the historic record.



<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The property is important in maintaining the character of the area, which is part of the Allandale historic neighbourhood. The streetscape includes dwellings constructed in a similar period of time with similar built features. In particular, 13 Cumberland Street and 15 Cumberland Street appear to have been constructed based on a similar design to that of 14 Cumberland Street.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The property is not a landmark.	
<b>Condition:</b>	<b>Good</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the two-storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Good</b>	
<b>Statement of Significance:</b>		

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value as it includes a representative example of a dwelling constructed in the Edwardian architectural style. The property demonstrates contextual value given that it is important in maintaining the character of the area, which is part of the Allandale historic neighbourhood. The streetscape includes dwellings constructed in a similar period of time with similar built features. In particular, 13 Cumberland Street and 15 Cumberland Street appear to have been constructed based on a similar design to that of 14 Cumberland Street.

- Slope and pitch of the front-end Dutch gabled roof with full cornice return at the north elevation;
- Wood hexagon shingle cladding at the north gable;
- Original red brick exterior at the north (front), east, and west elevations;
- All original window and door openings at the north, east, and west elevations, including sills and brick voussoirs; and
- Open lattice cement block base and wood craftsman-style pillars of the veranda at the north elevation.

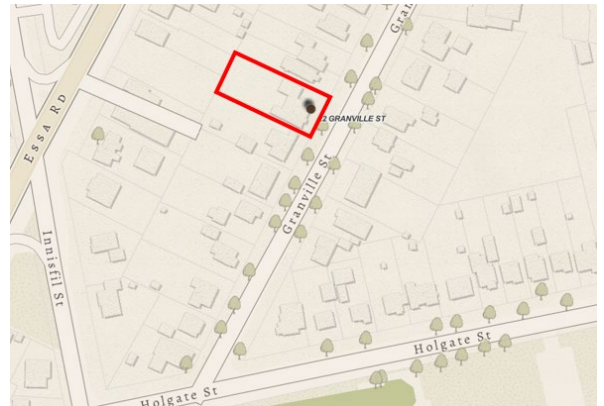
## Cultural Heritage Evaluation Report Property Summary Sheet

### General Information:


Municipal Address:	22 Granville Street
Legal Description:	LT 17 W/S GRANVILLE ST PL 378 AMENDED BY PL 423 ALLANDALE S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY UNDER RO1201236, RO1331051; BARRIE
Heritage Status:	Listed in 2016 by Council Resolution #16-G-089
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

<i>1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. It is a representative example of an early 20 <sup>th</sup> century dwelling with craftsman elements.
<i>2. Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
<i>3. Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
<i>4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No. Historic research does not provide evidence of any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the local community or City of Barrie.
<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.





6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The architect or builder cannot be confirmed but could be added to the historic record should this information become available.	
7. <i>Is important in defining, maintaining or supporting the character of an area</i>	Yes. Granville Street is part of the Allandale neighbourhood. While Granville Street exhibits early to mid. 20 <sup>th</sup> century buildings rather than 19 <sup>th</sup> century buildings with a range of architectural styles, the streetscape continues to demonstrate early 20 <sup>th</sup> century streetscape patterns, which are similar to that of 19 <sup>th</sup> century streetscape patterns. Given these streetscape patterns, fairly consistent architectural styles, as well as scale and massing of existing dwellings, the building at 22 Granville Street is important in maintaining the character of this area.	
8. <i>Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
9. <i>Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 1.5 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Excellent</b>	
<b>Statement of Significance:</b>		

<p>The subject property demonstrates design/physical and contextual values. The property has design value as it includes a representative example of a dwelling constructed in early 20<sup>th</sup> century with craftsman elements. The property has contextual value because the existing dwelling is important in maintaining the character of the area as an early to mid-20<sup>th</sup> century residential streetscape. The layout of the property, orientation of the dwelling, and setback from the street demonstrate early 20<sup>th</sup> century streetscape patterns, and the dwelling fits in with the architectural style of the area with regard to its scale and massing, making it important to maintaining this character.</p>	<ul style="list-style-type: none"><li>• Multicolour brick exterior at the north, east (front) and south elevations;</li><li>• Side-facing gable roof with symmetrical front-facing gable dormer;</li><li>• Original window openings at the north, east (front), and south elevations, including sills and voussoirs; and</li><li>• Milk door at the north elevation.</li></ul>
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## Cultural Heritage Evaluation Report Property Summary Sheet

### General Information:

Municipal Address:	50 Tiffin Street
Legal Description:	LT 5 N/S TOWN LINE PL 257 BARRIE EXCEPT RO1330073; BARRIE
Heritage Status:	listed in 2020 by Council Resolution #20-G-188
Meets Criteria (Part IV Designation):	Meets no criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:


<i>1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Unknown. The City's records indicate that the building was constructed in the 1860s. However, this information could not be verified in the historic record. Should the building be confirmed to be constructed prior to the Confederation of Canada (1867), it could be considered "early" for the context. The building is not considered "representative" of any architectural style given that it has lost its heritage integrity, and authentic 19 <sup>th</sup> century heritage fabric has been removed.
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<i>2. Displays a high degree of craftsmanship or artistic merit</i>	No. The dwelling was constructed with materials and techniques that were commonplace at the time.
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<i>3. Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
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<i>4. Has direct associations with a theme, event, belief, person, activity, organization</i>	No. The property was owned by John McWatt, an early settler to Barrie, its second
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<i>or institution that is significant to a community</i>	<p>postmaster, its first county clerk, and the first elected mayor of Collingwood, but he was known to live elsewhere during the time of his ownership. It was also owned by the Marks family who ran the Plough Inn and Marks' Hotel, but likewise they resided elsewhere during the time. There is no evidence to support that the property is directly associated with any specific person, event, etc. that is considered significant for the local community.</p>	
<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.	
<i>6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The architect/builder of the dwelling could not be confirmed. This information could be added to the historic record should it become available.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	No. While the surrounding area includes a number of 19 <sup>th</sup> century homes, the built form along the street has changed over time, resulting in the removal of 19 <sup>th</sup> century streetscape patterns. As a result, the existing building does not contribute to the context as it exists.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	



9. <i>Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the one-storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Poor</b>	
<b>Statement of Significance:</b>		

As the subject property does not meet any criteria, it cannot be recommended for designation at this time.	As the subject property does not qualify for designation, heritage attributes have not been identified at this time.
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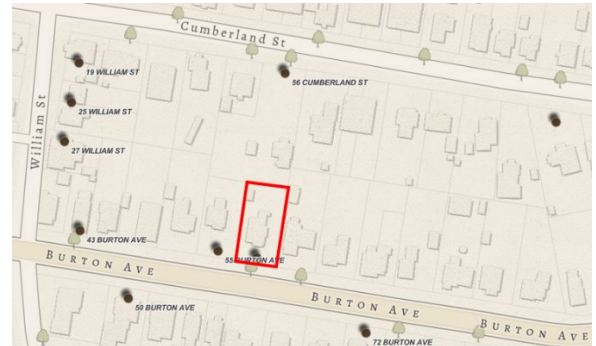
## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	59 Burton Avenue
Legal Description:	PT LT 30 N/S BURTON ST PL 216 ALLANDALE AS IN RO608101; BARRIE
Heritage Status:	Listed in 2017 by Council Resolution #17-G-122
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The house is a representative example of a dwelling constructed in the Barrie Vernacular architectural style. This style includes features indicative of the Victorian, Queen Anne, and Edwardian architectural styles.
2. Displays a high degree of craftsmanship or artistic merit	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. Demonstrates a high degree of technical or scientific achievement	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No. There is no evidence that the property is directly associated with any theme, event, belief, person, activity, organization, or institution that is significant to the community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
6. Demonstrates or reflects the work or ideas of an architect,	No. While the house was likely built by local builder John Brunton,



<i>artist, builder, designer or theorist who is significant to a community</i>	no evidence was found to indicate that he was a significant builder within the Allandale community or the City of Barrie.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. Burton Avenue, between William Street and Bayview Drive contains a high number of late-19 <sup>th</sup> century red brick dwellings which served as housing for the railway workers at that time. The Allandale neighbourhood includes features of an 19 <sup>th</sup> to early 20 <sup>th</sup> century residential streetscape. The property at 59 Burton Avenue maintains the character along the street.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the existing 2 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Good</b>	
<b>Statement of Significance:</b>		



<p>The subject property has design value because it includes a representative example of a building constructed in the Barrie Vernacular architectural style. The property demonstrates contextual value given that it is located within the Allandale neighbourhood, and maintains the character along Burton Avenue. Overall, the Allandale neighbourhood includes features representative of a 19<sup>th</sup> and early 20<sup>th</sup> century residential streetscape. The stretch of Burton Avenue between William Street and Bayview Drive includes late-19th century red brick dwellings which served as housing for the railway workers at that time. The features of the property at 59 Burton Avenue contributes to that character.</p>	<ul style="list-style-type: none"><li>• Fieldstone foundation;</li><li>• Courses of protruding and bullnose bricks at grade;</li><li>• Original brick exterior;</li><li>• Original window openings including brick voussoirs, drip molds, and sills at the south, east and west elevations;</li><li>• Decorative protruding brickwork at the south gable (above the second storey window)</li><li>• Cross gabled roof with attic gable, including roof slope and pitch and deep eaves;</li><li>• Front elevation stained glass transom above the front elevation door, and first storey parlour window;</li><li>• Bay window opening at the east elevation;</li><li>• Veranda at south elevation with art deco elements.</li></ul> <p>Note: while the veranda was likely constructed at a later date than the dwelling, it contributes to the dwelling’s character. It is appropriate that the dwelling continue to include a veranda in the current style or in a historically appropriate style representative of an 1880s dwelling with Victorian, Queen Anne, and Edwardian influences.</p>
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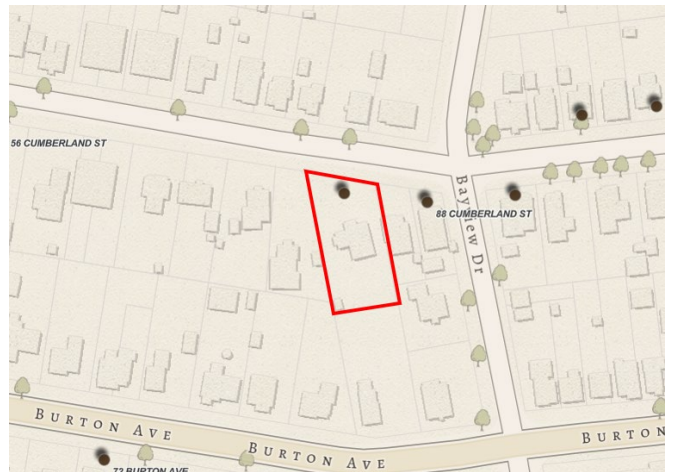
# Cultural Heritage Evaluation Report Property Summary Sheet


## General Information:

Municipal Address:	84 Cumberland Street
Legal Description:	LT 27 S/S CUMBERLAND ST PL 40 ALLANDALE; BARRIE
Heritage Status:	Listed on the City's Municipal Heritage Register in 2021 by Council Resolution #21-G-231
Meets Criteria (Part IV Designation):	Meets two criteria under Ontario Regulation 9/06

## Ontario Regulation 9/06 Summary:

<i>1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The house is a representative example of a late 19 <sup>th</sup> century dichromatic red and buff brick dwelling with a traditional L-shaped layout.
<i>2. Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
<i>3. Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
<i>4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No. The property is not directly associated with any former owner who is considered significant to the community.
<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
<i>6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or</i>	No. The house was likely built during the ownership of John Alexander Strathy, but he never



<i>theorist who is significant to a community</i>	resided on the subject property and the builder could not be confirmed. Should this information become available in the future, it could be added to the historic record.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The character of the surrounding neighbourhood includes many late 19th and early 20th century dwellings, including the houses at 88 (which also includes dichromatic brick accents) and 86 Cumberland Street. The stretch of Cumberland Street between Bayview Drive and Milburn Street in particular is comprised predominantly of original late 19th and early 20th century homes, most of which are constructed of complimentary red brick. This particular area is representative of an original streetscape as so many of the first homes built there are still present.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The property is not a landmark.	
<b>Condition:</b>	<b>Good</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 1.5 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Good</b>	
<b>Statement of Significance:</b>		

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value because the house at 84 Cumberland Street is a representative example of a late 19th century dichromatic red and buff brick dwelling with a traditional L-shaped layout. The property demonstrates contextual value given that it is important in maintaining the character of the area, which can be describe as that of a late 19<sup>th</sup>-early 20th century residential streetscape. The stretch of Cumberland Street between Bayview Drive and Milburn Street in particular is comprised predominantly of original late 19th and early 20th century homes, most of which are constructed of complimentary red brick. In particular, the house at 88 Cumberland Street also includes buff brick accents. This particular area is representative of an original streetscape as so many of the first homes built there are still present.

- Slope and pitch of the multi-gable roof;
- Original fieldstone foundation;
- Original red brick exterior at the north (front), east, and west elevations, including its original L-shaped footprint;
- All original window and door openings at the north, east, and west elevations, including sills and brick voussoirs; and
- Deep setback of approximately 19 metres from the sidewalk.



## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	87 Owen Street
Legal Description:	PT LT 7 E/S OWEN ST PL 31 BARRIE PT 1, 51R34301; BARRIE
Heritage Status:	87 Owen Street is not designated, nor listed on the City's Municipal Heritage Register.
Meets Criteria (Part IV Designation):	Meets four criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

<i>1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The dwelling is considered a unique example of a "model home" by architect Thomas Kennedy. The building is not representative of any traditional architectural style. Instead, it is unique, and includes features indicative of the Victorian, Second Empire, and Gothic Revival architectural styles.
<i>2. Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
<i>3. Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
<i>4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes. The property was the family home of prolific Barrie Architect Thomas Kennedy.
<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
<i>6. Demonstrates or reflects the work or ideas of an architect, artist,</i>	Yes. The dwelling was built by architect Thomas Kennedy as a



<i>builder, designer or theorist who is significant to a community</i>	representative “model home” to demonstrate architectural features and design elements to his clients. Kennedy is noted in the Biographical Dictionary of Architects in Canada as a prolific architect who worked on a vast number of civic, ecclesiastical, institutional, commercial, industrial, and residential projects in Barrie and elsewhere around southern Ontario.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The Grove Neighbourhood is considered representative of a 19 <sup>th</sup> century residential neighbourhood. Owen Street includes features of a 19 <sup>th</sup> century residential streetscape and, which includes buildings dating to the 19 <sup>th</sup> and early 20 <sup>th</sup> century. This includes 87 Owen Street, which maintains the character of the area with other existing streetscape features.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 2.5 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Fair</b>	
<b>Statement of Significance:</b>		

<p>The subject property has design value as a unique example of a dwelling which includes features indicative of the Victorian, Second Empire, and Gothic Revival architectural styles. Given that the dwelling cannot fit into any one traditional architectural style, it is considered unique rather than representative. The property demonstrates historical or associative value as the home of Thomas Kennedy and his family. Thomas Kennedy, his wife Alice, and their children resided in the home for 17 years. The property demonstrates contextual value given that Kennedy is noted in the Biographical Dictionary of Architects in Canada as a prolific architect who worked on a vast number of civic, ecclesiastical, institutional, commercial, industrial, and residential projects in Barrie and elsewhere around southern Ontario. Further, The Grove Neighbourhood is considered representative of a 19<sup>th</sup> century residential neighbourhood. Within that neighbourhood, Owen Street includes features of a 19<sup>th</sup> century residential streetscape and, which includes buildings dating to the 19<sup>th</sup> and early 20<sup>th</sup> century. This includes 87 Owen Street, which maintains the character of the area with other existing streetscape features.</p>	<ul style="list-style-type: none"><li>• Original footprint and massing;</li><li>• Original window and door openings at the north, south, and west elevations;</li><li>• Slope and pitch of hip and Dutch gable roof;</li><li>• Wood bargeboard at the west (front), north, and south gables;</li><li>• Original fascia moulding;</li><li>• Original two-storey wood frame vestibule at the west elevation; and</li><li>• Original stained glass in the upper storey windows at the north and west elevations.</li></ul>
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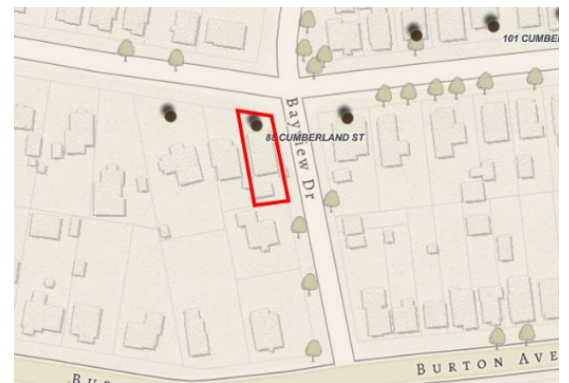
## Cultural Heritage Evaluation Report Property Summary Sheet

### General Information:


Municipal Address:	88 Cumberland Street
Legal Description:	PT LT 26 S/S CUMBERLAND ST PL 40, BARRIE BEING PTS 2 & 3 PL 51R32166, S/T ROW OVER PT 3 PL 51R32166 IN FAVOUR OF PT LT 26 S/S CUMBERLAND ST PL 40 AS IN RO1305360; BARRIE
Heritage Status:	Listed in 2016 by Council Resolution #16-G-089
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The house is a representative example of a late 1880s red brick Victorian dwelling with buff brick accents.
2. Displays a high degree of craftsmanship or artistic merit	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. Demonstrates a high degree of technical or scientific achievement	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No. While the property has had a number of notable owners prior to the construction of the dwelling, none of them are directly associated with the property in a way which adds CHVI to the property. There is no evidence to suggest that any former residents of the property were significant to the community.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No. The property is not likely to yield or have the potential to yield information that contributes to the understanding of a community or





	culture beyond what is already known.	
<i>6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The City's records indicate the dwelling was built for James Brunton, a railway engineer and grocery store proprietor. There is no evidence to suggest that Bruton was the designer or builder. Should the builder or designer be confirmed in the future, this information could be added to the historic record.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The immediate context along Cumberland Street between Bayview Drive and Milburn Street includes 19th century dwellings which contribute to the character of the area. This includes other, similar dwellings which were constructed in a similar style with decorative dichromatic brickwork. Therefore, the existing dwelling at 88 Cumberland Street is important in maintaining the existing character of the area.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 1.5 storey brick dwelling:</p>
<b>Heritage Integrity:</b>	<b>Fair</b>	
<b>Statement of Significance:</b>		

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value because it includes a dwelling that is a representative example of a dwelling constructed in the late 1880s Victorian architectural style. The property has contextual value because it is important to maintaining the existing character of the area, which can be described as having 19<sup>th</sup> residential streetscape patterns. The immediate context includes buildings of similar features and construction periods, which provides a distinctive character along the street.

- Overall 1.5 storey masonry of the original portion of the dwelling;
- Red brick exterior, including all dichromatic (red and buff brick) decorative brickwork and patterns and voussoirs;
- Field stone foundation;
- Slope and pitch of the front-end gable roof with eaves;
- Five courses of protruding and bullnose bricks above the foundation;
- Front elevation bay window at the first storey, including window openings;
- Off-set front elevation door opening with transom window above;
- Portico above door opening at the front elevation; and
- All original window and door openings at the front and side (west) elevation of the original portion of the dwelling (excluding the rear addition).

Note that the existing contemporary additions are excluded from the list of heritage attributes.

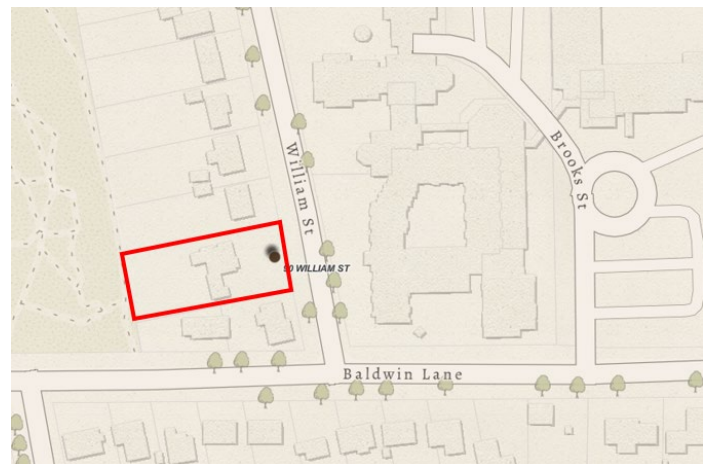
## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	90 William Street
Legal Description:	PT BLK E PL 512 INNISFIL AS IN RO1113761; BARRIE
Heritage Status:	listed in 2021 by Council Resolution #21-G-084
Meets Criteria (Part IV Designation):	Meets three criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The property includes a two-storey red brick dwelling constructed in the Edwardian architectural style with Queen Anne influences.
2. <i>Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. <i>Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes. The dwelling was built for Henry Holgate, a civil engineer with the Northern Railroad and the man Holgate Street was named after. It is also the birthplace of his son Edwin Holgate, famous Canadian painter and 8th member of the Group of Seven.
5. <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community



	or culture beyond what is already known.	
<i>6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The architect or builder cannot be confirmed but could be added to the historic record should this information become available.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. William Street includes many c. late 19 <sup>th</sup> century dwellings. The dwelling at 90 William Street is important in maintaining the 19 <sup>th</sup> century character of the area which includes single detached 19 <sup>th</sup> century dwellings.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the two-storey red brick dwelling:</p>
<b>Heritage Integrity:</b>	<b>Excellent</b>	
<b>Statement of Significance:</b>		



The subject property has design value because it includes a two-storey red brick dwelling constructed in the Edwardian architectural style with Queen Anne influences. The property has historical or associative value because it was built for Henry Holgate, a civil engineer with the Northern Railroad. Holgate Street (located north of the subject property), was named after Henry Holgate. It is also the birthplace of his son Edwin Holgate, famous Canadian painter and 8th member of the Group of Seven. The subject property demonstrates contextual value because it is important in maintaining the heritage character of the area. William Street includes many c. late 19th century two-storey red brick dwellings.

- Two storey red brick exterior;
- Cut stone foundation;
- Bay and gable construction at the north and east elevations;
- Five-course protruding and bullnose bricks above the foundation;
- Protruding brick stringcourses along the first and second storeys;
- All original window and door openings at the north, east, and west elevations, including all original brick voussoirs (lancet as well as segmental arches) as well as sills;
- Operational wood shutters at the north, east, and west elevations;
- Hipped and gable roof, including slope and pitch, with deep eaves;
- Red brick single storey vestibule at the north elevation with decorative woodwork and finial within the roof gable;
- Decorative woodwork at the gables and dormers at the north, east, and west elevations;
- Exterior brick chimney at the east elevation;
- Stained glass transoms above the north and east doors and above bay windows at the north elevation;
- Veranda at the east elevation including all decorative woodwork, lattice, squared pillars, balusters, railings, bargeboard and finials; and
- Small decorative gothic arched window at the first storey of the east elevation.

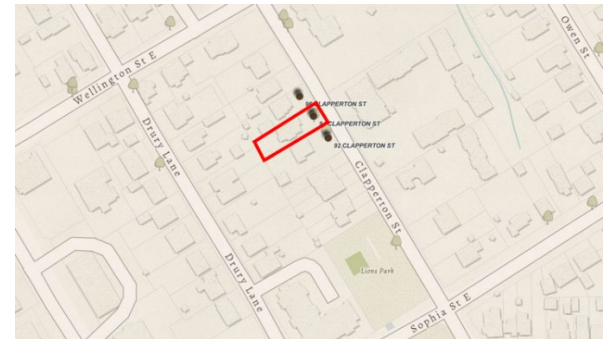
## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	94 Clapperton Street
Legal Description:	PT LT 8 W/S CLAPPERTON ST PL 31 BARRIE AS IN RO1064876; BARRIE
Heritage Status:	Listed in 2019 by Council Resolution #19-G-258
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The property includes a representative example of a dwelling constructed in the Barrie Vernacular architectural style.
2. Displays a high degree of craftsmanship or artistic merit	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. Demonstrates a high degree of technical or scientific achievement	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No. While some former property owners were important to the history of Barrie, none of them resided on the property and did not have an important or direct historical association which would add Cultural Heritage Value or Interest to the subject property.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
6. Demonstrates or reflects the work or ideas of an architect,	No. The dwelling was likely built for either James F. Wilson or



<i>artist, builder, designer or theorist who is significant to a community</i>	George R. Wood. The builder or designer is not indicated in the historic record. This information could be added to the historic record should it become available in the future.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The immediate context can be described as having a 19 <sup>th</sup> century residential streetscape character. This includes the existing dwellings located at 92, 94, 96, 98, 100, and 101 Clapperton Street, which all date from the late 19 <sup>th</sup> -early 20 <sup>th</sup> century. The dwelling at 94 Clapperton Street is important to maintaining this streetscape character.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No, the subject property is not a landmark.	
<b>Condition:</b>	<b>Good</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 2.5 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Good</b>	
<b>Statement of Significance:</b>		

The subject property demonstrates design/physical and contextual values. The property has design value as it includes a representative example of a dwelling constructed in the Edwardian architectural style. The property has contextual value because the existing dwelling is important in maintaining the character of the area as a 19<sup>th</sup> century residential streetscape. The dwellings located at 92, 96, 98, 100, and 101 Clapperton Street all date from the late 19<sup>th</sup>-early 20<sup>th</sup> century and the dwelling at 94 Clapperton Street is important to maintaining this character.

- Original red brick exterior at the east (front), north and south elevations;
- Hip and gable roofline with deep cornices and return eaves;
- Original red brick chimney;
- Original window and door openings including sills, voussoirs and drip molds;
- Five courses of protruding and bullnose bricks above the foundation;
- Stained glass arched transom above the lower story parlour window at the east elevation;
- Projecting two storey bays at the north elevation and south elevations;
- Stained glass transom at the south elevation parlour window;
- Bay window at the north elevation; and
- Decorative woodwork brackets supporting the fascia at the south elevation.

\*Note that the front elevation red brick addition is not identified as a heritage attribute.



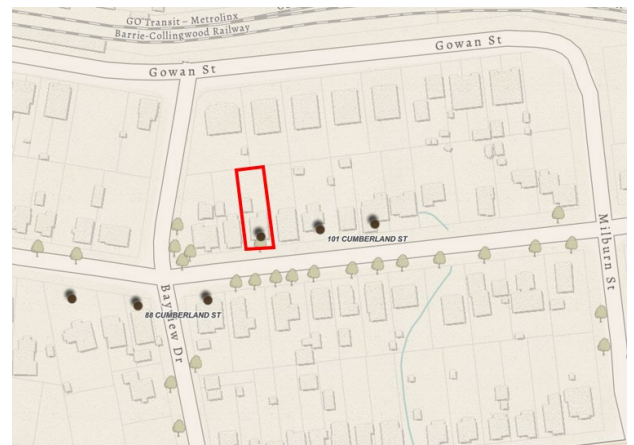
## Cultural Heritage Evaluation Report Property Summary Sheet


### General Information:

Municipal Address:	97 Cumberland Street
Legal Description:	PT LT 21 N/S CUMBERLAND ST PL 40 ALLANDALE; PT LT 22 N/S CUMBERLAND ST PL 40 ALLANDALE AS IN RO1185034; BARRIE
Heritage Status:	Listed in 2021 by Council Resolution #21-G-277
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The property includes a representative example of a dwelling constructed in the Edwardian architectural style.
2. <i>Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. <i>Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No. The property is not directly associated with any former owner who is considered significant to the community.
5. <i>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or</i>	The building designer/builder is not known. Should this information become available in



<i>theorist who is significant to a community</i>	the future, it could be added to the historic record.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. The dwelling at 97 Cumberland Street is important in maintaining the character of the area. The dwelling was likely built as a sister house using the same design template as 93, 99, 103, and 105 Cumberland Street. The 1907 Fire Insurance Plan indicates that these houses were likely built at approximately the same time. As such, the dwelling at 97 Cumberland Street represents part of an original early 19 <sup>th</sup> century residential development and contributes to the 19 <sup>th</sup> century residential streetscape character.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The property is not a landmark.	
<b>Condition:</b>	<b>Good</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 2.5 storey red brick dwelling:</p>
<b>Heritage Integrity:</b>	<b>Good</b>	
<b>Statement of Significance:</b>		

The subject property demonstrates design/physical and contextual values. The property demonstrates design/physical value because the house at 97 Cumberland Street is a representative example of a dwelling constructed in the Edwardian architectural style. The property demonstrates contextual value given that it is important in maintaining the character of the area, which can be described as that of a 19<sup>th</sup> century residential streetscape. The dwelling was likely built as a sister house using the same design template as 93, 99, 103, and 105 Cumberland Street. The 1907 Fire Insurance Plan indicates that these houses were likely built at approximately the same time. As such, the dwelling at 97 Cumberland Street represents part of an original early 19<sup>th</sup> century residential development and contributes to the 19<sup>th</sup> century residential streetscape character.

- Slope and pitch of the front-end dutch gabled roof with front elevation wood bargeboard and full cornice return at the south elevation;
- Arched window opening within the south elevation dutch gable;
- Original red brick exterior at the south (front), east, and west elevations;
- All original window and door openings at the south, east, and west elevations, including sills and brick voussoirs; and
- Stained glass transom at the lower storey parlour window of the south elevation.

\*Note that the existing front elevation veranda is not original to the structure and is not identified as a heritage attribute. However, given that verandas are typical features of the Edwardian architectural style, a veranda which is in-keeping with this style should continue to be present.

## Cultural Heritage Evaluation Report Property Summary Sheet

### General Information:


Municipal Address:	126 Burton Avenue
Legal Description:	PT LT 18 S/S BURTON ST, 19 S/S BURTON ST PL 433 ALLANDALE AS IN RO106991; BARRIE
Heritage Status:	Listed in 2014 by Council Resolution #14-G-132
Meets Criteria (Part IV Designation):	Meets four criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

1. <i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The property demonstrates design/physical value as it includes a representative example a dwelling constructed in the Barrie Vernacular architectural style. The dwelling is similar in design to the dwellings at houses located at 124, 126, 128, 130, and 132 Burton Avenue which were likely built at the same time as sister houses.
2. <i>Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
3. <i>Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
4. <i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes. The dwelling was most likely built by Henry Dollery sometime between 1896 and 1907. Dollery helped construct the Northern Railway in his youth and worked as an engineer for the Grand Trunk Railway for 45 years. He also built extensively in the community.





<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a community or culture beyond what is already known.	
<i>6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	Yes. The property was most likely built by Henry Dollery who was known to have built extensively in the area. The house follows a similar design to others on the street, resulting in a consistent neighbourhood character.	
<i>7. Is important in defining, maintaining or supporting the character of an area</i>	Yes. As many late 19 <sup>th</sup> and early 20 <sup>th</sup> century houses are still present in the immediate neighbourhood, including those at 124, 126, 128, 130, and 132 Burton Avenue which were likely built together as part of a subdivision. As such, 126 Burton Avenue is important to maintaining the cohesive look of the original Dollery subdivision.	
<i>8. Is physically, functionally, visually or historically linked to its surroundings</i>	No. The property is not physically, functionally, visually, or historically linked to its surroundings.	
<i>9. Is a landmark</i>	No. The property is not considered a landmark.	
<b>Condition:</b>	<b>Excellent</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 2.5 storey red brick dwelling:</p>
<b>Heritage Integrity:</b>	<b>Excellent</b>	
<b>Statement of Significance:</b>		

The subject property has design value because it includes a dwelling representative of the Barrie Vernacular architectural style. The property has historical or associative value as the dwelling was constructed by Henry Dollery between 1896 and 1907. Dollery helped construct the Northern Railway in his youth and worked as an engineer for the Grand Trunk Railway for 45 years. He also built extensively within the local community. Henry Dollery was known to have built extensively in the area. Therefore, the existing dwelling reflects the work or ideas of a builder who was significant to the community.

The house follows a similar design to others on the street, resulting in a cohesive neighbourhood character. The property has contextual value because it is important to maintaining the character of the area. The context includes late 19th and early 20th century dwellings which are similar in terms of scale, massing, and design. This includes (but is not limited to) those located at 124, 126, 128, 130, and 132 Burton Avenue.

- 2.5 storey brick construction, including the north (front), east and west elevations;
- All original window and door openings including sills and red brick voussoirs;
- Hip and gable roof, including slope and pitch, as well as deep eaves;
- Stained glass transoms above front elevation main entrance and lower storey parlour window at the front elevation;
- Front elevation portico, including decorative woodwork, pillars, railings, and original heart bargeboard;
- Fishscale shingles and decorative woodwork moulding at the north gable;
- Lower storey bay window at the east elevation.

## Cultural Heritage Evaluation Report Property Summary Sheet

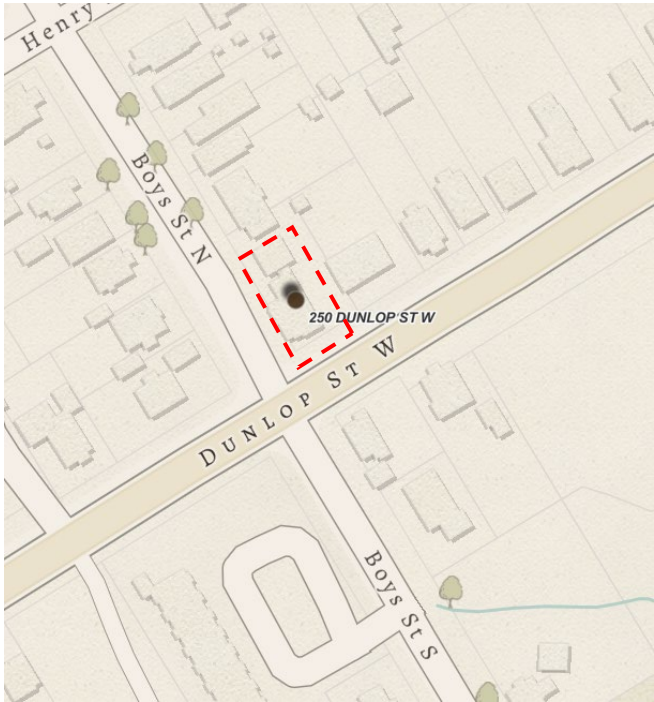

### General Information:

Municipal Address:	250 Dunlop Street West
Legal Description:	PT LT 20 N/S ELIZABETH ST PL 27 BARRIE (NOW DUNLOP ST) AS IN RO1396105; BARRIE
Heritage Status:	Listed 2018 by Council Resolution #18-G-190
Meets Criteria (Part IV Designation):	Meets two criteria under <i>Ontario Regulation 9/06</i>

### Ontario Regulation 9/06 Summary:

<i>1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method</i>	Yes. The property includes a representative example of a dwelling constructed in the Barrie Vernacular architectural style.
<i>2. Displays a high degree of craftsmanship or artistic merit</i>	No. The building was constructed using methods and materials which were considered commonplace at the time.
<i>3. Demonstrates a high degree of technical or scientific achievement</i>	No. The property does not demonstrate a high degree of technical or scientific achievement.
<i>4. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	No. Historic research does not provide evidence of any direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the local community or City of Barrie.
<i>5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</i>	No. The property is not likely to yield or have the potential to yield information that contributes to an understanding of a



	community or culture beyond what is already known.	
6. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i>	No. The architect or builder cannot be confirmed but could be added to the historic record should this information become available.	
7. <i>Is important in defining, maintaining or supporting the character of an area</i>	Yes. The building is important in supporting the existing character of Dunlop Street West. Here, the character is varied, and includes a mix of 19 <sup>th</sup> century single detached dwellings as well as contemporary new development. The north side of Dunlop Street West continues to include late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential dwellings between Boys Street and Frances Street North.	
8. <i>Is physically, functionally, visually or historically linked to its surroundings</i>	No. The building is not physically, functionally, visually, or historically linked to its surroundings in a way which substantially contributes to its CHVI.	
9. <i>Is a landmark</i>	No. The subject property is not a landmark.	
<b>Condition:</b>	<b>Fair/Good</b>	 <p><b>List of Heritage Attributes:</b></p> <p>The following list of heritage attributes apply to the 2 storey dwelling:</p>
<b>Heritage Integrity:</b>	<b>Fair/Good</b>	
<b>Statement of Significance:</b>		



The property demonstrates design/physical value given that it includes a representative example of a dwelling constructed in the Barrie Vernacular architectural style. The property demonstrates contextual value as the building is important in supporting the existing character of Dunlop Street West. Here, the character is varied, and includes a mix of 19<sup>th</sup> century single detached dwellings as well as contemporary new development. The north side of Dunlop Street West continues to include late 19<sup>th</sup> to early 20<sup>th</sup> century residential dwellings between Boys Street and Frances Street North.

- Overall L-shaped plan, 2 storey scale and massing with hip and gable roofline, including deep cornices and all "attic" gables;
- Bullnose bricks around the base of the building, above the foundation;
- All original window and door openings, including all brick voussoirs and drip molds;
- Front elevation projecting bay with parlour window opening at the first storey, including transom ;
- Original stained glass window in the parlour window transom;
- Large window at the second storey of the projecting bay at the front elevation;
- Off-set front entrance (door opening) as well as secondary front entrance at the south/east elevation;
- Single storey verandah at the south and east elevations;
- Second storey door opening at the south (front) elevation;
- West elevation, including projecting bay with gable, all original original window openings and brick voussoirs and drip molds;
- "Boys Street" road sign attached to the west elevation; and
- East elevation projection with gable, including existing original window openings at the first and second storey with brick voussoirs and drip molds.

\*Note that the existing 2 storey rear addition with front-end gable is not identified as a heritage attribute. Also note that the majority of existing materials of the front verandah are not original and may be replaced. However, a verandah should continue to be provided at the south and east elevations using designs which are in-keeping with the Edwardian architectural style.

## Appendix **D**

### Title Searches

## Dan Currie, B.A., B.E.S, M.A., M.C.I.P, R.P.P, C.A.H.P

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies. He has provided expert planning evidence to the Local Planning Appeals Tribunal and heritage planning evidence to the Conservation Review Board.

## Vanessa Hicks, M.A, C.A.H.P

Vanessa Hicks is an Associate and Senior Heritage Planner with MHBC. Vanessa and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects. Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation.

## Christy Kirwan, B.A., Dipl.

Christy is a Heritage Planner with MHBC and joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated cum laude with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage evaluation reports and cultural heritage impact assessments.

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

## Appendix E

### Staff Bios.



## Appendix **F**

### Property Photographs (provided digitally)



**MHBC**  
P L A N N I N G  
U R B A N D E S I G N  
& L A N D S C A P E  
A R C H I T E C T U R E