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**TO:** GENERAL COMMITTEE

**SUBJECT:** DESIGNATING A HERITAGE PROPERTY 125 TO 127 DUNLOP STREET EAST

**WARD:** 2

**PREPARED BY AND KEY CONTACT:** A. BRADFORD, PLANNER, EXT. 4896  
T. WIERZBA, SUPERVISOR OF GROWTH MANAGEMENT, EXT. 4403

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That the draft Designating By-law for the lands known municipally as 125 to 127 Dunlop Street East, as attached in Appendix "C" to Staff Report DEV004-23 be adopted.

### **PURPOSE & BACKGROUND**

#### Report Overview and Purpose

2. The purpose of this Staff Report is to designate 125 to 127 Dunlop Street East as a heritage property under the *Ontario Heritage Act, R.S.O. 1990* ('OHA') as recommended by the Heritage Barrie Committee. The property is worthy of designation for its cultural heritage value as outlined in Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest - under the categories of design or physical value, historical or associative value and contextual value.

#### Background

3. The property at 125 to-127 Dunlop Street East, hereinafter referred to as the 'subject lands', is located in the Downtown Historic Neighbourhood Area as identified on Schedule C – Special Policy Areas of the City of Barrie Official Plan (CBOP), on the south side of Dunlop Street East towards Mulcaster Street. It contains a two/three-storey (2-storey north (street) and 3-storey rear bayside massing) storefront structure that is part of a commercial block built in 1876 known as 'the Boys Block'. The property adjoining the subject lands, municipally known as 123 Dunlop Street East, is already a designated property under the OHA.
4. On May 18<sup>th</sup>, 2021, the owner of 125-127 Dunlop Street East submitted a letter to the Heritage Barrie Committee requesting that the subject lands be designated as a heritage property under the Ontario Heritage Act.
5. Acting upon this request, the Heritage Barrie Committee retained the services of Su Murdoch Historical Consulting ('the consultant') for the purpose of evaluating the subject lands to determine whether they have cultural heritage value or interest to the community, as defined by *O. Reg 9/06: Criteria for Determining Cultural Heritage Value or Interest*.

6. The consultant conducted their evaluation and documented their findings in a report (see Appendix "B"). The report concludes that the subject lands are of cultural heritage value or interest to the community.
7. The consultant's report was presented to the Heritage Barrie Committee at its February 2022 meeting. Following a discussion, committee members determined that they agreed with the findings of the report and passed a motion recommending that City of Barrie Council direct City staff to issue a Notice of Intention to Designate, as per the process prescribed in Section 29 of the OHA.
8. A Notice of Intention to Designate was published on October 13, 2022. The Notice was then withdrawn as of February 16<sup>th</sup>, 2023 as a designating By-law could not be passed within the prescribed timelines detailed under the OHA. A new Notice of Intent to Designate was re-issued on February 16<sup>th</sup>, 2023 to re-start the process of designating the property.
9. As per Section 29(8) of the OHA, if no objections are received within 30 days of the Notice being issued, a designating By-law must be passed within 120 days after the date of publication of the Notice of Intention. The Clerk has confirmed that no objections regarding the Notice of Intention to Designate have been received.

## **ANALYSIS**

### **Reason for Designation**

10. The property municipally known as 125 to 127 Dunlop Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets Ontario Regulation 9/06 – the provincial criteria prescribed for municipal designation – under the categories of design or physical value, historical or associative value, and contextual value. The principal heritage attribute of the property is the 1876, two/three storey brick commercial building facing north to Dunlop Street East.

11. **Historic or Associative Value**

The historical or associative value of the property is found in its direct association with early Barrie businessman, real estate developer, and Simcoe County Treasurer, Henry R.A. Boys. In 1875-1876, Boys initiated the development of the commercial Boys Block, also known as East End Block, on his Water Lots located on the south side of Dunlop Street (East), west from Mulcaster Street. The site had been vacant since a fire in February 1873, the result of which was a large financial loss to Boys. Boys subdivided the three lots into nine parcels and, in 1876, six local entrepreneurs invested in the development through the purchase of those parcels of land.

The historical or associative value of this property is also attached to Barrie's urban renewal in the 1870s. Downtown Barrie was plagued by fires in the 1860s and 1870s, rendering building supplies and tradespeople to be in high demand and short supply. This did not deter Boys or the subsequent six owners from constructing this stylish East End Block and opening businesses or tenancing each storefront unit.

12. **Design or Physical Value**

The design or physical value of this property is found in being a representative example of the type of commercial block built on main streets in the mid-to-late 19th century in Ontario. The overall form, massing, and design of the block is an example of the work of local architects Loan & Strong, who peaked in popularity in Barrie in the 1870s.

Each storefront was customized by the owner's choice of contractor, carpenter, mason, and painter. The masonry work by William Macey displays a high degree of craftsmanship and artistic merit. The use of red-orange coloured brick accented with buff coloured brick is an example of the contemporary use of this material in a decorative dichromatic pattern. The terracotta stone (or stone) portrait heads used as keystones over each window opening are paired with those at 121-123 Dunlop Street East (also the work of William Macey). These portrait heads are unique and the most imaginative example of keystones in Barrie's downtown commercial architecture. The art glass in the transoms of the upper windows may date to the 1897 remodelling undertaken by confectioner and baker Thomas Sidsworth and has timeless artistic value. There is a degree of technical achievement in the construction of this two/three-storey block on a former shoreline embankment with likely unstable landfill. The use of brick, firewall breaks, raised parapets on the roof, cast iron support columns, and possibly other fire prevention techniques not visible in the construction reflects the concern for fire protection and the state of fire suppression technology available in 1876.

13. Contextual Value

Contextually, this property is integral to the commercial character of this 1876 East End Block. It is important in defining, maintaining, and supporting this section of the historic downtown commercial district of Dunlop Street East. It is physically, functionally, visually, and historically linked to its surroundings.

**ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

14. There are no environmental and/or climate change impact matters related to the recommendation.

**ALTERNATIVES**

15. The following alternatives are available for consideration by General Committee:

**Alternative #1**

General Committee could decide to not to pass a By-law and not designate the property.

This alternative is not recommended as the property owner has requested to designate the property to ensure its protection for generations to come.

**FINANCIAL**

16. The costs associated with designating 125-127 Dunlop Street East have been included in the 2022 Heritage Committee Budget and the Development Services 2023 Budget. No additional staff resources will be required to implement the recommendation.

**LINKAGE TO 2022-2026 STRATEGIC PLAN**

17. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

☒ Thriving Communities

18. In accordance with Council's goals, heritage resources contribute to a community's unique character and sense of place, both of which are foundational pillars for thriving communities. Ensuring heritage resources are preserved and protected helps create communities in which people want to live, work, and play, and creates places that will thrive for generations to come.

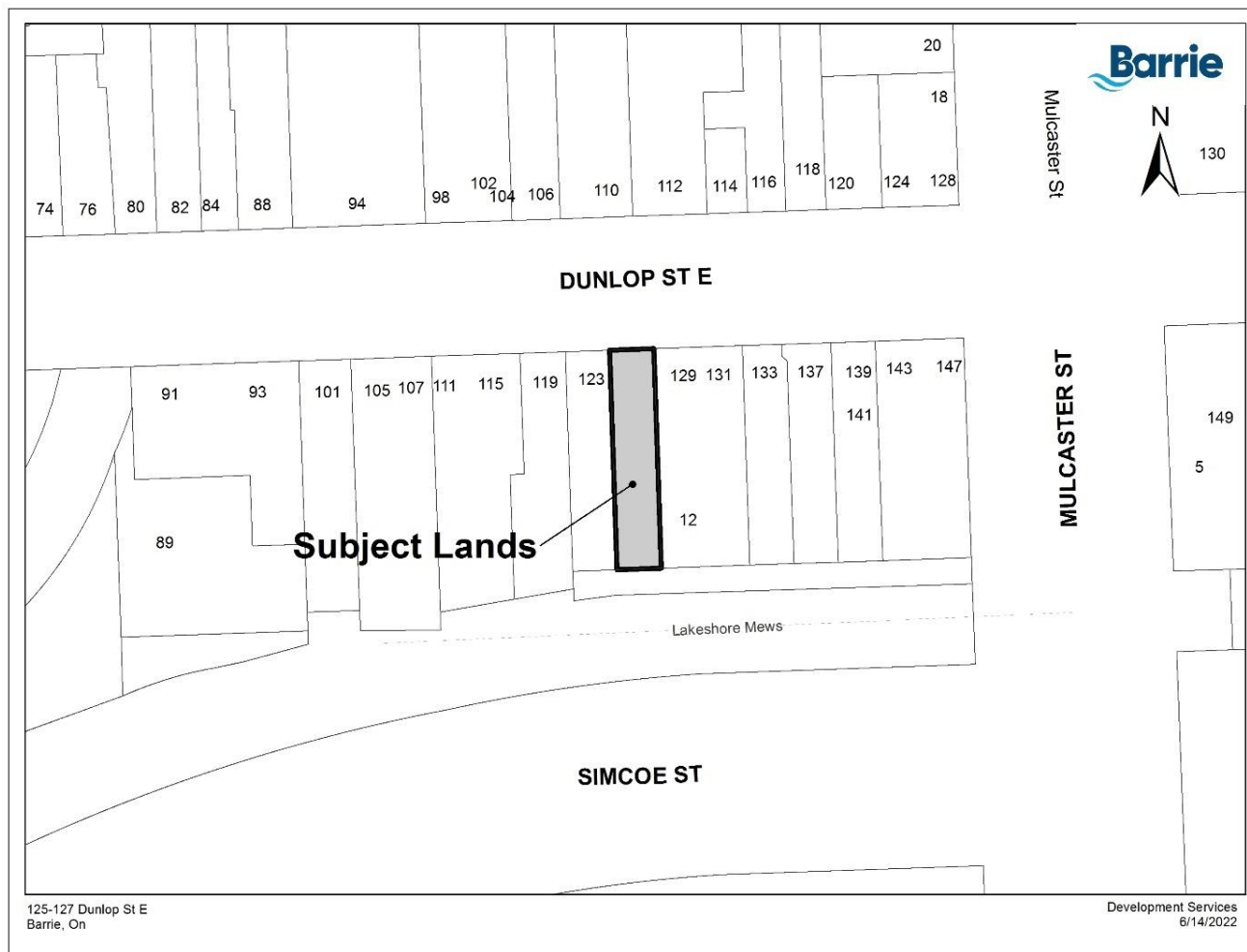


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Attachments:   Appendix "A" – Location Map of 125-127 Dunlop Street East  
                  Appendix "B" – 125 to 127 Dunlop Street East Heritage Designation Report  
                  Appendix "C" – Draft Designating By-law for 125-127 Dunlop Street East, Barrie

## APPENDIX "A"

### Location Map of 125-127 Dunlop Street East



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**APPENDIX "B"**

**125-127 Dunlop Street East Heritage Designation Report**



**HERITAGE DESIGNATION REPORT**

**125-127 DUNLOP STREET EAST,  
BARRIE, ONTARIO**

*PREPARED FOR THE*  
**CITY OF BARRIE**

**SU MURDOCH HISTORICAL CONSULTING**

*47 RODNEY STREET, BARRIE, ON L4M 4B6*  
*SUMURDOC@SYMPATICO.CA*

**DECEMBER 2021**

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## **SUMMARY**

The property at 125-127 Dunlop Street East (historically Part B, and part of Part C, Water Lot 14, Plan 2, Barrie), PIN 58795-0100, contains a commercial building built in 1876 as part of the redevelopment of the Boys Block, also known as East End Block, stretching from Mulcaster Street, west midway toward Owen Street, in downtown Barrie.

Based on the findings of this Heritage Designation Report, it is concluded that this property holds sufficient cultural heritage value or interest in the three categories of Ontario Regulation 9/06 (Design or Physical; Historical or Associative; and Contextual) to be designated under s.29 of the Ontario Heritage Act. The principal heritage attribute of the property is the 1876, two/three storey brick commercial building facing north to Dunlop Street East.

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**HERITAGE DESIGNATION REPORT**  
**125 -127 DUNLOP STREET EAST**

**HISTORICALLY, PART B, WATER LOT 14, PLAN 2, BARRIE; PIN 58795-0100**

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**1.0 OBJECTIVE AND METHODOLOGY**

**1.1 REPORT OBJECTIVE**

This Heritage Designation Report ("Report") is a cultural heritage evaluation of the property at 125-127 Dunlop Street East in Barrie as a candidate for designation under s.29 of the Ontario Heritage Act ("OHA"). The decision on whether to proceed with designation of all or part of the property rests with the Council of the City of Barrie.

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

**1.2 METHODOLOGY**

OHA Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for designation under s.29 of the OHA. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated. The evaluation categories of O. Reg. 9/06 were used as the framework for the research and evaluation contained in this Report.

The findings of this Report are based, in part, on a property title search using OnLand.ca (Ontario Land Registry) which contains Abstracts of Title dating from the Crown Patent to the date the property was registered in the Land Titles system. OnLand offers minimal access to historical land instruments (documents). In addition, online historical databases were searched and information was provided by the current property owner.

The genealogical information contained in this Report is extracted from online family histories and documentation (ancestry.ca). This Report attempts to match the names in the land records with the available genealogical information, but some information may be incorrect.

Due to Covid-19 pandemic restrictions, in-person archival research was not possible at Simcoe County Archives and staff cautioned that research requests will be limited and response delayed. As such, a research request to Archives staff was submitted by the heritage consultant only for information essential to achieving the objective of this Report. Some unanswered questions in this Report may be resolved in future by access to in-person research.

A site visit to the property by the heritage consultant was undertaken on November 16, 2021, with the property owner, current tenant, and a City staff member in attendance.

## **2.0 SUBJECT PROPERTY**

### **2.1 DESCRIPTION**

The property at 125-127 Dunlop Street East is on the south side of Dunlop Street East near the west end of a block of commercial buildings starting at Mulcaster Street. The historic legal description is Part B, and part of Part C, Water Lot 14, south side Dunlop Street, Plan 2 (now PIN 58795-0100). It contains a two/three-storey, storefront structure that is part of a commercial block built in 1876 on Water Lot 16 (at Mulcaster Street), Water Lot 15, and Water Lot 14 at the west end. A laneway (Part C) is to the rear on the bayside between Part J of Water Lot 16 at Mulcaster Street and Part A of Water Lot 14 (Figure 6). Historically, the primary address was 127 Dunlop Street.<sup>1</sup> Currently, the primary address is 125 with 127 as the auxiliary address for rental units on the second floor.

### **2.2 HERITAGE STATUS**

This property is not listed on the City of Barrie Register of Cultural Heritage Properties as prescribed by s.27 of the OHA. It is similar in design and shares a common wall with the property at 121-123 Dunlop Street East abutting on the west, which is designated under s.29 of the OHA by Bylaw 90-322.

## **3.0 HISTORICAL OR ASSOCIATIVE VALUE**

### **O. Regulation 9/06**

The property has historical value or associative value because it,

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

### **3.1 BARRIE WATERFRONT DEVELOPMENT**

#### **3.1.1 NINE MILE PORTAGE**

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<sup>1</sup> There was no East and West for Dunlop Street until 1952 when Elizabeth Street west from Five Points was changed to Dunlop West, making east from Five Points, Dunlop East.

Toronto Carrying Place is the name given to an ancient land and water route crossing the hunting grounds of the indigenous people who interacted with this part of what would be become colonial southcentral Ontario. The route linked Lake Ontario at the Humber River, to the Holland River, which enters the south part of Lake Simcoe. At the north end of Lake Simcoe is the entry into the Severn River system, moving northwest to enter Georgian Bay on Lake Huron.

The trail that founded Barrie was a shortcut away from the Toronto Carrying Place. A portage nine miles (14.48 km) in length, linked the north shore of Kempenfelt Bay (at what is now Memorial Square in downtown Barrie) to Willow Creek, a tributary of the Nottawasaga River that enters Lake Huron at Wasaga Beach on Georgian Bay. The portage was heavily used for decades by the British military and by fur trade companies before about 1830 when the Penetanguishene Road east of Barrie was improved and the road between Orillia and Coldwater opened. Both offered better overland access to Georgian Bay. The portage landing at Memorial Square is just west of the property at 125-127 Dunlop Street East.

### 3.1.2 FIRST TOWN PLAN OF BARRIE, 1833

Although the usefulness of the portage at Barrie ended by 1830, on April 6, 1833, Deputy Surveyor William Hawkins was instructed by the British Crown to create the town plan of Barrie (Figure 1) within the west half of Lot 24, Concession 4, Vespra Township. It was completed in May 1833 and later registered as Plan 2.<sup>2</sup> News of the surveying of the town plot meant newly created Crown building lots would soon be for sale. This drew settlers to Barrie even before Hawkins began the survey.

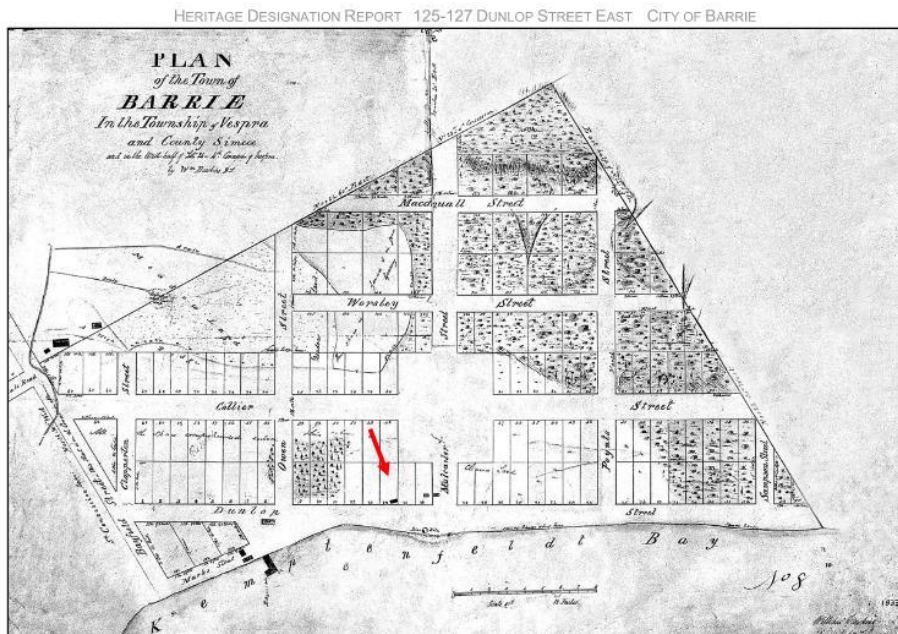
The 1833 survey indicates that a sandy stretch of shoreline at the end of Mulcaster Street was, in the opinion of Hawkins, the "best landing." At that location was a lime kiln that produced quick lime for use as chinking for log structures, brickmaking, mortar for bricklaying, and plaster.

As shown on the 1833 survey, only that portion of the south side of Dunlop Street where the shoreline curves west from Owen Street to Bayfield Street was wide enough for buildings. That section was known as the Glebe Block. East from Owen Street, the south edge of Dunlop was the shoreline of Kempenfelt Bay. The parcel of land now associated with 125-127 Dunlop Street East, at that time, was partially underwater.

### 3.1.3 WATER LOTS

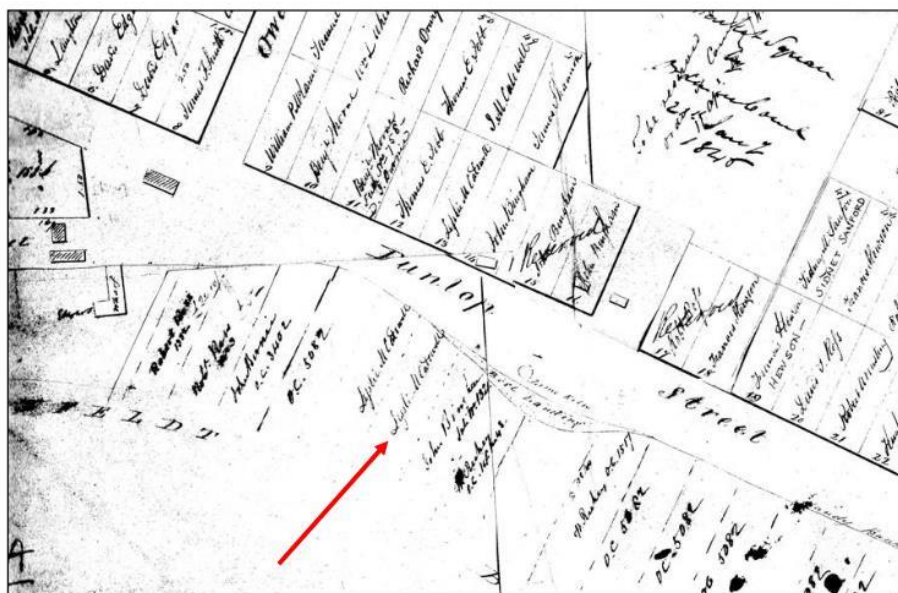
As the Crown building lots were sold, the 1833 survey was updated with the sales information (Figure 2). The update also indicates the existence of "water lots" along the shoreline, surveyed into the waters of the bay. A notation on this updated survey suggests that the Water Lots were surveyed to the 8-ft. (2.44 metres) depth of water. These lots were bought primarily to accommodate private wharfs, boathouses, and merchant warehouses needed to service shipments of goods in transit on Lake Simcoe.

<sup>2</sup> The Simcoe Land Registry Office refers to Plan 2 as "Old Survey."

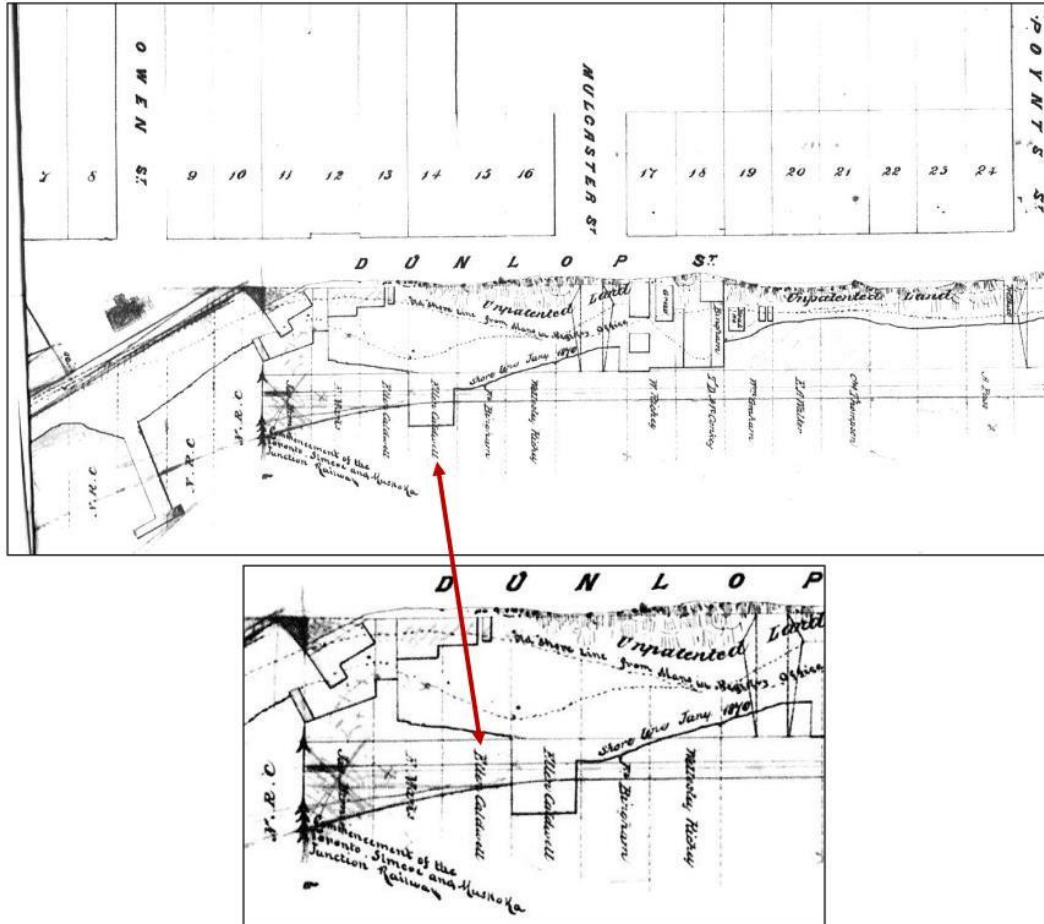


**Figure 1: Above:** 1833 Plan of the Town of Barrie surveyed by William Hawkins. The arrow indicates Lot 14, north side, Dunlop Street (opposite what would become Water Lot 14).

**Figure 2: Below:** 1833 Plan with overlay indicating Crown land sales, and the Water Lots along the south side of Dunlop. Water Lot 14 is identified as "Leslie M. Caldwell." In 1852, the Crown Patent was issued to his heir Ellen Caldwell and the map again was updated.



HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE



**Figure 3:** Northern Railway Engineering Office map of the Barrie waterfront, east of the Northern Railway Company ("N.R.C.") station site at Owen Street (Memorial Square), undated. (Source: National Map Collection No. 198550, National Archives Canada)

The "Commencement of the Toronto, Simcoe and Muskoka Junction Railway" built in the early 1870s is shown. Note the plotting of the changes in the shoreline from "old shore line from maps in Registry Office" to "shoreline January 1870." If the map correctly depicts as vacant the land on the south side of Dunlop facing north side Dunlop Lots 14, 15, and 16, this map may date to after the fire in 1873 that destroyed the Boys Block between Mulcaster Street and the building shown opposite Lot 13; and before the rebuilding of the block in 1876. The names are of the Crown Patentees, not the current owners.

The shoreline was altered dramatically in preparation for the extension of the Northern Railway line into Barrie in 1865. Land for the new trackbed was fabricated by dumping fill in select areas along the shoreline from Allandale to the wharf at Owen Street, and partially east along the south side of Dunlop.

The changing shoreline from the 1833 survey to January 1870 is plotted on Figure 3. In the early 1870s, the owners of the Water Lots sold rights of way for the proposed Toronto, Simcoe & Muskoka Junction Railway being built between the Owen Street railway station grounds and east, then north, into the District of Muskoka. This construction required additional fill along the shoreline to the east.

Over time, the infilling of the Water Lots was sufficient to accommodate small, frame buildings. Eventually, large commercial buildings were erected facing north to Dunlop, with their rear walls to the bay. No one wanted to view or hear the noise of the railway nor the industrial activity on the waterfront. Direct access to the bay was cut off by the tracks.

### 3.2 PROPERTY CHRONOLOGY

#### 3.2.1 ELLEN CALDWELL (OWNER POST CROWN TO 1859)

The Land Registry Office Abstract of Title for Water Lot 14 opens with the Crown Patent being issued on September 27, 1852, to Ellen Caldwell. It describes the lot as 3/10s of an acre.

The claim to ownership of this lot by the Caldwell family predates the 1852 Crown Patent. This is revealed by a letter written on July 29, 1850, by the local Crown Land Agent, John Alexander, to the Commissioner of Crown Lands. Alexander explains that on Lot 13, north side Dunlop, "there is a large frame house occupied by Frederick Obrine [O'Brien] for some years as a dwelling and store. The original purchaser is dead and his heir at law is in Buffalo, NY but not of age [Ellen Caldwell]." <sup>3</sup>

Frederick O'Brien wrote the Commissioner on August 14, 1850, explaining that "13 N Dunlop was located to Leslie Caldwell and 49 S Collier was located to John Caldwell, but both are dead." (Caldwells are plotted on Figure 2.) O'Brien indicates that "neither have done anything for fourteen years and no assignments of the property were made to another." O'Brien has been in possession of the lot since December 12, 1844, has made improvements, and wants "to buy at the upset price."

In 1851, Ellen Caldwell filed an Heir and Devisee Commission<sup>4</sup> claim, as the heir of John Morrison Caldwell, for Lot 13 Dunlop (north side), Water Lots 13 and 14, and Lot 49, south Collier. The Commission file explains that Leslie M. Caldwell died in Barrie about 1836, without a Last Will and Testament, and was never married. John Morrison Caldwell was his eldest and

<sup>3</sup> This information was provided by historical researcher Gary French.

<sup>4</sup> The Heir & Devisee Commission held proceedings to hear claims by an heir or beneficiary to real estate.

only surviving brother at that time. John, formerly of Toronto, died in May 1844 in Montreal, also without a Will, leaving his only child Ellen. By 1850, John's widow, Hannah, had remarried Robert Cassady of Buffalo, New York. In 1851, Ellen is still under age 21. The outcome of the claim is that the ownership of all these lots was vested by the Crown in Ellen Caldwell. This led to her receiving the Crown Patent for Water Lot 14 in 1852.

### **3.2.2 HENRY B. HOPKINS AND HENRY FRASER (OWNERS 1859-1866)**

On August 31, 1859, Ellen Caldwell, described as "a spinster living in Buffalo, New York, an infant under 21" sold Water Lot 14 to Henry B. Hopkins of Barrie for £51. Henry Hopkins was Reeve of Barrie in 1857. On September 2, Hopkins sold the lot to Henry Fraser for £143. The lot was described as a quarter acre.

From 1851 to 1856, Henry Fraser operated the former Meldrum's hotel on Lot 25, north side, Dunlop Street (northeast corner of Poyntz and Dunlop). His purpose for buying Water Lot 14 in 1859 is unknown. In the 1860s he took over Sanford's hotel at the east side of Memorial Square (several lots west of Water Lot 14).

### **3.2.3 JAMES CURRAN MORROW (OWNER 1866-1870)**

On May 30, 1866, Henry Fraser sold Water Lot 14 to James Curran Morrow for \$900. In the 1866 Barrie directory, Morrow advertised as "Attorney Solicitor in Chancery, Notary Public, Conveyancer, Commissioner in B.R., &c., &c., Dunlop Street, Barrie." At the time of the advertisement, his office was likely elsewhere on Dunlop, having only recently acquired Water Lot 14.

### **3.2.4 HENRY R.A. BOYS (OWNER 1870-1876)**

In 1870, James C. Morrow was appointed Simcoe County Clerk and Registrar. On August 26, 1870, he sold Water Lot 14 to Henry Ramuel Alves Boys ("H.R.A.") for \$1,400.

H.R.A. Boys was born in Chelsea St. Luke, England, in 1817, the son of Dr. Henry Boys and Maria da Purificacao. About 1841, H.R.A. acquired the Oliver saw and grist mills at Midhurst. By October 1847, he was advertising his general store in Barrie. He sold the Midhurst mills in 1852 to Robert Leadley. In 1854, Thrift Meldrum advertised that he "has commenced business in the general line, in the premises formerly occupied by Mr. Boys," meaning the general store. In 1858, H.R.A. was among the financial backers that established the Protestant and politically Conservative newspaper in Barrie, *The Spirit of the Age*.

The 1861 personal census for Barrie lists the Boys household as Henry, born in England, a doctor, age 85; his spouse Maria, born in Portugal, age 60; Henry R.A., age 43, "a gentleman"; Elizabeth, 39; Sarah, 35; and Thomas, a law student, 28. These children were born in England. Another son, William, also a law student, 26, was born in the United States. An online genealogical record (ancestry.ca) indicates that William was born in 1833, in New York. Based

on his date and place of birth, the arrival of the Boys family in Barrie was after 1835, but before H.R.A. bought Oliver's mills about 1841.

In March 1861, Edmund S. Lally resigned as Simcoe County Treasurer and H.R.A. was appointed to the position. At the date of the 1861 census enumeration, H.R.A.'s status of "gentleman" may indicate he was waiting for the start of the new position. In 1859, H.R.A. had bought four lots on the east side of Peel Street, south of Wellington Street, and about 1865 began construction of the dwelling at 55 Peel Street known as Statenborough. On December 28, 1865, at age 48, he married Anne Sanford. She was born in 1846, the daughter of Barrie resident Sidney M. Sanford.

Throughout the 1860s, H.R.A. was the target of several threatening letters to the editor of the Barrie newspapers over his local dealings as a land speculator. On October 30, 1868, he bought Water Lot 16 from Mary Plaxton for \$1,720. On September 23, 1870, he bought Water Lot 15 from Elizabeth Bingham, the widow of hotelkeeper John Bingham, for \$1,800. This assembly of Water Lots 14, 15, and 16, with their roughcast plaster buildings gained the name "Boys Block."

On January 30, 1873, the alarm was sounded for a fire in the Boys Block. By the next morning, the row of commercial buildings owned by H.R.A. between Mulcaster and the three storey, brick store midway toward the station grounds at Owen Street, was in ruins. The brick store (shown in Figure 9) held as a fire barrier. "Most of the business men were insured, however the owner of the block Mr. H.R.A. Boys lost \$11,000.00 in buildings and \$24,000.00 a year in rents. He was only insured for \$6,500.00, so his was the greatest loss." Details of the fire and losses are described in the February 6, 1873 issue of *The Northern Advance* newspaper (Figure 4).

For a few years following the 1873 fire, the Boys Block lots were vacant (Figure 5) and described in *The Northern Advance* as a "piece of valuable land going to waste and an eyesore to everyone." H.R.A. then had each of his Water Lots subdivided into 22-ft. (6.71 metres) frontages with a depth of 109 feet (33.22 metres) (except Part A at 121 feet (36.88 metres)). These were identified as Parts A, B, and D (Water Lot 14); E, F, G (Water Lot 15); and H, I, J (Water Lot 16). Part C is a laneway right of way between the east boundary at the south end of Part A and the west boundary of Mulcaster Street, parallel to the north side of the railway right of way (Figure 6).

In 1875-1876, H.R.A. initiated the development of one commercial block structure within his 198 feet (60.35 metres) of frontage, with 60 feet (18.29 metres) in depth. The local building and architectural firm of Loan & Strong were hired to design the block.

In January 1876, H.R.A. began to sell the subdivided Water Lots 16, 15, and 14. From east to west, Parts J (at Mulcaster), I, and H were bought in January 1876 by Samuel Wright; Lot G in January 1876 by Benjamin McDermott, Part F in February 1876 by William B. Capon; Part E in

HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE

**GREAT FIRE IN BARRIE!**  
**BOYS' BLOCK DESTROYED.**  
THE LOSS ESTIMATED AT \$35,000.  
**CAUSE OF FIRE NOT KNOWN.**

On Friday evening last, the 30th ult., the Fire Fiend again visited this town, levelling to the ground the large block of rough-hewn buildings, occupied as stores, opposite the Queen's Hotel, Dunlop Street, known as Boys' Block, and doing damage to the amount of about \$35,000, a portion which only was covered by insurance. The fire was first seen by some persons on the street, and by Mrs. Bourey, who resides on the premises, to which she was just returning. She then aroused the Misses Dunn, when a dense smoke was observed issuing from an apartment of one of the centre stores. An alarm of Fire was at once raised, and our Fire Brigade were on hand with great promptitude, and did all that could be done to stop the progress of the devouring element, when we take into account the fact, that, owing to the feeble tone of our Town Hall, the second engineer did not arrive on the scene of action till nearly all was over. So rapidly did the flames spread, it was at one time feared that a clean sweep would be made of this end of the town on both sides of the street, but, fortunately, such a dire calamity was averted; as, with the exception of Mr. Brown's grocery, the fire was confined to the block whence it originated, which, in little over an hour, was a total wreck. As the block was mostly used simply as places of business, which were of course, closed, but little would have been saved, had it not been for the prompt and energetic action of the townsmen, to whom great credit is due. The cause of the fire is unknown, as is also the precise spot whence it originated. As usual in cases of fire, there are floating rumors of extensive thieving, but, as yet, these charges have not been brought home to any person or persons, which, if true, we hope they will be, and the guilty punished with the utmost rigor of the law. The following is a list of the losses sustained by the sufferers, and the amount of insurance (if any) effected in each case:

H. R. A. Boys, \$11,000, rental \$2,000 a year, insured in the Royal for \$6,500; Hickey Bros., wholesale grocery and provision store, loss \$3,000, insurance \$4,000; Mr. T. McVittie, hardware, loss \$1,500, insurance allowed by the British American Insurance Co. \$1,250; Mr. C. Harrison, dry goods, loss \$3,500, insured in the Queen's for \$1,000, and in the Liverpool, London and Globe for a similar sum; Mr. Arnson, dry goods, loss \$1,000, covered by insurance; two barbers named respectively Noel and Moore, loss about \$50 each, no insurance; J. Meakin & Co., dry goods, loss \$3,000, insured in Queen & Lancashire for \$2,000; Mrs. Bourey, milliner, loss about \$250, no insurance; the Misses Dunn, loss about \$300, no insurance; Mr. M. Moore, saddler, loss nominal, no insurance; Mr. M. Gaviller, C. E., loss about \$200, no insurance; Mr. J. P. Cotter, County Atty., loss about \$150, no insurance; Messrs. Brown & Galbraith, grain factors, loss \$2,500, insurance \$1,500; Messrs. Vantassel & Morgan, sewing machine agents, &c., Mrs. Maloney, Milliner; Mrs. Robertson, also lost considerable, as did also Messrs. Lane and Howlett, tailors; Mr. Farley, tailor, loss \$400, insured recently for \$500; Wells Bros. chemists, loss estimated at \$500, covered by insurance; Mr. Graver, loss on property \$1,250, no insurance; and Mr. Neill, boot maker, loss about \$225, covered by insurance in the Royal.

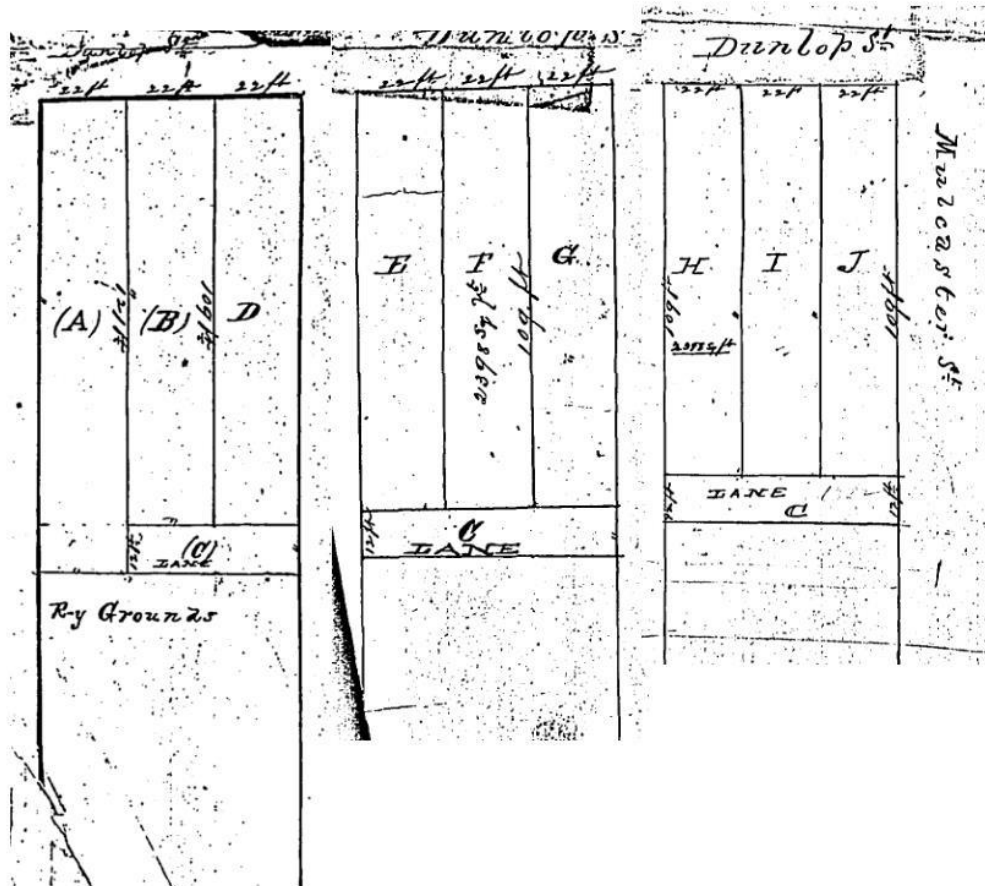
For present business places of those burnt out at the fire, see advs. in another column.

Figure 4: The Northern Advance, February 6, 1873, "Boys Block Destroyed"



Figure 5: The arrow indicates the location of the 1873 Boys Block fire. The abutting, three storey, brick commercial building shown stopped the fire from continuing west to the station grounds on right. (Photo: Barrie Historical Archive)

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**Figure 6:** Survey sketches for Water Lot 14 (A, B, D), Water Lot 15 (E, F, G) and Water Lot 16 (H, I, J). Part C is the laneway. "Ry Grounds" is railway grounds. The property at 125-127 Dunlop Street East is Part B, with part of the laneway Part C. These sketches from the Abstracts of Title do not visually align as shown and are not the actual surveys.

February 1876 and Part D in February 1877 by Nathaniel Dymont; Part B (subject property) in February 1876 by William Macey; and Part A in January 1876 by John Culverwell.

*The Northern Advance* of March 23, 1876 (Figure 7), indicates that in readiness for construction, "a part of the material is now on the ground, [for the] nine brick stores, two stories in height." Each owner selected their own crew of contractor, carpenter, mason, and painter. Loan & Strong were hired as contractors by McDermott and Capon. The September 14, 1876 *Northern Advance* (Figure 8) confirms that construction was completed by that date.

### 3.2.5 WILLIAM C. MACEY (OWNER 1876-1878)

Part B, Water Lot 14, and part of the 12-ft. (3.66 metres) wide right of way/laneway (Part C) was sold by H.R.A. Boys to William C. Macey on February 1, 1876, for \$1,100. William Macey was a local builder, contractor, plasterer, mason, and bricklayer. He was born in England and arrived in Canada about 1869.

Macey's parcel of land (125-127 Dunlop Street East) is the eighth storefront in the "New East End Block," counting west from Mulcaster Street. The March 23, 1876, article (Figure 7) notes that for "Mr. Wm. Macey's . . . He does the brick work himself; Mr. R. Macey the carpenter work, and Mr. Capon the painting." "Messrs. Loan & Strong are the architects for the block."

### 3.2.6 WILLIAM BOYS AND WILLIAM B. NICOL (OWNERS 1878-1896)

On June 8, 1878, William C. Macey sold Part B, Water Lot 14, with the right of way/laneway Part C, to William Boys of Barrie and William B. Nicol of Toronto for \$2,900. William Boys is believed to be a younger brother of H.R.A. Boys.

On February 27, 1883, a Trust Deed was issued by William Boys to James S. [Carnegy?], and H.R.A. Boys as trustees. This transferred all of William's interest in Water Lot 14 to the trustees. On June 5, 1883, William Gray and H.R.A. Boys as trustees transferred their interest in Part B and Part C back to William Boys.

H.R.A. resigned as Simcoe County Treasurer in June 1884. He "gave as his principal reason for resigning the fact that certain members of his family were unable to stand our severe winters. Soon afterward, he moved with his family to California." (He died on August 12, 1894, in Paso Robles, California.)

On February 7, 1894, William Boys of Barrie transferred the land to William Boys and William B. Nicol as executors of the estate of the late William B. Nicol. (The reason for these various trusteeships and transfers is not fully understood but may be related to mortgage financing.)

**THE NEW EAST END BLOCK.**—The property on the south side of east Dunlop street, formerly owned by Mr. H. R. A. Boys, but which has now passed from his hands, may now be noticed. A fire destroyed it some years ago and it has since remained unbuilt upon,—a piece of valuable land going to waste and an eyesore to every one. There will be erected on it, and a part of the material is now on the ground, nine brick stores, two stories in height. The whole block will have a frontage of 198 and a depth of 60 feet. In the rear will be three stories including the basement. Counting from Market street west the first three sites are owned by Mr. S. Wright. Of his three buildings, Mr. Robert Orr does the brick work ; Mr. Geo. Ball the carpenter work ; and Mr. A. Graver the painting. The next is Mr. B. McDermott's, all the work of which is contracted for by Messrs. Loan & Strong. Mr. W. B. Capon's comes next ; Messrs. Loan & Strong contractors. Mr. N. Dymont owns the following two. Mr. Wm. Macey does the brick work ; Cairns Bros. the carpenter work ; W. B. Capon the painting. Mr. Wm. Macey's adjoints. He does the brick work himself ; Mr. R. Macey the carpenter work, and Mr. Capon the painting. The last one is Mr. Culverwell's. Mr. Macey does the brick, Mr. Geo. Griffith the carpenter work, Mr. A. Graver the painting. The whole block when completed will have cost about \$14,000. Messrs. Loan & Strong are the architects for the block.

**MESSEES. CHEESEMAM BROS.** are building a new store for themselves in the west end of the town, opposite their present quarters. The building will be frame-brick, two stories high, and will cost \$800. Messrs. Loan & Strong are the contractors.

Figure 7: *The Northern Advance*, March 23, 1876: "The New East End Block."

**SHERIFF MCCONKEY'S BLOCK.**—Frontage 96 ft., depth 80 ft., with store ceilings 15 ft. high; the upper flat designed for offices, except the two end stores. A neat and substantial brick block; designed by J. Strong, and the contract awarded to Loan & Strong. Total cost about \$10,000.

The block opposite the Queen's, now complete, we have noticed before ; there are a number of houses going up which we will give a list of at some future time.

Figure 8: *The Northern Advance*, September 14, 1876 Notice of Sheriff McConkey Block designed by Loan & Strong. The notice that "the block opposite the Queens, now complete" is in reference to the completion of the new East End Block.

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Figure 9: East End Block, c.1877

Johnston's Hardware, shown on the right in upper image, stopped the 1873 Boys Block fire from spreading west. Alexander Scott of Northern Book Depository is the tenant at 125-127 Dunlop Street East, suggesting the storefront was never occupied by William Macey (the property owner from 1876 to 1878). The "Cheap Boot and Shoe Store" building was owned by John Culverwell and became the *Northern Advance* newspaper office in 1883. (Photo: Barrie Historical Archive)

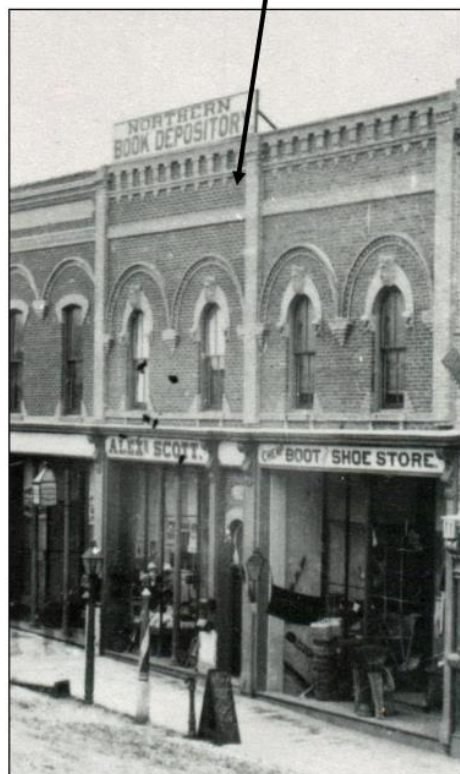
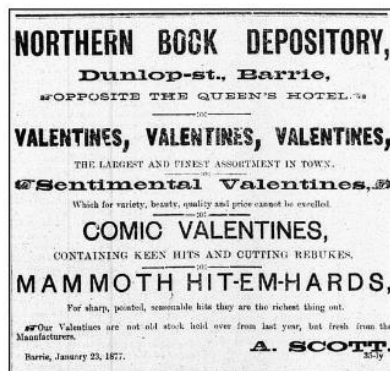
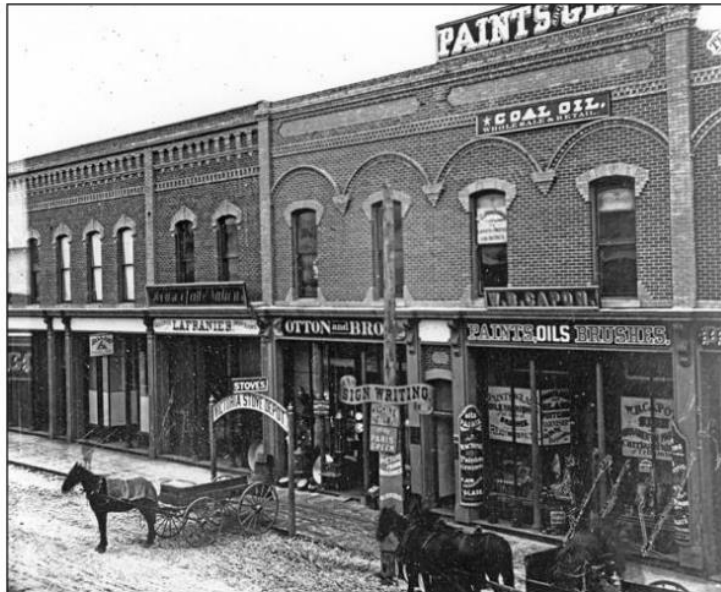


Figure 10: Below: *The Northern Advance*, February 22, 1877, Advertisement for Northern Book Depository.



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**Figures 11 and 12:** These early views of the East End Block indicate that only some property owners occupied their storefronts, instead leasing each to a tenant. Note the "Lafranies" store shown above was owned by Samuel Wright. It is the *Examiner* newspaper office below. The sign on 125-127 Dunlop visible to the right on lower image seems to be the same "Alex. Scott" shown in Figure 9. (Photos: Barrie Historical Archive)



HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE



**Figure 13:** This photograph is undated but The “Cheap Boot and Shoe Store” building at 121-123 Dunlop owned by John Culverwell (shown) became the *Northern Advance* newspaper office in 1883. The upper level façade of this storefront matches No. 125-127 abutting on the left (east). Only the west (right) edge of No. 125-127 is in view and reveals art glass in the transom over an entranceway. (Photo: Simcoe County Archives)

HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE

**EXECUTOR'S SALE**  
OF VERY VALUABLE  
**TOWN PROPERTY**  
— BY —  
**PUBLIC AUCTION,**  
— ON —  
**Wednesday, January 29, 1896,**  
**The Estate of the late Geo. Sidsworth.**

The well known three story building, stores and dwellings, occupied by John Woods Esq., as drug store, and T. Sidsworth, Esq., as confectioner, Nos. 48 and 50, north side of Dunlop street

Also that desirable Cottage and Lot, No. 138 north side of Dunlop street, opposite Bailey's livery stable.

See posters later on

For particulars apply to the Executor, THOMAS SIDSWORTH, or to the Auctioneer, G. R. Ford. 47-4

Figure 14: *The Northern Advance*, January 16, 1896, Public auction of estate of George Sidsworth

**IN THE MATTER OF THE ESTATE OF GEORGE SIDSWORTH, LATE OF THE TOWN OF BARRIE, IN THE COUNTY SIMCOE, DECEASED.**

NOTICE is hereby given pursuant to R.S.O., 1887, Chap. 110, Sec. 36, and amending Acts, that all persons having claims against the estate of the said George Sidsworth, who died insolvent the 3rd day of March, A.D. 1895 are required to send by post, prepaid, or to deliver, to MESSRS. DICKINSON & MACWATT, of the said Town of Barrie, Solicitors for the Executor, on or before the 10th day of April, 1896, their Christian names, addresses and descriptions, and a full statement of particulars of their claims and the nature of the security (if any) held by them, duly certified, and that after the said date the Executor will proceed to distribute the assets of the deceased among the parties entitled thereto, having regard to the claims of which they shall then have notice.

Dated this 13th day of March, A.D. 1896.  
DICKINSON & MACWATT,  
Solicitors for THOMAS SIDSWORTH,  
12-3 Executor of said Estate.

Figure 15: *The Barrie Examiner*, April 2, 1896, regarding the estate of George Sidsworth

**T. SIDSWORTH & SON,**  
MANUFACTURING CONFECTIONERS,  
FANCY  
BREAD AND CAKE BAKERS,  
Have Removed to their New Store,  
127 Dunlop Street,  
**OPPOSITE QUEEN'S HOTEL.**

In returning thanks for the very liberal patronage received at the old store, we beg to remind the public generally that we can now better serve them than at any previous time in our business history, and will be pleased to see them at the new stand

**T. SIDSWORTH & SON**

Figure 16: *The Northern Advance*, March 4, 1897, announcing the New Store of T. Sidsworth & Son at "127 Dunlop Street."

### 3.2.7 THOMAS AND ELIZA SIDSWORTH (OWNERS 1896-1909)

In their capacity as executor(s), on May 4, 1896, William Boys and William B. Nicol sold Part B and right of way/laneway Part C to Thomas Sidsworth of Barrie for \$2,000. Thomas was born March 17, 1844, in St. Catharines, the son of George and Mary Sidsworth. The Sidsworths were bakers and confectioners in Barrie possibly from 1850. Thomas married Eliza Haliday in August 1866 and took over the bakery business in 1872.

As indicated in Figures 14 and 15, George Sidsworth died on March 3, 1895. This was a result of blood poisoning. He died financially insolvent and the store at 48 and 50 Dunlop Street North occupied by the John Woods drug store and T. Sidsworth confectionery had to be sold by public auction. By the 1897 publication date of *Picturesque Barrie: A Souvenir From Barrie, Ontario* (Figure 17), T. Sidsworth & Son were described as the "leading bakery in Barrie:"

The firm is very progressive as is evidenced by the fact that within the past year they have erected, at 127 Dunlop St., opposite Queen's Hotel, the finest business place in Barrie. His father started in the bakery business in 1850 and in 1872 the present proprietor assumed control but was burned out at the time of the large fire in 1874. . . . besides his elegant down town store, he has a large bakery on McDonald St., . . .

On April 10, 1899, Thomas Sidsworth transferred ownership of 125-127 Dunlop Street East to his spouse, Eliza.

The 1888, revised to 1900, Fire Insurance Plan (Figures 18 and 19) indicates a "Restaurant" at 127 Dunlop Street, presumably operated by the Sidsworths. It is one store unit with street level stairs leading to the second floor.

### 3.2.8 FLORENCE J. AND BERNARD D. O'NEILL (OWNERS 1909-1912)

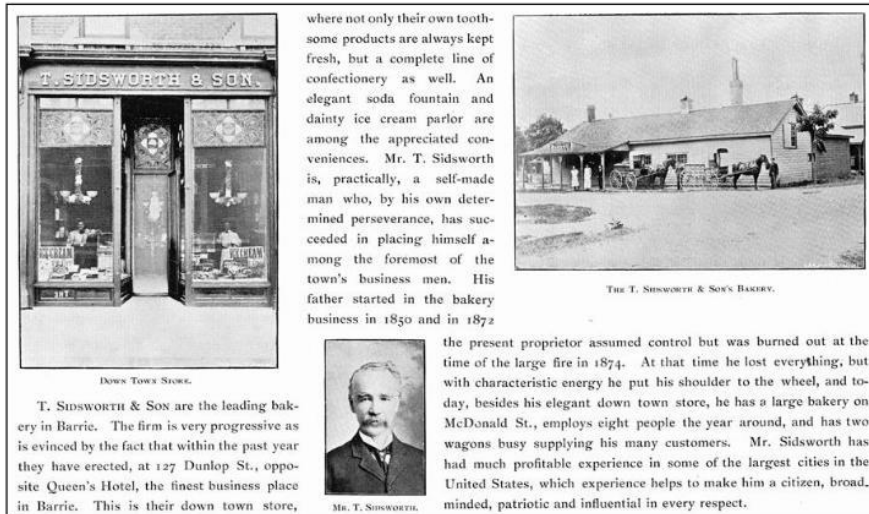
On September 5, 1898, in Buffalo, Bernard D. O'Neill married Florence J. Sidsworth, the eldest daughter of Thomas and Eliza Sidsworth of Barrie. Thomas and Eliza sold Part B and the right of way/laneway Part C to Florence and Bernard O'Neill on February 3, 1909, for \$5,000.

On October 8, 1910, the O'Neills transferred the property to William A. Boys of Barrie for \$3,500. Although registered as a deed, this is probably a mortgage agreement. On June 17, 1911, William A. Boys confirmed the sale of the same property to the O'Neills for \$3,500, "subject to 2 mortgages." Thomas Sidsworth died on May 25, 1913.

### 3.2.9 HENRY D. JAMIESON, ADA JAMIESON, AND DONALD M. JAMIESON (OWNERS 1912-1947)

On July 2, 1912, the O'Neills sold to Henry D. Jamieson of Barrie for \$700 plus the outstanding mortgages. On April 20, 1914, Henry also took possession of the east abutting Lot D, acquired

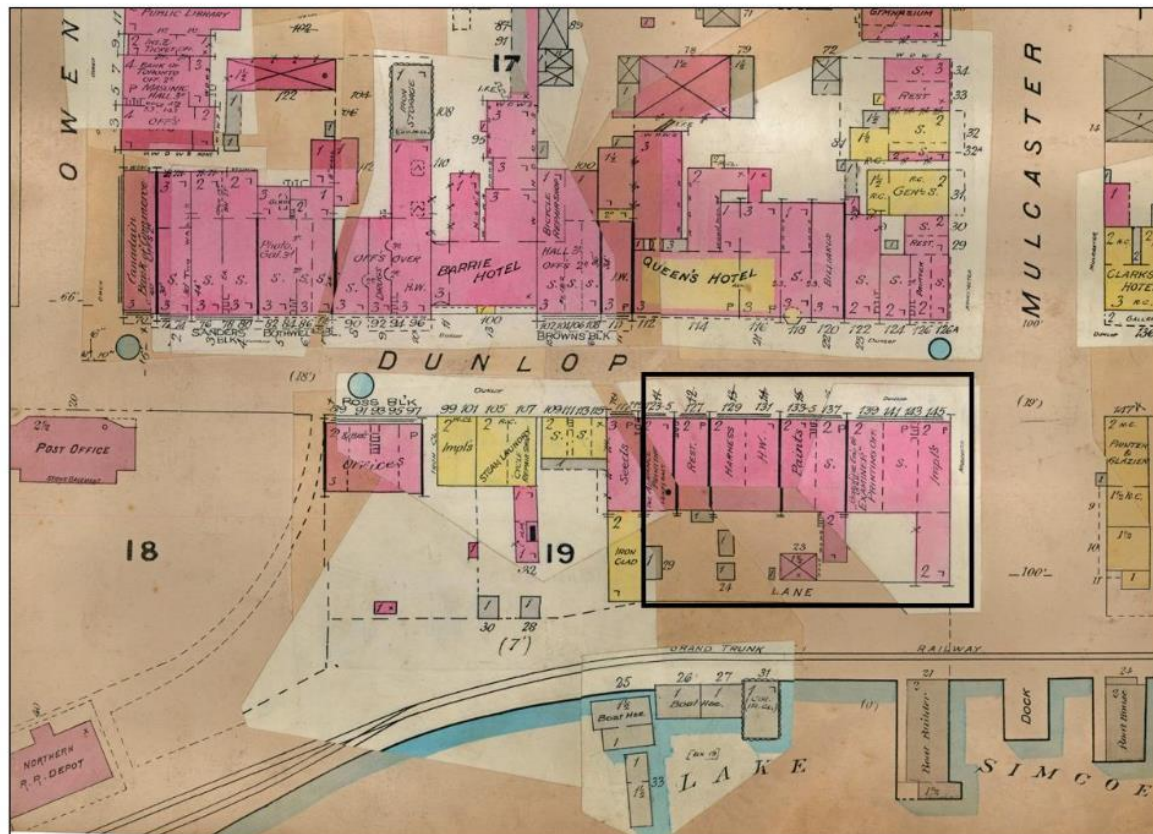
HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE



**Figure 17:** As indicated in Figure 16, by March 4, 1897, T. Sidsworth & Son confectionery were in their new store at 127 Dunlop. This description of the business was published in the 1897 *Barrie The Picturesque: Souvenir From Barrie, Ontario*.

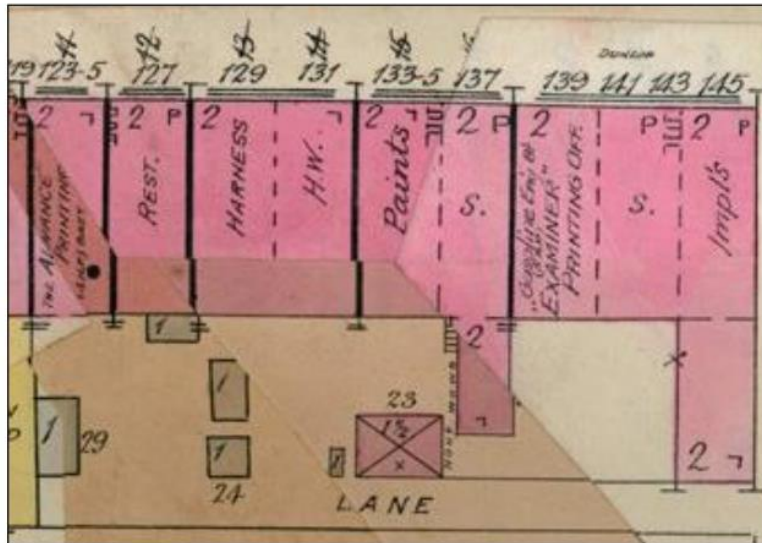
Compared to the visible edge of the storefront in Figure 9, Sidsworth appears to have centred the entrance, removed (or embedded) the cast iron support column, redesigned the display window, and installed art glass. The four transom-like windows above the art glass (below the signband) survive inside the 2021 storefront.

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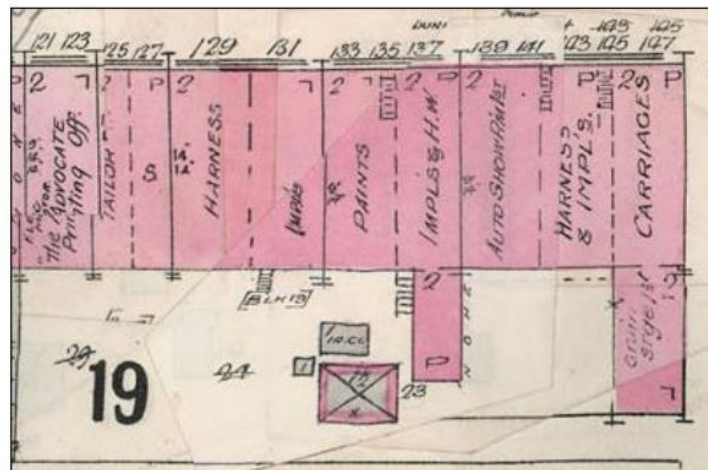


**Figure 18:** Fire Insurance Plan compiled 1888, revised 1900. The East End Block outlined in black is enlarged in Figure 19. Red is brick, yellow is wood frame, grey are outbuildings. The Queen's Hotel on the north side of Dunlop burned in June 1917. The Barrie Hotel to the west is now known as The Queen's. (Credit: Chas. E. Goad Fire Insurance; Source: Simcoe County Archives)

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**Figure 19:** East End Block, Fire Insurance Plan compiled 1888, revised 1900. The firewalls are depicted by solid lines with T-shaped ends projecting into the Dunlop frontage. The interior wall partitions are dotted lines. West from Mulcaster are groupings of Implements, Store, and Examiner Printing Office; Store and Paints; Hardware and Harness; Restaurant; and The Advance Printing Office. No. 127 Dunlop (now 125-127) is a "Restaurant," presumably the T. Sidsworth & Son confectionery. The store is not subdivided and there are street level stairs on the west side to access the second floor. (Credit: Chas. E. Goad Fire Insurance; Source: Simcoe County Archives)



**Figure 20:** East End Block detail, Fire Insurance Plan compiled April 1907, revised June 1917. No. 125 is a tailor shop and No. 127 is "S" for store. "The Advocate" Printing Office should read "The Advance." This block had stores for carriages, grain storage, harness, implements, hardware, "auto showroom," and paints. (Credit: Chas. E. Goad Fire Insurance; Source: National Archives Canada Item 3810409)

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**Figure 21:** Aerial view, c. 1927. Arrow indicates the location of 125-127 Dunlop Street East. Note the firewalls rising above the roof creating parapets between each subgrouping of stores. (Photo: Simcoe County Archives)

**Figure 22:** Modern Carpet & Draperies at 125-127 Dunlop Street East, c. 1970s (Photo: Barrie Historical Archive)



from James Muir Jamieson of Galt as executor of the late Arthur M. Jamieson. (Arthur bought Lot D in November 1911.)

The 1907, revised to 1917, Fire Insurance Plan (Figure 20), shows the unit subdivided into two, a store and a tailor shop, with the address 125-127 Dunlop.

On June 27, 1921, Henry sold Part B and part of Part C to his spouse Ada Jamieson. On July 10, 1946, Donald M. Jamieson "of Scarboro," as the executor of A.L. Jamieson "of Toronto, widow, deceased" transferred ownership to himself.

#### **3.2.10 RALPH R. GRIBBLE (OWNER 1947-1967)**

On May 19, 1947, Donald M. Jamieson sold to Ralph R. Gribble of Barrie for \$4,250. This became Gribble's Radio and Electric Service store.

#### **3.2.11 OWNERS 1967-1997**

On November 28, 1967, Ida Gribble, a widow, sold to Q.F.P Apartments. At that date, the legal description changed to "part of lot in front of Lot 14 north side Dunlop."

On March 22, 1968, Q.F.P. Apartments sold to San Forum Company Ltd.

On January 19, 1994, San Forum Co. Ltd. sold to 744789 Ontario Ltd.

#### **3.2.12 CURRENT OWNER**

On July 28, 1997, 744789 Ontario Ltd. sold to the current owner, Sandra Orr.

### **3.3 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE**

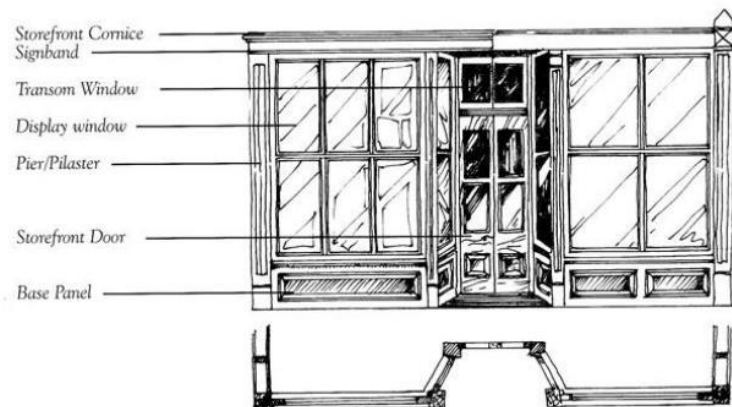
The historical or associative value of this property is found in its direct association with early Barrie businessman, real estate developer, and Simcoe County Treasurer, Henry R. A. Boys. In 1875-1876, Boys initiated the development of a new commercial Boys Block, also known as East End Block, on his Water Lots 14, 15, and 16, with 194 feet (57.91 metres) of frontage on the south side of Dunlop Street (East), west from Mulcaster Street. The site had been vacant since a fire in February 1873, the result of which was a large financial loss to Boys. He subdivided the three lots into nine parcels, each with 22 feet (6.71 metres) of frontage and a right of way/laneway at the rear bayside. In 1876, six local entrepreneurs invested in the development through the purchase of the nine parcels of land.

Historical or associative value of this property also is found in the theme of urban renewal in the 1870s. Downtown Barrie was plagued by fires in the 1860s and 1870s, rendering building supplies and tradespeople in high demand and short supply. This did not deter H.R.A. Boys or the subsequent six owners from constructing this stylish East End Block and opening

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Source: Planning and Design for Commercial Facade Improvements



**Figure 23:** Graphics of form, massing, and components typical of main street commercial buildings in the second half of the 19<sup>th</sup> century in Ontario.

businesses or tenanting each owner-designed storefront unit.

The overall design of the Block demonstrates the work of local architects/builders George Loan and John Strong. Their firm, Loan & Strong, peaked in popularity in Barrie in the 1870s.

#### 4.0 DESIGN OR PHYSICAL VALUE

##### O. Regulation 9/06

The property has design value or physical value because it,

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

#### 4.1 LOAN & STRONG

The overall design of the East End Block is the work of the Barrie firm of Loan & Strong. They were also the contractors for the storefronts owned by Benjamin McDermott and William B. Capon. Research undertaken by Heritage Barrie in 1981 offers the following information about George Loan and John Strong:<sup>5</sup>



Figure 24: *The Northern Advance*, October 5, 1876, Advertisement for Loan & Strong.

George Loan was born in England ca. 1825. He and his wife, Mary, emigrated to Canada with their young family ca. 1855. George was a carpenter/builder who prospered in the new land. By 1861, the Loans owned ½ acre of land with a one storey frame house, a cow and has \$1015 invested. In 1866, George Loan entered his name and profession (carpenter) in the Simcoe directory. By 1871, the Loan family had increased considerably. The census of this year lists five new offspring. In 1876, one of the eldest boys died.

<sup>5</sup> Barrie LACAC (now Heritage Barrie), Summer Canada Student Employment Project, 1981. (Simcoe County Archives)

In business, the mid-seventies were busy years for Mr. Loan. He had teamed up with a Mr. J. Strong to form the partnership "Loan and Strong; builders, contractors, and architects.

Loan and Strong were the architects for the east end block on the south side of Dunlop west of Mulcaster, in 1876. They did the contracting for two of the nine stores – Mr. McDermott's and Mr. Capons. Also that year, they were the architects and contractors for the McConkey Block on Dunlop Street (cost \$10,000); the Cheeseman Brothers' store; and they designed the Ross building on the corner of Bayfield and Elizabeth Streets [Dunlop Street West] (cost \$3,700).

1876 seems to have been the height of Loan and Strong's building activity, although their advertisements continued into the 70's. George Loan and his family were still in Barrie in 1881 and participated in the census.

Loan and Strong designed several other buildings in Barrie, including West Ward School (later known as Prince of Wales) built in 1876-77. The shell of this former school is on the west side of Bradford Street, south of Dunlop Street West.

#### **4.2 FORM AND MASSING**

The form and massing of the East End Block are typical of commercial blocks built on main streets in the mid to late 19<sup>th</sup> century in Ontario. It is one structure divided into subgroupings with each frontage width dependent on whether a single owner owned one or multiple parcels of land for storefronts. Each subgrouping is rectangular with a short street façade, divided from each other by a shared firewall. Each roof is flat or slightly angled and bookended with the ends of the firewalls rising above the roof as parapets.

In this instance, the slope of the original shoreline of Kempenfelt Bay, on which this block was erected, resulted in two storeys on the Dunlop frontage and three storeys in the rear bayside. The basement is below grade at the street frontage and at grade at the rear. Each subgrouping has one or more rear entrances at grade. It was an engineering achievement to build in this sloped embankment location and erect a two/three storey structure on recent landfill soil conditions.

#### **4.3 STYLE**

Typical of this period is the design with a ground level, streetscape storefront with a large display window. Street level entrances access the store or stores and/or second floor apartments, offices, or trade shops. The middle facade has window openings. The roof level with a cornice of decorative brickwork finishes the composition (Figure 23).

In the East End Block, the components of each level align horizontally and vertically across the entire street façade of the block. Reeded cast iron support columns with Corinthian style capitals (tops) were installed along the street level façades (Figure 31). These were cast in the local Barrie foundry and Agricultural Works founded by Henry Sewrey. Overall, the visual uniformity and harmony of the entire block is due to the design plan by Loan & Strong and the cooperation of each owner.

For the finishing, each owner hired their own contractor, builder, mason, carpenter, and painter to customize their subgrouping, while remaining within the overall composition as one commercial block. The signbands are identical in placement and design. All the brickwork is red-orange coloured with buff coloured accents, typical of the period. There is variation in the window opening shapes as segmental or semicircular (at the top) but each has a buff coloured brick voussoir or surround over the opening. The upper edges of the window treatments align along the entire street façade.

#### 4.4 CONSTRUCTION OF 125-127 DUNLOP STREET EAST

The first owner of 125-127 Dunlop Street East, mason William Macey, hired "Mr. R. Macey to do the carpenter work and Mr. Capon the painting." William Macey did the brickwork for his own store, the west abutting store (121-123 Dunlop Street East) owned by Culverwell, and the two stores abutting Macey's on the east owned by Dymont.



Figure 25: *The Northern Advance*, October 5, 1876, Advertisement for William Macey

The following research on William Macey was compiled in 1981 by Heritage Barrie:

William Macey, skilled at most of the building trades (he was a builder/ contractor/ plasterer/ mason/ and bricklayer), was born in England ca. 1828. He came to Canada ca. 1869. He was active in Barrie in the 70s, and is chiefly remembered for the brickwork on four stores of the East End Block: Culverwell's, Macey's own, and two for Mr. Dymont. These four stores are the 6<sup>th</sup> to 9<sup>th</sup> buildings west of Mulcaster Street on the south side of Dunlop today. In 1881, Mr. W. Macey removed with his family to Manitoba.

The "Mr. R. Macey" contracted by William as the carpenter may be Richard L. Macey. Carpentry work would be on the interior, signband, entranceways, the now missing display window, and elsewhere. The 1981 Heritage Barrie research provides the following information:

Richard Macey was a contractor/ builder born in England ca. 1834. He had emigrated to Canada by 1864, and married a Canadian, Emily, with whom he had six children by 1881. Some of Richard's buildings include: the East Ward school on Blake Street (2 rooms, in a brick building, approximate cost \$1500 [now Parkview Centre]; the Mrs. Ross building on the corner of Bayfield and Elizabeth [Dunlop West] streets; (Of brick

with circular corner; designed by Loan & Strong. R.L. Macey, builder. Cost \$3,700.), and the contract for remodeling the town hall (market building) in 1877, approximate cost \$6000.

R. L. Macey left Barrie suddenly in March 1882, while in debt to several creditors.

#### **4.5 MASONRY**

The masonry work on the storefronts executed by William Macey exhibit his high level of craftsmanship and artistry as a mason. The unpainted, red-orange coloured brick accented with buff coloured brick used for the voussoirs; horizontal, vertical, and angled bands; the pair of tri-layer arches with corbelled ends; and the roof cornice is a good example of period dichromatic brickwork. The wall massing is laid in a Common Bond pattern.

The keystones over the window openings are made of terracotta stone (or stone) in the form of portrait heads. These are unique and the most imaginative example of keystones in Barrie's downtown commercial architecture. They are the focal points within the radiating voussoirs that terminate each side of the windows with rounded terracotta (or stone) ends. The top of the portrait heads align with the window openings along the entire block. The semicircular, tri-layer arches over each window opening of Nos. 125-127 and 121-123 are deeper than others in the block but still in keeping with the arched motif seen elsewhere on the street façade.

Due to its location on a glacial lake bed, bricks made in Barrie have a high percentage of sand, limestone, and other impurities. Fired at low temperature (as was typical at that date), the bricks tend to be soft and crumble over time if exposed to moisture. The red brick used in the East End Block may be from the brickworks of William Freek or Martin Johnston, the latter known for producing red and buff coloured bricks. Given the number of fires in downtown Barrie in the 1860s and 1870s, brick was in short supply. Local newspapers have accounts of owners leaving the scene of a still raging fire to race to a Barrie, Orillia, or more distant brickyard to place an order and arrange quick delivery. As such, it is possible that the bricks used in the East End Block are not from a Barrie brickworks.

#### **4.6 STOREFRONT**

The available photo documentation for the original design of the street level storefront of 125-127 Dunlop Street East lacks clarity. Figure 9 appears to show an offset entranceway with the door on the west side and a display window centre and east. Figure 13 shows the west entranceway.

The most remarkable version of the storefront is as shown in Figure 17 with a centre door, large display windows, and art glass. This was a remodelling done in early 1897 by Thomas Sidsworth for his confectionery store.

HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE

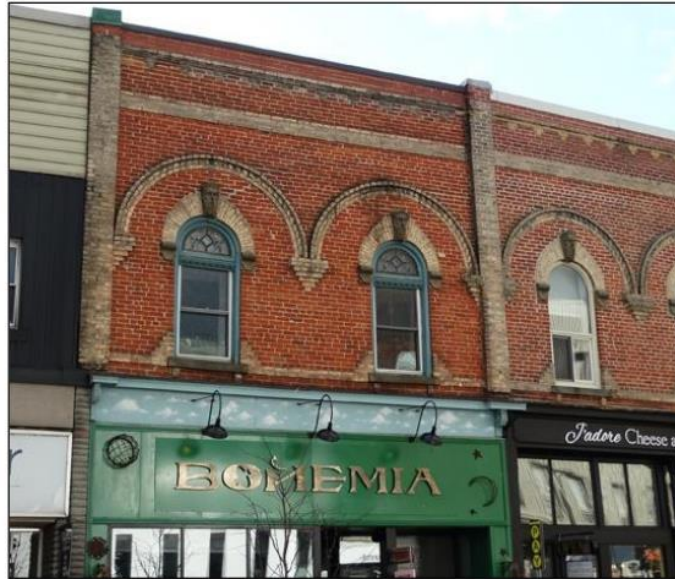


**Figure 26:** East End Block looking east toward Mulcaster Street, November 2021. No. 125-127 Dunlop Street East is the Bohemia store indicated by arrow.

**Figure 27:** No. 125-127 Dunlop Street East is on the left and its match at 121-123 Dunlop East (J'Adore) is to the right, November 2021. The Bliss ann green yoga building on right was standing as Johnston Hardware and prevented the 1873 Boys Block fire from moving farther west.



HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE



**Figure 28:** The decorative roof cornice evident in Figure 9 has been rebricked, leaving only a lower remnant of the original buff brick corbelling, November 2021. The balance of the brickwork on the upper level survives in near original condition.

**Figure 29:** Window treatment showing the semicircular shaped opening, radiating brick voussoir (surround) with the portrait head keystone, terminating in terracotta stone (or stone) ends; with a tri-layer arch with corbelled plinth ends above, November 2021. The original window sashes have been replaced with a transom with art glass and a moulded frame. The lower sashes are modern.



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**Figure 30: Right:** This keystone may be terracotta cast stone (or carved stone). It could represent a Greek or Roman God (for example Poseidon) but it seems more to resemble a 19<sup>th</sup> century male.



**Figure 31: Below:** The cast iron support column shown is one of several used along the south side of Dunlop Street East, November 2021. The column at 125-127 Dunlop Street East has been removed but the Corinthian capital is in the possession of the current property owner.



HERITAGE DESIGNATION REPORT 125-127 DUNLOP STREET EAST CITY OF BARRIE

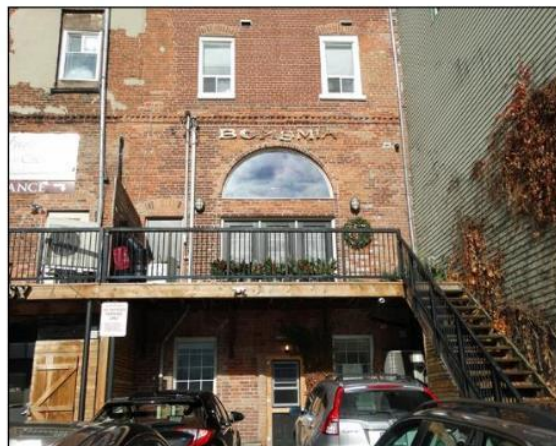


**Figure 32: Above and Below:** The rear of 125-127 Dunlop Street East is the red brick, three storey structure to the right, November 2021. The large, semicircular window opening was added by the current owner. The stair access, decking, and entrance on the left to the upper level are recent.



**Figure 33: Left:** The upper window openings have been changed from shaped to flat; the voussoirs reconstructed; and the windows replaced, November 2021.

**Figure 34: Below Left:** The two window openings may be in the original location but have modern, flat headed sashes and frames, November 2021. The origin of the centre doorway is unknown.



In the 20<sup>th</sup> century, multiple owners dramatically altered the street level storefront and entranceways. In 2021 there was evidence of exterior sidewalk paving stones, on the interior side of the display area. The cast iron support column(s) at No. 125-127 has been removed but the Corinthian style capital is in the possession of the current owner.

#### **4.7 WINDOW SASH TYPE**

The original window sashes evident in Figure 9 are the 2x2-panes type made possible by recent improvements in glass technology. No longer hand blown, the new technology of rolling glass into sheets allowed for these larger panes. Earlier panes were small and in configurations of, for example, 6x6 or 12x12.

The window glass on the second level as shown in Figure 9 is clear. The sashes in place in 2021 (Figure 28) have upper transom sections with art glass inset into a moulded wood frame with dentil-type moulding across the bottom. It may have been Thomas Sidsworth who changed these window sashes in 1897. Figure 17 indicates his appreciation for art glass in the remodelled storefront of his store. The 2021 lower sashes are a modern metal type.

#### **4.8 FIRE SUPPRESSION TECHNOLOGY**

The growth of the population of Barrie and increased demand for goods and services strained the use of the commercial buildings built during Barrie's settlement period of the 1830s to 1850s. Most of these structures were log or wood frame and plaster with wood shingle roofs. Infilling brought new and old buildings into too close a proximity for safety. Sparks from wood burning stoves, fireplaces, candles and kerosene lamps, combined with hazardous uses such as blacksmithing, could ignite entire blocks of buildings. The use of brick, firewall breaks, raised parapets on the roof, cast iron support columns, and other fire suppression techniques in the construction of the East End Block reflects the concern for fire protection and the state of fire suppression technology available in 1876.

#### **4.9 SUMMARY OF DESIGN OR PHYSICAL VALUE**

The design or physical value of 125-127 Dunlop Street East is found in being a representative example of the type of commercial block built on main streets in the mid to late 19<sup>th</sup> century in Ontario. The overall design of the block is an example of the work of local architects Loan & Strong, who peaked in popularity in Barrie in the 1870s. Each storefront unit was customized by the owner's choice of contractor, carpenter, mason, and painter.

The masonry work by William Macey displays a high degree of craftsmanship and artistic merit. The use of red-orange coloured brick accented with buff coloured brick is an example of the contemporary use of this material in a decorative dichromatic pattern. The terracotta stone (or stone) portrait heads used as keystones over each window opening are paired with those at 121-123 Dunlop Street East (also the work of William Macey). These portrait heads are unique and the most imaginative example of keystones in Barrie's downtown commercial architecture.

The art glass in the transoms of the upper windows may date to the 1897 remodelling undertaken by confectioner and baker Thomas Sidsworth and have timeless artistic value.

There is a degree of technical achievement in the construction of this two/three storey block on a former shoreline embankment with recent and likely unstable landfill. The use of brick, firewall breaks, raised parapets on the roof, cast iron support columns, and possibly other fire suppression techniques not visible in the construction reflects the concern for fire protection and the state of fire suppression technology available in 1876.

## 5.0 CONTEXTUAL VALUE

**O. Regulation 9/06:** The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark

## 5.1 SUMMARY OF CONTEXTUAL VALUE

Contextually, this property is integral to the commercial character of this 1876 East End Block. It is important in defining, maintaining, and supporting this section of the historic downtown commercial district of Dunlop Street East. It is physically, functionally, visually, and historically linked to its surroundings.

## 6.0 CONCLUSION

Based on the findings of this Report, it is concluded that the property at 125-127 Dunlop Street East holds sufficient cultural heritage value or interest in the three categories of O. Reg. 9/06 (Design or Physical; Historical or Associative; and Contextual) to be designated under s.29 of the Ontario Heritage Act. The principal heritage attribute of the property is the 1876, 2/3 storey brick commercial building facing north to Dunlop Street East.

## 7.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The historical or associative value of the property known municipally as 125-127 Dunlop Street East (Part B, and part Part C, Water Lot 14, south side Dunlop Street, Plan 2, PIN 58795-0100) is found in its direct association with early Barrie businessman, real estate developer, and Simcoe County Treasurer, Henry R. A. Boys. In 1875-1876, Boys initiated the development of a

new commercial Boys Block, also known as East End Block, on his Water Lots 14, 15, and 16, with 194 feet (57.91 metres) of frontage on the south side of Dunlop Street (East), west from Mulcaster Street. The site had been vacant since a fire in February 1873, the result of which was a large financial loss to Boys. He subdivided the three lots into nine parcels, each with 22 feet (6.71 metres) of frontage and a right of way to a laneway at the rear bayside. In 1876, six local entrepreneurs invested in the development through the purchase of the nine parcels of land.

Historical or associative value of this property also is found in the theme of urban renewal in the 1870s. Downtown Barrie was plagued by fires in the 1860s and 1870s, rendering building supplies and tradespeople in high demand and short supply. This did not deter H.R.A. Boys or the subsequent six owners from constructing this stylish East End Block and opening businesses or tenancing each storefront unit.

The design or physical value of this property is found in being a representative example of the type of commercial block built on main streets in the mid to late 19<sup>th</sup> century in Ontario. The overall form, massing, and design of the block is an example of the work of local architects Loan & Strong, who peaked in popularity in Barrie in the 1870s. Each storefront was customized by the owner's choice of contractor, carpenter, mason, and painter.

The masonry work by William Macey displays a high degree of craftsmanship and artistic merit. The use of red-orange coloured brick accented with buff coloured brick is an example of the contemporary use of this material in a decorative dichromatic pattern. The terracotta stone (or stone) portrait heads used as keystones over each window opening are paired with those at 121-123 Dunlop Street East (also the work of William Macey). These portrait heads are unique and the most imaginative example of keystones in Barrie's downtown commercial architecture.

The art glass in the transoms of the upper windows may date to the 1897 remodelling undertaken by confectioner and baker Thomas Sidsworth and have timeless artistic value.

There is a degree of technical achievement in the construction of this two/three-storey block on a former shoreline embankment with recent and likely unstable landfill. The use of brick, firewall breaks, raised parapets on the roof, cast iron support columns, and possibly other fire prevention techniques not visible in the construction, reflects the concern for fire protection and the state of fire suppression technology available in 1876.

Contextually, this property is integral to the commercial character of this 1876 East End Block. It is important in defining, maintaining, and supporting this section of the historic downtown commercial district of Dunlop Street East. It is physically, functionally, visually, and historically linked to its surroundings.

### **Description of Heritage Attributes**

The heritage attribute of this property is the two/three-storey, brick commercial building facing north to Dunlop Street East, forming the eighth unit in a block of nine stores built in 1876, west from Mulcaster Street. Only exterior components of this heritage attribute are included. These are described as follows:

- rectangular with short north (street) façade form
- 2-storey north (street) and 3-storey rear bayside massing
- angled roof with raised parapets created by the firewalls
- all elements of the dichromatic brickwork of the street façade, including the unpainted red-orange coloured brick cladding and the decorative elements of unpainted buff coloured brick accents such as horizontal, vertical, and angled bands, arches, window voussoirs, and roof cornice remnant
- locations, shape, and style of the window openings on the middle level of the street façade
- transoms of the window openings on the middle level of the street façade, including the art glass and the shaped and dentil-type mouldings
- terracotta stone (or stone) portrait head keystones of the window openings on the street façade
- terracotta stone (or stone) ends of the radiating voussoirs over the window openings on the middle level of the street façade
- any surviving original and 1897 elements of the storefront display window and street level entranceways on the street facade
- any surviving original elements on the rear bayside façade

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Photograph collection. Simcoe County Archives

Barrie Historical Archive online database

*The assistance of Simcoe County Archives and of Deb Exel of Barrie Historical Archive is appreciated.*

APPENDIX "C"

Draft Designating By-law for 125 to 127 Dunlop Street East, Barrie



Bill No. XXX

BY-LAW NUMBER 2023-XXX

**A By-law of The Corporation of the City of Barrie to designate a property municipally known as 125-127 Dunlop Street East, Barrie, Ontario, as being of cultural heritage value or interest.**

**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O. 1990, authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the Council of The Corporation of the City of Barrie has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4), and 29(4.1) of the Ontario Heritage Act;

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

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

1. **THAT** By-law XXXXX designate 125-127 Dunlop Street East, Barrie, Ontario, as a property of cultural heritage value or interest;
2. **THAT** there is designated as being of cultural heritage value or interest the real property at 125 to 127 Dunlop Street East, as shown on Schedule "A" to this By-law, more particularly described as follows:

PT WATER LT 14 S/S DUNLOP ST BARRIE; PT DUNLOP ST PL 2 BARRIE AS CLOSED  
BY BY-LAW RO118755, AS IN RO1353128; T/W RO1353128; BARRIE.

3. **THAT** the Property is designated under Section 29, of the Ontario Heritage Act for its cultural heritage value or interest as prescribed by Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest, as amended.
4. **THAT** the Statement of Cultural Heritage Value or Interest and description of heritage attributes is as follows:

**Statement of Cultural Heritage Value or Interest**

Historical or Associative Value

The historical or associative value of the property is found in its direct association with early Barrie businessman, real estate developer, and Simcoe County Treasurer, Henry R.A. Boys. In 1875-1876, Boys initiated the development of the commercial Boys Block, also known as East End Block, on his Water Lots located on the south side of Dunlop Street (East), west from Mulcaster Street. The site had been vacant since a fire in February 1873, the result of which was a large financial loss to Boys. Boys subdivided the three lots into nine parcels and, in 1876, six local entrepreneurs invested in the development through the purchase of those parcels of land.

The historical or associative value of this property is also attached to Barrie's urban renewal in the 1870s. Downtown Barrie was plagued by fires in the 1860s and 1870s, rendering building supplies and tradespeople to be in high demand and short supply. This did not deter Boys or the subsequent six owners from constructing this stylish East End Block and opening businesses or tenancing each storefront unit.

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### Design or Physical Value

The design or physical value of this property is found in being a representative example of the type of commercial block built on main streets in the mid-to-late 19th century in Ontario. The overall form, massing, and design of the block is an example of the work of local architects Loan & Strong, who peaked in popularity in Barrie in the 1870s.

Each storefront was customized by the owner's choice of contractor, carpenter, mason, and painter. The masonry work by William Macey displays a high degree of craftsmanship and artistic merit. The use of red-orange coloured brick accented with buff coloured brick is an example of the contemporary use of this material in a decorative dichromatic pattern. The terracotta stone (or stone) portrait heads used as keystones over each window opening are paired with those at 121-123 Dunlop Street East (also the work of William Macey). These portrait heads are unique and the most imaginative example of keystones in Barrie's downtown commercial architecture. The art glass in the transoms of the upper windows may date to the 1897 remodelling undertaken by confectioner and baker Thomas Sidsworth and has timeless artistic value. There is a degree of technical achievement in the construction of this two/three-storey block on a former shoreline embankment with likely unstable landfill. The use of brick, firewall breaks, raised parapets on the roof, cast iron support columns, and possibly other fire prevention techniques not visible in the construction reflects the concern for fire protection and the state of fire suppression technology available in 1876.

### Contextual Value

Contextually, this property is integral to the commercial character of this 1876 East End Block. It is important in defining, maintaining, and supporting this section of the historic downtown commercial district of Dunlop Street East. It is physically, functionally, visually, and historically linked to its surroundings.

### **Description of Heritage Attributes:**

The heritage attribute of this property is the two/three-storey, brick commercial building facing north to Dunlop Street East, forming the eighth unit is a block nine stores built in 1876, west from Mulcaster Street. Only exterior components of this heritage attribute are included. These are described as follows:

- Rectangular with short north (street) façade.
  - 2-storey north (street) and 3-storey rear bayside massing.
  - Angled roof with raised parapets created by the firewalls.
  - All elements of the dichromatic brickwork of the street façade, including the unpainted red-orange coloured brick cladding and the decorative elements of unpainted buff coloured brick accents such as horizontal, vertical, and angled bands, arches, window voussoirs, and roof cornice remnant.
  - Locations, shape, and style of the window openings on the middle level of the street façade.
  - Transoms of the window openings on the middle level of the street façade, including the (stained) art glass and the shaped and dentil-type mouldings.
  - Terracotta stone (or stone) portrait head keystones of the window openings on the street façade.
  - Terracotta stone (or stone) ends of the radiating voussoirs over the window openings on the middle level of the street façade.
  - Any surviving original and 1897 elements of the storefront display window and street level entranceways on the street façade.
  - Any surviving original elements on the rear bayside façade.
5. **THAT** the Clerk of the municipality is hereby authorized to cause a copy of this By-law to be registered against the aforesaid property in the proper Land Registry Office.
6. **THAT** the Clerk of the municipality is hereby authorized to cause a copy of this By-law to be served on the owner(s) of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the municipality.



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7. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_\_\_\_\_ the day of \_\_\_\_\_, 2023.

**READ** a third time and finally passed this \_\_\_\_\_ the day of \_\_\_\_\_, 2023.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**