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THE CORPORATION OF THE CITY OF BARRIE
CITY CLERK'S DEPARTMENT

November 14, 1994
File: R01 - Heritage Preservation

REGISTERED MAIL

NOV 17 1994

SIGNATURE AND
PLANNING

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sir/Madam,

The Council of the Corporation of the City of Barrie enacted By-law 94-136 on September 12, 1994 and it was registered on September 20, 1994 as Instrument No. 01265754. By-law 94-136 designates the property known municipally as 158 Dunlop Street West as being of architectural and historical value.

I have enclosed a copy of By-law 94-136 in accordance with Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

If you have any questions regarding the above, please contact me.

Yours very truly,

Mrs. Jo Charlebois, BA, CMO
Deputy City Clerk

JEC:lep

cc: D. Wilson, Planning & Development Department

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Form 4 -- Land Registration Reform Act, 1984

D

A Simlaw Systems Ltd. Form

03/90

Additional Property Identifier(s) and/or Other Information

Bill No: 147

BY-LAW NUMBER 94-136

a By-law of The Corporation of the City of Barrie to designate the property known as 158 Dunlop Street East, as being of architectural and historical value or interest

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures, to be of architectural or historic value or interest;

AND WHEREAS the Council of The Corporation of the City of Barrie has served on the owners of the lands and premises known as 158 Dunlop Street East, Barrie and upon the Ontario Heritage Foundation, notice of intention to so designate the real property and premises and has published a notice of intention to designate in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

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

NOW THEREFORE, The Corporation of the City of Barrie, enacts as follows:

1. **THAT** there is designated as being of architectural and historical value or interest as set out in Schedule "B" attached, the real property and premises known as 158 Dunlop Street East, Barrie, Ontario, more particularly described in Schedule "A" attached.

2. **THAT** the Municipal Solicitor is authorized to serve a copy of this by-law to be registered against the property described in Schedule "A", in the proper land registry office and the Municipal Solicitor is authorized to serve a copy of this by-law on the owner of the property and on the Ontario Heritage Foundation and to publish notice of the passing of this by-law in the same newspaper having general circulation in the municipality once.

3. **THAT** the Clerk is directed to place in the register of designated properties, a legal description of the lands, the name and address of the owner and a short statement of the reasons for designation.

4. **THIS** By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time this ^{12th} day of September
A.D., 1994.

READ a third time and finally passed this ^{12th} day of September A.D.,
1994.

THE CORPORATION OF THE CITY OF BARRIE

"Janice R. Laking"
MAYOR

"John E. Craig"

CLERK

I, the Clerk of the Corporation of the City of Barrie, do hereby
certify that the foregoing is a true and correct copy of the
By-law 94-136
Date: Sept 13/94
Barrie, Ontario

FOR OFFICE
USE ONLY



Schedule

Form 5 — Land Registration Reform Act

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Additional Property Identifier(s) and/or Other Information

SCHEDULE "A"

Lots 23 and 24, North side of Dunlop Street, Plan 2, City of Barrie, County of Simcoe.

FOR OFFICE
USE ONLY

Additional Property Identifier(s) and/or Other Information

SCHEDULE "B"

REASONS FOR DESIGNATION

158 Dunlop Street East, Barrie

HISTORICAL: The construction of the residence on lots 23-24 north Dunlop Street East, Plan 2 (now 158 Dunlop Street East), was undertaken in the Spring of 1875 and completed by November 1876. It was built by physician and surgeon, Edward Deane Morton, M.D.

Dr. Morton was born on June 17, 1835 in county Wicklow, Ireland. He came to Canada in 1856 and studied medicine at the University of Toronto. When his licence to practice medicine was issued on June 30, 1860, he was a resident of the village of Bradford. Morton arrived in Barrie in January of 1862 and took up the practice of Dr. Archibald Pass who had died the previous year.

Morton's first medical office was located in Fraser's Hotel on Dunlop Street. He operated from that location until January 1863, when he and his bride, Arabella Anna Laughton (daughter of William Laughton of Bradford) moved to a location "adjoining the old post office, Dunlop Street." This was a residence on lot 10 Dunlop Street East owned by a tailor, Jonathan Lane. On October 3, 1865, Morton announced in the Barrie *Northern Advance* that he had "removed to the dwelling house formerly the residence of the late Dr. Pass."

The Pass residence was a frame building situated closer to the corner of Poyntz and Dunlop Streets (lot 24) than the extant structure. Dr. Archibald Pass was born in 1807 in county Armagh, Ireland in 1807. He arrived in Barrie in July 1835 and is believed to have built his residence at Poyntz Street about that date. He was the first doctor in Barrie and also served as a town Councillor and member of both the Orange Society and Masonic Order. Pass died unmarried on December 2, 1861, at age fifty-four. As he died without a will, the transfer of the ownership of his property to a younger sister, Ann Pass, a spinster, was complicated. On May 29, 1865, Ann sold lot 24 north side Dunlop Street East to Edward D. Morton for \$1000.

In June of 1875, the Barrie *Northern Advance* newspaper announced that "Dr. Morton of this town is erecting a very handsome private residence, the work of which is already commenced." In November of 1876 the *Advance* states, "Dr. Morton - The new brick dwelling of Dr. Morton having been completed, has taken up residence in it, the other house - an old landmark - has been razed to the ground.... Dr. Morton's new residence is one of the most stately and elegant looking structures in town. The stone work of it is especially noteworthy and Mr. Campbell who put it together is deserving of credit." "Mr. Campbell" was probably John Campbell, a local stonemason and builder. A family tradition is that a housewarming was held in 1877.

The Morton house is situated entirely on lot 24. Although it was not until August 1876 that Morton patented lot 23 south side Dunlop Street East and lot 23 north side Dunlop Street East (on the west), he was assessed for taxes on these lots from 1866. He also acquired lot 24 south side Dunlop Street East from Ann Pass, probably in 1866.

The 1871 census lists Edward, aged 36, with his wife, Arabella, 31, and children William, 7; Francis, 5; and Reginald, 3. There were three domestic servants: Mary Monteith, 19; Elizabeth Monteith, 21; and John Quigley, 36. Morton is listed as owning a total of 800 acres. This acreage was comprised of 2 town lots as well as acreage in Vespra and Innisfil townships (including Lot 11, Con 13 Innisfil and Lot 19, Con 3 Vespra). The Innisfil property was a farm where Morton owned several horses, a honey operation, and, at one time, bred shorthorn cattle.

The census record for 1881 notes the addition of two children: Walter, aged 8, and Henry, 3. The domestic staff has been replaced by Prudence [-], aged 16, and Edward [-], 18. By 1891, William was a lawyer, Reginald, a physician (who may have practised with his father about that date), Walter, a student, and Henry. There may have been another son, Ernest. Frederick Boys, aged 24, was their groom, and Amy Blanchard, aged 21, their domestic servant. Dr. Morton reportedly had four employees

Additional Property Identifier(s) and/or Other Information

(which may or may not have included the two servants). The house is described as two storeys with fifteen rooms.

Available records indicate that the Morton's had continuous ownership of their Dunlop Street property. In *The Saturday Globe* of December 14, 1895, however, the Morton house is identified as the "Residence of R. Raikes, M.D." Dr. Richard Raikes was born in Oro Township, the second son of Mr. and Mrs. Walter Raikes. Also a graduate in medicine from the University of Toronto, he practised in Hillsdale, Barrie, and Midland. In 1896 (subsequent assessment rolls for Barrie are not available until 1901), Dr. Raikes was resident in the Morton house. Since the Morton's are not assessed as being in Barrie in 1896, it can only be assumed that Raikes agreed to leave Midland and take Morton's practice on a temporary basis while the Morton's were absent. In March, 1898, Raikes purchased lot 25 (to the east of the Morton property) and had the local architectural firm of Eden Smith and Eustace Bird construct a residence for him in that location. Raikes sold lot 25 in 1905, by which time, he and his first wife Lucy (nee Moberly) were again resident in Midland. Raikes died there on April 7, 1926.

Arabella Anna Morton died January 1, 1911 and is buried in the Laughton family vault at Holland Landing. In April 1912, Dr. Morton married Annie May Vivian. Annie was the widow of Dr. Vivian, a Barrie homeopath. Dr. Morton died on August 4, 1916 and is buried with Arabella.

There is a tradition that Annie Morton, with Dr. Morton's youngest son, Henry, and possibly Reginald Percy Vivian (a son from her previous marriage), converted the residence to a room and board guest house. The site is recalled in 1921-22 as having a very formal garden with a fish pond. There were steps up the hill and a "fancy iron fence." At one time this guest house was operated by the Misses Shanahan. In 1927, Annie sold both lots on the south side of Dunlop Street East to the Town of Barrie which in 1968 passed a by-law "to establish and lay out an extension to Lakeshore Road between Bayfield and Poyntz streets."

Sometime between July 1928 and July 1931, Annie relocated to Akron, Ohio, although she is also known to have been at some date a resident of Cobourg, Ontario. The property was mortgaged to solicitor John R. Boys of Barrie. Boys eventually assumed all of the outstanding mortgages and then ownership of the property. On March 7, 1934, Boys sold lots 23 and 24 to Ernest G. Turnbull, M.D. for \$6,750.

Ernest Turnbull graduated in medicine in 1905 and completed his two year internship in Montreal. About 1908 he bought a medical practice in Elmvalle that operated in the house later known as the Doctor's Inn restaurant. In 1912 his wife, Alexina Margaret (nee Ross of Montreal), and their first child Isobel (later Mrs. I. Chittick) moved to Barrie. At first, the family occupied the former Todd residence on Dunlop Street West (formerly Elizabeth Street) at Bradford Street. Their son, Andrew Ross Turnbull, was born there in 1913.

When Ernest occupied the Morton residence in 1934, he continued to use the waiting and examination rooms designed by Morton. Ernest died on February 13, 1956, aged seventy-five. Alexina died in 1965, aged eighty-one.

██████████ acquired the house following the death of Alexina in 1965. Known as ██████████ immediately undertook several additions and renovations in order to accommodate themselves and ██████████ medical practice. ██████████ retained ownership of the property until 1994.

ARCHITECTURAL: Preamble: In 1916 the Morton residence sustained a fire in "the dumb waiter shaft situated in the kitchen portion of the building." Considerable damage from the cellar to the attic in line with this shaft was reported. It is not known to what extent the subsequent repairs altered the original condition of the building. The dumb waiter has since been converted to a cupboard and is not part of this designation.

Renovations undertaken in 1965 included converting a basement root cellar and wine cellar to a recreation room and bathroom; the construction of a two storey addition to the rear of the coach house; a one storey mansard roofed addition abutting to the north east; reconfiguration of the existing kitchen on the main level, west side; and conversion of the servants' quarters in the attic to an apartment. The basement, additions, and existing kitchen are not included in this designation. The interior of the attic level apartment is not included however, it would be acceptable to return the existing dormer to its original form and size. The kitchen and coach house extension

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interiors as well as those portions of the roof and north and west facades of the extension which are not visible; and the palladian style window added on the north facade in 1994 are not included.

Alterations have been made to the floor plan, notably, on the second floor a wall has been removed and additional rooms created; there may have been a change to the dividing wall within the SW room on the main level. The only significant floor plan arrangement included in this designation is the main level vestibule, centre hall, stairway, and east and west principle rooms. The balance of the floor plan arrangement on all levels is not included.

Style and Form: The structure is a 2 1/2 storey, L-plan residential building that faces Kempenfelt Bay. Constructed in 1875-1876, it exhibits enough Italianate and Gothic Revival style influences to suggest that Dr. Morton and the builder, John Campbell, were familiar with contemporary architectural plan books. Extending north on the west from the rear of the main house is a 2 storey (probably kitchen) area which links to a 2 storey coach house. The entire building is constructed of unpainted buff-yellow bricks laid in stretcher bond. (It is possible that the exclusive use of this colour was due to a fire in June of 1875 that levelled most of the downtown commercial area. The standard red-orange brick would have been scarce and expensive. There is evidence that burnt red-orange bricks, perhaps discarded from the downtown area, were used as the core brick course before the buff-yellow layer.) There are three brick string courses: two intersect with the voussoirs level of each story; the third is at the midline of the structure. On the south facade west side is a 2 storey bay window with the upper bay divided from the larger lower bay by a roof with four pair of decorative brackets. The main entrance on the south facade is placed in a centre position and is emphasized by being slightly projected on the west and forming the west side of the L recess on the east.

Roof and Dormers: The roof, which has undergone several renovations, is complex and intersected with dormers. The original covering was plain and patterned wood shingles (some of which survive). On the south facade the original bay window roof and large central hipped dormer with decorated projected eaves were replaced in 1965 with one dormer. An original dormer with decorated projected eaves exists over the L area on the south facade (the window openings have been boarded in). On the west, the original hipped dormer with projected eaves survives but with a twentieth century window replacing the two original window openings. The hipped dormer with decorated projected eaves that exists on the east side is probably original although it may have had window openings that have been bricked in. It retains the original bargeboard with its moulding, scallops, and circular cutouts. The small dormer on the north also with decorated projected eaves, window opening, and bargeboard is original. The larger dormer on the north is likely a modern (possibly 1965) addition.

Three of the four original chimneys exist: two in near original condition are double stacked and constructed with buff-yellow brick laid with elaborate corbelling; the third has been partially replaced.

Windows: The main window types are 1x1 and 2x2 painted wood double hung sash. They have segmental openings with brick curved voussoirs with keystones and plain lugsills. The shutter assemblies have been removed and replaced with wood storm windows. The windows of the original kitchen and coach house extensions have plain voussoirs and lack the keystones.

Doors and Entranceways: The original central entrance on the south facade was comprised of a one storey open porch area created by arcading the posts and brackets. The existing double leaf four panel door with curved glazed transom is original except for the replacement of the two upper panels with glazing. The posts supported a second storey balcony where half posts supported a shingled bellcast roof with decorative bargeboard. The balcony roof culminated in the window opening of the original central dormer. The balcony had the cutout railing that was also used on the porch. The balcony, if accessible, was reached through two windows which have been converted to two doors.

At the L area in the southeast there was another one storey open porch. Porch posts supported a shingled hip roof. The area was accessed by the existing four panelled door with glazed segmental transom.

The entrance on the east was likely similar to the central balcony area on the south but with an open porch of a less elaborate design. The existing balcony is a modern

Additional Property Identifier(s) and/or Other Information

reproduction of the original. The door has a glazed transom and four panels (the upper two panels have been replaced with glazing).

The only remaining original porch runs the full length of the main house on the west side. The roof has been reshingled; the square decorative posts with Eastlake incising have replacement bases; the petal-like cutout fascia/bargeboard is original. The doors accessing the porch have been modified and/or replaced.

Kitchen and Coach House: Extending north on the west from the rear of the main house is a 2 storey (probably kitchen) area which links to a 2 storey coach house. These are constructed of brick identical to the main house. There are no belt courses. The kitchen section has a gable with projected eaves and a full sized window opening. The coach house is gable ended with one full sized second storey window and two small window openings on the main level. The coach house is accessed by a four panel door (upper panels are glazed) with a glazed transom. The palladian style window on the north facade was added in 1994.

Floor Plan: The structure has a centre hall plan with a stairway and the principle rooms east and west of the centre hall. The central entrance on the south facade and the secondary entrance from the L area enter into a vestibule. The entrance from Poyntz Street enters into the original doctor's office waiting room which is adjacent to the examination area. The examination room was also accessed from an interior hallway. About central in the building is a secondary stairway leading to the second floor. To the west of the stairway is the existing kitchen. The only significant floor plan arrangement included in this designation is the main level vestibule, centre hall, stairway, and east and west principle rooms. The balance of the floor plan arrangement on all levels is not included.

Interior Features: Most of the *as is* features are believed to be original to the date of construction. Further research may identify areas of modification, addition, or removal.

moulded, wood door and window trim
moulded, wood baseboards
cove ceilings
moulded ceiling cornices
4 panel wood doors
wall niches (with and without plaster labels)
plate rail/picture moulding
panelled dado in SE room main level
decorative ceiling beams
main level floors comprised of contrasting woods
J plan central stairway with plain stringer, closed plain wall, and polygonal newel and balusters
second floor SW room decorative brackets at bay window area
white marble spandrel style with carved applied medallion mantelpieces in SW room main level and SW room second floor
dark marbleized spandrel style with carved applied medallion mantelpiece in SE room main level
polychromatic tile floor in vestibule
original builder's hardware (notably brass knobs and escutcheons) interior vestibule to centre hall opening comprised of a double leaf door with two upper etched glass panels and two lower blind panels with decorative paint finish; curved transom with plain glazing; moulded wood trim surround
4 panel door from L area to vestibule with interior applied carved decoration; segmental transom with plain glazing

Other Features: The wall near the porch is comprised of the stones from a retaining wall which ran from Poyntz Street west along the driveway to the garage. The wall contains what has been identified as the *dripstone* from the original Alexander Pass residence on the site. The retention of the dripstone, but not the wall, in any location on the site is considered part of this designation.

The decorative iron fence running east to west at the coach house was moved from the Dunlop Street property line. The fence, in any location on the site, is considered part of the designation.

Additional Notes: These features are not considered part of the designation but are



Schedule

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included for research purposes.

about 1907-10 a one storey stone addition was placed on the east side of the coach house

between 1923 and 1946 the original two storey brick outbuilding which stood along the north property line at Poyntz was demolished. The buff-yellow bricks are embedded in the base of the existing rubble stone wall.

the second level of the coach house is lined in approximately 4" tongue and groove panelling.