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November 28, 2023

Owner - 125-127 Dunlop Street East

Received

DEC 04 2023

Ontario Heritage Trust

RE: **Notice of Designation: Passing of By-law 2023-127**

Dear [REDACTED]

Please be advised that City Council has passed By-law 2023-127 to designate 125-127 Dunlop Street East under Part IV of the *Ontario Heritage Act* (OHA). By-law no. 2023-127 is attached to this letter, for your reference.

Public notice will be published, allowing for any person who objects to the designation to appeal to the Ontario Land Tribunal within 30 days of publication. Once this period has elapsed, and if no appeals have been received, the By-law will come into force and effect. Staff will then proceed to register the By-law on title of the subject property with the City's Legal Services. All legal fees will be assumed by the Heritage Barrie Committee for this registration.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Liam Munnoch, Planner
(705) 739-4220 ext. 4416
liam.munnoch@barrie.ca

cc. – Ontario Heritage Trust ✓

encl. – By-law no. 2023-127

Received

DEC 04 2023

Ontario Heritage Trust



Bill No. 130

BY-LAW NUMBER 2023-127

A By-law of The Corporation of the City of Barrie to designate a property municipally known as 125 to 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;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-060;

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

1. **THAT** this By-law designate the real property municipally known as: 125 to 127 Dunlop Street East, Barrie, Ontario, and more particularly described as: 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; CITY OF BARRIE, as a property of cultural heritage value or interest.
2. **THAT** the real property municipally known as: 125 to 127 Dunlop Street East, Barrie, Ontario, 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.
3. **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 tenanting each storefront unit.

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.
4. **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.
 5. **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.
 6. **THAT** this By-law shall come into force and effect immediately upon final passing thereof.

READ a first and second time this 25th day of October, 2023.

READ a third time and finally passed this 25th day of October, 2023.

THE CORPORATION OF THE CITY OF BARRIE


MAYOR – ALEX NUTTALL


CITY CLERK – WENDY COOKE

November 28, 2023

Attn: [REDACTED] Owner – 125-127 Dunlop Street East
[REDACTED]
[REDACTED]

**NOTICE OF DESIGNATION OF PROPERTY – 125-127 DUNLOP ST. E.
PURSUANT TO SECTION 29 (1) OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18**

TAKE NOTICE that the Council of the City of Barrie has passed By-law no. 2023-127 to designate the property municipally known as **125-127 Dunlop Street East**, pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

REASON FOR DESIGNATION

The property municipally known as 125-127 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.

DESCRIPTION OF PROPERTY

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. It contains a two/three-storey, storefront structure that is part of a commercial block built in 1876. The current legal description of the property is 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.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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. He 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. 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 tenanting each storefront unit.

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.

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 the block of nine stores built in 1876. 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 façade
- any surviving original elements on the rear bayside façade

ADDITIONAL INFORMATION

Further information regarding the cultural heritage value of this property and the description of its heritage attributes is available on the first floor of City Hall in the Development Service Department. Alternatively, request for additional information can be made to the file manager, Liam Munnoch at liam.munnoch@barrie.ca or at 705-739-4220 Ext: 4416.

RIGHT TO APPEAL

Any person, whether representing an organization or private interest(s), may appeal the designation to the Ontario Land Tribunal. A Notice of Appeal may be served on the City Clerk in writing by mail or by email using the contact information below.

Notice of Appeal must be received within thirty (30) days of this Notice and must set out the reasons for the objection and be supported by relevant facts.

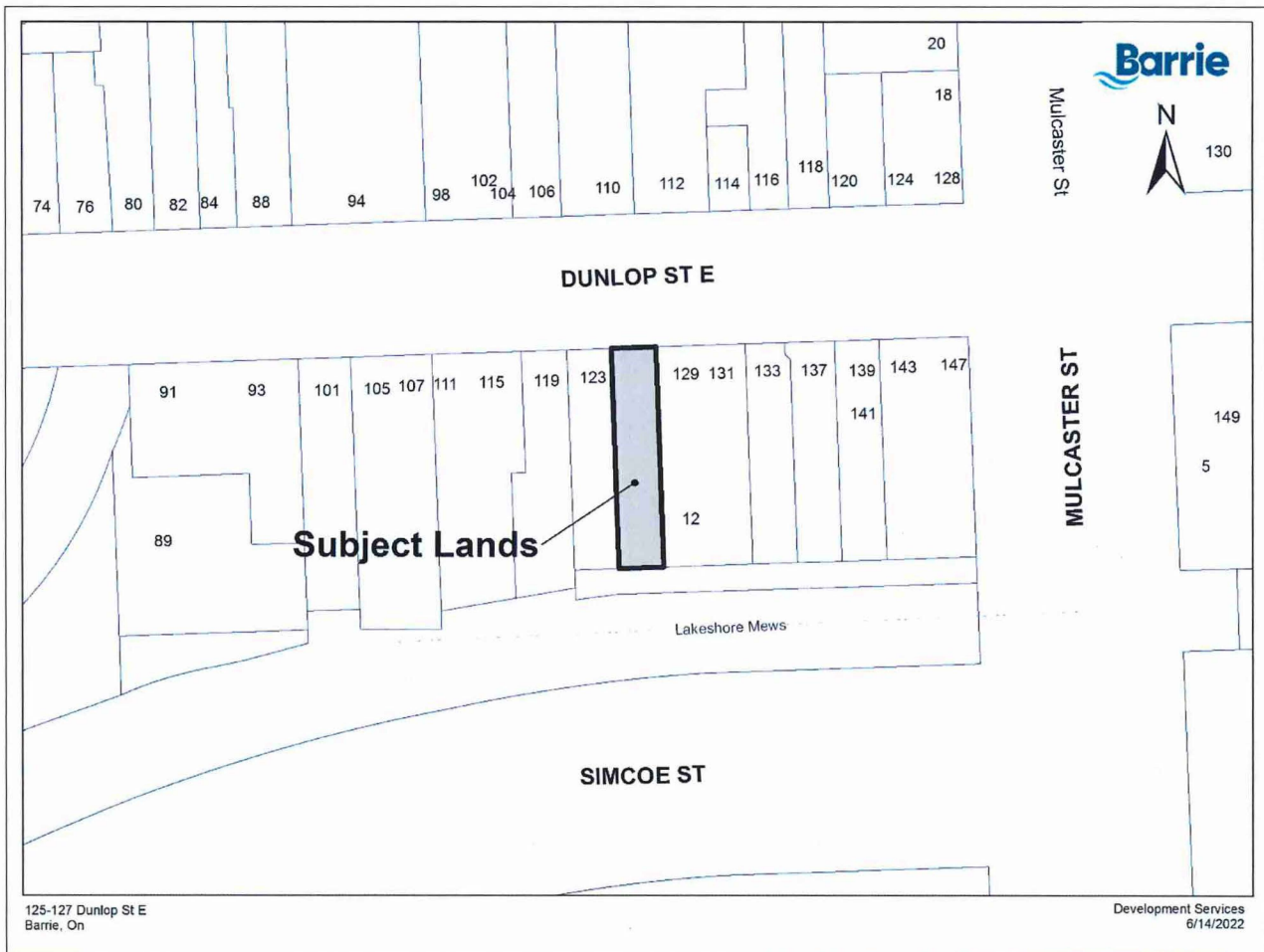
By Mail:

The Corporation of the City of Barrie
70 Collier St, P.O. Box 400, 1st Floor
Barrie, ON
L4M 4T5
Attn: Wendy Cooke, City Clerk/Director of Legislative and Court Services

By Email:

cityclerks@barrie.ca

LOCATION MAP



cc. – Ontario Heritage Trust

encl. – By-law no. 2023-127