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November 21, 2022

Attn:

Owner - 125-127 Dunlop Street East

RE: Notice of Intent to Designate 125-127 Dunlop Street East a Heritage Property under the Ontario Heritage Act

Ms.Orr,

Please accept this letter and the attached Notice as formal notification that the City of Barrie is proposing to pass a By-Law designating the property municipally known as 125-127 Dunlop Street East, Barrie as a heritage property under Section 29 of the *Ontario Heritage Act (OHA) R.S.O. 1990, c. O.18*. The designation of this property is being facilitated by the Heritage Barrie Committee as per your request.

As required by the OHA, a Notice of Intent to Designate was issued in the local paper on October 17, 2022. Further, a notice is being provided to the Ontario Heritage Trust, as required by the OHA.

The OHA states that the members of the public, as well as the owner, have 30 days from the day the Notice of Intent to Designate is issued to object to the designation. Council must pass a by-law to designate the property with 120 days after the 30-day objection period expires.

No action is required on your part at this time unless you wish to object to the designation. If no objections to the proposed designation are received within the 30-day period, staff will present a report to Council recommending the designation. This is anticipated to occur early in the new year.

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

Respectfully,



Wendy Cooke
Clerk – City of Barrie

CC. – Ontario Heritage Trust



**NOTICE OF INTENTION TO DESIGNATE A 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 intends to designate a 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 tenating 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, Tomasz Wierzba at tomasz.wierzba@barrie.ca or at 705-739-4220 Ext: 4403.

RIGHT TO OBJECT

Any person, whether representing an organization or private interest(s), may object to the proposed designation. Objections to the Notice of Intention to Designate the property may be served on the City Clerk in writing by mail or by email using the contact information below.

Notice of objection 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.

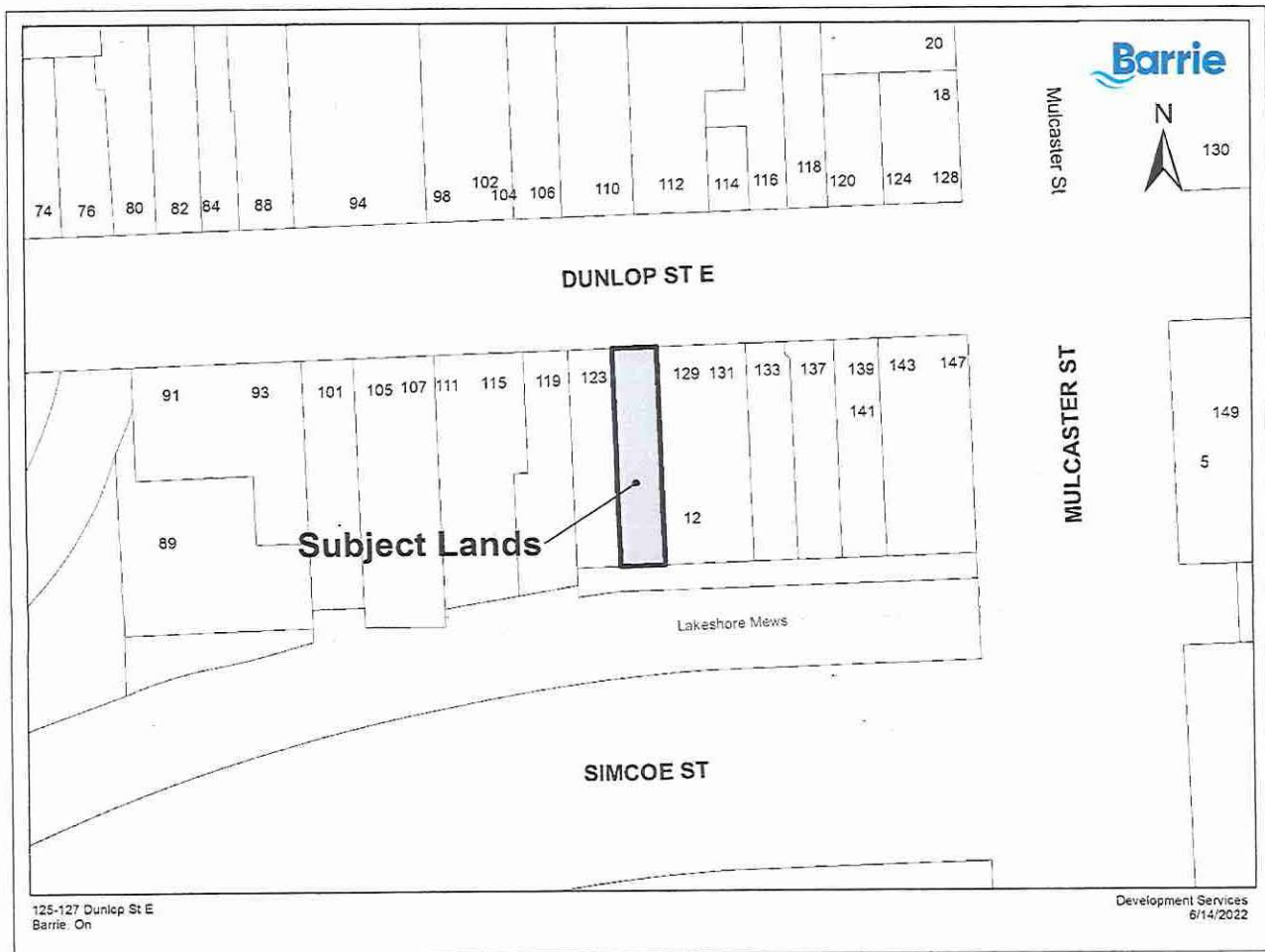
By Mail:

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



DEVELOPMENT SERVICES • 70 COLLIER STREET, P.O. BOX 400, BARRIE, ONTARIO L4M 4T5

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