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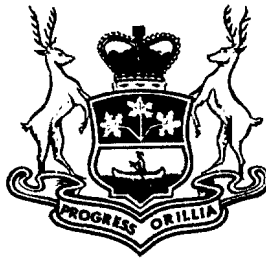
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# City of



# Orillia

*Sumner*

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## CITY CLERK'S DEPARTMENT

December 3, 1992.

*Nancy S*  
DIRECTOR'S OFFICE

DEC 08 1992

HERITAGE POLICY BRANCH

### VIA REGISTERED MAIL

The Ontario Heritage Foundation,  
77 Bloor Street,  
TORONTO, Ontario.  
M7A 2R9

Dear Sirs:

Re: City of Orillia Designating By-law 1992-47

Please find enclosed the following:

1. Copy of By-law Number 1992-47, A By-law to designate the Centre of King Block as being of architectural and historical value or interest, together with a copy of the Reasons for Designation.

These documents are forwarded to you pursuant to the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Section 29(6).

Yours truly,

(Mrs.) Laura S. Lee, B.A., A.M.C.T.,  
Deputy Clerk.

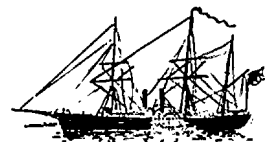
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CITY ON THE LAKES - BIRTHPLACE OF CENTRAL ONTARIO



PRINTED ON RECYCLED PAPER



BY-LAW NUMBER 1992-47 OF THE CITY OF ORILLIA

A BY-LAW TO DESIGNATE THE CENTRE OF KING BLOCK AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST

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WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and historic value or interest.


AND WHEREAS the Council of the Corporation of the City of Orillia has caused to be served on the owners of the lands and premises known as the Centre of King Block and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published 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 COUNCIL OF THE CORPORATION OF THE CITY OF ORILLIA HEREBY ENACTS AS FOLLOWS:

1. THAT the Centre of King Block, more particularly described in Schedule "A" attached hereto, be and it is hereby designated as being of architectural and historic value or interest.
2. THE Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the Registry Office for the division of Simcoe.
3. THE Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and on the Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

BY-LAW read a first, second and third time and finally passed this 1st day of June, A.D. 1992.

  
MAYOR

  
CITY CLERK

SCHEDULE "A" TO BY-LAW NUMBER 1992-47 OF THE CITY OF ORILLIA

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Orillia, in the County of Simcoe and being composed of Part of Lot 7, south side of Mississaga Street, Registered Plan 12, designated as Part 1, Reference Plan 51R-22613, being the lands in Instrument No. 30406 together with a Right-of-Way over Part 2, Reference Plan 51R-22613, being part of Lots 6 and 7, south side of Mississaga Street, Plan 12.

IN THE MATTER OF the Ontario  
Heritage Act, R.S.O. 1990.

2

-and-

IN THE MATTER OF By-law Number  
1991-47, a by-law to designate  
certain property pursuant to the  
Act.

REASONS FOR DESIGNATION

CENTRE OF KING BLOCK, 103 MISSISSAGA STREET EAST

HISTORY

The commercial building at 103 Mississaga Street East was built in approximately 1870. From the time Samuel Richardson surveyed the town plot in 1839 until 1851 little is known. Originally Allen Gardiner of South Orillia owned the whole of Lot 7 (1/2 acre) facing Mississaga Street and sold it for 21 pounds in 1851 to John Galbraith.

"Prominent amongst those Islay (Scotland) settlers who remained (in upper Oro).... were the brothers John, Angus and Donald Galbraith. John Galbraith, the inn-keeper, kept the widely-known tavern in pioneer days on Lot 10, Con. 9 at what became known as Galbraith's Corner. As this place was on the stage road from Barrie to Orillia, Mr. Galbraith and his hostelry were well known to travellers and it was a stopping-place of considerable notoriety. Mr. Galbraith was a councillor in the Township Council for some time." (Hunter, The History of Simcoe County, 1909, p. 54)

Galbraith subsequently sold the 1/2 acre for 50 pounds three years later to Athenias King, who is listed as a pre-1837 settler in Penetanguishene. By 1854 King had moved to Orillia where he built a large house on the north east corner of Borland and Canice Streets. Sometime toward 1870 King built the block consisting of 101-105 Mississaga St. East. The block, along with the right-of-way to Peter St. and the sheds and stable was sold to George Albert Chase of Orillia in 1871. Chase immediately sold the centre store (103) for \$1,587.50 to John Wesley Minthorn, excluding the parcel with sheds and stable to the south of the lane.

Newspaper reports of a large fire in 1882, which destroyed buildings on the opposite side of the street, refer to the Minthorn Block being scorched by the blaze. When Minthorn moved to Brantford, he sold the premises to Levi Miller of Roaches Point, North Gwillimbury in 1883 for \$6,000.00. During this time the occupant was Thomas Moffat Groceries. Six years later, Miller sold the property to John McCosh and William M. Harvie of Orillia for \$8,000.00.

In January 1895 William Harvie sold his half interest to McCosh who in turn sold the property to Thomas A. Main for \$9,500.00. Main owned the store for 53 years during which time one of the occupants was Gibson Ice Cream and Bakery. After he died in 1948, the executors sold the property to Reginald M. Middleton, who also owned 101 Mississaga Street. Middleton promptly sold it to Harry Cohen in 1949. In 1937 the tenant was Bardakoff Clothing, but by 1942 it was Harry Cohen Clothing. For 42 years Mr. Cohen operated a men's clothing business at this location. There also was a Hebrew religious school on the second floor for some years.

## ARCHITECTURAL FEATURES

103 Mississauga Street East is a typical example of the fine brick facades that still dominate Orillia's historic commercial core. The property is the centre store of a 3-unit, 2-storey commercial block built by Athenias King, circa 1870.

The King Block has approximately 60 feet of frontage; 103 Mississauga Street East has 19 feet 18 inches of frontage. Party walls separate this store from the two end units of the block. A laneway previously existed to the west (where the Liberty Restaurant now stands). The facade of the King Block is flush to the public sidewalk. There is a one-storey addition at the rear.

FOUNDATION: Mixed limestone and granite, random coursed stone in original condition. The basement has a dirt floor.

UPPER FACADE BRICKWORK: The upper facade is the original red brick laid in stretcher bond with yellow brick accents. Mortar is uncoloured. Raised brick pilaster separate this centre facade from the end units. The easterly pilaster has been covered by aluminum cladding on the adjacent unit. Other decorative brick features include four raised rectangular panels below the frieze, underlined by a single raised course; and arched yellow brick lintels over the two windows, surrounded and connected by a single course of raised brick. Yellow and red bricks may alternate in these raised window surrounds; the bi-coloured features of this facade will become more apparent with careful cleaning. The brickwork itself shows little deterioration. Two square brick finials which were aligned with the raised pilasters are missing from the roof.

UPPER FACADE WOODWORK: The roof trim at the eaves consists of a plain boxed cornice with decorative (dentil) frieze and 3 pairs of wooden brackets below. Missing are the larger brackets which supported the cornice at the tops of the brick pilasters on each side of the centre facade.

LOWER FACADE: The original shop front facade was rebuilt in the past few decades. Nothing remains of the original except for evidence in the interior of the building of the original shape and dimensions of the display windows and entrance way. Artifacts located in the basement may be wooden panels (bulkheads) from above and below the display windows. Further detective work could provide additional clues to assist in restoration.

Photographic evidence shows a protruding wooden cornice above the lower facade, and wooden (or iron?) pilasters at the angles of the display windows.

FACADE WINDOWS, DOORS: Upper window frames are in original condition with arched top and 2 over 2 single hung sash. Sills are limestone. Little if any original glass remains. The front door is a replacement.

INTERIOR FEATURES: Painted, pressed tin ceiling appears to have been an early renovation below plaster and lath. The ceiling is generally in excellent condition except where border panels were removed during storefront renovations. Interior window trim is original (upper front windows). Brass light fixtures, consisting of brass holders suspended by chain replicate original fixtures found in the building.

ROOF: The sloping shed roof is interrupted at the rear of the original building with a raised, more steeply sloping section, a portion of which was originally part of a glass solarium which extended down the rear (south) wall of the upper storey. Overlapping panels of translucent glass are extant, but the solarium has been boarded over and covered with rolled roofing

and insulbrick. Two ventilation windows exist at the east and west ends of the raised roof section. Two skylights in the roof of the front part of the building have also been roofed over.

REAR ADDITION: A one-storey brick addition at the rear of the building appears to have been an early addition. There are no special features. The brickwork on the rear wall has been covered with stucco.