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# City of

35 WEST STREET N.  
P.O. BOX 340  
ORILLIA, ONTARIO  
L3V 6J1



# Orillia

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OFFICE OF THE CITY CLERK

July 14, 1994

**VIA REGISTERED MAIL**

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

Dear Sirs:

**Re: City of Orillia Designating By-law 1994-117**

Please find enclosed the following:

1. Copy of By-law Number 1994-117. A By-law to designate the Macnab House, 82 Tecumseth Street 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,

Laura S. Lee, B.A., A.M.C.T.  
Deputy City Clerk

LSL:al

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JUL 25 1994

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**BY-LAW NUMBER 1994- 117      OF THE CITY OF ORILLIA**

**A BY-LAW TO DESIGNATE THE MACNAB HOUSE - 82 TECUMSETH STREET AS  
BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, chapter 0.18, 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 82 Tecumseth Street 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 a 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:

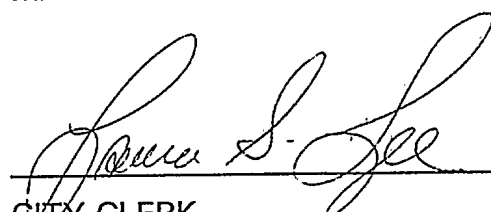
1. THAT 82 Tecumseth Street, more particularly described in Schedule "A" attached hereto, be and it is hereby designated as being of architectural and historic value or interest.
2. THE Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "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 a 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 11.th day of July, A.D. 1994.

**CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF BY-LAW NUMBER 1994- 117**

**DEPUTY CLERK**  
**DATE July 14 1994**

  
MAYOR

  
DEPUTY CITY CLERK

**SCHEDULE "A" TO BY-LAW NUMBER 1994- 117 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 11, on the north side of Tecumseth Street, according to Registered Plan 8, City of Orillia, County of Simcoe, more particularly described as follows:

Commencing at the southwest corner of said Lot 11;

Thence running easterly along the north limit of Tecumseth Street, 73 feet;

Thence in a northerly direction and parallel to the western boundary of said Lot 11, 125 feet more or less to the southerly limit of Lot 6, on the east side of Matchedash Street, according to Registered Plan 641;

Thence westerly parallel to Tecumseth Street aforesaid and along the southerly limit of said Lot 6, Plan 641, 73 feet to the easterly limit of Matchedash Street;

Thence southerly along the easterly limit of Matchedash Street (being the western boundary of said Lot 11), 125 feet more or less to the place of beginning. As described in Instrument No. 01179269.

IN THE MATTER OF The Ontario  
Heritage Act, 1990

-and-

IN THE MATTER OF By-law Number  
1994- , a by-law to designate  
certain property pursuant to the Act.

REASONS FOR DESIGNATION

MACNAB HOUSE, 82 TECUMSETH STREET

ARCHITECTURAL FEATURES:

The Macnab house was built in 1905 and is a good example of a two storey brick building erected by the merchant class at the time. The property is a corner lot with steep slope and high limestone retaining wall at the rear.

The building may be described as basically a classical revival style of architectural design with many of the Queen Anne elements either adapted or modified. The Queen Anne style (1880-1910) was a predominant domestic building style of the late nineteenth century and is found throughout Ontario towns and cities, often for large single-family residences erected by prosperous businessmen. The masonry form, however, instead of shingling, had much more limited usage around the province.

FOUNDATION:

Random course, squared limestone in original condition.

FACADE:

The Macnab building is not festooned with detail, but the twin bays that rise two storeys give a massed and "towered" appearance with the entrances on the first and second floor recessed. The facade of the building gives a frontal symmetry not that common with the Queen Anne style, but the whole has an irregular outline or silhouette. Contributing to this is the additional, projecting two-storey bay rising on the east side of the building and the brick porch on the west.

A belt course of brick surrounds the house at the level of the lintels on the front and there is also a drip-off course just above the foundation. The arched brickwork over the front windows on the first level is echoed in the unusual bricked porch. This porch has brick pediments in contrast to the four-pillared wooden porch on the front. The wide soffits have been recently reclad in aluminum. Other than this, and the replacement of the shingles from cedar to asphalt and reconstruction of the chimney, the whole main house is in original condition, both on the exterior and interior.

The use of different exterior coverings typical to Queen Anne style, in the case of the Macnab house is limited to the shingles used on the upper gable faces and walls and to the use of different shades of red brick.

FACADE WINDOWS AND DOORS:

Another Queen Anne feature is the protruding windows forming small bays that appear part way up the exterior wall. There is a great variety in size and shape of windows, and glazing consists of very large single bottom panes, often with a transom of leaded glass. On the front facade and other walls the double hung windows have "transom" uppers, some with 24 panes over one, others with nine over one. This feature is in keeping with the emulated medieval building traditions.

There is a real variety of geometric patterns in the leaded glass panels of the small casement windows about the house, and in the door glass. The top windows in the front dormer are separated by pediments, and give a three-storey appearance to a two-storey house. All windows except the protruding and gabled groupings have limestone lintels. Still intact is the charming original wooden vestibule as a winter door for the front entrance.

#### ROOF:

Typical to the style are multi-sloped and multi-level roofs and tall decorated chimneys. The Macnab house is basically a hip roof with part gable (fenestrated), two different style dormers, and other sloped roof lines in the porches and the small window protrusions. The tall new chimneys may have replaced any decoration. The eaves are flared and the wide soffits are supported by two different styles of buttresses, which seem characteristically oversized. These buttresses were more numerous originally and were lost or destroyed when the soffit and fascia were recently replaced. A further characteristic is an adaptation of the porch-under-gable, namely the broad dormer on the front with the porch underneath.

#### BRICK WALL:

Unusual to any other place in the community is a solid triple brick wall on the Matchedash St. perimeter, with brick pillars every 20 ft. with wooden caps, and the wall proper topped by a wooden balustrade.

#### INTERIOR FEATURES:

Typical with the Queen Anne style is the departure from the square rooms of earlier houses, to one, as with the Macnab house where the spaces are open and flowing, with nooks and crannies, and the walls and vestibule ceiling are panelled with dark woods. The geometric patterns of the leaded glass windows is echoed in the interior glass and panelling. The fine fireplaces feature corbelled and stepped brickwork, with some carving.

#### HISTORY:

The residence was built in 1905 by Clarence Leroy Macnab. He had established a prominent hardware store, Macnab and Sons, on Mississauga Street in 1892 which lasted nearly a century. The interior of the residence is complete with the finest of brass fittings and hardware. The hardware store was willed to Clarence's son Allan, and the house passed by estate to the daughter Marion who was married to Millard of Coldwater. The Millards were the second owners but scarcely lived in the house, which was eventually purchased by [REDACTED]  
[REDACTED]

The house was thus owned by the members of only one family until sold in 1992 to [REDACTED] long-time residents of the area.