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CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 9-99

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE
RYAN/PEAVOY HOUSE SITUATED AT 90 MILL STREET,
ORANGEVILLE, ONTARIO, AS BEING OF ARCHITECTURAL AND
HISTORICAL SIGNIFICANCE.**

(Lot 9, Block 7, Plan 138)

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 architectural or historic value or interest;


AND WHEREAS the Council of the Corporation of the Town of Orangeville has caused to be served upon the owner of the aforesaid real property and to 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;

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Orangeville as follows:

1. There is designated as being of architectural and historical value or interest, the land and building located on the real property described as Lot 9, Block 7, Plan 138, known municipally as 90 Mill Street, Town of Orangeville.
2. The reasons for designation of the land and building located on the real property located at 90 Mill Street, Town of Orangeville, are more particularly described in Schedule "A" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described as Lot 9, Block 7, Plan 138, known municipally as 90 Mill Street in the Land Titles Division of Dufferin (No. 7).
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid real property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL

THIS 25th DAY OF January, 1999.

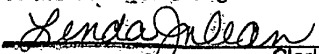


Robert S. Adams, Mayor



Linda J. Dean, Clerk

✓
Certified a true copy of By-law
No. 9-99 of The Corporation
of the Town of Orangeville



Clerk

Town of Orangeville
Criteria for Designation

Ryan/Peavoy House

Lot 9, Block 7, Plan 138

#90 Mill Street, Orangeville

Summary

While Orangeville's first growth was directly mill-related, the arrival of the Toronto Grey and Bruce Railway in 1871 marked the start of a second phase of development. Several hotels were built in the vicinity of the railway station and yards. The Ryan hotel, also known as the Peavoy house and now a private residence, is a good example early commercial architecture.

Historical & Biographical note:

The original property owner in this area was James B. House. In 1869 he sold lots 9 and 27 to Patrick Ryan, a Mono Township farmer, for \$100.00; a price which suggests the lots were empty. In 1871 Ryan sold the lots to his son William for the same price. William Ryan then mortgaged lot 9 to the Canada Permanent Building and Loan Society for \$500.00, and in the 1873 Collector's Roll for the Town of Orangeville is shown as operating a hotel on this property with an assessed value of \$1000.00.¹ From this dramatic increase in property value we can assume the hotel was built early in 1873.

Ryan picked a good time and place to go into the hotel business. In November 1871 regular freight and passenger service on the newly opened Toronto Grey and Bruce Railway was underway². The area around the station and railway yards was known as "The Depot" and for several years was the new commercial centre of the growing town.

Architectural Evaluation

The building is currently used as a single family dwelling. It's earliest documented use was as a hotel; it may or may not have been purpose-built. It is located on the original site, and is a single detached unit, built on a rectangular plan. The building is one and a half storeys in height.

There are three bays (window or door openings) on the first floor: a centre door flanked by offset windows. The structure is clad in vertical board and batten, with a scalloped design on both gable ends between storeys. The roof is a medium gable, and is clad with asphalt shingles. Roof trim at the eaves is plain soffits. The verges project slightly and are covered with plain verge boards (sometimes called bargeboards) and soffits.

¹ Town of Orangeville Collector's Roll, 1873

² Steam Trains Through Orangeville, n.p.

Criteria for Designation - *Ryan/Peavoy House*

The windows on the main facade have a flat structural opening shape. with plain trim. Flat wood skirts cover the tops of the windows. There are no window sills. Each window has two sashes, double hung, featuring a six over six arrangement of glass panels.

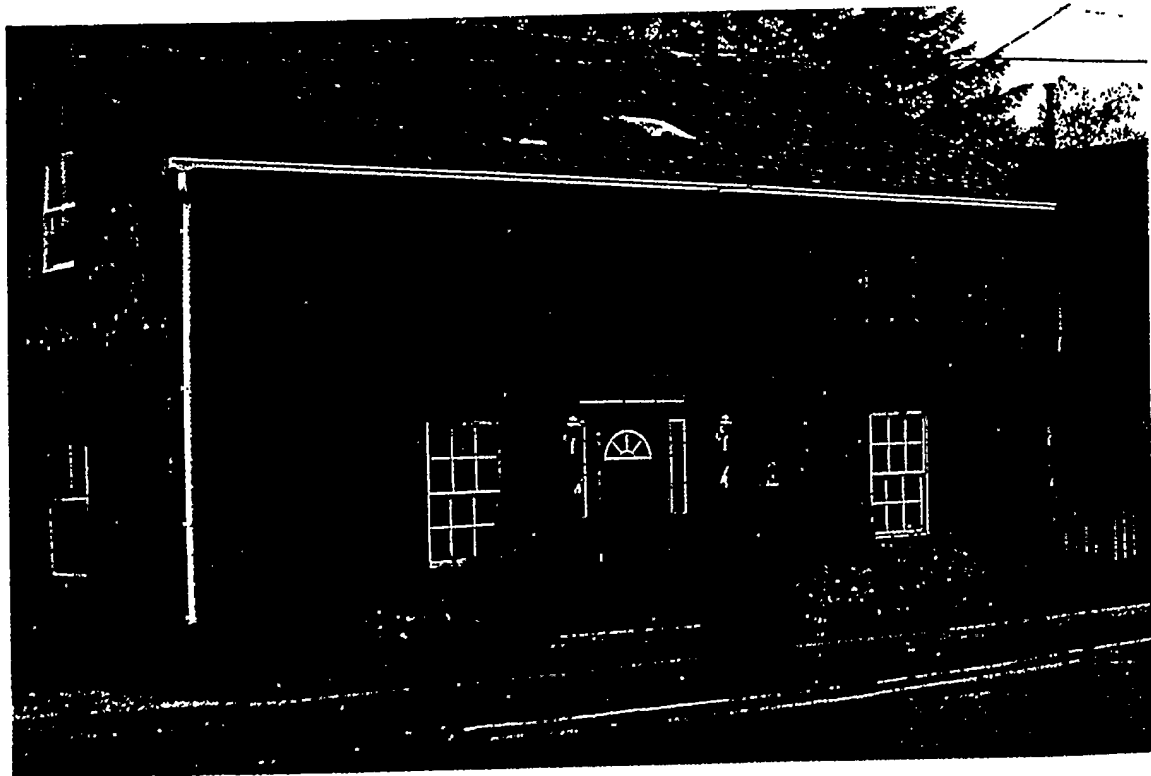
A skirt roof extends along the front facade where perhaps an original verandah roof was located.

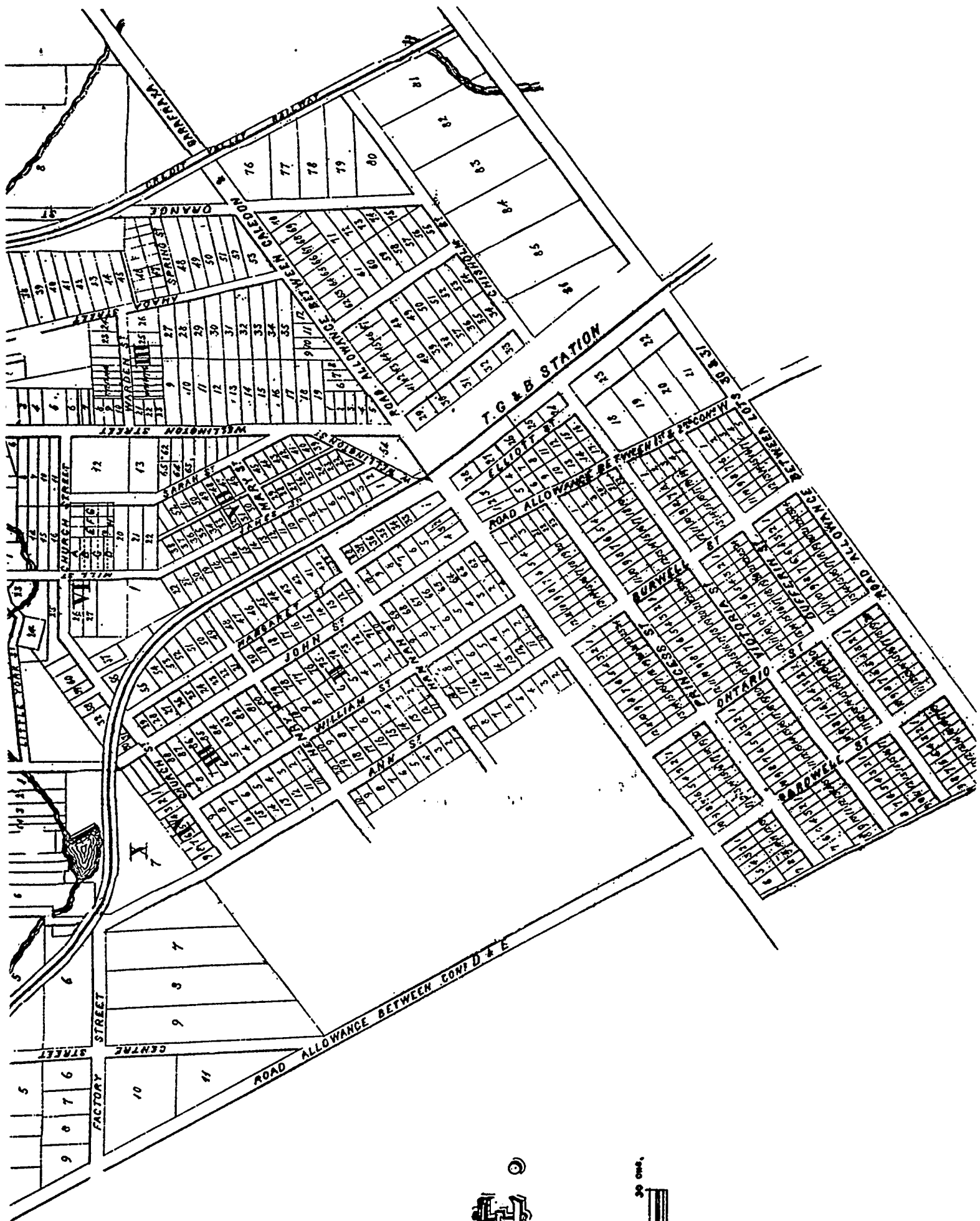
The main entrance is centred on the facade and has a flat structural opening shape. It has moulded trim and a flat transom with multiple lights (panes of glass), and side lights. The entranceway appears to be a replacement but is in the style of the original. The door itself is modern and is not covered by this designation.

The architecture of the Ryan/Peavoy house suggests an earlier construction period than the records suggest. In any event, it is one of only a few buildings remaining in Orangeville which have served as hotels and inns.

Criteria for Designation - *Ryan/Peavoy House*

Upper: Ryan/Peavoy house: from Mill St., looking south, 1998
Lower: Ryan/Peavoy house: main facade from Mill St., 1998





Criteria for Designation - *Ryan/Peavoy House*

Illustrations:

Detail from map of Orangeville, *Walker and Miles Illustrated Historical Atlas of Peel County, 1877*. Region of Peel Archives.

Ryan/Peavoy house photos taken in 1998 by Heritage Orangeville members.

I, [REDACTED], owner of the property located at 90 Mill Street, Town of Orangeville, described as Lot 9, Block 7, Plan 138, have received the "Criteria for Designation" report and authorize the Council of the Town of Orangeville to proceed with designation.

Dated at Orangeville, Ontario this 13th day of November, 1998.

