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Rational Property Identifier(s) and/or Other Information

BILL NO. 271

BY-LAW NUMBER 90- 323

A By-law of The Corporation of the City of Barrie to designate the properties known municipally as 16-18 Mary Street, 72-74 Dunlop Street East (South elevations of the 2nd and 3rd floors), 37 Mulcaster Street and 47 Rodney Street, Barrie, Ontario as being of architectural and historical value or interest, and to repeal By-law 89-39.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, 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 City of Barrie has caused to be served on the owners of the lands and premises at 16-18 Mary Street, 72-74 Dunlop Street East (South elevations of the 2nd and 3rd floors), 37 Mulcaster Street and 47 Rodney Street, Barrie, Ontario, 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;

AND WHEREAS the Council of The Corporation of the City of Barrie passed By-law 89-39 on January 23rd, 1989, and now wishes to repeal such By-law;

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. THAT there is designated as being of architectural and historical value or interest the real property at 16-18 Mary Street, Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe and being composed of part of Lot 15 and all of Lot 16, West side Mary Street according to Registered Plan 115.

Reasons for Designation:

The John Pearson House is one of the few residences in the municipality which have survived from the 1840's to the present date largely intact. It is an important example of the work of John Pearson, builder, and is a fine and rare example of a two-storey solid brick residence of Georgian and Regency elements.

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Architectural Description:

The oldest portion of the house is the southerly part of the main block and the easterly part of the "tail" to the west. At least three additions to the "tail" (including a carriage house) were made in the 19th century and the addition to the north (18 Mary Street) was made about 1900. In all cases care was taken to match the additions to the original, both as to style and quality. These additions are therefore worthy of designation as well.

The original portion of the house was described in 1854 as follows:

"A Three-Storey Brick House, 44x34, with a verandah 9 feet wide, extending the front and southern end. Basement Storey contains Cellar, Kitchen, three good Sleeping Rooms, Pantry &c. Second Storey contains Dining Room, Parlour, Library and back Dining Room. Third Storey contains five large Bedrooms. A Spacious Yard, Coach-house, Stables, Well & Water, and other conveniences."

The design of the house, including the size, the proportions, the style and placement of the doors and windows, the roof design, the floor plan, the high ceilings, the cooking fireplace and bake-oven and eight other fireplaces, the four double chimney stacks, the basement windows with interior shutters, the use of the basement for servants' quarters and the magnificent staircase in the centre hall are all typical features of the very best of provincial houses in the 1840's. This is the sole remaining example in Barrie.

The design was carried out by the workmen with the best materials and the greatest care. Notable and important features are:

- the use of cut stone in the basement walls;
- solid brick construction throughout;
- the use of brick for interior walls, and in particular the two walls forming the centre hall;
- the wooden floor in the basement;
- the use of brick coated in a red-brick coloured paint as exterior finish;
- the use of handmade lathe and of lime plaster;
- the dado and chair-rail in the basement;
- the door frames and door trim throughout; the window frames and window trim (including panels below the windows) throughout;
- the doors;
- the window sash;
- the staircase and rail;
- the baseboards;
- the four remaining wooden fireplace mantels;
- the built-in cupboards in the hall;
- the front door transom;
- the brick hearths and fireplace embrasures;
- the use of stone for window and door lintels and sills;
- the timber-framed roof;

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the floor joists and wooden floors throughout;
the basement fireplace with bake-oven (believed to be the only remaining example in the City);
the shutter hardware, where it remains;
the hinges; latches; door knobs; key escutcheons; window catches, pulleys and weights; and all other builders' hardware where it remains;
the wooden soffit and fascia.

For both historical and architectural reasons, preservation of the John Pearson house is vital to the City's heritage.

2. THAT there is designated as being of architectural and historical value or interest the real property at 72-74 Dunlop Street East (South elevation of the 2nd and 3rd floors), Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe and being composed of Lot 1 (according to Registered Plan 85 and the West part of Lot 10 according to Plan 2.

Reasons for Designation:

The Sanders Block was built in 1880 for Leander Sanders by local builder George Hall to the design of Barrie architect Thomas Kennedy. It is an outstanding example of the three-storey commercial buildings constructed in Barrie following the fires in the 1870s and 1880s. The building originally housed stores in the street level, offices on the second, and the Masonic Hall on the third floor. The second and third stories of the front facade are well preserved and form an important part of Barrie's historic commercial streetscape.

Architectural Description:

The second and third stories and cornice of the front (south) facade of this building remain virtually as built. The street level storefront has been modernized but elements of the entrance to the stairway have been retained and also should be preserved. The size and symmetry of the building; the cornice which is peaked with three rare tin-clad spires; and the design and placement of the windows (wooden frame with double-hung sash) are features which should be retained. Of particular significance is the unpainted red and buff dichromatic brick pattern used to decorate the whole of the front facade. Part of this decoration includes the words "SANDERS BLOCK" in buff brick across the cornice.

3. THAT there is designated as being of architectural and historical value or interest the real property at 37 Mulcaster Street, Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe and being composed of part of Market Square according to Registered Plan 2.



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Reasons for Designation:

The Barrie Public Library was built in 1915 with a grant from the Carnegie Foundation and expanded in a very sympathetic style in 1964, is a good example of the Beaux Arts Classical Revival style of architecture. The building is well-preserved and, situated in the centre of the downtown area, forms an important focal point for the community.

Architectural Description:

The original portion was designed by A.H. Chapman of Chapman and McGiffen in Toronto, an architect trained at École des Beaux-Arts in Paris and in New York. The style is Beaux Arts Classical Revival with a great deal of symmetrical design. The features of the building are:

Palladian style door centred in a highly articulated front facade. Two pairs of pilasters separated by small windows balance the door which is highlighted by contrast courses on both sills and on the arch over the door, acanthus leaf bracketed keystone and co-ordinate springer stones, all in glazed tile.

Palladian style windows on either side of the front door and on the sides, with three concentric mullions to echo the curve of the arch. Eight of these windows remain. All are arched with contrast courses in pre-cast concrete topped with matching glazed tile with acanthus leaf bracketed keystone and matching springer stones.

The exterior is terracotta brick laid in Flemish bond. There is a single course contrast band below the frieze and a double course contrast band between the main and basement levels.

The frieze under the architrave is in glazed tile, with traditional triglyphic and metope elements in white tile set into angled brick.

This treatment is repeated under the windows of the main floor.

The windows in the basement level are square-headed.

The hipped roof was originally slate tiled. The slope gives the effect of height to an otherwise low and boxy building.

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In the interior the high ceiling is trimmed with a simple moulded cornice. Vaulting separates the interior into three sections and echoes the arches of the windows. The windows are set very deeply into the walls. The interior window trim only exists around the entry windows. The wooden parquet floors have now been covered with tile. The fireplaces on both floors on the east side are in a simple style, echoing the architectural treatment of the windows.

altered
by
renovations
in 1990s.

THAT there is designated as being of architectural and historical value or interest the real property at 47 Rodney Street, Barrie, Ontario, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Barrie, in the County of Simcoe, and being composed of parts of Lots 12 and 13, South side of Collingwood Street, according to Registered Plan 5.

Reasons for Designation:

The Frederic Gore/Benjamin Walker Smith House.

The historical significance of the Gore/Smith house is two-fold. Between 1849 and circa 1860, it served as the headmaster's residence and as a boarding house for later prominent politicians and professionals while they attended the Grammar School. From 1863 to 1971 it was the private residence of Benjamin Walker Smith, first Sheriff of the County of Simcoe, and his descendants. Architecturally the house is one of the very few one storey Regency (Picturesque) style houses built in Barrie and is one of a small number of houses that have survived with little alteration.

Architectural Description:

Built in 1849, the house is of timber-frame construction in a Regency (Picturesque) style modified to suit the local geography and climate. It is a single storey, L-shaped structure measuring approximately sixty feet across a five bay (four window with central door) south (front) facade; sixty foot five bay (five windows) west facade; twenty-five foot north with one door; twenty-five foot northwest with one window; twenty-five foot northeast with one door; and twenty-five foot east with one window. The south rectangle is a centre hall plan. The easterly approximately one-third of the tail is one hall extending north to south.

The original exterior finish on the west and south facades was roughcast with painted block lines (ashlar) with a horizontal perimeter board at sill level. The remaining walls were an approximately 1/2" x 6", unbevelled clapboard with vertical corner boards. There is evidence of a simple moulding at the soffit.

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The hipped roof is of timber-frame, king-post construction. The original roof cladding of wooden shingles was replaced at an early date with tin sheeting. A concrete block basement has replaced the original fieldstone and cedar post foundation. The early, if not original, addition abutting to the north provided the house with summer kitchens.

The windows across the south and west facades are wooden, 6x6, double hung with 12x18" panes. The overall interior measurement of the window is 39x79". The remaining windows are wooden, 12x12, double hung with 8x10" panes. The overall interior measurement is 37x68". Most of the original glazing has survived and is scratched in places with markings and names of previous occupants. The windows in the southwest room have wooden, "primary", 9" interior trim. All other windows have wooden, "secondary" 7½" trim. The exterior window trim on the west and south facades has a simple convex moulding. The remaining windows have a simple board trim. All have wooden lugsills.

The south (front) facade is comprised of a central, 6-panel, centre-seamed door measuring 39½x90x1 7/8" framed by two sidelights and a transom. The transom has Regency glazing with two horizontal diamond shapes in the centre. Each sidelight has an upper triple sash with 12x15" panes and a single lower wooden panel. The exterior is trimmed with two pilasters each with a simple, inscribed Greek design. There is a wooden stepped entablature above the transom and a lesser cornice above the door and sidelights. There is no evidence of a roofed porch or portico but photographs of the house circa 1880 show a straight closed stairway rising to a landing the approximate width of the entranceway.

The southwest room measures approximately 25x25' with a 12' ceiling height. There is a perimeter wooden, stepped ceiling cornice and a wooden mantel. The primary 9" window and door trim, 16½" two-piece baseboards, and 6-panel doors appear only in this room and in the front centre hall. The one surviving 6-panel door measures 84x36x1 3/4". It is of mortise and tenon construction and has the original or early surface mounted Carpenter locks with two brass knobs, escutcheon, keeper, and cast hinges.

Except for the southwest room and centre front hall, all other areas have secondary trim comprised of 7½" window and door trim, 17" two-piece baseboards, and 4-panel mortise and tenon doors measuring 84x36x1 7/8". There is one pair of double doors each with upper Regency glazing and a lower panel. Each door measures 84x18x1 3/4" and is complete with original hardware. In the interior wall of the north hall there is an opening at the approximately 3' level. This "pass through" was framed and trimmed in a manner similar to the full-sized doors.

The interior of the house is finished with plaster on hand split lathe. All interior and exterior woodwork is painted. The floorboards are tongue and groove wood averaging 6" in width. Original ceiling hooks, hinges, latches, door knobs, key escutcheons, window catches, and other builder's hardware exists throughout the house.

5. THAT the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the properties described in Sections 1, 2, 3 and 4 of this By-law in the proper Land Registry Office.

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6. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the aforesaid properties and on the Ontario Heritage Foundation and to 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.

7. THAT this By-law shall come into force and have effect immediately upon the final passing thereof.

8. THAT By-law 89-39 is hereby repealed.

READ a first and second time this 1st day of October, A.D., 1990.

READ a third time and finally passed this 1st day of October A.D., 1990.

THE CORPORATION OF THE CITY OF BARRIE

"Janice R. Latham"

MAYOR

"John E. Craig"

CLERK

I, John E. Craig, City Clerk of the City of Barrie do hereby certify under my hand and seal of the City of Barrie that the foregoing is a true and correct copy of the By-law of the City of Barrie.

DATED Oct 2/90
BARRIE, ONT. CAN.

[Signature]

CITY OF BARRIE
CORPORATE SEAL