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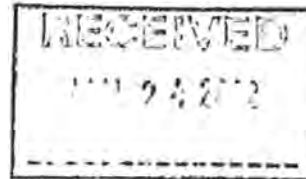
Burgar, Rowe LLP

Barristers, Solicitors & Trade Mark Agents

January 17, 2002

REGISTERED MAIL

Ontario Heritage Foundation
77 Bloor Street West
Toronto, Ontario
M7A 2R9



Dear Sir/Madam:

**RE: IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, c.O.18
AND IN THE MATTER OF lands and premises municipally known as
268 CODRINGTON ST., BARRIE, ONTARIO – OUR FILE: 0146X125**

Enclosed please find By-law 2002-08, enacted on the 14th day of January 2002 and registered in the Land Registry Office for Simcoe No. (5) by way of Document General on the 17th day of January 2002 as Instrument No. 00535935, served upon you pursuant to the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 s.29(6)(a)(ii), with respect to the above noted matter.

Yours very truly,

Burgar, Rowe LLP

Per: James I. McIntosh
JIM/jm
mcintosh@burgarowe.com
cc: »
encl.: By-law 2002-08



Ninety Mulcaster Street, P.O. Box 758, Barrie, Ontario, L4M 4Y5

Ph: 705-721-3377 Fax: 705-721-4025

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continuing since 1870
www.burgarowe.com



<p style="text-align: center;">00535934</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT RECEVUE SIMCOE (C) BARRIE</p> <p style="text-align: center;">'02 01 17 11 26</p> <p style="text-align: center;">LAND REGISTRAR/REGISTRATEUR</p> <p style="text-align: center;">New Property Identifiers</p> <p style="text-align: center;">Additional: See Schedule <input type="checkbox"/></p> <p style="text-align: center;">Executions</p> <p style="text-align: center;">Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 7 pages		
	(3) Property Identifier(s) Part of PIN 58841-0053 (LT)				
	(4) Nature of Document Application to Register Notice of By-law 2002-08				
	(5) Consideration TWO Dollars \$ 2.00				
(6) Description Part of Lot 4, North side of Codrington Street, Plan 6, City of Barrie, County of Simcoe as in RO833326					
(7) This Document Contains: <table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;">(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></td> <td style="width:33%; border: none;">(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></td> </tr> </table>				(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>
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8) This Document provides as follows:

TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (NO. 51)

I, **JAMES I. McINTOSH**, am the solicitor for **THE CORPORATION OF THE CITY OF BARRIE**. I confirm that the applicant has an unregistered estate, right, interest or equity in the land described as **Part Parcel PIN 58841-0053 (LT)**. The land is registered in the name of **[REDACTED]** and I hereby apply under Section 71 of the Land Titles Act for entry of Notice of By-law 2002-08, enacted January 14th 2002 in the register for the said parcel.

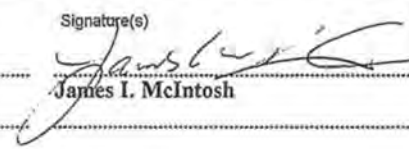



This notice will be effective for an indeterminate time.

The address for service of the applicant is:
**70 Collier Street, Box 400
 Barrie, Ontario, L4M 4T5**

Dated: January 17th 2002


James I. McIntosh
 Signature for Solicitor for the Applicant

Continued on Schedule ☒

(9) This Document relates to instrument number(s)											
(10) Party(ies) (Set out Status or Interest)											
Name(s)	Signature(s)	Date of Signature Y M D									
THE CORPORATION OF THE CITY OF BARRIE by its solicitors BURGAR ROWE LLP	 James I. McIntosh	2002 01 17									
(11) Address for Service 70 Collier Street, Box 400, Barrie, Ontario, L4M 4T5											
(12) Party(ies) (Set out Status or Interest)											
Name(s)	Signature(s)	Date of Signature Y M D									
(13) Address for Service											
(14) Municipal Address of Property Not assigned		(15) Document Prepared by: James I. McIntosh (cdb) BURGAR, ROWE LLP 90 Mulcaster Street P.O. Box 758 Barrie Ontario, L4M 4T5									
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%;"></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;"></td> </tr> </table>		Fees and Tax		Registration Fee				Total	
Fees and Tax											
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Additional Property Identifier(s) and/or Other Information

Bill No. 5

BY-LAW 2002-08

Being a by-law of The Corporation of the City of Barrie to designate the property known municipally as 268 Codrington Street as being of architectural and historical value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 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 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 known municipally as 268 Codrington 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 the same newspaper having a 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 Barrie enacts the following:

1. **THAT** there is designated as being of architectural and historical value or interest as set out in Schedule "B" attached, the real property known as 268 Codrington Street and more particularly described on Schedule "A" attached hereto.
2. **THAT** the Municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the land registry office.
3. **THAT** the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first and second time this 14th day of January 2002.

READ a third time and finally passed this 14th day of January 2002.

THE CORPORATION OF THE CITY OF BARRIE

"Jim Perri"

Jim Perri - MAYOR

"John R. Sisson"

John R. Sisson - DEPUTY CLERK

I, John R. Sisson, Clerk of
the City of Barrie, do hereby, under my
hand and seal of the City, attest to be a
true and correct copy of the By-law
2002-08

DATED: January 16, 2002

[Signature]
BARRIE, ONTARIO

Additional Property Identifier(s) and/or Other Information

SCHEDULE "A"

Part of Lot 4, North side of Codrington Street, Plan 6, City of Barrie, County of Simcoe as in
RO833326 being Part of PIN 58841-0053 (LT).

Additional Property Identifier(s) and/or Other Information

SCHEDULE "B"

GRUBBE HOUSE, 268 CODRINGTON STREET

SIGNIFICANCE: Historical:

The significance of the dwelling at 268 Codrington is primarily related to its original and long term owners/ occupants, Captain William Henry Grubbe and family. Although retired from the British military, Grubbe was only in his thirties when he arrived in Barrie about 1850. His active participation in the community made him one of those local historical figures whose legacy is known today. **Architectural:** Few dwellings of modest scale survive from this early (1850s) period of Barrie's history. The timber frame construction, Georgian style, form, and surviving or known but removed, mid nineteenth century architectural components, notably the flooring, trim, main door, and related evidence have architectural value and interest. The barn is also part of this designation.

BACKGROUND: HISTORICAL: Early Lot History:

The block of land bounded by Kempenfelt Bay and Duckworth, Napier, and Puget streets was first set aside as a land reserve for the Northwest Fur Trade Company. To provide for an "extension of the Town of Barrie," in the 1840s, the Crown had the block surveyed into government Plan 6. The house at 268 Codrington Street is near the north boundary of Plan 6 and is probably the first house built within the area known as the Commons. On August 18, 1851, William Henry Grubbe received the Crown patent for the five acres of Lot 4, north side Codrington Street, and Lot 4, south Napier Street, Plan 6 (at Cook Street). Grubbe already was associated with the lots, having registered a mortgage for £50 with the Commercial Building and Investment Society in July. He and his wife, Maria (McGeagh), had a daughter born "at Barrie" on March 31, 1851. When Grubbe bought these lots, Thomas Lloyd already had his large house on the block of land on the south side of Codrington, between Rodney and St. Vincent streets. (This later became the Brock estate in the approximate location of the west end of the street, Whitepine Place.) A short distance from the Grubbe property were the house of headmaster Frederic Gore and the Barrie Grammar School building, both completed in 1849 at the corner of Blake and Rodney streets. **William Henry Grubbe** was born on October 8, 1812, at Horsendon Manor in Buckinghamshire, England. His father was Captain John Grubbe. His uncle was the Honourable Heath Haviland of Prince Edward Island, a Father of Confederation in Canada. Grubbe was educated at Eton College and while still in his teens, entered the service of the East India Company as a lieutenant, Second Battalion Madras Light Artillery. He served in India about twenty years, achieving the rank of captain in June 1845 for his bravery in storming a citadel. Captain Grubbe left India on leave in 1846 to recover his health, returned to England, and then came to Canada in 1847. He and Maria made the decision to settle in the Barrie area and William took his discharge from the military. On April 24, 1849, the Crown assigned him the use of the east half, Lot 9, Concession 13, Innisfil township. In 1851, he secured the Crown patents for the subject lots 4 on Codrington and Napier, Plan 6. The population of Barrie when Grubbe arrived was about six hundred. Starting on September 21, 1853, Grubbe advertised in the Barrie *Northern Advance* newspaper, the sale of "two acres of good land; cleared, fenced, and ready for crop: they are situated behind Captain Grubbe's, upon the road leading to Barrie, which is already opened, in the immediate vicinity of the Barrie Grammar School." The instructions in the advertisement were to "apply at the residence of Captain Grubbe." The "road to Barrie" is likely a reference to the opening of Penetang (also Napier) Street from Mulcaster Street, east to the Penetanguishene Road. The "residence of Captain Grubbe" referenced is believed to be the subject dwelling. The property was identified as "Cap. Grubbe" on the *Plan of Building Lots in the Town of Barrie* drawn by surveyor William Gibbard in January 1854. In 1858, Lot 4 Codrington was assessed at \$75 for the two acres; Lot 4 Napier, also two acres, was assessed at \$38. In the 1850s, Grubbe was using what may have been his military training in topographical landscape art, for more artistic endeavours. He produced several depictions in watercolour of the waterfronts of Barrie (1853 and 1854) and Orillia. The 1853 view is the only known comprehensive representation of Barrie in this early period of its history. According to the census for 1861, in that year William was aged forty-eight and a member of

Additional Property Identifier(s) and/or Other Information

the Church of England. His wife Maria, born in Ireland, was aged forty and of the Free Church (Presbyterian) faith. Their two eldest children: Isabella, aged twenty-four, and Robert W., seventeen, were born in the East Indies. The next child, Maria, thirteen, followed by Sophia, eleven; Fanny, nine; Charles W., three; and Constance, one, were born in Upper Canada. The children adhered to the religion of their mother, Presbyterian. At that date, Grubbe owned five acres of land in total, \$20 in livestock, and produced \$5 "annual product of business or manufacture." Their house was recorded as a two storey, frame, single family dwelling. The 1871 census indicates that Isabella and Robert had left home by then. Living in the household with William and Maria were Sophia, eighteen; Fannie, sixteen, and Charley, thirteen. Two additional occupants whose relationship is unknown were Annie Grubbe, twenty-eight, born in England, Presbyterian; and Minnie, twenty, born in Ontario, Presbyterian. (Their daughter Maria had drowned in Kempenfelt Bay on June 8, 1863.) In total, Grubbe owned twenty acres which included a village lot, one house, and one barn or stable. Nineteen acres were under cultivation and a half acre devoted to a garden or orchard. Annually, he was producing seventy bushels of potatoes and five bushels of carrots or root crops. He had a cow and two pigs. The location of the acreage apart from the five acres of the subject property is not known. In the 1870s, Grubbe made several mortgage arrangements including one in 1876 to his son, Robert William Radcliffe Grubbe. Robert was a bank clerk in Peterborough, Ontario. On February 17, 1880, the property was sold to Robert, who then paid all the outstanding mortgages. Captain Grubbe died on January 29, 1891, aged seventy-eight years and three months. According to his obituary, he had pronounced views on religion and politics, which he expressed "freely and without reserve." He was a member of the Orange Order since 1860 and led the singing in Trinity Anglican church, with his flute. "His remains were taken to their last home on Saturday afternoon; and, busy day as it was, the funeral cortege was a long one, and embraced all classes and creeds." At least for a few years after her husband's death, Maria continued to live on Codrington. The 1891 census lists Maria, a widow aged seventy, as the head of household living in a wood, one and a half storey house with six rooms. With her were Sophia, thirty-nine, and Charles, thirty-two. Charles was a carriage maker. In 1895, John Eustace Grubbe of Holland Park, Notting Hill, London, England, issued a Quit Claim deed to Robert in Peterborough. John may be a brother to William and named in his Will. The Quit Claim would have been required to secure a clear title to Robert's ownership of the Codrington and Napier parcel. Robert (and his wife Ada Louisa Hazelwood) sold the property to his brother Charles in 1897 for \$300. Charles was unmarried. Maria died on January 24, 1900, "at the residence of her son, Mr. Chas. W. Grubbe, Blake St." She was seventy-nine and had been a resident of Barrie "for more than half a century, and enjoyed the respect of a large circle of friends." **Other Owners:** Within months after acquiring the property in 1897 from his brother Robert, Charles sold it to John H. Younger for \$600. On the first deed, Charles is identified as a carriage maker, but three months later on the second deed is a "mechanic." Younger was of the town of Campbellford, Northumberland county, and unmarried. Shortly after, Younger moved to Barrie and was married to Alice. It was Alice who sold the property for \$1200 in 1914 to Mary J. and Herbert B. Leigh of Barrie. The purchase appears to have been on behalf of Elizabeth and Levi J. Gledhill [Gladhill] who acquired it the same day as the Younger to Leigh transfer. It is not known if the Gledhills ever lived in the house. In the 1920s, it was occupied by a teamster, Walter Clarke, and possibly his wife or sister. Clarke may have been related to the Gledhills as in 1933 he was party to a mortgage arranged by Levi, by then a widower. In April 1935, the land was sold by Levi J. Gledhill "formerly of Barrie now of East Whitby, unmarried," to Thomas Abbott of Barrie. In 1945, Abbott sold to George F. Holloway. According to a descendant, Holloway already had been living in the house for about ten years, during which he excavated the cellar. He was employed at the Barrie tannery as a foreman. He also raised chickens and was a market gardener, recruiting the neighbourhood children to help at harvest time. A year after his purchase, he sold that part of the parcel containing the subject dwelling to William W. Mason, and subdivided the balance into building lots. In 1947, William Mason and his wife, Elizabeth, became joint tenants. They were retired farmers and had a large section of the property planted with raspberries. As Elizabeth Mason died about 1973, it was William who sold the parcel to [REDACTED]

[REDACTED] It is now an L-shaped parcel, part Lot 4, north Codrington, Plan 6.

Additional Property Identifier(s) and/or Other Information

ARCHITECTURE: Date of Construction:

It is likely that William Henry Grubbe started construction of this house shortly after he secured the Crown patent and the mortgage from the Commercial Building and Investment Society in 1851. The 1853 town lot for sale advertisement and the Gibbard survey of 1854 confirm that Grubbe was associated with this location by then. The architectural evidence also confirms a mid nineteenth century date of construction. The seemingly contradictory description of "two storey" and "one and a half storey" for what is now identified as a one storey is puzzling, but not unusual for nineteenth century records. **Setting:** Although he had rear abutting lots on Napier and Codrington, Grubbe had the house erected within Lot 4 Codrington, at a laneway's distance from the street. The structure is positioned on a true north to south axis, which makes it appear angled slightly to the east. This placement maximises the morning sun. The natural south slope of the lot gives this small scale house a more picturesque and prominent setting. At one time, the Grubbes must have had an uninterrupted view of the broad vista between them and Kempenfelt Bay. **Style and Form:** This frame house is a blend of Georgian styling with Regency or Picturesque style components. Including Regency elements is in keeping with the demonstrated preference of British officers who had served in India, then settled in Canada. While stationed in India's warm climate, they became familiar with a dwelling known as a "bungalow." Most featured low, hipped roofs with deep overhangs, large window openings, and casement or French style doors accessing verandahs on one to three sides. The design was intended to link the interior living space with the surrounding landscape. The impracticality of the style soon became evident in the harsh Canadian climate. Adaptations were made such as replacing the casement doors with windows and removing the side verandahs. Overall, the Grubbe house is typical of the small scale "rural cottages" or "suburban cottages" advocated in the works of the popular American architect of the day, A. J. Downing. Although described historically as one and a half storeys, this is now considered to be a one storey structure. Rectangular in shape, it measures approximately 31x21 feet, with a ten foot ceiling height, and a gable roof. The floor plan has been altered by the removal and realignment of the interior walls. The rear addition is a replacement or substantial remake of the original kitchen wing, using recycled and poor quality materials. The existing four-panel doors were found in the basement and installed by the current owner. **Construction:** This is a timber frame structure that incorporates full dimension materials (4x4"; 3x6"; 6x6"; 10x12" square timbers; round logs in the floor platform; and wide sheeting planks). There is evidence of both axe or adze and pit saw marks on the timbers and lumber. The joinery is mortise and tenon. There is some evidence of charring in the round logs of the floor structure (visible in the basement). The wall framing is 3x6 studs with a 6x6 post in every fourth position. The corner and centre posts are supported by one-piece diagonal braces into which the studs are mortised and tenoned. Some of the original hand split wood lathe and plaster cladding is in place. The current owner reports that there is no ridge board in the roof structure and that sections of wood shingles are visible in the attic. One sheeting board in the attic has an indecipherable name written in pencil, which may date to the period of construction. The original exterior cladding is believed to be pine shiplap or clapboard siding, approximately 5/8 x 7" (since replaced). **Verandah and Doorcase:** A photograph from the 1920s shows an open verandah on the south facade. The support posts were plain and there is no evidence in the photograph of what may have been decorative bracketing supporting turned posts. In 1975, owner William Mason explained that the verandah was reached through two pairs of casement or French doors, one on each side of the centre doorcase. There were "two rows of windows in each door and the panes were about 10 by 12 inches in size." Mason replaced the casement doors with windows (since replaced). The enclosed verandah area is new but was made to duplicate the dimensions of the original open version. The door is original but four of the six wood panels have been replaced with glass. Only the flat portion survives of the original exterior architrave (trim) surrounding the door. According to the current owner, there is no evidence of sidelights or a transom. **Window Openings:** One original window opening is on the east facade at the north (now kitchen). What probably were 12x12 or 6x6 sashes, have been replaced with 2x2. The entry door on the west side at the north corner (now living room) was a window opening. **Chimneys:** The window of the east wall at the south (now bedroom) is new and in the former location of a masonry chimney for a stove. According to the current owner, there was a chimney on the west wall near the south corner, but the hearth and mantle were removed before his ownership. There was a masonry chimney for a stove on the north wall of the rear

Additional Property Identifier(s) and/or Other Information

addition. In recent (2001) investigations, the owner found evidence of framing for two fireplace hearths. **Floor and Trim:** The flooring in the now living room and bedroom is the original tongue and groove type. The boards measure about two inches thick and vary from six to eight inches in width. The original painted finish has been removed. Some of the original interior door and window architrave (trim) survives with the addition of an applied piece to accommodate areas with drywall. Sections of the original baseboard are evident. **Foundation and Root Cellar:** The original foundation is approximately 10x12" timber sills supported by large boulders and infilled with split and field stones. The floor platform is full round logs mortised into the perimeter sills and cross timbers, and supported on cedar posts. These posts and portions of the original foundation were removed when George Holloway excavated for a poured concrete basement in the 1930s. It is not known if the root cellar is original. Produce can be loaded through a portal at the northeast corner of the lot, or through a doorway in the basement. Holloway improved the structure with poured concrete and sheeted the sides with wood tack boards from the tannery. **Outbuildings and Ruins:** The two storey barn on the west property line has an overall dimension of 16x50 feet. It has balloon framing and has been renovated several times using recycled materials, including pressed metal squares used in some areas as wall cladding. The exterior is clad in new wood shingles applied over an insulbrick material that has an imaginative painted ashlar section imitating bricks, as well as folk art painted scallops. The two storey section is older than the one storey, garage area. Typical of small urban barns, it has served as a stable with hay storage, workshop, garage, chicken coop, and other needs. The number of these small scale barns is rapidly declining in urban settings. Other known outbuilding foundations exist below the surface at the northeast corner of the lot. The current owner has found scattered on the lot, large quantities of broken china, bottles, and parts of smoking pipes. **Condition:** This dwelling has been renovated several times in its long history but has retained its simple Georgian form. The interior floor plan, location of doors and windows, verandah, and the rear addition have been altered.