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ONTARIO HERITAGE TRUST

SEP 30 2011

Town of/Ville de Penetanguishene



September 29, 2011

RECEIVED

[REDACTED]  
12 WATER ST  
PENETANGUISHENE ON  
L9M 1V6

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Sent via Registered Mail

Re: Notice of Intention to Designate Pursuant to the Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18, Part IV, 12 Water Street, Penetanguishene

To Whom it May Concern;

This notice is to serve as formal notice in accordance with the Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18, Part IV pertaining to the intention to designate 12 Water Street in Penetanguishene.

Please find enclosed a copy of the formal public notice which will appear in the Midland Mirror on October 13, 2011. Pursuant to the Act, the public is provided with 30 days to file notice of objection with the Town Clerk in reference to the proposed designation. Said notice must include the name and contact information for the person filing the objection, statement of the reasons for the objection and all relevant facts.

As the property owner and Trust, the Act further provides you with 30 days to file notice of objection with the Town Clerk in reference to the proposed designation.

Also enclosed is the **Statement of the Cultural Heritage Value or Interest 12 Water Street, Penetanguishene Pursuant to the Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18, Part IV** which will form part of the designation By-law.

Should you require any additional information, please contact the undersigned.

Yours truly,

Holly Bryce, CMO, Dipl.M.A.  
Town Clerk  
Town of Penetanguishene



**Notice of Intention to Designate  
Pursuant to the Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18, Part IV**

Take notice that the Council of the Town of Penetanguishene intends to designate the property municipally known as **12 Water Street**, Penetanguishene, legal description being PLAN 9 PT LOT 3 RP 51R4802 PART 1 TO 3.

**Statement of Cultural Heritage Value and Interest**

The home located at 12 Water Street has significant historical value as it is thought to be the oldest home constructed by an Englishman (George Gordon) in Penetanguishene in approximately 1828. The home was once used as a Roman Catholic Church (first in Town) for the town's people until 1832 when the first church was built.

The home is situated on its original site and could be considered the anchor of "Old Penetanguishene" as it stands on its original footprint in close proximity to the road.

Further information pertaining to the cultural heritage value of 12 Water Street, Penetanguishene is available at Townhall, 10 Robert Street West Penetanguishene, by contacting the undersigned or on the Town's website at [www.penetanguishene.ca](http://www.penetanguishene.ca)

Any person may, prior to **November 14<sup>th</sup>, 2011**, file notice of objection with the Town Clerk in reference to the proposed designation. Said notice must include the name and contact information for the person filing the objection, statement of the reasons for the objection and all relevant facts. Where a notice of objection has been filed, the Council of the Town of Penetanguishene shall refer the matter to the Review Board for a hearing and report in accordance with the Ontario Heritage Act, section 29(7).

*Dated this 13<sup>th</sup> day of October, 2011*

*Holly Bryce, CMO, Dipl.M.A.*  
Town Clerk  
Town of Penetanguishene, 10 Robert Street West  
Penetanguishene, Ontario, L9M 2G2  
Phone: (705) 549-7453/Fax: (705) 549-3743  
E-mail: [hbryce@penetanguishene.ca](mailto:hbryce@penetanguishene.ca)

**Statement of the Cultural Heritage Value or Interest**  
**12 Water Street, Penetanguishene**  
Pursuant to the Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18, Part IV

**Description of Property**

Legal description being PLAN 9 PT LOT 3 RP 51R4802 PART 1 TO 3.  
Assessment Roll Number 4372010003050000000.  
Municipally known as 12 Water Street, Penetanguishene.  
Structure – Single Family Detached (Residential Home)

**Statement of Cultural Heritage Value or Interest**

The home located at 12 Water Street has significant historical value as it is thought to be the oldest home constructed by an Englishman (George Gordon) in Penetanguishene in approximately 1828. The home was once used as a Roman Catholic Church (first in Town) for the town's people until 1832 when the first church was built.

George Gordon, a veteran from the war of 1812 was a fur trader in Drummond Island, Fort William and Sault Ste. Marie before relocating to Penetanguishene where he conducted his business from the property.

The property has physical value because it is a rare early example of an early Upper Canada Georgian Style. The one and a half story house, of horizontally laid log construction which has since been covered with a stucco overlay, is a very plain unornamental house which has its own particular charm.

Archaeology information is unknown, however, the home was the first in town, was the first church and the first cemetery was not developed until 1835. The custom of the time was to bury your own on your property. It is believed that Gordon's first wife was buried at Gordon's point and it is unknown if any children or others are buried on the site. Artifacts located on the property may be a greater possibility, but is also unknown.

The home is situated on its original site and could be considered the anchor of "Old Penetanguishene" as it stands on its original footprint in close proximity to the road.

**Description of Heritage Attributes**

One criteria that is not met for the Georgian Style, that adds to the unique features of the home is the chimney stack, made of brick that is not in line with the symmetry of the house. The single stack runs within the west face of the structure and is centered on the peak of the highest gable roof but is offset to the right when looking at the front façade.

The eaves are of wood and project, and there are no rafters exposed. The windows on the ground floor are very plainly decorated with no head surround and no prominent sill.

The exterior of the home has seen renovations over the years with the addition of dormers, enclosure of the front veranda, window replacement and stucco.

The front veranda, now enclosed, once had decorative finials on the upper portion of the posts and a simply constructed rail. The original laminated flushed entrance door centered on the main faced once housed the only ornamental trim on the exterior of the building. Future restoration of the original front veranda and entrance would add to the historical impression of the front façade.

The interior of the home maintains the original fireplace with the existing stone surround and hearth and the interior log and beam construction, where visible is in good condition.

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**Design/Physical Value (highest score 10)**

style 4

construction 5 interior examination required

design 4

architect 0

alterations 2 interior examination required

condition 4 further examination required

Sub Total 19/60

**Historical/Associative Value (highest score 12)**

Age 12

Person(s)/Group/Institution 12

Event 11

Community Development 12

Archaeology 4

Sub Total 51/60

**Contextual Value (highest score 15)**

Continuity 5

Setting 7

Landmark 7

Site 15

Sub Total 34/60

**TOTAL SCORE 104/180**

Based on the evaluation, 12 Water Street ranked 104/180 (90+ required for designation).