THE CORPORATION OF THE TOWN OF PENETANGUISHENE

BY-LAW NUMBER 2025-20

Being a By-Law to Designate 21 Peel Street as Being of Cultural Heritage Value and Interest under Section 29 of the Ontario Heritage Act

WHEREAS pursuant to section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Council of a municipality may, by By-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS the property is legally described in Schedule “A” to this By-law (the “Subject Property”);

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has set out the statement of cultural heritage value or interest, and described the heritage attributes of the Subject Property in Schedule “B” to this By-law;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has consulted with its Municipal Heritage Committee pertaining to this By-law;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has caused to be served on the owners of the Subject Property and upon the Ontario Heritage Trust, notice of intention to designate the Subject Property and further, has caused the notice to be published for general circulation in the municipality;

AND WHEREAS no objections to the notice of intention to designate were served on the Clerk of the municipality;

NOW THEREFORE the Council of The Corporation of the Town of Penetanguishene ENACTS as follows:

1. THAT the Subject Property more particularly described on Schedule “A”, attached hereto, is hereby designated as being of Cultural Heritage Value and Interest pursuant to section 29 of the Ontario Heritage Act R.S.O. 1990, c. O.18.

2. THAT the statement of cultural heritage value or interest and description of heritage attributes is attached hereto and forming part of this By-law as Schedule “B”.

3. THAT the attached schedules form part of the By-law;

4. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the Subject Property and the Ontario Heritage Trust, and publish notice of passing of this By-law on for general circulation in the municipality;

5. THAT once this By-law comes into force and effect in accordance with the applicable provisions of the Ontario Heritage Act R.S.O. 1990, c. O.18, the Town Solicitor is hereby authorized to cause this By-law to be registered against the Subject Property described in Schedule “A” hereto at the Land Registry Office.

BY-LAW read a first, second and third time and finally passed by Council on the 14th day of May, 2025.



MAYOR, Doug Rawson



CLERK, Kelly Cole

SCHEDULE “A” TO BY-LAW 2025-20

LEGAL DESCRIPTION

LT 38 E/S PEEL ST PL 36 PENETANGUISHENE; PENETANGUISHENE being all of PIN 58433-0106 (LT)

SCHEDULE “B” TO BY-LAW 2025-20

STATEMENT OF CULTURAL HERTIAGE VALUE

21 Peel Street is a representative example of a modest interpretation of the Italianate architectural style. While lacking some of the elaborate decoration associated with Italianate architecture, the two-storey rectangular plan building maintains the form and massing associated with the style. 21 Peel Street has a hip roof with a symmetrical façade and is constructed of red brick masonry with a prominent frontispiece containing the façade entrance. The brick masonry, which rests on a random ashlar stone foundation, features protruding brick courses along the corners of the building and frontispiece, above the foundation and along the top of each storey. In the absence of quoins and dichromatic brick typically seen in Italianate buildings, this brick detail accentuates the edges and massing of the structure.

21 Peel Street is associated with Dr. B.T. Gahan, who constructed the house, and George Robinson, a hotel manager who occupied it with his family between 1902 and 1951. Dr. Beresford T. Gahan was a local physician who was born in India in 1844. He moved from Toronto to Penetanguishene where he worked as a doctor and constructed the house at 21 Peel Street in 1882 as a private residence for himself and his family. Dr. Gahan sold the property to a druggist in 1896 and moved to British Columbia. 21 Peel Street was purchased by hotel manager George Robinson in 1902. George Robinson managed The Penetanguishene Summer Hotel, a well-appointed inn constructed in 1889 to cater to Georgian Bay’s summer tourist industry of the late 19th century. The hotel burned down in 1917, and George Robinson became a merchant and tailor. George Robinson was civically minded and served on the Penetanguishene Town Council in 1905 and again in 1915-1916. George Robinson lived in the house at 21 Peel Street until his death in 1948, and his wife Mary and daughter Margaret continued to occupy the property until 1951.

21 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 21 Peel Street is located within a residential block developed in the 19th century. While many residences along Peel Street have been modified, 21 Peel Street’s materials, scale, massing and architectural detailing maintain, contribute and support the legibility and character of Penetanguishene as a historic village.

DESCRIPTION OF HERITAGE ATTRIBUTES

21 Peel Street is a representative example of the Italianate style. The property contains the following heritage attributes that reflects this value:

- Two-storey Italianate building
- Rectangular plan
- Hip roof
- Red brick masonry with projecting courses at corners, above foundation and along top of each storey
- Stone foundation
- Projecting frontispiece containing the façade entrance
- Segmentally arched window openings composed of brick laid in header bond

21 Peel Street is associated with Dr. B.T. Gahan, who constructed the house, and George Robinson, a hotel manager who occupied it with his family between 1902 and 1951. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate house
- Location of Peel Street

21 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Location on Peel Street
- Mortared stone retaining wall with concrete cap