ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

Evaluation of 13 Fox Street According to *Ontario Regulation 9/06* Town of Penetanguishene

Prepared for
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HR- 513-2023
Project #: 2023-0395

2024-09-19

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
CNR- Canadian National Railway
FIP – Fire Insurance Plan
GTR – Grand Trunk Railway
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
PCMA – Penetanguishene Centennial Museum and Archives
SCPHS – Simcoe County Pioneer and Historical Society

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1.0 INTRODUCTION

The Town of Penetanguishene has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 13 Fox Street according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22* (*O. Reg.*) to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act* (*OHA*).

2.0 METHOD

This report examines the design of the property, presents its history, and describes its context.

2.1 Field Survey

A field survey was conducted on April 11, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), and published secondary sources (online and provided by the Penetanguishene Centennial Museum and Archives).

2.3 Consultation

The Town of Penetanguishene initiated this report as one of the nine listed properties currently on the Municipal Heritage Register and prioritized for designation as a result of changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated, or removed from Heritage Register, within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed which extended the deadline to January 1, 2027.

In May 2023, Town staff held a workshop with the owners of the listed properties to provide information about the heritage designation process. Town staff also mailed letters to the property owners in March 2024. Town staff intend to provide additional consultation once the CHERs are completed. This report was prepared through consultation with Town staff, Penetanguishene Centennial Museum and Archive's staff and the Town's Heritage Advisory Committee.

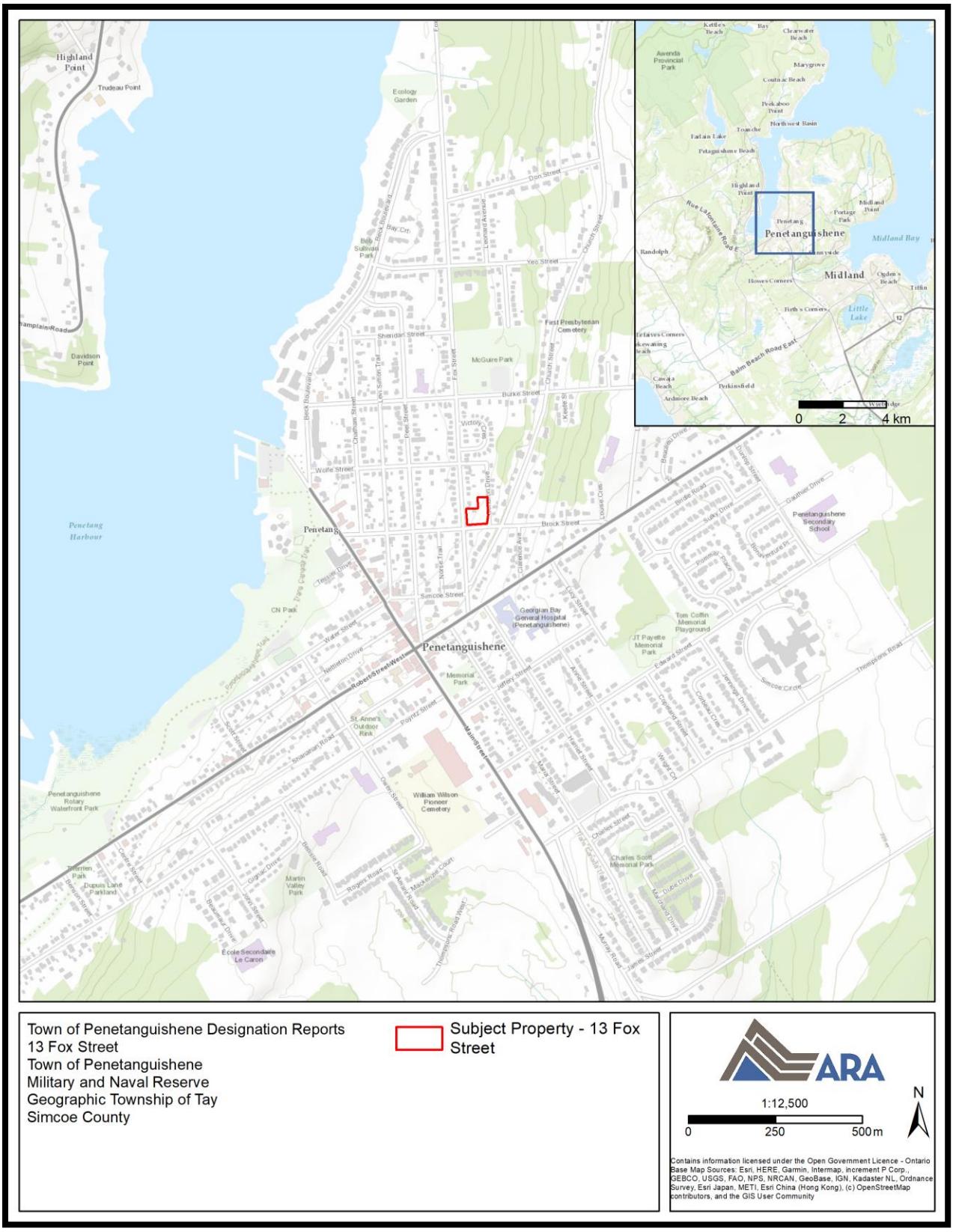
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 13 Fox Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 13 Fox Street, Town of Penetanguishene, ON
Alternative Name(s): N/A
Legal Description: Part Lot 24, North Side Brock Street, Plan 36, Town of Penetanguishene

The property location is outlined on Map 1 and Map 2.



Map 1: Subject Property in the Town of Penetanguishene
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri)

4.0 PHOTOGRAPHS



Map 3: Image Location of Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)



Image 1: Façade of 13 Fox Street
(Photo taken April 11, 2024; Facing East)



Image 2: Southwest Corner of 13 Fox Street
(Photo taken April 11, 2024; Facing Northeast)



Image 3: South Elevation of 13 Fox Street
(Photo taken April 11,2024; Facing Northeast)



Image 4: Southeast Corner of 13 Fox Street
(Photo taken on April 11, 2024; Facing Northwest)



Image 5: East Elevation of 13 Fox Street
(Photo taken on April 11, 2024; Facing West)



Image 6: Northeast Corner of 13 Fox Street
(Photo taken April 11, 2024; Facing Southwest)



Image 7: North Elevation of 13 Fox Street
(Photo taken April 11, 2024; Facing Southwest)



Image 8: Detail of Typical Window Openings and Foundation line of 13 Fox Street
(Photo taken April 11, 2024; Facing East)



Image 9: Detail of Entryway Opening of 13 Fox Street
(Photo taken on April 11, 2024; Facing North)



Image 10: Context View of Subject Property along Fox Street
(Photo taken on April 11, 2024; Facing East)



Image 11: Detail of Property Lot from the Corner of Fox and Brock Street
(Photo taken on April 11, 2024; Facing Northeast)

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

When examined against architectural styles outlined in *Well-Preserved* (Fram 2003), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *Ontario Architecture* (Blumenson 1990), it is evident the subject building does not fit within a particular architectural style. While the building is clearly discernable as a historic structure in its massing, placement and construction materials, it is best described as a vernacular expression of a 19th century dwelling. For clarity, a vernacular building is one that is not designed by a professional architect and usually derives its form and/or materials from local or inherited tradition (Maitland et al. 1992:210). In *Waterloo Ontario Book 1 in Colour Photos*, Raue describes vernacular architecture as "influenced but not defined by a particular style, vernacular buildings are made from easily available materials and exhibit local design characteristics" (Raue n.d.).

In *Looking for Old Ontario,* author Thomas McIlwraith explores how vernacular designs are expressed in Ontario, noting *"*people entering the raw Ontario forest in the 19th century had no choice but to start out with simple buildings, using local materials only slightly refined*"* (1998:18). Across Ontario, these initial, simple dwellings evolved, including modifications and alterations reflecting the means of the inhabitants to meet their current needs and desires. McIlwraith states:

> *Vernacular homes are by nature timeless. Each has many meaningful dates: when the cornerstone was set, when people moved in, or when a long period without alteration ore refurbishing began … Southern Ontario's houses are living organisms, responding constantly to cultural forces. That a house would grow was the most natural thing in the world. A log rectangle receives a timber-framed tail, which transforms a temporary structure into a permanent core for subsequent adaptations. Porches come and go, windows change shape and size, basements are inserted, and roofs raised* (1998:105).

The ongoing evolution of vernacular buildings has resulted in an endless array of building forms which may borrow from architectural styles or visually present themselves as a building composed of combination of parts. A vernacular building's legibility as a historic structure is often dependant on an interpretation of the building's construction materials, its placement and massing alongside an understanding of a property's history.

A description of the architecture/design of 13 Fox Street is as follows:

- Two-storey residential building (Map 2, Image 1 – Image 9).
    - Overall irregular plan comprised of two main building sections: a two-storey rectangular building situated on an east-west axis connected to a one-and-a-half story rectangular building situated on a north-south axis. Several small additions are affixed to the north elevation of the one-and-a-half storey building.
    - Both building sections have gable roofs which intersect. The entire roof is clad in asphalt shingles. Roof includes modern flashing and is finished with modern soffit, ventilation, eavestroughs and downspouts (Image 2 – Image 6).
        - Roofline includes a gable dormer along the south elevation which contains paired narrow window openings. The north elevation contains a gable dormer with a single rectangular window opening.
        - A large, single brick chimney positioned on the interior of one-and-a-half storey section.

        - Addition on north elevation has a sloped shed roof which has been clad in metal sheeting
    - The building sits on an uncoursed stone foundation and has a red brick envelope coursed in a running bond. Historical records suggest that the envelope is a frame construction which was later clad with brick (Image 3).
        - The addition affixed to the north elevation is also built upon a stone foundation with a small portion resting on a concrete block foundation. The addition has been clad in what appears to be wooden clapboard (Image 1. Image 7).
- Located on a corner lot, the building does not have a clear façade. The west elevation which fronts Fox Street shows the gable end of the two-storey section and contains two windows on the second storey, two windows on the first storey. The windows have a flat arch framed by brick voussoirs and tin clad sills. A small basement window in the foundation is visible on this foundation and a second small basement window is also visible on the west elevation of the addition (Image 1, Image 3).
- The south elevation contains the primary entrance which is a raised single doorway framed by a rectangular transom with storm. This opening also has a flat arch framed by brick voussoirs (Image 3, Image 9)
    - Window openings on this elevation are rectangular in shape with flat arches and brick voussoirs.
    - A second entrance is located at the southeast corner and visible along the south elevation (Image 4).
- The east elevation contains two rectangular window openings. A thick concrete parging that has been applied over the base of the brick wall and foundation is visible along this elevation (Image 4, Image 5)
        - An entrance into the addition is located at the northeast corner of the building.
- All of the visible window openings on the brick building are framed by tin clad sills and flat arches comprised of single row of brick voussoirs laid in a soldier bond, Openings in the additions affixed to the north elevation are framed with metal surrounds (Image 1 –Image 8).
    - Many of window openings appear to contain contemporary one-over-one sash style windows. However, many windows on the first storey contain two-over-two wooden sash windows which are framed by functional louvered wood shutters.
- Large lot with open grassed lawns and many mature trees (Image 10, Image 11)
    - Property is connected to Fox Street via a one-lane asphalt driveway that is partially lined with mature trees.
- Setback from both Church and Fox Street roadways (Image 10, Image 11).

5.2 History

The lands in Simcoe County and the Town of Penetanguishene have a long history of settlement including pre-contact and post-contact Indigenous campsites and villages. The cultural heritage resources are tied to the late 19th/early 20th century history of the Town of Penetanguishene. Accordingly, this historical context section spans the Euro-Canadian settlement history to present.

5.2.1 Simcoe County

Simcoe County was first established by 1800, though its status as a 'county' existed only on paper for military and enlistment purposes (Hunter 1909:16). S.S. Wilmot was sent to explore the territory between Kempenfelt Bay and Penetanguishene Bay in March 1808, and in 1811, Wilmot surveyed Penetanguishene Road with 200 acre lots on each side of the road and town plots at either end. (Hunter 1909:13). The northern town site surveyed would become the Town of Penetanguishene.

By 1821, the majority of township surveys within Simcoe County were established, and the boundaries of the county were formally set out in an Act of Parliament (Archives of Ontario 2009). All of the lands were fully surveyed by the mid-1830s, at which time Simcoe District comprised 30 townships. In 1837, an Act of Parliament provided for the issue of a Proclamation to declare Simcoe County as a separate and distinct district (Hunter 1909:236). The Proclamation concerning the Simcoe District was issued in 1843, after the courthouse and jail had been erected (Hunter 1909:236). The size and administrative boundaries of Simcoe County changed several times throughout the 19th century due to land purchases and subsequent administrative reorganization in Upper Canada (Archives of Ontario 2009) (NRC 2010a). By 1874 the current boundaries of Simcoe County were established and include the Townships of Adjala, Tecumseth, West Gwillimbury, Tosorontio, Essa, Innisfil, Nottawasaga, Sunnidale, Flos, Vespra, Oro, Medonte, Tiny, Tay, South Orillia, North Orillia and Matchedash.

The best-settled areas in the mid-19th century included West Gwillimbury and Tecumseth, and productive farms were also established on the road from Barrie to Penetanguishene (Smith 1846:171). The District Town was Barrie, and other significant early villages developed at Bradford, Bond Head, Middleton, Penetanguishene, Orillia and Coldwater. Simcoe County boasted a population of 12,592 by 1842. By that time 44,639 acres were under cultivation, and 10 grist mills and 23 sawmills were in operation. By 1844, the cultivated lands increased to 51,681.

5.2.2 Town of Penetanguishene

Located at the head of Penetanguishene Bay, one of the inlets on the Georgian Bay, Penetanguishene is one of the oldest settlements in Ontario (Bayfield 2012, Town of Penetanguishene 2024a). The name is derived from an Algonquin word used by the Abenaki which means "the place of white rolling sands" (Town of Penetanguishene 2024). The town is also frequently referred to as Penetang, which was derived by the Grand Trunk Railway (GTR) to fit on their signage (Town of Penetanguishene 2024a).

In 1793, Lieutenant Governor John Graves Simcoe recognized the Penetanguishene area as a strategic military site, and in 1814 an Upper Lakes navel base was established. In 1817, military units from Michilimackinac and Schooner Town (near modern day Wasaga Beach) were consolidated at the Penetanguishene Naval Yard. The naval base was closed in 1834 however a military presence remained until 1856 (Bayfield 2012). By 1818, Penetanguishene was part of both Tiny and Tay Townships, with the township boundary located along Penetanguishene Road,

or Main Street (Smith 1846). After the War of 1812, the boundary between the United States and British Canada was marked through the centre of Lake Huron. Drummond Island, a British military outpost, was ceded to the United States. Settlers from around the island, including many French courier du bois and fur traders, were promised land in Penetanguishene if they removed themselves from US territory (Brunet 1913). Between 1827 and 1828, the settlers from Drummond Island relocated to Huronia, establishing Penetanguishene as a bilingual community. Another wave of settlers from Quebec arrived in the 1840s, bringing additional French influences. Today, Penetanguishene is approximately 15% Francophone (Bayfield 2012).

The Town of Penetanguishene developed just south of the military base and a roadway running parallel to the bay was established to connect the two areas. An Anglican Church, St. James-On-The-Lines, was located on this roadway, which became known as Church Street, and was serviced by both the military and town residents (Town of Penetanguishene 2024a). A survey map from 1856 depicts Church Road and St. Jame-On-the-Lines (see Figure 1). As the town settlement grew, roadways in the area ran parallel to Church Street and followed a near north-south axis along the Penetanguishene Bay shoreline. The construction of Penetanguishene Road in the early 19th century, which was established to provide a land connection between the military base and the settlements along Yonge Street to the south, introduced the northeast-southwest axis roadways (Merritt 2019).

In 1846, the village had a settler population of around 120, with most of its commerce related to fur trading with First Nations groups and the military outpost. There were four stores, one gristmill, two sawmills, a tavern, one blacksmith, a tinsmith, two tailors, and two cobblers (Smith 1846). Other predominate early industries included logging, and the town developed into a significant lumbering centre (ORS 2024). The town's boundaries were constrained by Penetanguishene Bay (see Map 4). An 1871 historical atlas shows the Town of Penetanguishene consisted of surveyed streets that followed a grid pattern in town reflecting both the initial north-south axis associated with the military base and later northeast-southwest axis associated with the development of Penetanguishene Road. After the railway arrived in 1874, other industries, such as tanning and metal smelting, became more viable (ORS 2024). The village served as the terminus for the Penetang Branch of the North Simcoe Railway, which was established in 1874. The line was renamed the North & North Western Railway in 1879, became part of the GTR in 1888, and served as a Canadian National Railway (CNR) spur from 1923 until 1975 (ORS 2024). An 1881 historical atlas does not show the rail line, although it indicates that Penetanguishene was well-laid out town with its core located close to the wharves on the east shore of Penetanguishene Bay (see Map 5).

Penetanguishene incorporated as a town in 1882 and had a population of around 2,100 in 1884 (Irwin 1884, Bayfield 2012). Much of Penetanguishene's industrial activity was concentrated around the harbour, with more residential areas located on side streets (see Map 6). A 1954 aerial photograph demonstrates that Penetanguishene was well settled, with areas of commercial and industrial development along the lakeshore and residential and agricultural lots located to the east of Penetanguishene Bay (see Map 7). Currently tourism is a major industry, with several sites of interest such as Discovery Harbour and the site of the old naval and military base.

5.2.3 Site Specific History

According to historic maps, directories and census data, **the building at 13 Fox Street was likely built between 1874 and 1879 as a frame residence for John Donohoe and his family, and was veneered in brick by Edmund Gendron, John Donohoe's son-in-law, at some point between 1891 and 1912**. Below is a history of the property from 1874 until present day:

- The land containing the subject property was once part of Penetaguishene's Military and Naval Reserve.
- An 1871 historical atlas indicates that the subject property was located on the northeast corner of the intersections of Brock Street and Fox Street, and was partially bisected by the former road to the "English Church and…Garrison," which is no longer extant (see Map 4). Individual lots and lot owners were not listed, nor is any building indicated on the map.
    - Penetanguishene Road and the surrounding roadways are oriented on a northeast-southwest axis and reflects the construction of Penetanguishene Road as a provincial highway in the early 19th century and reflects the early settler history of the area which illustrates the growth of Penetanguishene beyond an important military base.
- On July 24, 1874, the Crown Patent for Lot 24, North Side Brock Street, Plan 36 in Penetanguishene, which consisted of four and a half acres, was granted to John Donohoe (see Table 1, LRO 51).
    - Information on John Donohoe, sometimes spelled O'Donohoe, is sparse. He was born in Ireland around 1804 and married Margaret Keane or Kearne, who was born in 1821 (Ancestry 2024, NSC 2024).
    - The family immigrated to Ontario at some point prior to 1855, as the youngest son, Michael, was born in Ontario around that date (LAC 1871).
    - The 1871 Canada Census for Tay Township listed John Donohoe as a 66-year-old Irish-born labourer who lived with his 55-year-old wife Margaret and their children Mary (aged 20), Margaret (aged 18), and Michael (aged 16). The family was Roman Catholic and information regarding the type of residence they lived in was not included, although it appeared the Donohoe family did not yet live in the Town of Penetanguishene (LAC 1871).
        - The census indicated that both John Donohoe and his wife Margaret did not know how to read or write, but their children appear to have been educated (LAC 1871).
    - John Donohoe's headstone in St. Ann's Roman Catholic Cemetery indicates he died on April 21, 1879, at 75 years of age (NSC 2024).
- According to H. Belden & Co.'s 1881 map of Tiny Township, the subject property is in a shaded area of Penetanguishene that denoted more intensive settlement and infilling at the northeast corner of the intersection of two historical thoroughfares (see Map 5). There are no buildings indicated on the subject property, nor are any landowners or prominent landmarks listed. Additionally, the diagonal road that once bisected the property and led to the Anglican church and military garrison was no longer present and was instead located to the east of the subject property to become current Church Street.
- Michael Donohoe and Margaret (Donohoe) Gendron signed a quitclaim deed to Margaret's husband Edmund Gendron on May 1, 1895.
    - Edmund Gendron was born around 1856, in Penetanguishene, Ontario to Michel Gendron (1821-1874) and Amanda Judson (1832-1896) (Family Search 2024a).
        - Michel Gendron was a Quebec-born tanner and shoemaker who owned the first tannery in Penetanguishene. He had learned the tanning trade near Brockville, Ontario, before moving to Penetanguishene around 1835 (SCPHA 1908).
        - His other son, Cornelius G. Gendron, owned the Gendron Shoe Pack Firm whose shoes, known as "Gendron Penetangs," were supplied to Canadian soldiers serving in the First World War (Town of Penetanguishene 2023).

The Gendron Block, a Second Empire style building built around 1835 and located at 87 Main Street, was Designated under the OHA in 1982 and was where Cornelius Gendron's employees hand-stitched their well known shoes (Town of Penetanguishene 2024b).

- Edmund married Margaret Donohoe (1852-1927), one of John and Margaret Donohoe's daughters, on February 3, 1878, in Penetanguishene. They had at least six children (Family Search 2024a)
- It appears that Edmund worked in various businesses:
  - An 1879 Simcoe County directory listed Edmund Gendron as a wagon maker, although five years later, an 1884 directory listed Gendron's profession as a salesman. Neither directory provided the address of either his business or his private residence (Irwin 1884).
  - Edmund owned a general store with his brother, Sidney Gendron, who owned 26 Water Street, which was rented to various tenants. They sold shoes and men's clothing, along with "fresh" foods such as coffee, tea, ham, and bacon (Town of Penetanguishene 2023).
  - Edmund Gendron also appeared to be affiliated with his brother C.G. Gendron's shoemaking business. The 1881 County Directory, the 1891 Census of Canada, and a 1908 SCPHA publication indicate that Edmund Gendron worked at his brother's shoemaking firm, the Gendron Shoe Pack Firm at least in the 1880s through the early 1890s (Irwin 1884, LAC 1891, SCPHA 1908).
- The 1891 Census of Canada listed Edmund Gendron as a 36-year-old shoe factory clerk who lived in a one-and-a-half storey wood frame house with his wife, Margaret, their children, and Margaret's mother Margaret Donohoe, who at that point was a 70-year-old widow (LAC 1891). Although the residence described in the census is wood frame and not brick, its later depiction in a 1912 Fire Insurance Plan and its description in the 1921 Census of Canada indicate that this was likely the subject property. As a result, **13 Fox Street was likely constructed between 1874 and 1879 for John Donohoe, and then inherited by John's daughter Margaret and her husband Edmund Gendron after John's death in 1879**.
  - Additionally, the subject property was mentioned in a 1908 publication, which states that "*John Donohoe died in 1879, aged 75 years, and beside him Mrs. Donohoe, recalls the old tavern on the original Garrison Road (now obliterated), just behind Edmund Gendron's residence*" (SCPHS 1908:162-163). This description corresponds to the subject property and the road to the "English Church and Garrison" depicted in the 1871 historic atlas that is no longer extant.
  - Information on Donovan's tavern was not readily available, but a 1908 publication by the Simcoe County Pioneer and Historical Society (SCPHS) notes "*a few foundation stones and straggling fruit trees near the Gendron residence show where the Donovan tavern formerly stood"*.
  - Edmund Gendron, the Gendron and Donohue families, and the subject property do not appear to be linked to the former tavern on the Garrison Road (SCPHS 1908:62).
- Edmund Gendron served as a Town Councillor in 1898 and 1899 (SCPHA 1908, PCMA 2024).
- Edmund Gendron died in 1919, in Penetanguishene (Family Search 2024a).

- The Noble family registered a quitclaim deed to Edmund Gendron on June 4, 1902. The Nobles were related to Edmund's wife Margaret Gendron; Margaret's sister Mary Ann

Donohoe married Charles Noble, making the children of Mary and Charles Noble the nieces and nephews of Edmund and Margaret Gendron.

- On May 13, 1911, Mary Noble sold all her interests in Lot 24 to Edmund Gendron.
- A 1912 Fire Insurance Plan displays the structure on the subject property (see Map 6).
    - The FIP indicates that the property had a former civic address of 858 Fox Street and that the structure consisted of a one-and-a-half-storey brick veneered building that faced onto Brock Street. A one-storey portion of the building is indicated along the south elevation and a two-storey concrete outbuilding at the north edge of the property line. The building was situated in the middle of the lot, with deep setbacks from both Fox Street and Brock Street. Based on its depiction as a brick-veneered building, it seems likely that it was veneered at some point between 1891, when it was described as a wood frame building in the 1891 Census, and its 1912 appearance in the FIP.
    - Located on the northeast corner of the intersection of Brock Street and Fox Street, the surrounding area appears largely residential, with smaller, more densely infilled lots to the west and the south of the subject property, and larger lots to the east and north. Reformatory Road, the thoroughfare that replaced the diagonal road bisecting the subject property depicted in the 1871 map, was located slightly to the east of the subject property. Reformatory Road is now called Church Street.
- The Gendron family owned the subject property until September 1915, when Edmund Gendron sold part of the lot to Alfred DesRochers. Alfred DesRochers owned the subject property for less than two years, and on February 9, 1917, he sold it to George Gallagher.
    - The 1921 Census of Canada listed Agnes Gallagher as a 59-year-old widow who lived with four of her children, including her 37-year-old son George Gallagher, in a brick veneered residence on Brock Street (LAC 1921). Further review of other census entries indicates that the subject property did not have a corresponding address on Fox Street, and no other names that appeared on Fox Street were associated with the subject property. 13 Fox Street sits perpendicular to Fox Street and faces onto Brock Street; therefore it is likely that the description of the Gallagher residence in the 1921 census is the subject property.
- George Gallagher granted the subject property to Agnes Gallagher in January 1926.
    - According to land records, a right of way over a lane was first mentioned in Instrument 6515, which was registered on January 31, 1930, when Joseph LaLonde sold part of Lot 24 to Charles Wright. The previous transaction was a tax deed that was registered on January 4, 1930 by the Town of Penetanguishene and addressed the “northerly 60 ft throughout [Lot 24]…except the westerly 100 ft thereof” (LRO 51). This likely refers the establishment of “Lane Z,” known today as Gendron Drive.
- The property was sold again in 1943, when Agnes Gallagher granted it to Cena and Delina Brunelle.
- A 1954 aerial photograph indicates that the subject property was located on the north side of Brock Street between the intersections of Fox Street and Gendron Drive, which had been surveyed at some point between 1912 and 1954 (see Map 7). The resolution on the photograph is poor, but a building can be seen on the subject property.
- The subject property was transferred by a personal representative to Joseph Arthur Emile Brunelle on October 5, 2004. Joseph Brunelle sold 13 Fox Street to Stephen and Jennifer Swart in October 2007, and they remain the owners of the subject property.

Table 1: Summary of Property Ownership at 13 Fox Street (LRO #51)

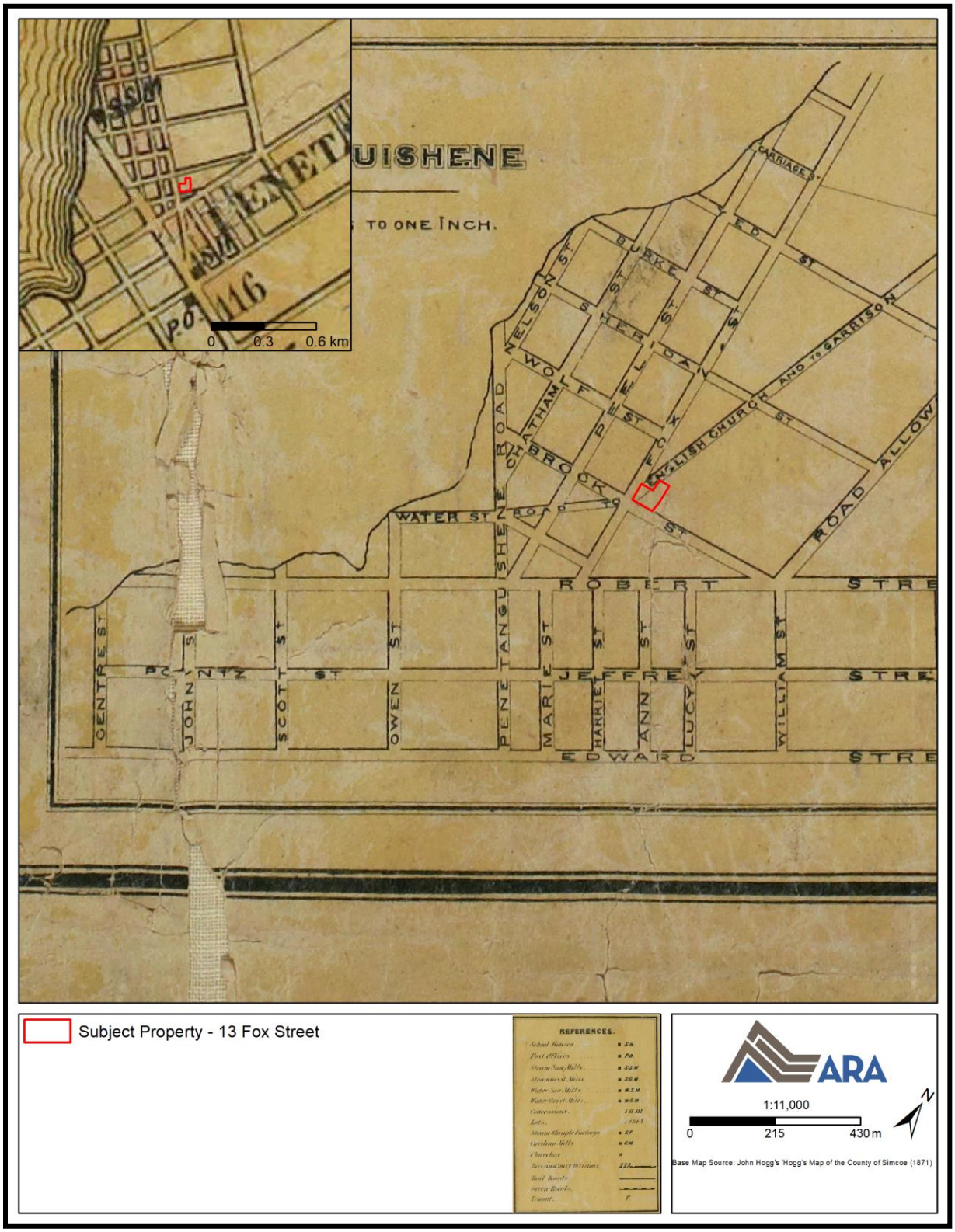
Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	24 Jul 1874	Crown	John Donohoe	All Lot, 4 ½ ac
2033	Quitclaim	1 May 1895	Michael Donohoe, Margaret Gendron	Edmund Gendron	All Lot, 4 ½ ac
2357	Quitclaim	4 Jun 1902	Charles Noble, John Noble, Margaret Noble, Josephine Noble, Mary Noble	Edmund Gendron	All Lot, 4 ½ ac
3929	B&S	13 May 1911	Mary Noble	Edmund Gendron	All Lot, 4 ½ ac
4676	B&S	15 Sep 1915	Edmund Gendron	Alfred DesRochers	Part Lot
4791	B&S	9 Feb 1917	Alfred DesRochers	George Gallagher	Part Lot, $1700
6170	Grant	22 Jan 1926	George Gallagher	Agnes Gallagher	Part Lot
7588	Grant	30 Jun 1943	Agnes Gallagher	Cena and Delina Brunelle	Part Lot
571028	Certificate	20 Sep 1976	Estate of Joseph C. Brunelle	-	
571029	Certificate	20 Sep 1976	Estate of Delina Brunelle	-	
269388	Personal Rep Transfer	5 Oct 2004	Mary Anne Myers	Joseph Arthur Emile Brunelle	
596008	Transfer	26 Oct 2007	Joseph A.E. and Joseph E. Brunelle	Stephen and Jennifer D. Swart	$260,000

5.3 Context

- Located at 13 Fox Street within the historic core of the Town of Penetanguishene.
- The subject building is situated along the east side of Fox Street.
    - Fox Street is a throughfare secondary road. It is comprised of a two-lane asphalt road oriented slightly off a north-south axis. The roadway is lined with a paved sidewalk on the west side only, concrete curb, and wastewater system.
    - The subject property is located on a northeast corner lot at the intersection of Fox and Brock Streets. The subject property occupies a large lot and is more deeply setback in comparison with the surrounding residences.
- The property lot is slightly elevated from Fox Street, with a decline in elevation towards the west property boundary.
- The Fox Street streetscape character can be described as follows:
    - Low-density residential streetscape comprised of primarily one to two storey buildings with a generally varying setbacks along the street.
    - Building typologies vary with the street containing historic and contemporary buildings of varying finishes and architectural styles.
    - Many of the lot boundaries and structures as depicted along Fox Street in the 1912 FIP are currently extant today.
    - Due to the modest nature and frame construction of many residences along the street, the exteriors of many residences in the historic streetscape have been modified from their original design. Brick structures, such as 13 Fox Street that have retained their original exterior cladding often stand out in the streetscape as maintaining their historic appearance.
    - 13 Fox Street has a distinct presence as a historic building on a large corner lot.

- Gendron Drive located to the east of the subject property, is named after the subject property's former owner, Edmund Gendron.

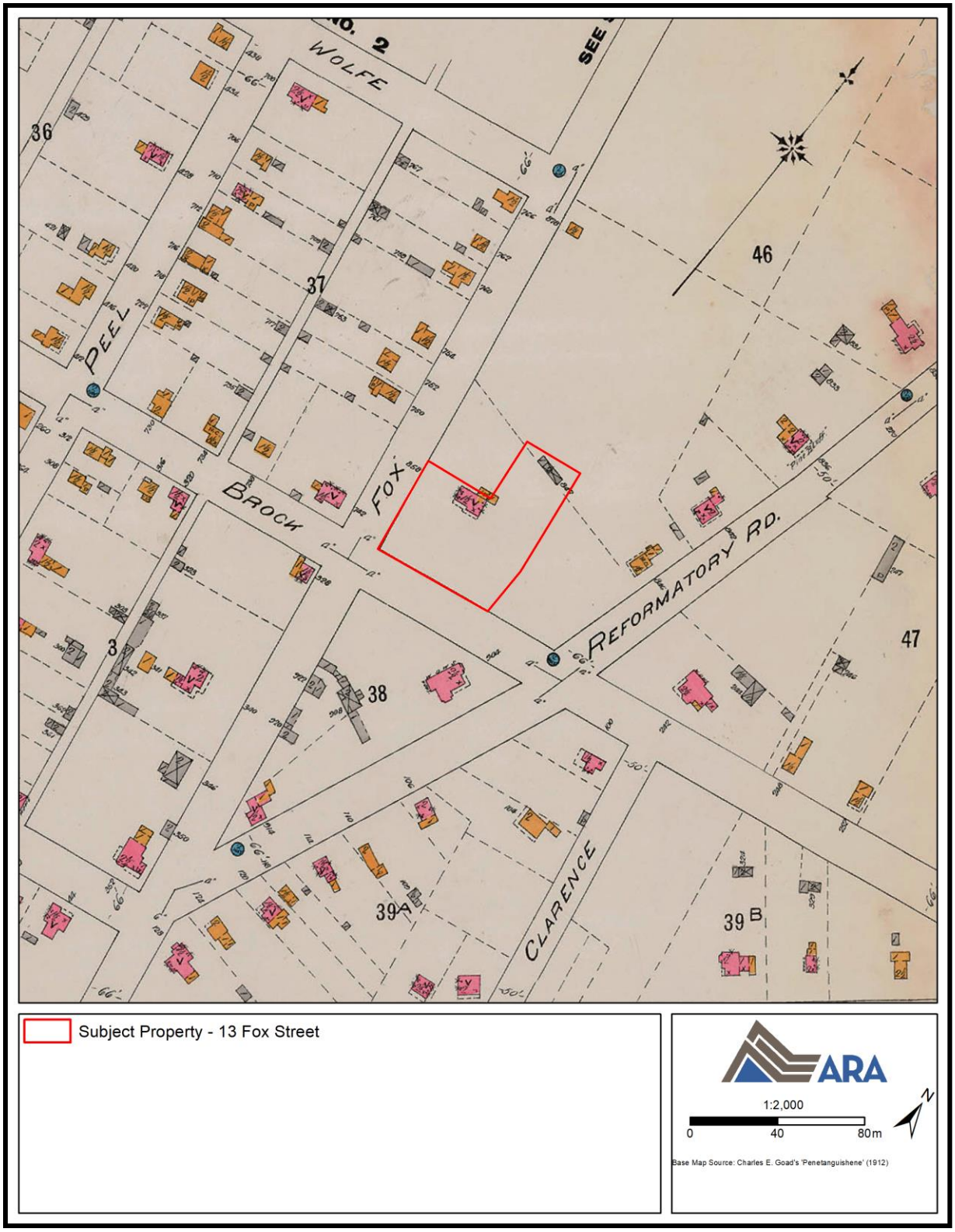
6.0 MAPS



Map 4: Subject Property Shown on 1871 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



Map 5: Subject Property Shown on 1881 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 6: Subject Property Shown on a 1912 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1907)



Map 7: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 13 Fox Street according to O. Reg. 9/06, can be found below in Table 2.

Table 2: Evaluation of 13 Fox Street in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	13 Fox Street is a representative example of a simple 19th century vernacular dwelling. The one-and-a-half to two-storey irregular plan building is composed of two parts, each with a gable roof. Wall dormers break up the roofline. The building sits on a stone foundation and has red brick envelope coursed in a stretcher bond. Jack arched window openings are topped by brick voussoirs and some wooden sash windows remain. A number of window openings are framed by functional wooden louvered shutters.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	13 Fox Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	13 Fox Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	13 Fox Street is associated with Edmund Gendron, who worked as a shoe clerk at the Gendron Shoe Pack Firm, an important business founded by Cornelious Gendron (Edmund's brother) that produced footwear used by Canadian forces during the First World War. Edmund Gendron also participated in civic matters having served as a Town Councillor in Penetanguishene in 1898 and 1899. Edmund Gendron owned the property until 1915.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	Yes	13 Fox Street has the potential to yield information that contributes to the early 19th century history of Penetanguishene. The property was previously bisected by trail then roadway that connected the Town to the military garrison. This road was rerouted by 1881. Further, records indicate that the property may contain remains of a 19th century tavern. The remains of the former roadway and tavern has the potential to yield information that could provide details of Penetanguishene as is transitioned from a military base to Town settlement.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community	No	13 Fox Street does not reflect the ideas of an architect, builder, designer, or theorist. Research did not reveal a builder or architect associated with the property. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	13 Fox Street is important in supporting and maintaining the 19th/early 20th century character of the historic Town of Penetanguishene. 13 Fox Street is located within a residential block developed in the 19th century/early 20th century and is a large corner lot surrounded by mature trees and large open grassed areas. While many residences along Fox Street have been modified, 13 Fox Street's positioning, scale, massing and architectural detailing remain and contribute and support the legibility and character of the Penetanguishene as a historic village.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	13 Fox Street is historically linked to its surroundings. Gendron Drive, which is located along the eastern property boundary is named after the subject property's former owner, Edmund Gendron.
The property has contextual value because it is a landmark	No	Although 13 Fox Street is located on a large corner lot, it does not have the visual prominence and communal significance that would constitute a landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 3 assisted with the development of the list of heritage attributes.

Table 3: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
13 Fox Street is a representative example of a 19th century vernacular residence.	• 19 century vernacular building with one-and-a-half and two-storey sections • Irregular plan • Gable roof with dormers • Red brick envelope • Jack arched openings with two course brick voussoirs • Stone foundation • Remaining wood sash windows
13 Fox Street is associated with Edward Gendron, who was affiliated with several businesses in Penetanguishene including the Gendron Shoe Pack Firm, an important business founded by Edmund's brother Cornelius G. Gendron that produced footwear used by Canadian forces	• 19 century vernacular building with one-and-a-half and two-storey sections • Location at the northeast corner of Fox Street and Brock Street

Cultural Heritage Value or Interest	Heritage Attribute
during the First World War. Edmund Gendron was also a general merchant who owned a general store and grocery with his brother, Sidney Gendron. Edmund Gendron also served as a Town Councillor in Penetanguishene in 1898 and 1899. Edmund Gendron owned and resided on the property until 1915.	
13 Fox Street has the potential to yield information through archaeology that contributes to the early 19th century history of Penetanguishene.	• Location at the northeast corner of Fox Street and Brock Street
13 Fox Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 13 Fox Street is a large corner lot positioned on corner of Fox and Brock Street and is surrounding by a mature trees and large open grassed areas.	• 19 century vernacular building with one-and-a-half and two-storey sections • Location at the northeast corner of Fox Street and Brock Street
13 Fox Street is historically linked to its surroundings. Gendron Drive, which is located along the eastern property boundary is named after the subject property's former owner, Edmund Gendron.	• Location adjacent to Gendron Drive

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST13

Introduction and Description of Property

13 Fox Street is located on the east side of Fox Street in the Town of Penetanguishene. The property consists of a 19th century vernacular residence with one-and-a-half to two-storey sections. It was likely constructed in between 1874 and 1879 as a frame residence and was veneered in brick at some point between 1891 and 1912.

Statement of Cultural Heritage Value or Interest

13 Fox Street is a representative example of a vernacular 19th century dwelling. The one-and-a-half to two-storey irregular plan building is composed of two parts, each with a gable roof. Wall dormers break up the roofline. The building sits on a stone foundation and has red brick envelope coursed in a stretcher bond. Jack arched window openings are topped by brick voussoirs and some wooden sash windows remain. A number of window openings are framed by functional wooden louvered shutters.

13 Fox Street is associated with Edmund Gendron, who worked as a shoe clerk associated with the Gendron Shoe Pack Firm and served as a Town Councillor in 1898 and 1899. The Gendron Shoe Pack Firm, an important business in Penetanguishene founded by Edmund's brother Cornelius G. Gendron produced footwear used by Canadian forces during the First World War. Edmund Gendron purchased the property from his wife's father John Donahue in 1895 and owned the property until 1915.

13 Fox Street has the potential to yield information that contributes to the early 19th century history of Penetanguishene. The property was previously bisected by trail then roadway that connected the Town to the military garrison. This road was rerouted by 1881.

Further, records indicate that the property may contain remains of a 19th century tavern. The remains of the former roadway and tavern has the potential to yield information that could provide details of Penetanguishene as is transitioned from a military base to Town settlement.

13 Fox Street is important in supporting and maintaining the 19th/early 20th century character of the historic Town of Penetanguishene. 13 Fox Street is located within a residential block developed in the 19th century/early 20th century and is a large corner lot surrounded by mature trees and large open grassed areas. While many residences along Fox Street have been modified, 13 Fox Street's positioning, scale, massing and architectural detailing remain and contribute and support the legibility and character of the Penetanguishene as a historic village.

13 Fox Street is historically linked to its surroundings. Gendron Drive, which is located along the eastern property boundary is named after the subject property's former owner, Edmund Gendron.

Cultural Heritage Attributes

13 Fox Street is a representative example of a 19th century dwelling. The property contains the following heritage attributes that reflects this value:

- 19th century building with one-and-a-half and two-storey sections
- Irregular plan
- Gable roof with dormers
- Red brick envelope
- Jack arched openings with two course brick voussoirs
- Stone foundation
- Remaining wood sash windows

13 Fox Street is associated with Edmund Gendron, who worked as a shoe clerk associated with the Gendron Shoe Pack Firm and served as a Town Councillor in 1898 and 1899. The property contains the following heritage attributes that reflects this value:

- 19th century building with one-and-a-half and two-storey sections
- Location at the northeast corner of Fox Street and Brock Street

13 Fox Street has the potential to yield information that contributes to the early 19th century history of Penetanguishene. The property contains the following heritage attributes that reflects this value:

- Location at the northeast corner of Fox Street and Brock Street

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

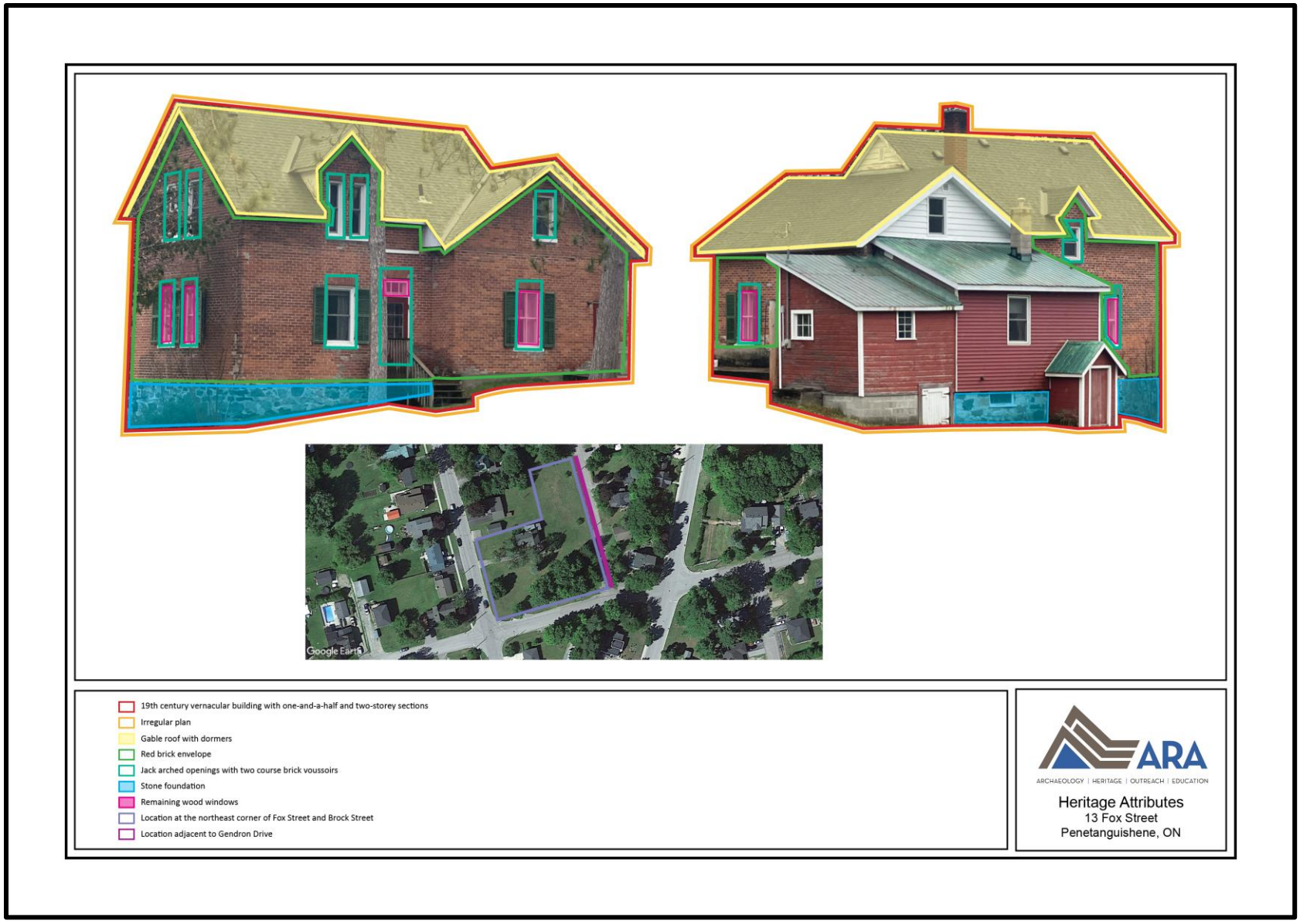
- 19th century building with one-and-a-half and two-storey sections
- Location at the northeast corner of Fox Street and Brock Street

13 Fox Street is historically linked to its surroundings. The property contains the following heritage attributes that reflects this value:

- Location adjacent to Gendron Drive

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 8.0.



Map 8: Heritage Attribute Map of 13 Fox Street

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 13 Fox Street meets five of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA.*

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: Figures and Historic Photos

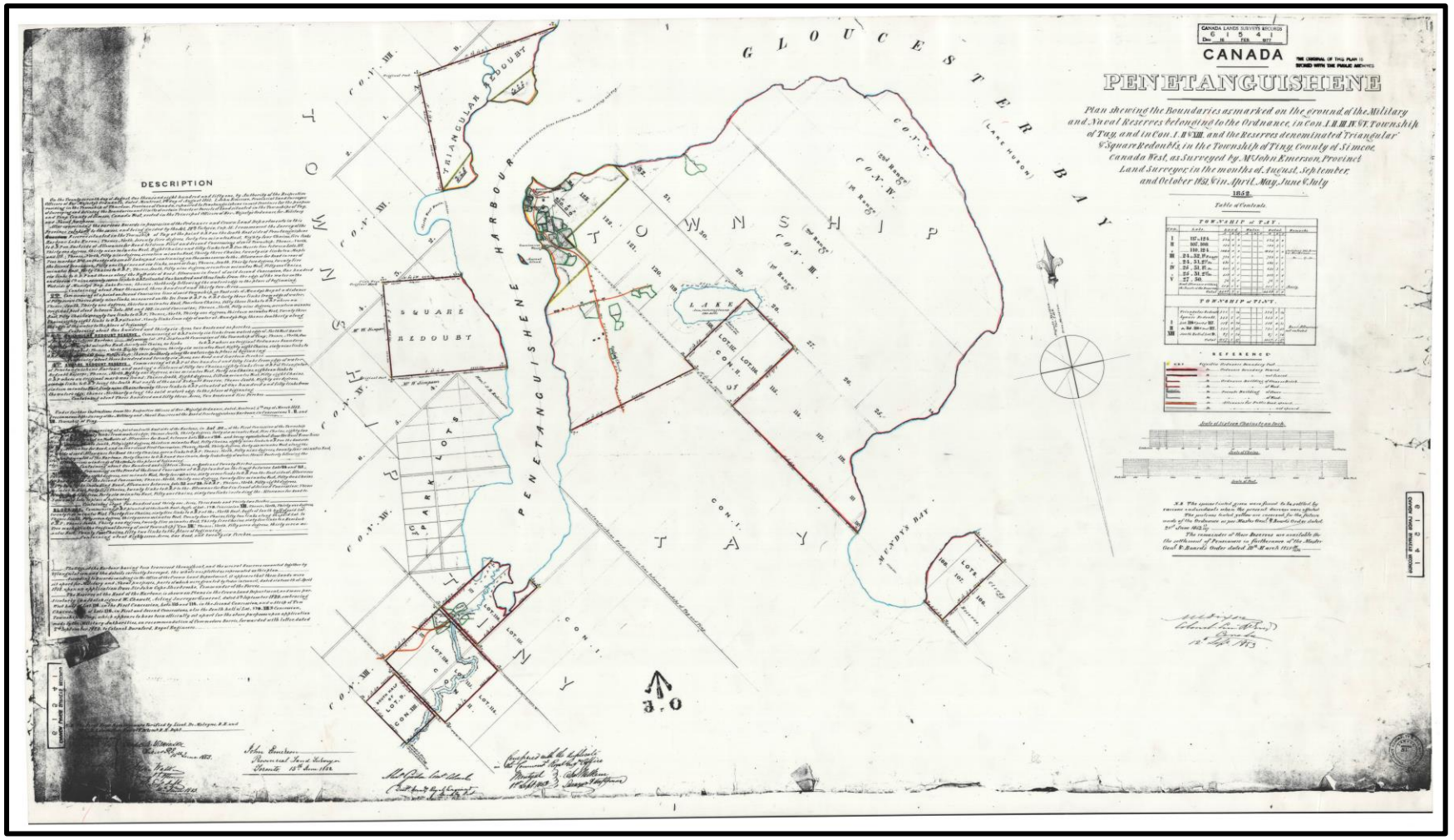


Figure 1: Map of Penetanguishene Plan Showing Church Street (LAC 1852)