ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

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

Prepared for
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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
CNR- Canadian National Railway
GTR – Grand Trunk Railway
LACAC - Local Architectural Conservation Advisory Committee
MMAH – Ministry of Municipal Affairs and Housing
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
PCMA – Penetanguishene Centennial Museum and Archives

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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 Peel 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.

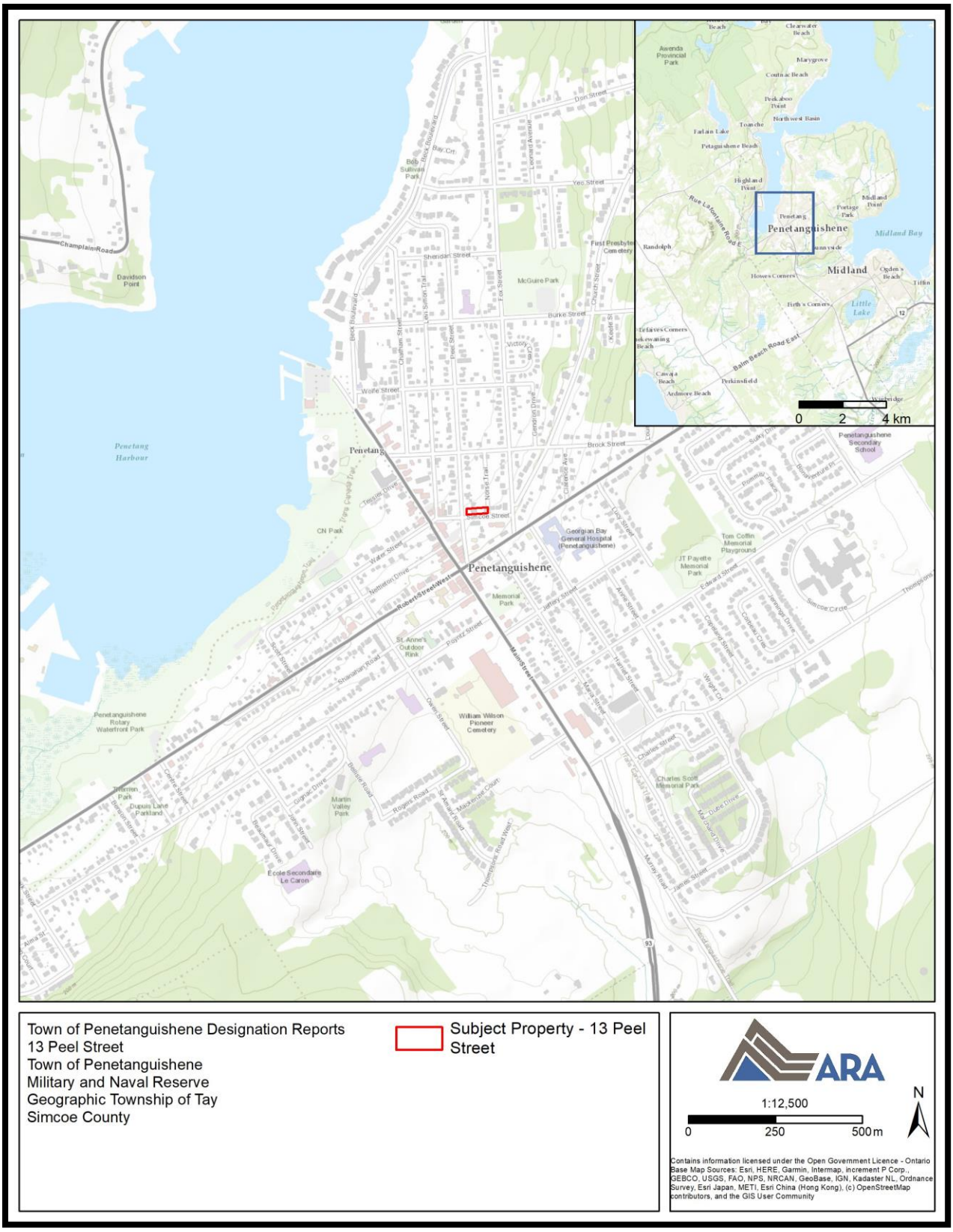
In May 2023, Town staff held a workshop with the owners of the listed properties to provide information about the heritage designation process. Town staff also mailed letters to the property owners in March 2024. Town staff intend to provide additional consultation once the reports are completed. This 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 Peel 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 Peel Street, Town of Penetanguishene, ON
Alternative Name: N/A
Legal Description: Lot 1 E/S Peel Street, Block D, Plan 403, Penetanguishene
The location of the subject property 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 on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)



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



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



Image 3: Detail of Dutch Gable and Overall Roofline Along Façade of 13 Peel Street
(Photo taken April 11, 2024; Facing East)



Image 4: Detail of Gable End with *Palladian* Window Along Façade of 13 Peel Street
(Photo taken April 11, 2024; Facing East)



Image 5: Southeast Corner of 13 Peel Street
(Photo taken on April 11, 2024; Facing Northwest)



Image 6: Northwest Corner of 13 Peel Street
(Photo taken April 11, 2024; Facing Southeast)



Image 7: Detail of Front Porch of 13 Peel Street
(Photo taken on April 11,2024; Facing East)



Image 8: Detail of Composite Capital of Porch Columns of 13 Peel Street
(Photo taken on April 11,2024; Facing North)



Image 9: South Elevation of 13 Peel Street
(Photo taken on April 11, 2024; Facing North)



Image 10: South Elevation of 13 Peel Street
(Photo taken on April 11, 2024; Facing North)



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



Image 12: Context View of 13 Peel Street and Garage from Across Simcoe Street
(Photo taken on April 11,2024; Facing Northwest)



Image 13:Context View of 13 Peel Street at the Corner of Peel and Simcoe Street
(Photo taken on April 11,2024; Facing North)



Image 14: Façade of Auxiliary Building on 13 Peel Street
(Photo taken on April 11,2024; Facing North)



Image 15: East Elevation of Garage of 13 Peel Street
(Photo taken on April 11,2024; Facing West)



Image 16: Rear Elevation of 13 Peel Street
(Photo taken on April 11,2024; Facing Southwest)

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

Unlike what the name suggests, Queen Anne architecture style is not directly linked with Queen Anne, last of the Stuart monarch and Queen of Great Britian and Ireland, who reigned from 1702-1714 nor to any of the dominant and formal renaissance architecture associated with this time period. Queen Anne as an architecture style was "named and popularized by a group of 19th Century English architects, led by Richard Shaw" (McAlester 1984:268). Shaw and his colleagues' designs "borrowed most heavily from late Medieval models or the proceeding Elizabethan and Jacobean eras" as the historical "details are taken principally from fifteenth-century English architecture, an era when medieval and classical motif blended" (McAlester 1984:268, Ricketts et al. 2011:105). As Rickett et al notes,

> *These architects created large, comfortable houses that were an instant success with London's merchants and artistic classes that quickly became popular on this side of the Atlantic. The medieval motifs include Tudor windows, corner towers, bay and oriel windows, and come medieval carving. The classical features are columns and pilasters, pediments, sash windows, Palladian windows, and stringcourses"* (2011:105-110)

By combining influences from medieval asymmetry and the inclusion of classical motifs under Shaw's initial influence, the Queen Anne design was spread through North American by way of architectural magazines resulting in a coherent and readable style in the late 19th century (Fram 2003).

Much like its successful application in England during the 1860s and 1870s, Queen Anne architecture style was popularized in North America between 1880-1915 and predominantly applied to residential structures. According to McAlester, several sub-types emerged over time related to two key design principles which include "characteristic variations in *shape*; the second on distinctive patterns in *decorative detailing*" (1984:263). According to McAlester shape subtypes include "hipped roof with lower cross gable, cross gable roof, front gable roof, and townhouse" and decorative details subtypes include "spindlework, free classic, half timber, patterned masonry' (1984: 263-264). Despite the high level of variation in shapes, designs, materials, detailing, several design principles reinforce the readability of the style and it historical influences as outlined by Ricketts et. al:

> *All of these motifs are combined on facades that are usually asymmetrical in elevation with high, irregular roofs punctuated with many dormers, gables, and ornamented chimney stacks. Projecting wings, porches, and balconies enliven the façade even more…. buildings executed this design in virtually every material available. Red brick is the most common…wood is commonly used too… Despite the bewildering combination of detail and surface treatments, there is an underlying discipline to Queen Anne Revival building. Usually for each vertical element there is a horizontal one; for each busy surface there is a calm one. The compositional principle is balance rather than symmetry* (2011: 105-107).

These design elements are all typical of the Queen Anne style from the late-19th through to the early-20th century in Ontario. Queen Anne is one of the most playful, vibrant and varied 19th century architect styles making it easily recognizable.

The overall form and massing of the main residence best aligns with the Queen Anne architectural style, however the smooth brick masonry with fine joints, window treatments with relatively plain, oversized lintels with a flat arch and emphasis on Classical detailing also refers to and aligns with Edwardian Classicism architecture.

The Edwardian architectural style, also referred to as Edwardian Classicism, is associated with the reign of King Edward VII. The style appeared in the early 20th century as "a reaction against Victorian high society" which was expressed through the elaborate and ornate Queen Anne architecture (Mikel 2004:111) and as outlined by Blumenson, represented a new era emerging in architectural tastes:

> *The simplified but formal composition of the Edwardian house with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated, and often eclectic compositions of the late nineteenth century, Edwardian Classicism through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture* (1990:166).

The style was a distinct departure from previous architectural forms, however early examples of Edwardian classicism residences in Ontario frequently borrowed decorative elements from Queen Anne stylings. Similarly, as architectural tastes continued to transition in the 20th century, many Edwardian Classicism buildings incorporated architectural elements associated with the overall Arts and Crafts movement.

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

Residence

- Two-and-a-half storey, residential building with an asymmetrical facade and an irregular floor plan with several projecting elements (Image 1 and Image 2)
- Steeply pitched, combination roofline which includes a bellcast, Dutch gable hip roof intersecting with a bellcast hip and valley roofline that connects to bellcast gable rooflines on the façade, north elevation and south elevation (Image 3 to Image 6)
    - Gable ends have projecting eaves with wood board soffits and are clad in fish scape shingles. Intricate dentil work is placed along the rake
        - The façade contains a Palladian window opening with two smaller rectangular windows flanking a larger, round arch window opening. The openings are framed by wood molding
        - The south elevation gable end contains a contemporary rectangular window opening
        - The east elevation contains a small triangular dormer glad in what appears to be wooden latticework
        - The north elevation gable end includes two small rectangular windows that flank a single doorway. A small balcony with a wooden railing is affixed to the gable end
    - Overhanging eaves with a wood board soffit, wooden bed moulding and decorative brackets on the canted walls with a sun burst motif
    - Roofline is clad in asphalt shingles, and includes skylights and a modern drainage system with ventilation caps, downspouts and eavestroughs
- Red brick envelope coursed in stretcher bond (Image 1 to Image 4)
    - A projecting two-course brick belt course is positioned just below the roofline
    - Facade and north elevation feature two-storey canted walls

- Building sits on an uncoursed, rubble stone foundation, topped by a beveled brick water table course (Image 9, Image 11)
- Fenestration is primarily rectangular with the exception of a Palladian window on the façade and a round arch window opening on the south elevation (Image 2 to Image 4)
    - Window openings are framed by what appear to be large, concrete lintels and sills
        - A protruding brick course is located above the lintels
- Asymmetrical façade with a canted wall and decorative, raised porch spanning the length of the façade (Image 1 and Image 7).
    - Canted wall spans two storeys
        - Windows are a combination of contemporary sash windows and historic wooden windows. A large rectangular sash window with leaded glass transom is located on the first storey of the canted wall
    - Open porch features curved and semi-circular edges and overall exhibits strong Classical influences with an ornamented architrave with dentil work supported by round wood columns with composite capitals (Image 7 and Image 8)
        - Porch is constructed on an uncoursed granite foundation with wide mortar joints
        - A small second-storey balcony with a wooden railing is located on the façade above the open porch
    - The primary entry is a single entrance opening, topped with a rectangular transom is accessed through the raised porch (Image 7)
- South elevation fronts Simcoe Street and contains a secondary entrance (Image 9)
        - Entranceway is a single wood door topped by a rectangular transom with leaded glass.
        - A small open portico covers the entrance on this elevation
    - A portion of the brick envelope on the south elevation has been parged and encases the window openings, including a decorative rounded arch window with keystone (Image 9 and Image 10)
        - The two window openings within this parged section contain decorative leaded glass windows.
- The east (rear) and north elevation contains window openings with finishes matching those described on the façade and south elevation (Image 11 and Image 6)
    - A brick chimney is visible on the east elevation but no longer extends above the roofline.
    - A small addition clad in what appear to be horizontal wood board is located on the northeast corner of the building
- Subject building has a modest setback and is elevated from Peel Street roadway with a concrete retaining wall spanning the width of the property (Image 12 to Image 13
    - Subject building is set within a landscaped yard with garden beds and mature vegetation spread through the property
    - Property boundaries are delineated by a wooden fence and ornamental metal fence.
    - A paved driveway is located to the rear of the subject building accessed via the Norse Trail laneway and leads to a rear back yard with a small parking lot

Auxiliary Building

- Two-storey auxiliary building is located at rear of the property and accessed via Simcoe Street (Image 14 to Image 16)
    - Hip roof with a center gable peak along south elevation
    - Red brick envelope coursed in stretcher bond over a rubble stone foundation

        - Masonry has been parged along a portion of the south elevation
        - Beveled water table brick course
    - South elevation contains two garage openings on the first storey and a large round arch window opening on the second storey that is flanked by two smaller segmentally arched window openings.
    - The east elevation, visible via the adjacent laneway Norse Trail reveals four sublevel segmentally arched openings
        - Openings have been filled and parged
    - North elevation contains a covered entrance and small contemporary window at the sublevel and two contemporary sash windows on the first floor

When examined against the typical characteristics of the Queen Anne style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present* (Blumenson 1990), *Ontario Architecture (*Kyles 2016), and A Field Guide to American Houses (McAlester 1984) the residence exhibits many of the characteristics of Queen Anne design and can therefore be considered a representative example of a Queen Anne style (see Table 1).

Table 1: Characteristics of Queen-Anne Architectural Style
(Adapted Blumenson 1990, Fram 2003; McAlester 1984; Kyles 2016; Ricketts, et al.2011)

Characteristics of Queen Anne Style	Characteristics of 13 Peel Street
1 ½ to 2 ½ storeys plus	Yes
Irregular Plan	Yes
Steeply pitched roof of irregular shape	Yes
Multiple rooflines - Hip, cross gable and gable roofs, often a mix with front facing gable	Yes
Feature projecting bays, turrets, towers, and tall chimneys	Yes
Distinguished by variety of wall surfaces and complex detailing	Yes
Decorative and/or intricate features (spindles, brick patterns, gable ornaments, porch columns)	Yes
Leaded glass windows	Yes
Multiple surface finishes (including use do tiles, brick, stone, half-timbering) often using a colourful palette	Yes
Cutaway bay windows	No
Partial or full width porch usually extends along façade and side elevation.	Yes
Prominent Windows and/or finishes (i.e. Palladian window, tall windows, fanlights)	Yes

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 complete, 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 2024). 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 2024).

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 (Penetanguishene Heritage 2024). 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).

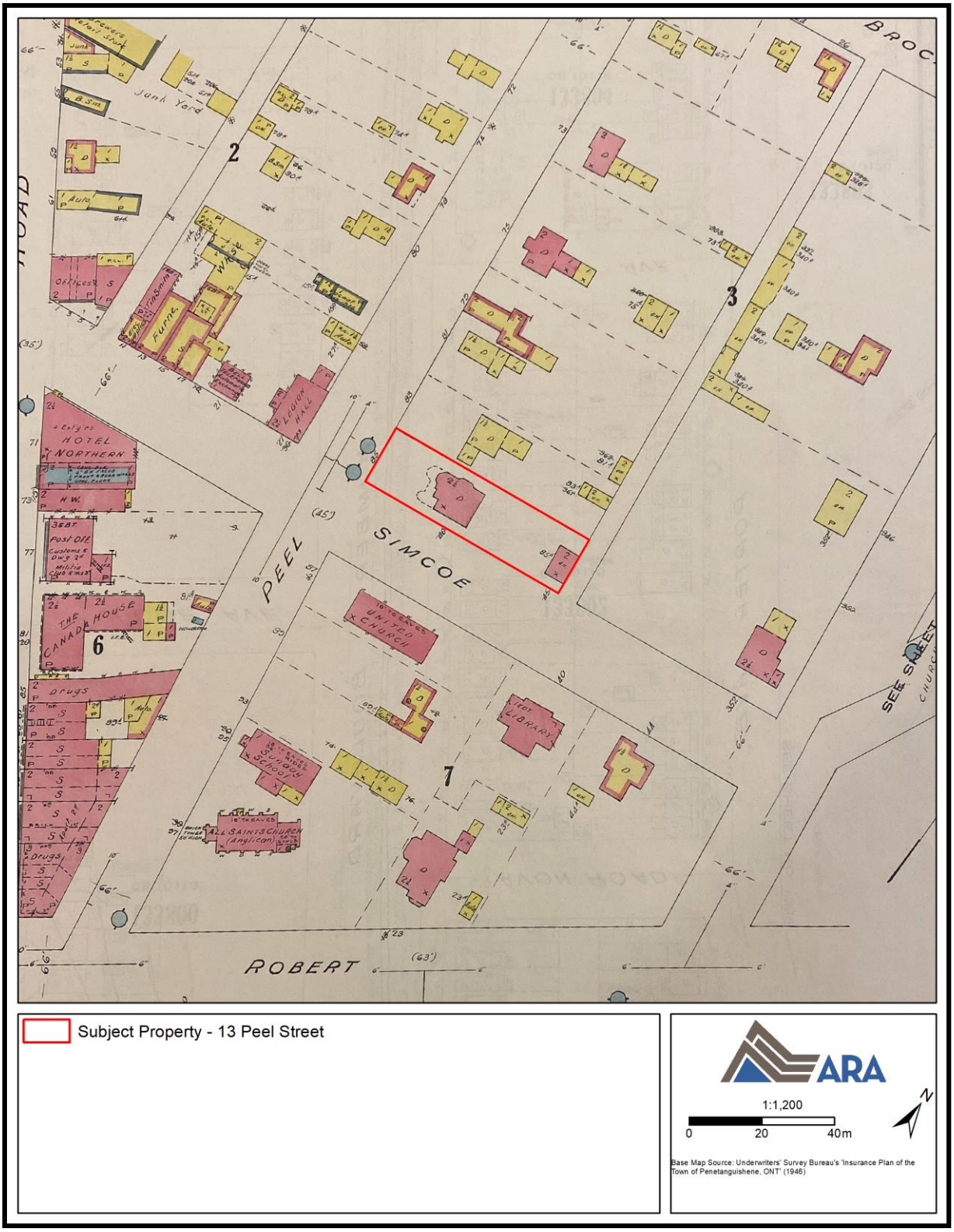
Penetanguishene incorporated as a town in 1882 and had a population of around 2,100 in 1884 (Irwin 1884, Bayfield 2012). Much of Penetanguishene's industrial activity was concentrated around the harbour, with more residential areas located on side streets (see Map 5). A 1954 aerial photograph demonstrates 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 8). 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, historical information provided by the Town, and census data, **the building at 13 Peel Street was built circa 1909 by local doctor Patrick McDonald.** Below is a history of the property from 1871 until present day:

- An 1871 historical atlas indicates that the subject property was located on the northeast corner of the intersection of Peel Street and an unnamed roadway, likely Simcoe Street (see Map 4). Individual lots and lot owners were not listed on this map, nor are any buildings indicated.
    - Peel Street and the surrounding roadways are oriented parallel with Penetanguishene Bay on a near north-south axis and reflect the early settler history of the area which initially served as a key military base.
- The land the subject property occupies was once part of Penetanguishene's Military and Naval Reserve, but on December 24, 1874, the Crown granted Block D in Plan 403, which consisted of two acres, to the Anglican Incorporated Synod of the Diocese of Toronto (see Table 2, LRO 51)
- On June 1, 1881, the Anglican Synod of the Diocese of Toronto sold Lots 1 and 2 in Plan 403, which consisted of one-half acre, to Archibald Buchanan and John Leitch
    - Archibald Buchanan and John Leitch were wagon makers, and likely operated a business in the vicinity due to the close location to Water and Main Street, the primary thoroughfares in Penetanguishene at that time. The lot was vacant by 1889, as Buchanan and Leitch's business was probably destroyed by fire (Town of Penetanguishene 2023)
- According to H. Belden & Co.'s 1881 map of Tiny Township, the subject property was located in a shaded area of Penetanguishene that denoted more intensive settlement and infilling, most of which ran on a north-south axis parallel to Penetanguishene Bay (see Map 5). The subject property was located at the northeast corner of two historical roads, likely Peel Street and Simcoe Street. Penetanguishene Bay was located a short distance to the west of the subject property
- In November 1893, Archibald Buchanan, now the sole owner of Lot 1, Plan 403, paid a mortgage of $300 to William Welhelmeshofer, who sold all of Lot 1, a one-quarter acre size piece of property, to solicitor William Hewson on May 16, 1898, for $250 (Town of Penetanguishene 2023)
- The subject property had several owners between 1903 and 1904, including William Hewson, Joseph Desrocher, and Wenceslas Blanchard

- In 1904, Wenceslas Blanchard sold all of Lot 1 to Dr. Patrick McDonald.
    - Patrick Archibald James McDonald was born March 17, 1863, in Alexandria, Glengarry, Ontario to Allan J. McDonald (1829-1913) and Mary MacPhee (1834-1909) (Ancestry 2024, Family Search 2024)
    - He married Teresa McDonald (1865-1937) on September 9, 1889, in Alexandria, Ontario. The couple would have at least five children (Ancestry 2024, Family Search 2024)
    - Patrick McDonald graduated from the medical program at McGill University in 1893 after attending local Glengarry public schools (Glengarry News 1949)
    - Dr. McDonald began his medical career in Pueblo, Colorado, before moving to Penetanguishene in 1897 (Glengarry News 1949)
    - A 1901 Simcoe County directory listed Dr. P.A. McDonald as a physician in Penetanguishene, but did not give the address of his practice (Union Publishing 1901)
    - According to the Local Architectural Conservation Advisory Committee (LACAC) files maintained by the Town of Penetanguishene, **the subject property at 13 Peel Street was constructed in 1909 as a private residence for Dr. Patrick McDonald and his family** (Town of Penetanguishene 2023). The subject property was extant by 1912, as it appeared in a Fire Insurance Plan drafted that year
        - An undated photograph of 13 Peel Street can be seen in Figure 2
    - The 1921 Canada Census listed Patrick McDonald as a 57-year-old medical doctor who lived in a brick house with a civic address of 6 Peel Street with his 55-year-old wife Teresa, their two children Bernard and Eveline, and a live-in domestic named Emma Serrin (LAC 1921). The residence described in the census matches the subject property
    - Dr. McDonald served as the chairman of Penetanguishene's High School Board and the town's Medical Health Board, and was also part of the committee responsible for the completion of St. Anne's Memorial Church, whose efforts were mentioned by the first Archbishop of Toronto, the Most Reverend Denis O'Connor (Glengarry News 1949, Town of Penetanguishene 2023)
    - Dr. Patrick McDonald died on August 13, 1959, in Penetanguishene, after 53 years of residence in the town (Glengarry News 1949, Ancestry 2024, Family Search 2024). A copy of his obituary can be found in Figure 3
- A 1912 Fire Insurance Plan (FIP) shows the subject with the civic address as 40 Simcoe Street (see Map 6)
    - The building depicted on the FIP consists of a two-and-a-half storey brick building with a verandah on the façade at the northeast corner of Peel and Simcoe Streets that fronted onto Peel Street
    - The map indicates a two-storey brick outbuilding at the rear of the property lot with its own civic address of 45 Simcoe Street
    - The Fire Insurance Plan indicates that the subject property was adjacent to a post office to the northeast and a Methodist Church on the opposite side of Simcoe Street to the south
- The subject property depicted a 1946 FIP matches its appearance in the 1912 FIP. At this time, the subject property had a civic address of 85 Peel Street and the two-storey brick outbuilding at the rear of the property had a separate civic address of 85A Peel Street (see



Map 7). Local landmarks included the Bell Automatic Telephone Exchange and the Legion Hall across Peel Street to the west of the subject property, and a United church and a library across Simcoe Street to the south

- On March 29, 1951, the executors of Dr. Patrick McDonald's estate conveyed the subject property to Bernard J. McDonald for $6,300, who then sold the property to James W. Guinane in September 1952, for $9,000
- On September 21, 1959, James Guinane granted the subject property to Glenview Terraces, Limited, for #30,000, however, this transaction was not registered until 1971
- A 1954 aerial photograph indicates that the subject property was located at the northeast corner of the intersection of Peel Street and Simcoe Street (see Map 8). The resolution on the photograph is poor, but a building can be seen on the subject property
- In June 1977, Glenview Terraces granted the subject property back to James W. Guinane, who sold it to Robert D.J. Dubeau on May 5, 1980. Robert Dubeau transferred the property to himself and his wife, Karen A. Dubeau, on January 3, 1995, and they remain the owners of 13 Peel Street

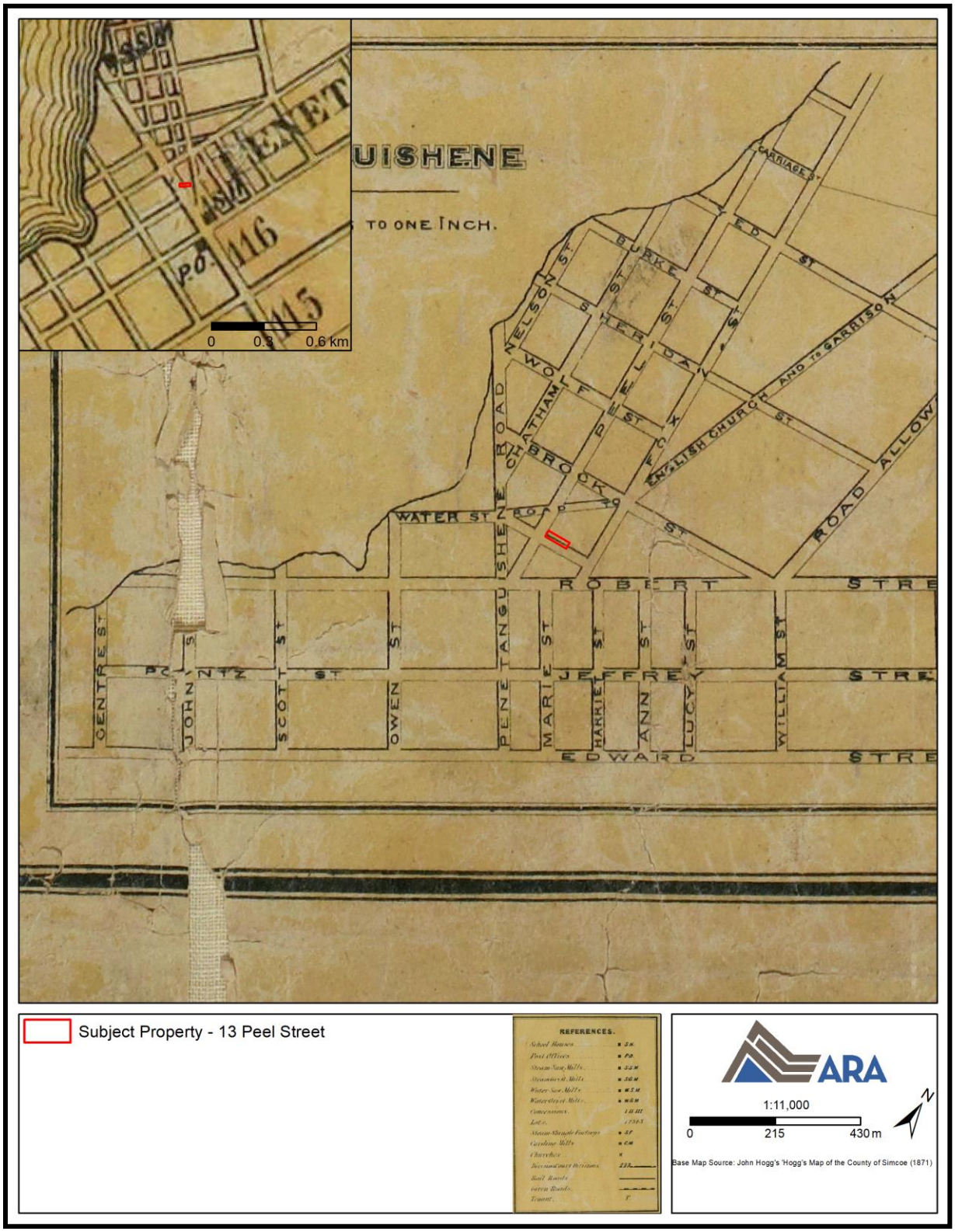
Table 2: Summary of Property Ownership at 13 Peel Street (LRO #51)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	24 Dec 1874	The Crown	Incorporated Synod of Diocese of Toronto	All Block D, 2 ac
392	B&S	1 Jun 1881	Incorporated Synod of Diocese of Toronto	Archibald Buchanan, John Leitch	Lots 1 & 2, Block D, ½ ac
842	B&S	21 Oct 1886	John Leitch	Archibald Buchanan	Lots 1 & 2, Block D, $1200
1502	Mortgage	4 Nov 1893	Archibald Buchanan	William Welhelmeshofer	All Lot 1, ¼ ac, $300
1194	B&S	16 May 1898	William Welhelmeshofer	William H. Hewson	All Lot 1, ¼ ac, $250
1923	Release	9 May 1897 (reg. 1898)	Archibald Buchanan, dec'd	William Welhelmeshofer	All Lot 1, ¼ ac
2623	B&S	3 Nov 1903	William H. Hewson	Joseph Desrocher	All Lot 1, ¼ ac, $425
2660	B&S	5 Apr 1904	Joseph Desrocher	Wenceslas Blanchard	All Lot 1, ¼ ac, $425
2720	B&S	8 [Illeg] 1904	Wenceslas Blanchard	Patrick McDonald	All Lot 1, ¼ ac, $450
9958	Conveyance	29 Mar 1951	Exrs of Patrick McDonald	Bernard J. McDonald	All Lot 1, ¼ ac, $6300
108048	Grant	15 Sep 1952	Bernard J. McDonald	James W. Guinane	All Lot 1, ¼ ac, $9000
365358	Grant	21 Sep 1959 (reg. 1971)	James W. Guinane	Glenview Terraces Ltd	All Lot 1, ¼ ac, $30,000
622990	Grant	24 Jun 1977	Glenview Terraces Ltd	James W. Guinane	All Lot 1, ¼ ac
707007	Grant	5 May 1980	James W. and Rita Guinane	Robert D.J. Dubeau	All Lot 1, ¼ ac, $64,000
1274630	Transfer	3 Jan 1995	Robert Douglas John Dubeau	Robert D.J. and Karen A. Dubeau	All Lot 1

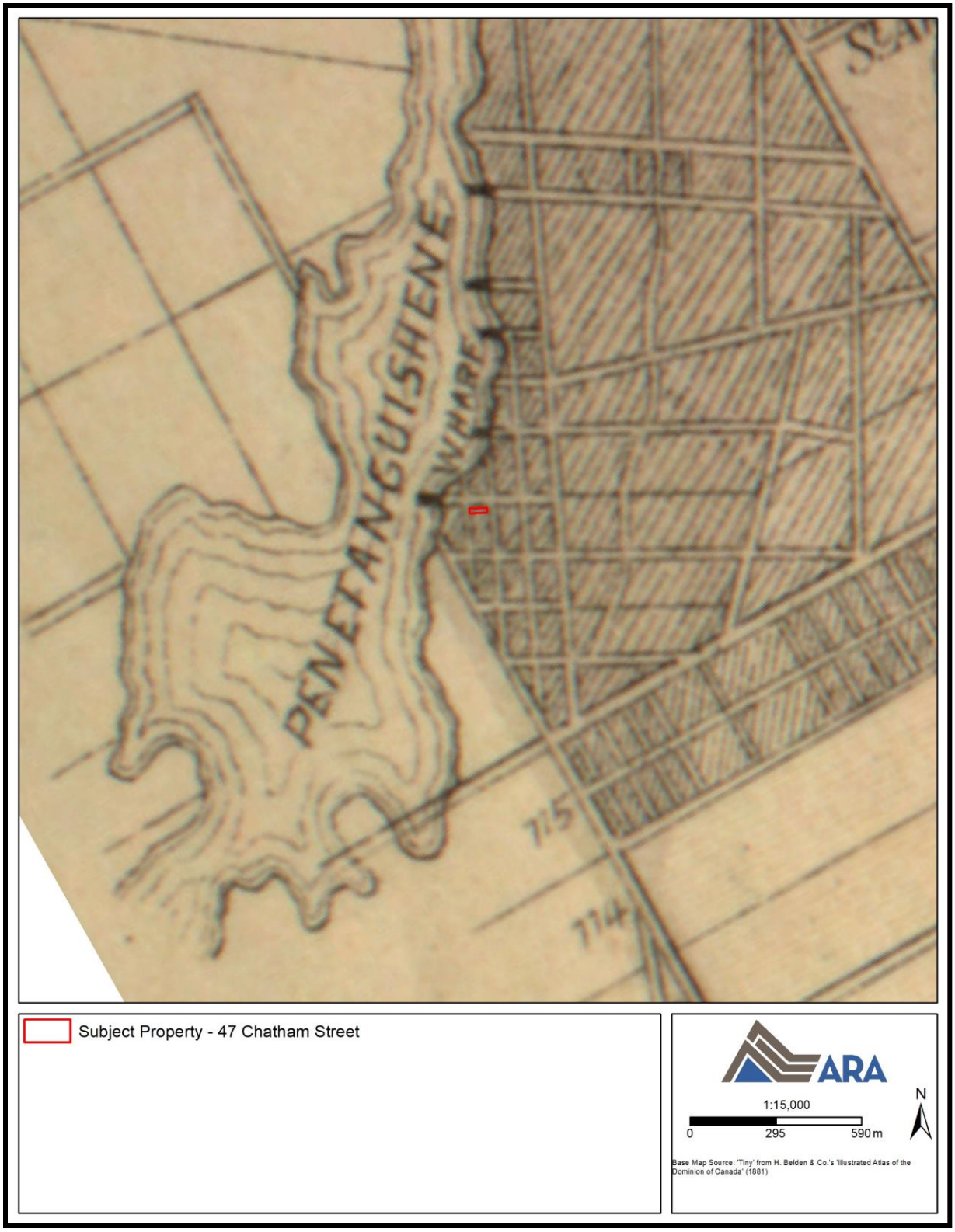
5.3 Context

- Located at 13 Peel Street, the subject property lands are located within early Penetanguishene surveyed roadways associated with the historic core
    - Peel Street and the surrounding roadways are aligned on a near north-south axis and run parallel to the Penetanguishene Bay. This alignment reflects the early settler history of the area as these roadways connected the town to the military base established to the north.
- The building is situated at the northeast corner of the intersection of Peel and Simcoe Street
    - Peel Street is a two-lane asphalt roadway situated on a near north-south axis. A cross section of the roadway includes a concrete sidewalk and modern streetlights along both sides of the streets
    - Simcoe Street is also a two-lane asphalt road situated on an east-west axis. A cross section of the roadway includes a concrete curbs and concrete sidewalk with modern streetlights along both sides of the streets.
    - Mature trees are placed sporadically along the roadway
- The Peel and Simcoe Street streetscape character can be described as follows:
    - Low-density residential streetscape comprised of primarily one to two storey buildings with a generally uniform setback along the street.
    - Building typologies vary with the street containing historic and contemporary buildings of varying finishes and architectural styles.

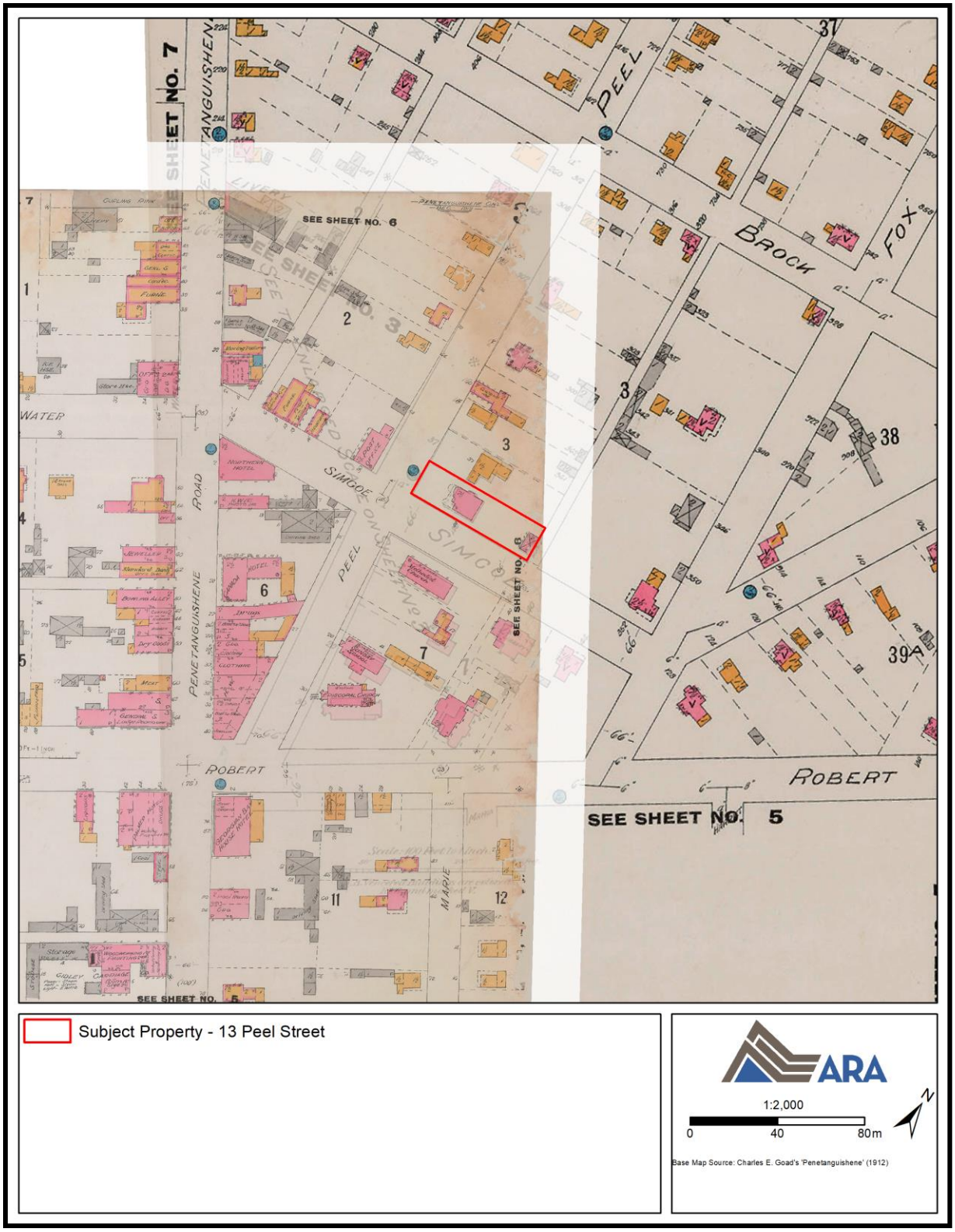
6.0 MAPS



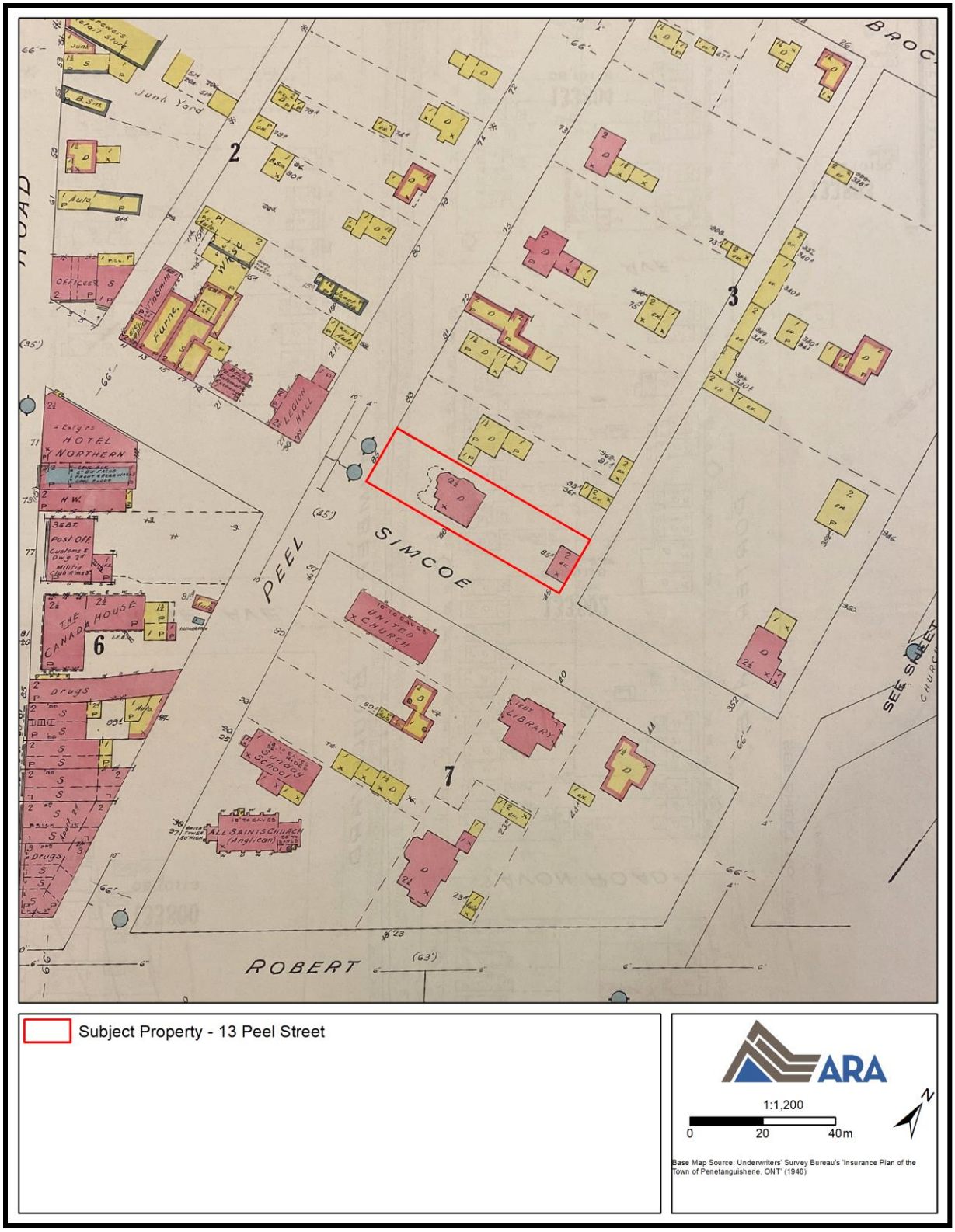
Map 4: Subject Property Shown on 1871 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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 a 1946 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1946)



Map 8: 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 Peel Street according to O. Reg. 9/06, can be found below in Table 3.

Table 3: Evaluation of 13 Peel 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 Peel Street contains a representative example of a Queen Anne architectural style residence that features Edwardian architectural detailing. The two-and-a-half storey residential building has an irregular plan and a steeply pitched, combination roofline which includes a bellcast, Dutch gable hip roof intersecting with a bellcast hip and valley roofline and connects to bellcast gable rooflines on the façade, north elevation and south elevation. The residence has several elaborate decorative elements including bracketing with sun-motifs, fish-scale shingle cladding, decorative woodwork and most prominently, an open porch with strong Classical detailing that spans the length of the façade. The residence's asymmetrical composition and elaborate decorative detailing convey a sense of playfulness that is typical of Queen Anne design. The smooth brick masonry with fine joints and large, relatively plain, flat arch lintels and Classical detailing showcase elements of the more restrained Edwardian Classicism style. The two-storey auxiliary building on the property corresponds with the residence with a steep hip roof that matches the pitch of the residence and red brick exterior with a stone foundation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	13 Peel Street is a well-built house but 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 Peel 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 Peel Street is associated with Dr. Patrick McDonald, a local physician and the head of the town's Medical Health Board. Dr. Patrick McDonald was born in Glengarry, Ontario and graduated from McGill University in 1893. After moving to Penetanguishene in 1897, Dr. McDonald worked as a doctor in the town and built the residence

Description	Criteria Met Yes/No	Value
		at 13 Peel Street (the subject property) in 1909 as a house for himself, his wife Teresa, and their five children. Dr. Patrick McDonald played an important role in social and civic matters which contributed to the educational growth and health of the Town. McDonald served as the chairman of the High School Board of Penetanguishene, and as the chairman of the Town's Medical Health Board. In addition, Dr. McDonald also served on the committee that was responsible for the completion of St. Anne's Memorial Church and was mentioned by Archbishop of Toronto Denis O'Connor for those efforts.
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	No	13 Peel Street does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of aspects of the community's history.
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 Peel 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 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 13 Peel Street is a large residential building located on a residential block adjacent to the commercial core and civic buildings along Simcoe Street. 13 Peel Street's prominent positioning, scale, massing and architectural detailing contribute and support the legibility and character of the historic village.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	13 Peel Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 13 Peel Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 13 Peel Street is not visually linked to its surroundings.
The property has contextual value because it is a landmark	No	13 Peel Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 4: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
13 Peel Street is a representative example of the Queen Anne architectural style with Edwardian Classicism architectural detailing.	• Two-and-a-half storey, irregular plan Queen Anne style building with Edwardian Classicism architectural detailing • Steeply pitched combination roofline • Overhanging eaves with wood board soffit, wooden bed moulding and decorative brackets with sun burst motif • Brick masonry envelope with decorative brick details including brick banding and projecting course above lintels • Two-storey canted wall • Large plain concrete lintels • Palladian window on façade gable end • Fish scale shingle cladding and dentil work on gable ends • Leaded glass windows • Open porch with stone masonry base, composite columns and wooden entablature with dentil work • Two-storey brick garage
13 Peel Street is historically associated with Dr. Patrick McDonald, a local physician and civic volunteer.	• Two-and-a-half storey brick Queen Anne style building with Edwardian Classicism architectural detailing • Location on the northeastern corner of the intersection of Peel and Simcoe Street
13 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene.	• Two-and-a-half storey brick Queen Anne style building with Edwardian Classicism architectural detailing • Two-storey brick garage • Location on the northeastern corner of the intersection of Peel and Simcoe Street

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

13 Peel Street is located on the northeast corner of the intersection of Peel and Simcoe Street in the Town of Penetanguishene and consists of a two-and-a-half storey Queen Anne building with Edwardian detailing constructed in 1909.

Statement of Cultural Heritage Value or Interest

13 Peel Street is a representative example of the Queen Anne architectural style with Edwardian Classicism detailing. The two-and-a-half storey residential building has an irregular plan and a steeply pitched, combination roofline which includes a bellcast, Dutch gable hip roof intersecting with a bellcast hip and valley roofline and connects to bellcast gable rooflines on the façade, north elevation and south elevation. The residence has several elaborate decorative elements including bracketing with sun-motifs, fish-scale shingle cladding, decorative woodwork and most prominently an open porch with strong Classical detailing that spans the length of the façade. The residence's asymmetrical composition and elaborate decorative detailing convey a sense of playfulness that is typical of Queen Anne design. However, the smooth brick masonry

with fine joints, large, relatively plain, flat arch lintels and use of Classical detailing showcase elements of the more restrained Edwardian Classicism style. The two-storey auxiliary building on the property corresponds with the residence with a steep hip roof that matches the pitch of the residence and red brick exterior with a stone foundation.

13 Peel Street is associated with Dr. Patrick McDonald, a local physician and the head of the town's Medical Health Board. Dr. Patrick McDonald was born in Glengarry, Ontario and graduated from McGill University in 1893. After moving to Penetanguishene in 1897, Dr. McDonald worked as a doctor in the town and built the residence at 13 Peel Street (the subject property) in 1909 as a house for himself, his wife Teresa, and their five children. Dr. Patrick McDonald played an important role in social and civic matters which contributed to the educational growth and health of the Town. McDonald served as the chairman of the High School Board of Penetanguishene, and as the chairman of the Town's Medical Health Board. In addition, Dr. McDonald also served on the committee that was responsible for the completion of St. Anne's Memorial Church and was mentioned by Archbishop of Toronto Denis O'Connor for those efforts.

13 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 13 Peel Street is a large residential building located on a residential block adjacent to the commercial core and civic buildings along Simcoe Street. 13 Peel Street's prominent positioning, scale, massing and architectural detailing contribute and support the legibility and character of the historic village.

Cultural Heritage Attributes

13 Peel Street is a representative example of the Queen Anne architectural style with Edwardian Classicism detailing. The property contains the following heritage attributes that reflects this value:

- Two-and-a-half storey, irregular plan Queen Anne style building with Edwardian Classicism architectural detailing
- Steeply pitched combination roofline
- Overhanging eaves with wood board soffit, wooden bed moulding and decorative brackets with sun burst motif
- Brick masonry envelope with decorative brick details including brick banding and projecting course above lintels
- Two-storey canted wall
- Large, plain concrete lintels
- Palladian window on façade gable end
- Fish scale shingle cladding and dentil work on gable ends
- Leaded glass windows
- Open porch with stone masonry base, composite columns and wooden entablature with dentil work
- Two-storey brick garage

13 Peel Street is historically associated with Dr. Patrick McDonald, a local physician and civic volunteer. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey, irregular plan Queen Anne style building with Edwardian Classicism architectural detailing
- Location on the northeastern corner of Peel and Simcoe Street

13 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene.

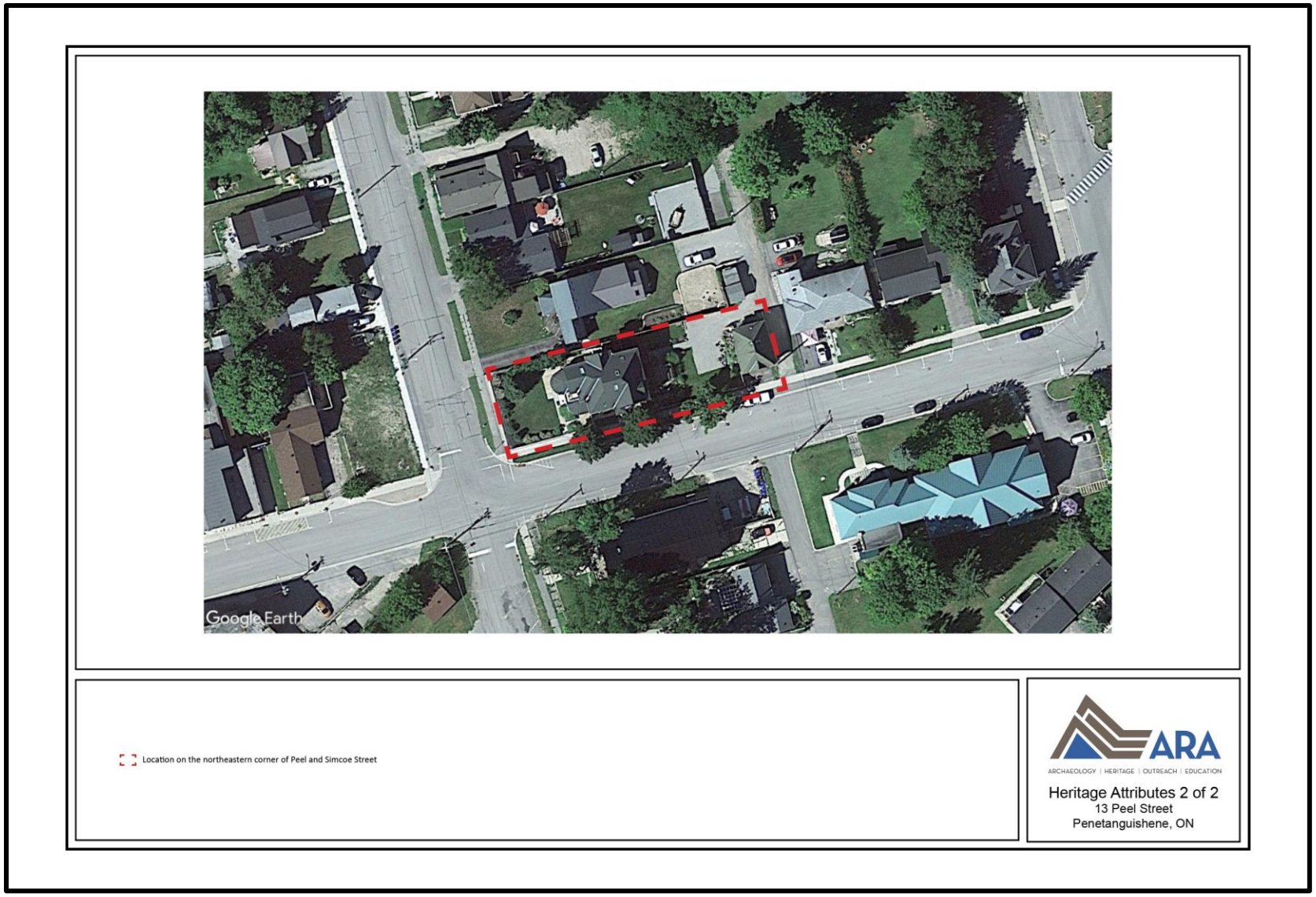
- Two-and-a-half storey, irregular plan Queen Anne style building with Edwardian Classicism architectural detailing
- Two-storey brick garage
- Overall massing, setback and decorative details
- Location on the northeastern corner of the intersection of Peel and Simcoe Street

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 0.



Map 9: Map 1 of 2 Showing 13 Peel Street's Heritage Attributes



Map 10: Map 2 of 2 Showing13 Peel Street's Heritage Attributes

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 Peel Street meets three 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: Historic Photos

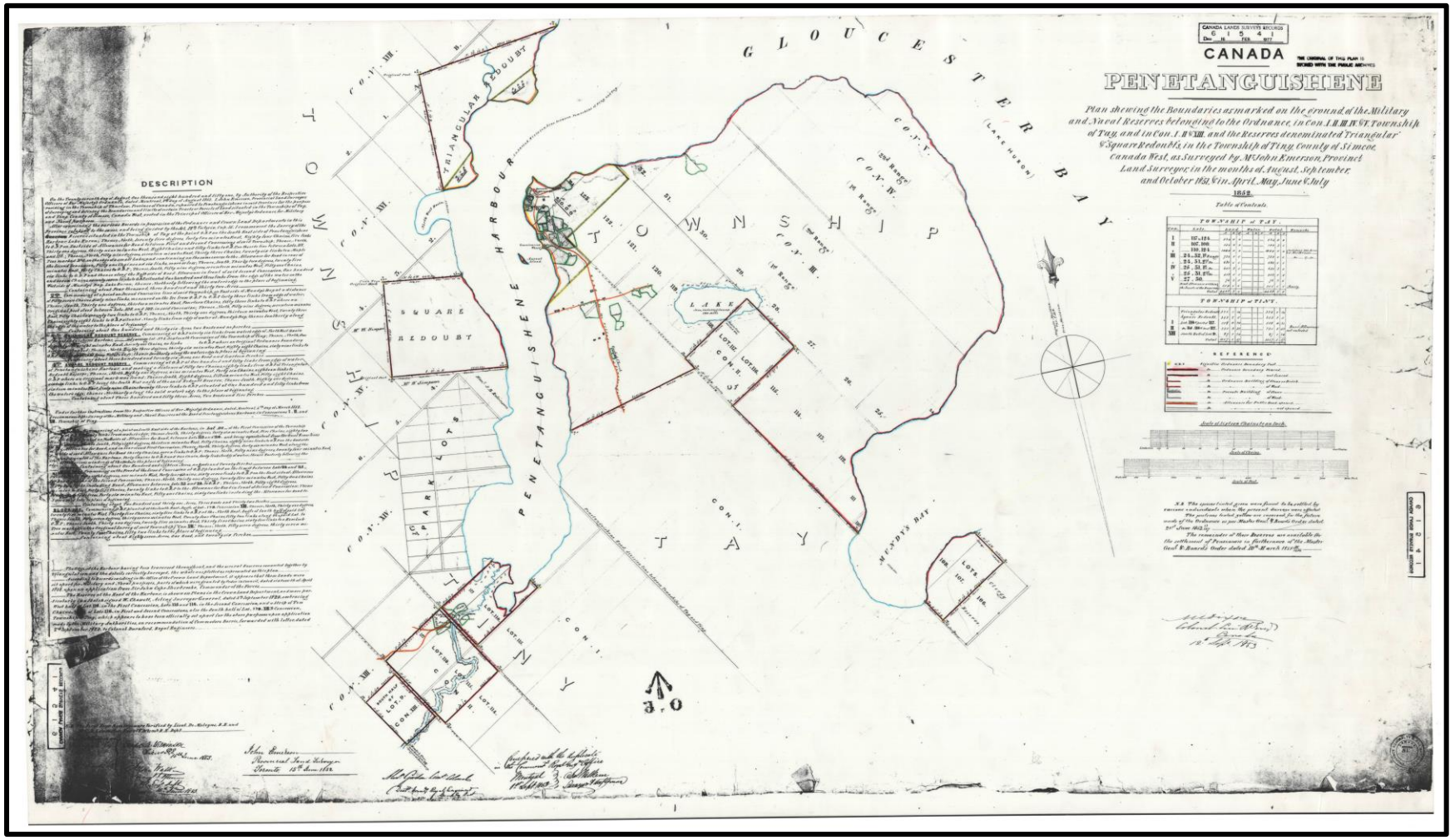
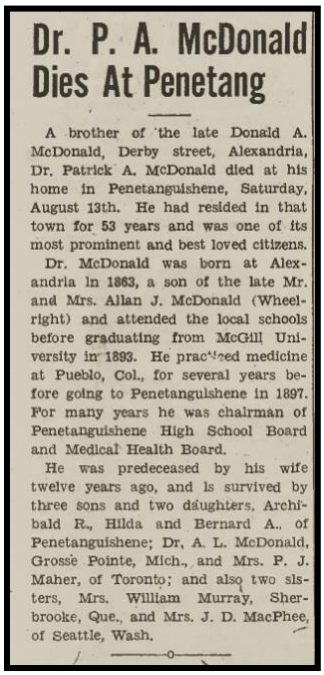


Figure 1: 1852 Map of Penetanguishene Plan Showing Peel Street (LAC 1852)



Figure 2: Undated Photograph of 13 Peel Street
(Dubeau 2015)



Dr. P. A. McDonald Dies At Penetang

A brother of the late Donald A. McDonald, Derby street, Alexandria, Dr. Patrick A. McDonald died at his home in Penetanguishene, Saturday, August 13th. He had resided in that town for 53 years and was one of its most prominent and best loved citizens.

Dr. McDonald was born at Alexandria in 1863, a son of the late Mr. and Mrs. Allan J. McDonald (Wheelright) and attended the local schools before graduating from McGill University in 1893. He practiced medicine at Pueblo, Col., for several years before going to Penetanguishene in 1897. For many years he was chairman of Penetanguishene High School Board and Medical Health Board.

He was predeceased by his wife twelve years ago, and is survived by three sons and two daughters, Archibald R., Hilda and Bernard A., of Penetanguishene; Dr. A. L. McDonald, Grosse Pointe, Mich., and Mrs. P. J. Maher, of Toronto; and also two sisters, Mrs. William Murray, Sherbrooke, Que., and Mrs. J. D. MacPhee, of Seattle, Wash.

Figure 3: Obituary for Dr. Patrick McDonald
(The Glengarry News 1949)