ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

Evaluation of 21 Peel Street According to *Ontario Regulation 9/06* Town of Penetanguishene

Prepared for
Town of Penetanguishene
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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
LACAC - Local Architectural Conservation Advisory Committee
MCM – Ministry of Citizenship and Multiculturalism
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 21 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.

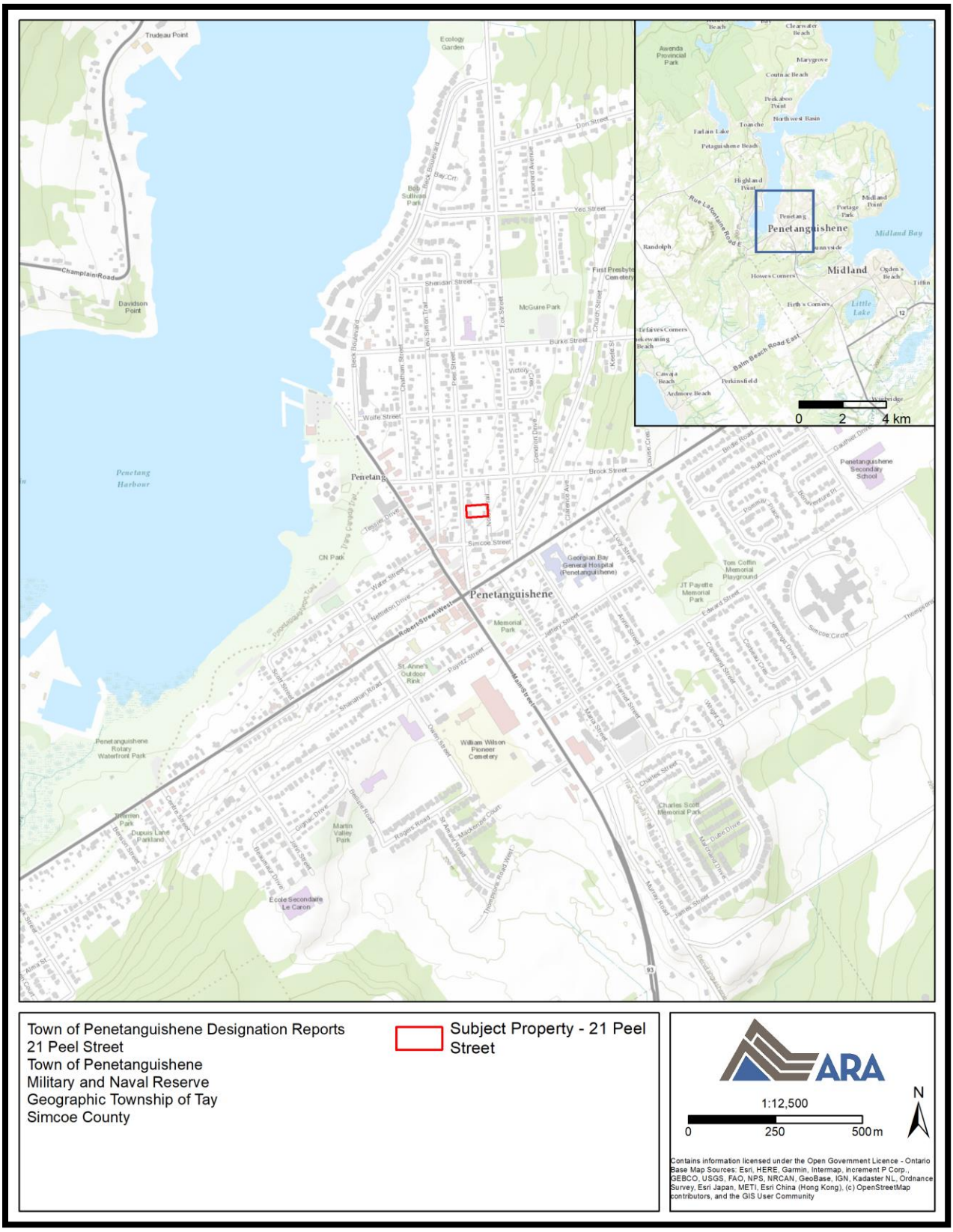
In May 2023, Town staff held a workshop with the owners of the listed properties to provide information about the heritage designation process. Town staff also mailed letters to the property owners in March 2024. Town staff intend to provide additional consultation once the reports are completed. This 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 21 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: 21 Peel Street, Town of Penetanguishene, ON
Alternative Name: George Robinson House
Legal Description: LOT 38 E/S PEEL STREET, PLAN 36, TOWN OF 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 21 Peel Street
(Photo taken April 11, 2024; Facing East)



Image 2: Northwest Corner of 21 Peel Street
(Photo taken April 11, 2024; Facing Southeast)



Image 3: Southwest Corner of 21 Peel Street
(Photo taken April 11 ,2024; Facing Northeast)



Image 4: Rear Elevation of 21 Peel Street
(Photo taken on April 11, 2024; Facing Southwest)



Image 5: Detail of Frontispiece of 21 Peel Street
(Photo taken on April 11, 2024; Facing East)



Image 6: Detail of Front Entrance Opening of 21 Peel Street
(Photo taken April 11, 2024; Facing East)



Image 7: Detail of Cornice and Typical Window Opening of 21 Peel Street
(Photo taken April 11, 2024; Facing East)



Image 8: Detail of Water table and Foundation of 21 Peel Street
(Photo taken April 11,2024; Facing Southeast)



Image 9: Detail of Retaining Wall in front of 21 Peel Street
(Photo taken on April 11,2024; Facing North)

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003 and Ricketts et al. 2011). While inspired by classical architecture forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

> *For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident* (1990:58).

According to Ricketts et al. the style was "popular for nearly a century from the 1830s until 1920s" (2011:81) with a surge in popularity in the mid to late 19th century. In Ontario, Italianate designs can be seen throughout any community and will include both residential and commercial application. From simple farmhouses to decorative mansions, and modest storefronts to elaborate commercial block, Italianate architecture is present in any community regardless of size.

The increase in popularity of Italianate architecture as a choice for residential architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the design book, The Canada Farmer. became a distinct Ontario vernacular. As outlined by Blumenson,

> *A vernacular version of the Italianate style … was introduced when the Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would no prefer something more classical in form … the house possesses the traditional Georgian balance and square shape, but when comparted to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style* (1990:58).

The flexibility of the plans outlined in these design books including the ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features which could be applied to commercial or residential buildings. The wide variation of the stylistic elements associated with the style had an overall tendency to stylize and exaggerate building features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to this style, often referred to as the "bracketed" style (Fram 2003).

Features associated with Italianate residential architectural style include:

> *Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style…These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof…Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside* (Ricketts et al. 2011:82)

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate residential architecture:

> *High-style examples are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at corners Exaggerated windows cornices based on the stilted segmental arch are also very popular* (1990:58)*.*

In Ontario, Italianate residential designs can be found on almost any 19th century main street as well as in urban and rural areas.

A description of the architecture/design of 21 Peel Street is as follows:

- Two-storey, residential building with a symmetrical façade following a rectangular floor plan (Image 1, Image 2, Image 3, Image 4)
- Hip roof (Image 1, Image 2, Image 3)
    - Roofline includes a small frieze board and a plain fascia board
    - Roofline overhangs slightly and includes aluminum clad modern soffit
    - Roof is clad in asphalt shingles with a modern drainage system with ventilation caps, downspouts and eavestroughs
    - Roofline includes a small gabled dormer along the south elevation (Image 3)
- Appears to be a mass masonry envelope comprised of red brick coursed in a common bond (Image 1, Image 2, Image 3, Image 4, Image 7)
    - Envelope is framed by projecting brick courses positioned along the buildings' corners, foundation and along the top of each storey
- Building sits on a stone foundation (Image 8)
    - Foundation stones have been squared and laid in a random ashlar pattern
- Symmetrical façade with a projecting frontispiece
    - Single rectangular entrance opening on façade framed with wood surrounds (Image 5, Image 6)
    - Opening contains a contemporary single door and a screen door
    - Entrance is accessed by a small concrete staircase with metal railings
- Segmentally arched window openings with tin clad sills (Image 1, Image 2, Image 3, Image 4, Image 7)
    - Segmental arch is comprised of brick laid in header bond
    - Window openings contain contemporary sash style windows with applied grilles
- One-and-a-half-storey rear addition with a shed and side gable roof clad in horizontal siding (Image 3, Image 4)
    - Rear addition appears to be a frame construction

    - Rectangular window openings with modern windows
    - Roof is finished with asphalt shingles
- Building has a narrow set back from roadway, consistent with buildings along Peel Street (Image 1, Image 2, Image 3)
    - Paved driveways are located along the north and south elevation of the building wrap around the rear of the property
    - One-storey outbuilding with a gable roof is located at the rear of the house, along the east property boundary
- Yard is landscaped (Image 1, Image 2, Image 9)
    - Property is framed by a matured hedging along Peel Street and four tall cedar trees are placed along the façade.
    - A prominent mortared stone retaining wall frames the building along Peel Street and towards the north elevation. Wall is composed of granite masonry units and is capped with concrete forming a rounded top edge

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), *Ontario Architecture* (Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984) the subject building exhibits many of the characteristics of Italianate design and can therefore be considered a representative example of a modest interpretation of the Italianate style (see Table 1).

Table 1: Characteristics of Italianate Residential Architecture
(Adapted from Blumenson 1990; Fram 2003; Rickets et al. 2011; McAlester 1984)

Characteristics of Residential Italianate Architecture	Characteristics of 21 Peel Street
Two to two-and-a-half storeys (rarely one storey)	Yes
Square, rectangular or L-shaped plan	Yes
Rhythmic and/or balanced façade	Yes
Wide overhanging eaves	Yes
Decorative cornice (often classical detailing)	No
Bracketing	No
Tall narrow windows (often paired)	No
Stylized detailing around window and door openings	Yes
Brick or stone construction	Yes
Dichromatic detailing	No
Projecting Frontispiece	Yes
Quoins	No
Cupolas or belvederes (less common)	No

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 2). 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.

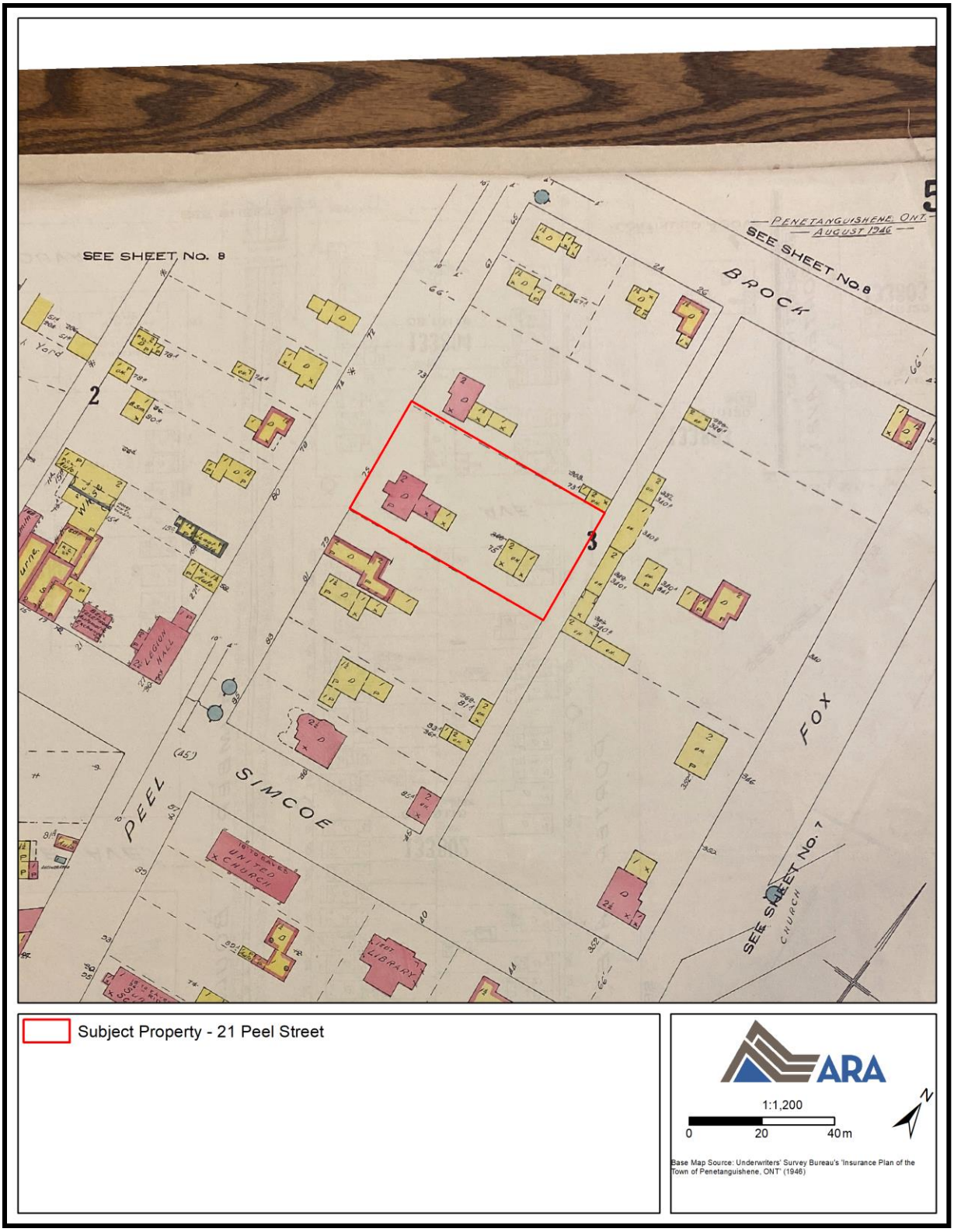
5.2.3 Site Specific History

According to historic maps, historical information provided by the Town, and census data, **the building at 21 Peel Street was built circa 1882 by local physician Dr. B.T. Gahan, and later owned by hotel manager and shop owner George Robinson.** Below is a history of the property from 1857 until present day:

- The land containing the subject property was originally part of Penetanguishene's Military and Naval Reserve. On December 2, 1857, the Crown Patent for Lot 38, Plan 36, which consisted of one-half acre, was granted to William Simpson by the Crown (see Table 2, LRO 51)

- On September 21, 1859, William Simpson sold all of Lot 38 to the Church Society of Toronto, later known as the Anglican Incorporated Synod of the Diocese of Toronto
- An 1871 historical atlas indicates that the subject property was located in a surveyed city block on the east side of Peel Street (see Map 4). It appears that a road to the "English Church" (Anglican Church) and the military garrison cut through part of the subject property, which indicates that there was likely not a building on the subject property at that time. Individual lots and lot owners were not listed, nor is any building indicated on the map. Local landmarks around the subject property include Penetanguishene Bay and the harbourfront, which was located to the west and northwest of 21 Peel Street
    - 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
- On June 1, 1881, the Anglican Diocese sold all of Lot 38 to Fanny and Beresford Gahan, but the transaction was not registered until 1902
    - Beresford Townsend Gahan was born in India in 1844, to Robert and Anne Gahan (Ancestry 1878)
    - He worked as a doctor in Penetanguishene, an 1889 Simcoe County directory listed him as a physician but did not give the address of his practice or his personal residence (Union Publishing 1889, Town of Penetanguishene 2023)
    - He married Fanny G. Strike on September 12, 1878, in Toronto (Ancestry 1878)
    - According to the Local Architectural Conservation Advisory Committee (LACAC) files maintained by the Town of Penetanguishene, **the subject property at 21 Peel Street was constructed in 1882 as a residence for Dr. B.T. Gahan and the Gahan family** (Town of Penetanguishene 2023)
    - The 1891 Canada Census indicates that Beresford Gahan, a 47-year-old medical doctor, lived in a two-storey, ten room brick house with his family. The residence mentioned in the census describes the subject property, indicating it was extant by that time (LAC 1891)
    - By 1898, Dr. Gahan and his family were living in British Columbia (Henderson Publishing 1898)
- 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 on the east side of Peel Street. There are no buildings indicated on the map, including within the subject property, and Penetanguishene Bay was located a short distance to the west and northwest of the subject property
- The Gahans sold the subject property to Albert McCartney, a druggist who may have operated a business in nearby Midland, Ontario, on April 29, 1896 (Town of Penetanguishene 2023)
- On June 20, 1902, the administrators of Albert McCartney's estate sold the subject property to George Robinson for $1,500
    - Genealogical data for George Robinson (see Figure 2) was not available digitally but according to his headstone he was born in 1861 (Find A Grave 2024)
    - He married Mary Ethel Beck (1869-1954), and they had three children: William (Bill), Lucille, and Margaret (LAC 1921, Find A Grave 2023)
    - George Robinson worked as a manager at the Penetanguishene Summer Hotel, sometimes simply called "The Penetanguishene," which was built in 1889 on the current site of Huronia Park to take advantage of tourism to Georgian Bay (Town of Penetanguishene 2023)

        - Initially George's father-in-law, Charles Beck, expressed disapproved of Robinson's marriage to his daughter Mary, as Mr. Beck thought George Robinson was below the Beck's social station (Town of Penetanguishene 2023)
    - The Penetanguishene Summer Hotel burned down in 1917, and George Robinson became a tailor-merchant (Town of Penetanguishene 2023)
    - Photographs of George Robinson and his family in the early 20th century at the subject property can be seen in Figure 3 through Figure 5
    - The 1921 Census of Canada listed George Robinson as a 55-year-old merchant who lived in a brick house at 61 Peel Street with his wife Mary and their three children (LAC 1921)
    - George Robinson served on the Penetanguishene Town Council in 1905 and in 1915 – 1916 (Town of Penetanguishene 2023)
    - George Robinson lived in the subject property until his death, and his wife and daughter lived at 21 Peel Street until 1951 (Town of Penetanguishene 2023)
    - George Robinson died in 1948, and was buried in the Penetanguishene Presbyterian Cemetery (Find A Grave 2024)
- A 1912 Fire Insurance Plan (FIP) shows the subject property with the civic address 2 Peel Street (see Map 6)
    - The building depicted on the FIP consists of a rectangular plan, two-storey brick building with a rear wing consisting of a one storey brick section and a one storey frame section
    - The map indicates that was also a two-storey concrete outbuilding on the parcel with a civic address of 300 on an unnamed alley, known today as Norse Trail. The outbuilding has two one-storey additions, one on the north elevation and the other on the rear elevation
- The subject property on a 1946 FIP reflects similar conditions as described in the 1912 FIP. The civic address however has changed to 75 Peel Street. In 1946. the property consisted of a two-storey brick building with a one storey brick addition and an adjoining one-storey frame addition (see



Map 7). There was a two-storey frame outbuilding with a one-storey rear addition and its own civic address of 75A Peel Street at the rear of the property lot

- On August 9, 1947, George Robinson's will went to probate in favour of his wife, Mary Robinson. Their executors conveyed the subject property to Joseph and Marie Desrochers on December 24, 1950
- A 1954 aerial photograph indicates that the subject property was located on the east side of Peel Street, north 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
- The property remained in the Desrochers family through 1988, when the ownership transferred to David G. Desrochers from Louis and Vivian Desrochers on April 6, 1988.

A full list of property owners can be found in Table 2.

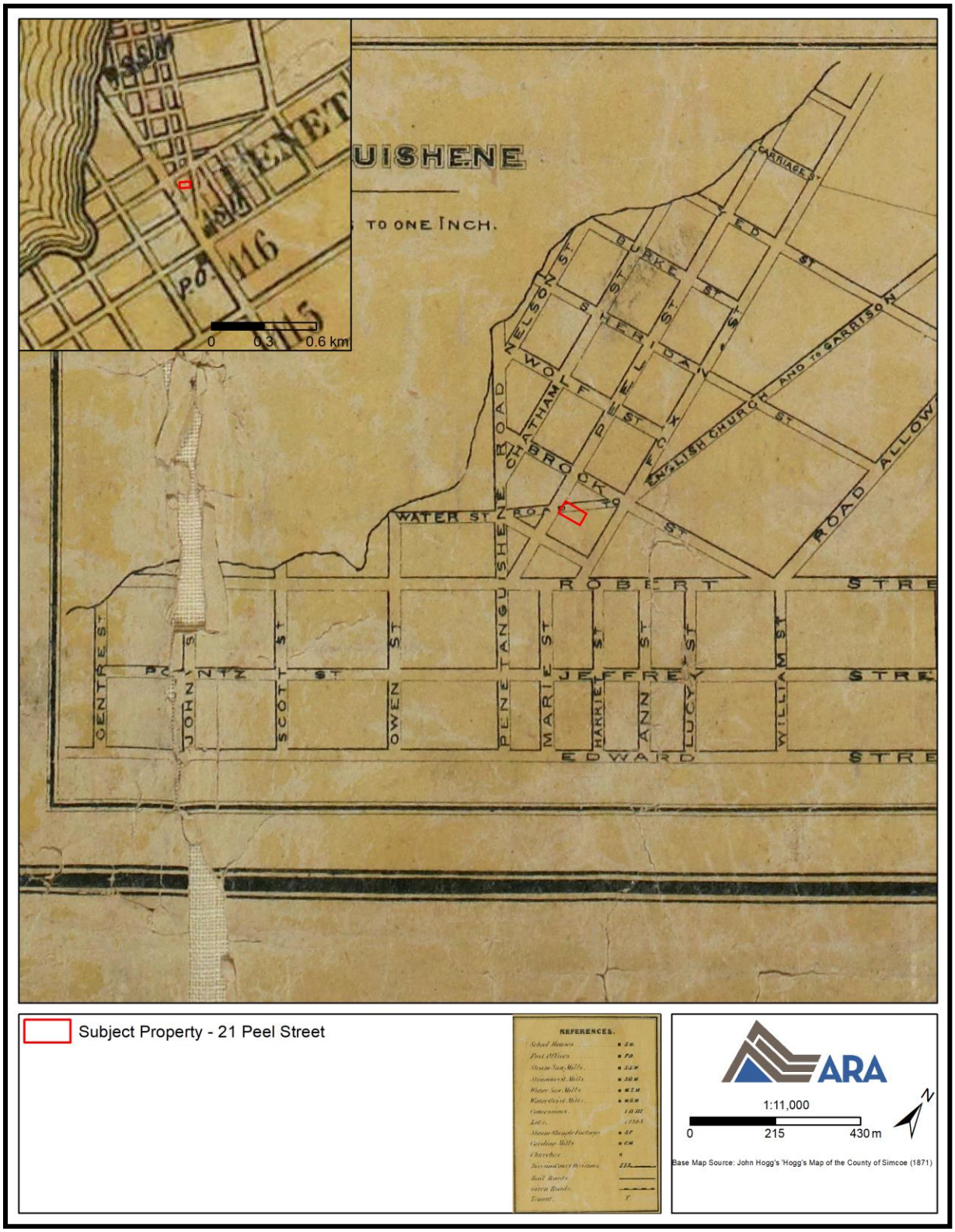
Table 2: Summary of Property Ownership at 21 Peel Street (LRO #51)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	2 Dec 1857	The Crown	William Simpson	All Lot 38, ½ ac
29186	B&S	21 Sep 1859	William Simpson	Church Society of Toronto	All Lot
2366	B&S	1 Jun 1881 (reg. 1902)	Incorporated Synod of the Diocese of Toronto (formerly Church Society)	Fanny and Beresford Gehan	All Lot
1752	B&S	29 Apr 1896	Fanny and Beresford Gehan	Albert McCartney	All Lot
2380	B&S	20 Jun 1902	Admr of Albert McCartney	George Robinson	All Lot, ½ ac, $1500
17241	Probate	9 Aug 1947	George Robinson	Mary Robinson	All Lot
10009	Conveyance	24 Dec 1950	Exrs of George and Mary Robinson	Joseph and Marie Desrochers	All Lot
50282	Grant	16 Nov 1955	Joseph Desrochers	Marie L. Desrochers, wife of grantor	All Lot
705956	Grant	15 Apr 1980	Marie L. Desrochers, widow	Desrochers Developments Ltd	All Lot
708903	Grant	25 Jun 1980	Desrochers Developments	Louis A. and Vivian P. Desrochers	All Lot
995771	Transfer	6 Apr 1988	Louis and Vivian Desrochers	David Gerard Desrochers	All Lot, $115,000

5.3 Context

- Located at 21 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.
    - These roadways consist of primarily 19th and early 20th century residences and include a variety of architectural styles.
- The building is situated along the east side of Peel Street.
    - Peel Street is a secondary two-lane asphalt road situated on a north-south axis. A cross section of the roadway includes concrete curbs, concrete sidewalk, and a modern sewage system.
    - Mature trees are placed sporadically along the roadway.
    - Peel Street declines as it leads north, this change in elevation is evident on the subject property by the height of the stone retaining wall along Peel Street.
- The Peel 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.
    - Many of the lot boundaries and structures as depicted along Peel Street in the 1912 FIP are currently extant today.
        - Due to the modest nature and frame construction of many residences along Peel Street, the exteriors of many residences in the historic streetscape have been modified from their original design. Brick structures, such as 21 Peel that have retained their original exterior cladding often stand out in the streetscape as maintaining their historic appearance.

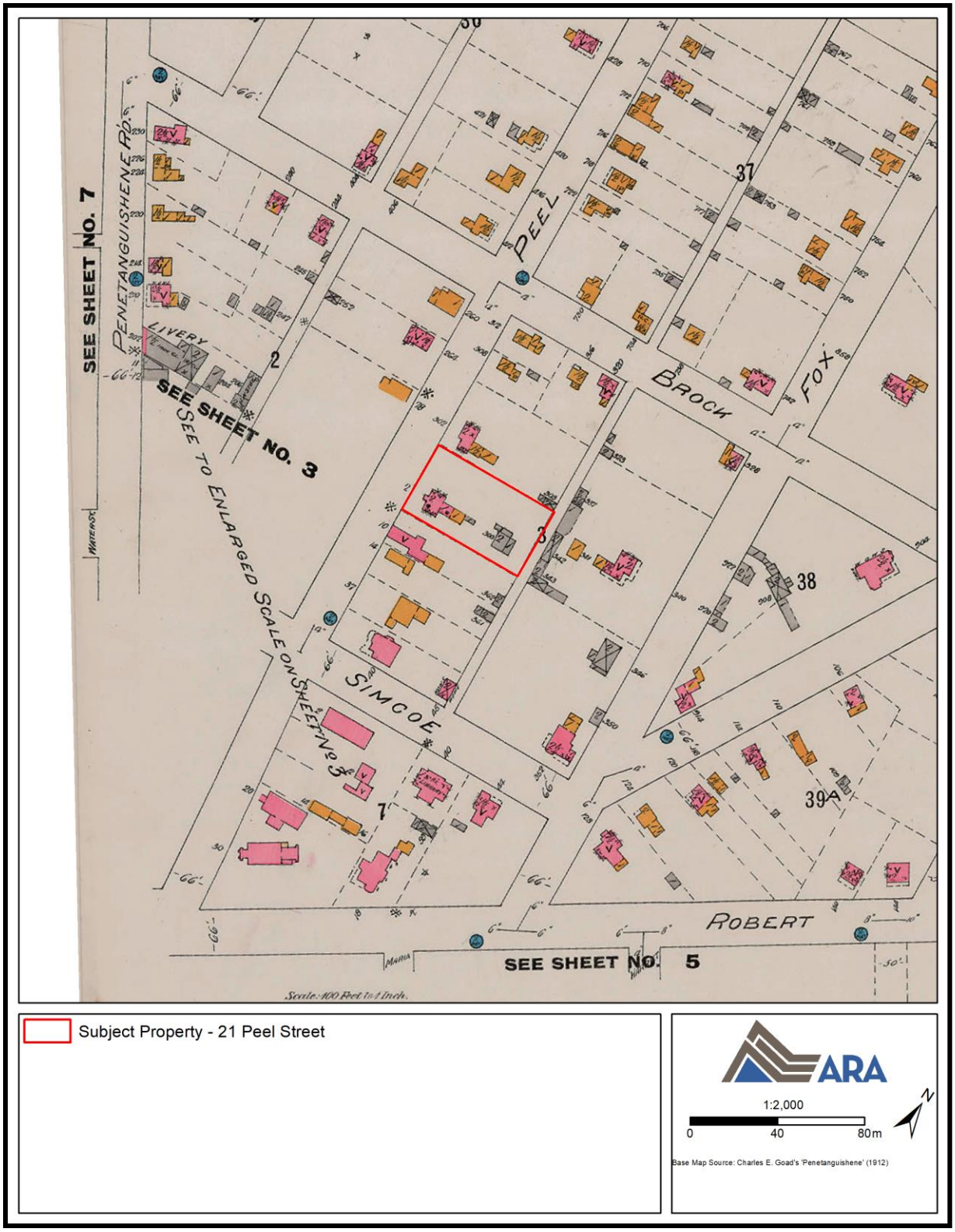
6.0 MAPS



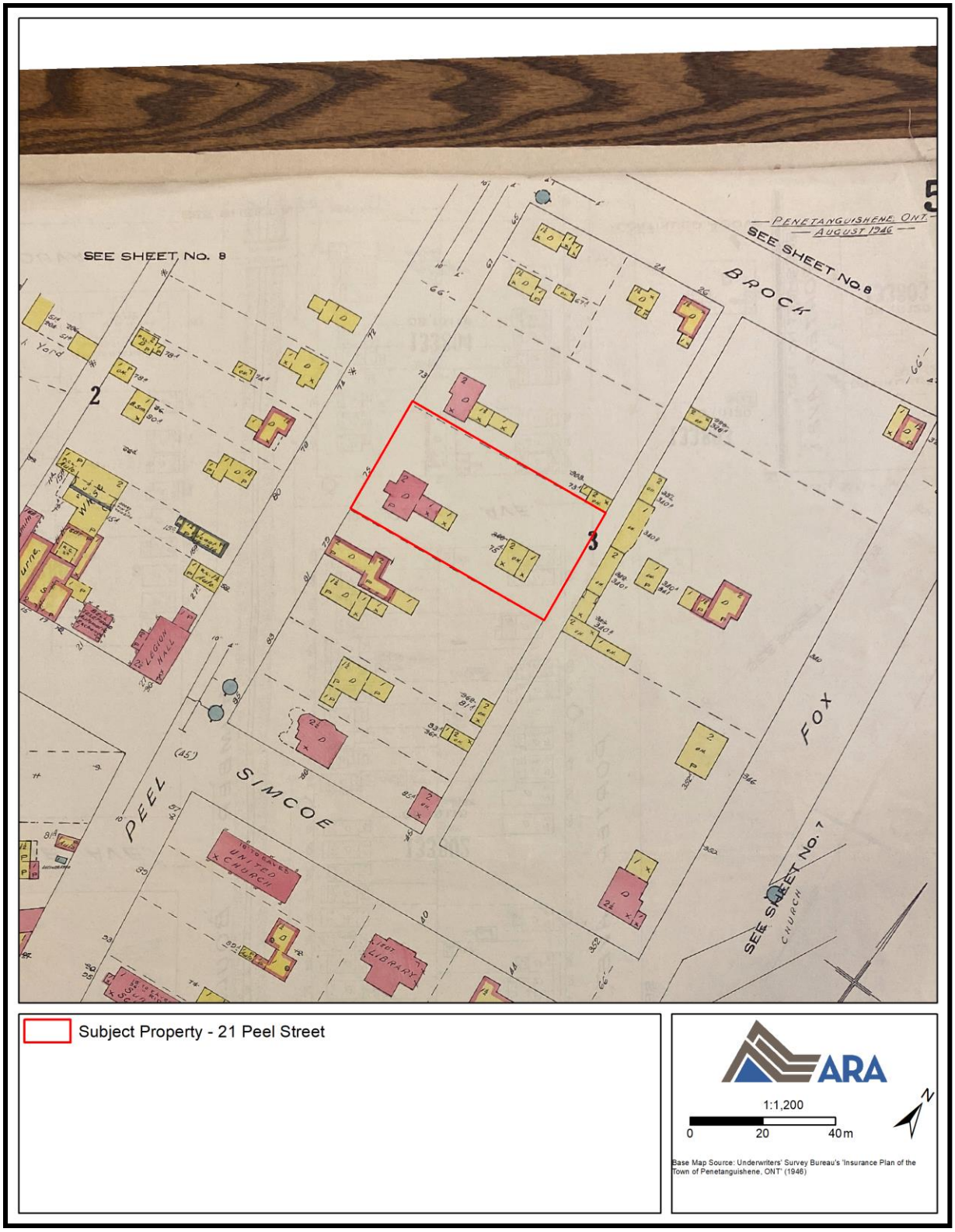
Map 4: Subject Property Shown on 1871 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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 1912)



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

Table 3: Evaluation of 21 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	21 Peel Street is a representative example of a modest interpretation of the Italianate architectural style. While lacking some of the elaborate decoration associated with Italianate architecture, the two-storey rectangular plan building maintains the form and massing associated with the style. 21 Peel Street has a hip roof with a symmetrical façade and is constructed of red brick masonry with a prominent frontispiece containing the façade entrance. The brick masonry, which rests on a random ashlar stone foundation, features protruding brick courses along the corners of the building and frontispiece, above the foundation and along the top of each storey. In the absence of quoins and dichromatic brick typically seen in Italianate buildings, this brick detail accentuates the edges and massing of the structure.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	21 Peel 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	21 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	21 Peel Street is associated with Dr. B.T. Gahan, who constructed the house, and George Robinson, a hotel manager who occupied it with his family between 1902 and 1951. Dr. Beresford T. Gahan was a local physician who was born in India in 1844. He moved from Penetanguishene to Toronto, where he worked as a doctor and constructed the house at 21 Peel Street in 1882 as a private residence for himself and his family. Dr. Gahan sold the property to a druggist in 1896 and moved to British Columbia. 21 Peel Street was purchased by hotel manager George Robinson in 1902. George Robinson managed The Penetanguishene Summer Hotel, a well-appointed inn constructed in 1889 to cater to Georgian Bay's summer tourist industry of the late 19th century. The hotel burned down in 1917, and George Robinson became a merchant-tailor. George Robinson was

Description	Criteria Met Yes/No	Value
		civically minded and served on the Penetanguishene Town Council in 1905 and again in 1915-1916. George Robinson lived in the house at 21 Peel Street until his death in 1948, and his wife Mary and daughter Margaret continued to occupy the property until 1951.
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	21 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	21 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	21 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 21 Peel Street is located within a residential block developed in the 19th century. While many residences along Peel Street have been modified, 21 Peel Street's materials, scale, massing and architectural detailing maintain, contribute and support the legibility and character of Penetanguishene as a historic village.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	21 Peel Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 21 Peel Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 21 Peel Street is not visually linked to its surroundings.
The property has contextual value because it is a landmark	No	21 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
21 Peel Street is a representative example of the Italianate style.	• Two-storey Italianate building • Rectangular plan • Hip roof • Red brick masonry with projecting courses at corners, above foundation and along top of each storey • Stone foundation • Projecting frontispiece containing the façade entrance • Segmentally arched window openings composed of brick laid in header bond
21 Peel Street is associated with Dr. B.T. Gahan, who constructed the house, and George Robinson, a hotel manager who occupied it with his family between 1902 and 1951.	• Two-storey Italianate house • Location on Peel Street
21 Peel Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene.	• Two-storey Italianate building • Location on Peel Street • Mortared stone retaining wall with concrete cap

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

21 Peel Street is located on the east side of Peel Street in the Town of Penetanguishene and consists of a two-storey modest Italianate residence, with a hip roof, constructed by 1882.

Statement of Cultural Heritage Value or Interest

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

21 Peel Street is associated with Dr. B.T. Gahan, who constructed the house, and George Robinson, a hotel manager who occupied it with his family between 1902 and 1951. Dr. Beresford T. Gahan was a local physician who was born in India in 1844. He moved from Penetanguishene to Toronto, where he worked as a doctor and constructed the house at 21 Peel Street in 1882 as a private residence for himself and his family. Dr. Gahan sold the property to a

druggist in 1896 and moved to British Columbia. 21 Peel Street was purchased by hotel manager George Robinson in 1902. George Robinson managed The Penetanguishene Summer Hotel, a well-appointed inn constructed in 1889 to cater to Georgian Bay's summer tourist industry of the late 19th century. The hotel burned down in 1917, and George Robinson became a merchant-tailor. George Robinson was civically minded and served on the Penetanguishene Town Council in 1905 and again in 1915-1916. George Robinson lived in the house at 21 Peel Street until his death in 1948, and his wife Mary and daughter Margaret continued to occupy the property until 1951.

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

Cultural Heritage Attributes

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

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

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

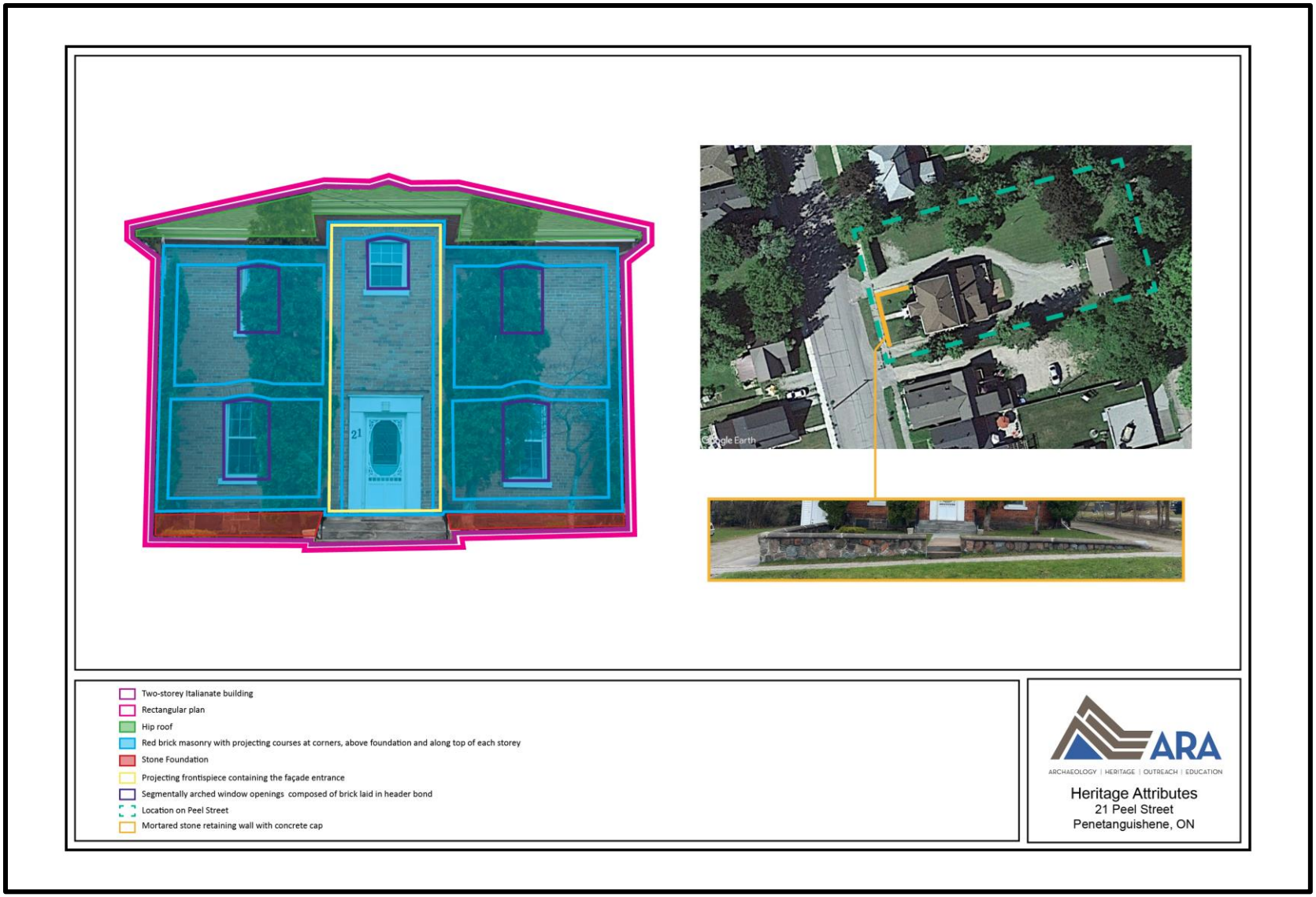
- Two-storey Italianate house
- Location of Peel Street

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

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

10.0 MAP OF HERITAGE ATTRIBUTES

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



Map 9: Heritage Attribute Map of 21 Peel 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. 21 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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2018b *George Robinson, Right, on Front Steps of 21 Peel Street, 1908*. Digital Beck-Robinson Photograph Collection, Catalogue Number 2018005-P46.
2018c *George Robinson and Son Playing in the Snow at 21 Peel Street, 1908*. Digital Beck-Robinson Photograph Collection, Catalogue Number 2018005-P47.
2018d *George Robinson with Children Bill and Lucille at 21 Peel Street, 1910*. Digital Beck-Robinson Photograph Collection, Catalogue Number 2018005-P63.

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Appendix A: Historic Photos

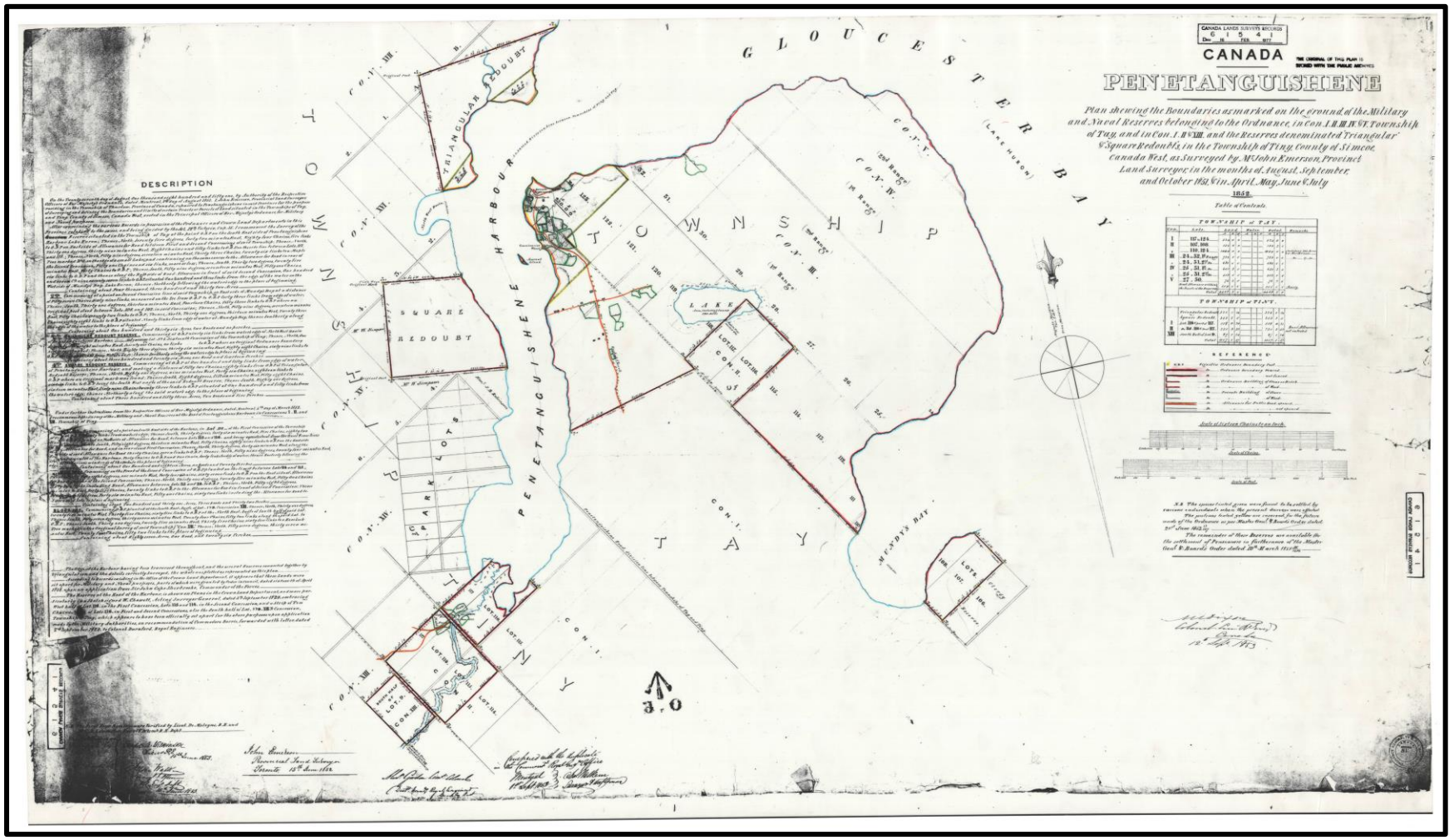


Figure 1: 1852 Map of Penetanguishene Plan Showing Peel Street (LAC 1852)

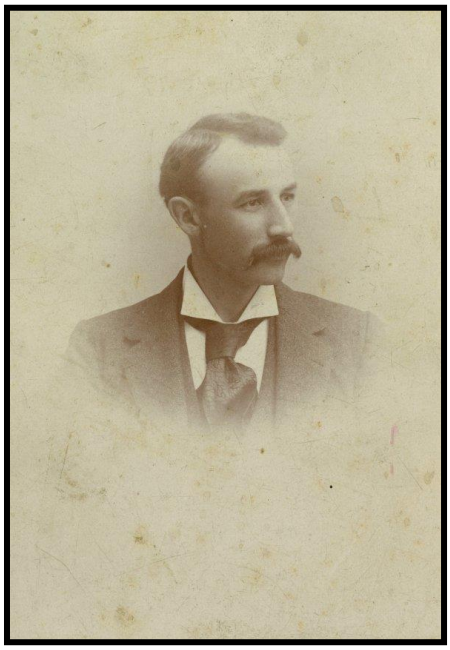


Figure 2: Undated Photograph of George Robinson
(PCMA 2018a)



Figure 3: George Robinson, Right, on Front Steps of 21 Peel Street, 1908
(PCMA 2018b)



Figure 4: George Robinson and Son Playing in the Snow at 21 Peel Street, 1908 (PCMA 2018c)



Figure 5: George Robinson with Children Bill and Lucille at 21 Peel Street, 1910 (PCMA 2018d)