ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

Evaluation of 26 Water Street According to *Ontario Regulation 9/06* Town of Penetanguishene

Prepared for
Town of Penetanguishene
10 Robert Street West
Penetanguishene, ON
L9M 2G2

By
Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

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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
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
PCMA – Penetanguishene Centennial Museum and Archives

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director - Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: A. Bousfield-Bastedo, BA, Dip. Heritage Conservation
Field Survey: A. Savov, BA, Dip. Heritage Conservation, A. Bousfield-Bastedo
Historical Research: R. Hendricks MA
Photography: A. Savov, A. Bousfield-Bastedo
Cartographer: A. Bailey (GIS), K, Crotty (GIS)
Technical Writer: A. Savov
Heritage Attribute Mapping: A. Bousfield-Bastedo

1.0 INTRODUCTION

The Town of Penetanguishene has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 26 Water Street according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22* (*O. Reg.*) to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act* (*OHA*).

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

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

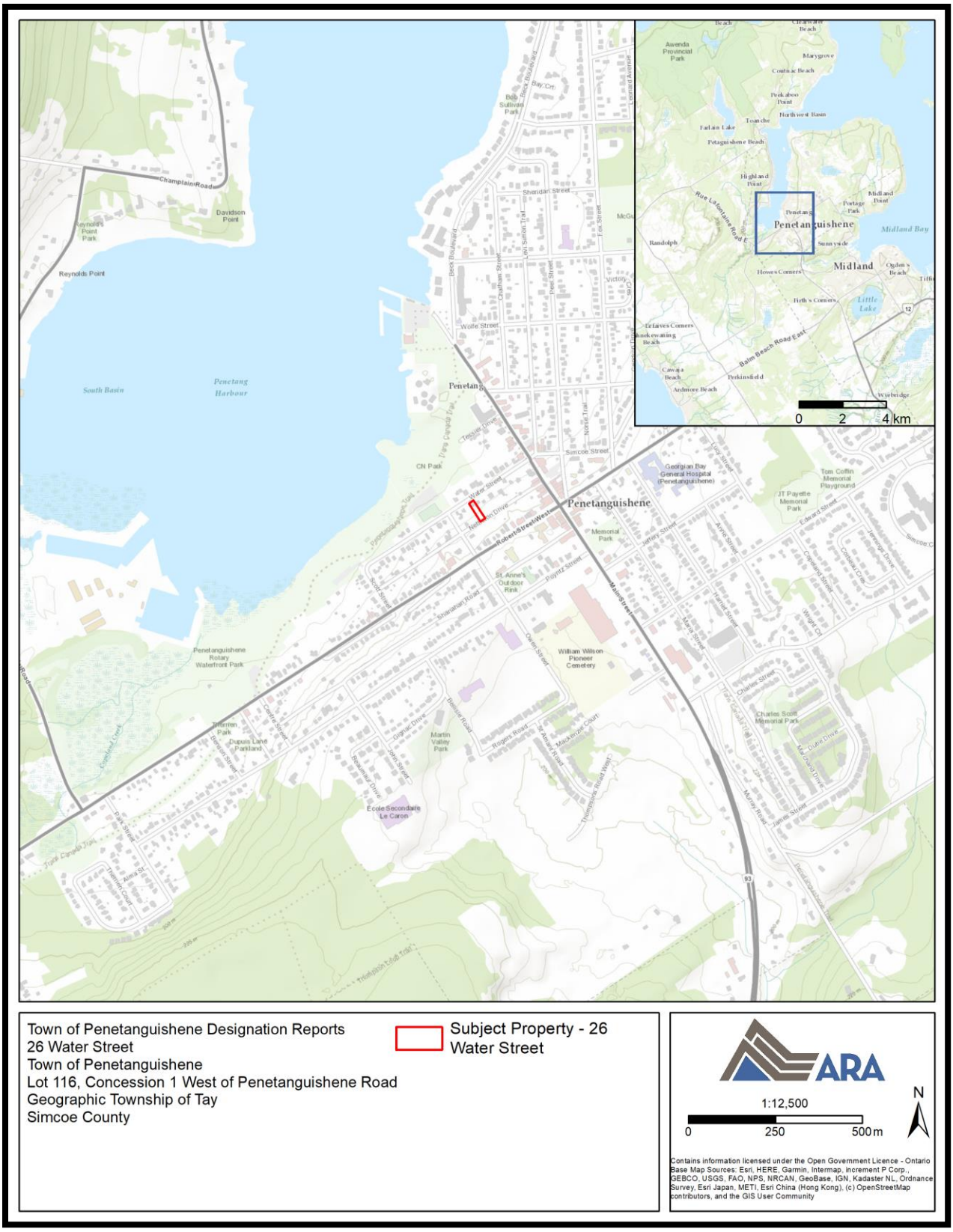
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 26 Water 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: 26 Water Street, Town of Penetanguishene, ON
Alternative Name(s): N/A
Legal Description: Lot 7, South Side Water Street, Plan 9 (37), Town of Penetanguishene

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



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



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

4.0 PHOTOGRAPHS



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



Image 1: 26 Water Street Façade
(Photo taken April 11, 2024; Facing Southeast)



Image 2: 26 Water Street – Northeast Corner and East Elevation
(Photo taken April 11, 2024; Facing South)



Image 3: 26 Water Street – Northwest Corner
(Photo taken April 11, 2024; Facing East)



Image 4: Detail of Bargeboard and Weaved Brick Pattern
(Photo taken on April 11, 2024; Facing Southeast)



Image 5: Detail of Fieldstone Foundation
(Photo taken April 11, 2024; Facing South)



Image 6: Detail of Primary Entrance on Façade
(Photo taken April 11, 2024; Facing Southeast)



Image 7: Detail of Verandah
(Photo taken April 11, 2024; Facing East)



Image 8: 26 Water Street Landscape
(Photo taken on April 11, 2024; Facing South)



Image 9: Contextual View of Subject Property along Water Street
(Photo taken on April 11, 2024; Facing East)

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole "began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows" (1984:200). Over the following century the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they become commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing "in 1842 (Cottage Residences) and in 1850 (The Architecture of Country Houses)" popularized the style (McAlester 1984:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture "first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings" (Ricketts et al. 2011: 55) and had a long and influential history in Ontario.

According to Ricketts et al. "the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects" without losing the quintessential features that distinguish the style (2011:73). As a result, several subcategories of the style emerge in Canada including Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of 19th century) (Ricketts et al. 2011). Not all Gothic Revival architecture is done of such a grand scale as the style's application to smaller more modest residences is also widespread.

> *It is in the more modest middle-class houses located largely in the countryside and small towns of rural Ontario that the influence of the Gothic Revival is truly seen. Promoted in pattern books and in the Canadian Farmer as the most suitable style for rural residences, for both practical and philosophical reasons, the Gothic Revival farmhouse has become almost an icon in Ontario's architectural vocabulary* (Mikel 2004:60)

In Ontario specifically, a vernacular referred to as the Gothic Cottage, also known as the Ontario Cottage, became one of "the most pervasive Ontario residential styles prior to 1950" (Kyles 2016). There are three types of "Ontario Cottages" as outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016) which were commonly used across Ontario. As outlined by Mikel:

> *… the L-shape or T-shape plan [of the Gothic Revival House] provide a commodious house. It could be frame, stone or brick and was generally a one-and-a-half storey building with a large front gable. Decoration varied considerably depending on the time or place.*
>
> *Gables and dormers, decorated vergeboards or gingerbread, finials, bay windows, verandas or porches, quoins, decorated window and door surrounds and windows of various shapes were common elements. Brickwork ranged from buff or red brick to riotous polychromatic designs* (Mikel 2004:60)

The widespread popularity of the Gothic Cottage has resulting in an array of designs across Ontario.

A description of the architecture/design of 26 Water Street is as follows:

- Two-storey residential building with an asymmetrical façade (Map 2, Image 1 – Image 8).
    - "L-shaped" plan with a one-storey addition connected to the rear (south) elevation.
    - Intersecting gable roof with wide front gable peak. The roof is clad in asphalt shingles and finished with a tin clad fascia board, modern soffit, eavestroughs and downspouts.
        - Front gable peak includes a decorative bargeboard
        - Rear addition has side gable roof also clad in asphalt shingles
    - A single brick chimney is located along the west elevation
    - Building had a red brick envelope coursed in a running bond and sits on a stone foundation.
        - Front gable peak features a basketweave brickwork pattern just below the roofline (Image 4).
        - Stone foundation is uncoursed fieldstone. As the building is set within a hill, the stone foundation is prominent along the façade (Image 5)
- A one-storey, raised veranda spans the façade and wraps around to the west elevation (Image 1, Image 3, Image 6, Image 7).
    - Veranda roof is clad in asphalt shingles and extends from the building's gable roofline.
    - The roof is supported by square wood posts with decorative curved woodwork along the top and is constructed on a wood fame desk. Plain squared spindles with a railing enclose the veranda.
    - Veranda includes a flat cornice decorated with rhythmically placed carved wood brackets with a diamond motif placed between each bracket (Image 7)
    - Plain wood board skirting frames the base of the veranda
- The primary entrance is a single doorway located on the façade facing Water Street and is accessed via steps on the veranda. This opening is framed by a segmental arch made of brick voussoirs laid in soldier bond (Image 6).
- A secondary entrance is located on the west elevation contained within the one-storey rear addition. Opening is rectangular and houses a contemporary door (Image 3).
- All of the visible window openings on the brick building are framed by stone sills and segmental arches comprised of a single course of brick voussoirs laid in soldier bond (Image 1 – Image 5).
    - Window openings in the front gable peak are tall, narrow and paired
    - Window openings contain contemporary one-over-one sash style windows and are finished with metal flashing and surrounds.
- The landscape is primarily grassed with a mature tree near the east and rear property lines and ornamental plantings (Image 8 and Image 8).
    - Property lot is elevated from street level but does not include a retaining wall. A contemporary granite walkway with stone staircase leads from Water Street to the primary entranceway of the building
    - Property lot includes a short driveway along the rear of the lot off Nettleton Drive
- Setback from the road in line with property to the east (Image 9).

When examined against the typical characteristics of the Gothic Revival style as outlined in *A Field Guide to American Houses* (McAlester 1984), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online (*Kyles 2016), and *Beautifying the Countryside, Rural and Vernacular Gothic in Late Nineteenth-Century Ontario* (Mace 2013), 26 Water Street

address exhibits many of the characteristics of the design and can therefore be considered a representative example of modest interpretation of the style.(see Table 1).

Table 1: Characteristics of Gothic Revival Architecture
(Adapted from McAlester 1984; Ricketts et al. 2011; Kyles 2016; Mace 2013)

Characteristics of Gothic Revival Architecture	Characteristics of 26 Water Street
One-and-a-half to two-storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes
Generally symmetrical from part to part, though independent parts might be assembled irregularly	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	No
Steeply pitched gables and roof	Yes
Multiple gables	No
Vertical emphasis	No
Projecting or recessed bays	No
Pointed arches for windows and entrances	No
Porches with split post and a shallow roof that spans the facade	Yes
Decorative woodwork (expressed in finials, trim, vergeboard, verandahs or entrances)	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 established, and the boundaries of the county were formally set out in an Act of Parliament (Archives of Ontario 2009). All of the lands were fully surveyed by the mid-1830s, at which time Simcoe District comprised 30 townships. In 1837, an Act of Parliament provided for the issue of a Proclamation to declare Simcoe County as a separate and distinct district (Hunter 1909:236). The Proclamation concerning the Simcoe District was issued in 1843, after the courthouse and jail had been erected (Hunter 1909:236). The size and administrative boundaries of Simcoe County changed several times throughout the 19th century due to land purchases and subsequent administrative reorganization in Upper Canada (Archives of Ontario 2009, NRC 2010a). By 1874 the current boundaries of Simcoe County were established and include the Townships of Adjala, Tecumseth, West Gwillimbury, Tosorontio, Essa, Innisfil, Nottawasaga, Sunnidale, Flos, Vespra, Oro, Medonte, Tiny, Tay, South Orillia, North Orillia and Matchedash.

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

5.2.2 Town of Penetanguishene

Located at the head of Penetanguishene Bay, one of the inlets on the Georgian Bay, Penetanguishene is one of the oldest settlements in Ontario (Bayfield 2012, Town of Penetanguishene 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 6). A 1954 aerial photograph demonstrates that Penetanguishene was well settled, with areas of commercial and industrial development along the lakeshore and residential and agricultural lots located to the east of Penetanguishene Bay (see Map 7). Currently tourism is a major industry, with several sites of interest such as Discovery Harbour and the site of the old naval and military base.

5.2.3 Site Specific History

According to historic maps, local history files maintained by the Town of Penetanguishene, and census data, **the building at 26 Water Street was likely built between 1861 and 1877 as a family home for local butcher James Wright**. Below is a history of the property from 1834 until present day:

- The Crown Patent for Lot 7 on the south side of Water Street, Plan 9 (formerly Plan 37) in the Town of Penetanguishene, which consisted of one-half acre, was granted to George Mitchell by the Crown on August 26, 1834 (see Table 2, LRO 51).

- In June 1835, George Mitchell sold the lot to Athemus King, who sold the property to another individual whose name is illegible in the deed abstracts a year later in July 1836. The lot was later sold to William Bassel Hamilton in 1844.
- On April 7, 1852, William Bassel Hamilton sold all of Lot 7 to James Wright for £100.
    - James Wright was born in 1818 in Yorkshire, England to John Wright and Ann Major (LAC 1861, Ancestry 2024; see Figure 2)
    - He married Ann "Annie" Williams (1820-1901) around 1844, and they had at least twelve children, one of whom was Charles E. Wright (Ancestry 2024, Family Search 2024c)
    - The 1861 Canada West Census listed James Wright as a 43-year-old butcher who lived in a two-storey frame residence with his wife, Ann, and their children (LAC 1861). There is the potential that this record refers to the subject building and the building was clad in red brick masonry at a later date however this hasn't been confirmed.
    - An 1866 Simcoe County directory listed James Wright as one of Penetanguishene's butchers, but neither a business address nor a personal address was listed (McEvoy et. al. 1866). However, at one point James Wright's butcher office was located on Water Street, although it is unknown if he operated out of the subject property or if his office was located elsewhere (Town of Penetanguishene 2023)
    - The subject property appeared on Penetanguishene's first tax assessment in 1877, indicating it was constructed prior to that date (Town of Penetanguishene 2023). Therefore, **the building at 26 Water Street was likely built between 1861 and 1877 for butcher James E. Wright.**
    - During the 1880s, the subject property was used by Charles E. Wright, James and Ann's son and fellow butcher, as a flour and feed store (Town of Penetanguishene 2023, Family Search 2024b)
        - Charles Wright's butcher shop was located on Main Street (Town of Penetanguishene 2023)
        - Charles Wright served as a Town Councilman (1889-1896) and as the Simcoe County Warden in 1901 (see Figure 3). His residence at 131 Main Street was constructed around 1912 (Town of Penetanguishene 2023, ARA 2024)
    - James Wright died on May 15, 1880, in Penetanguishene (Ancestry 2024, Family Search 2024c)
    - The Simcoe County Pioneer and Historical Society's "Pioneer Papers" provided the following summary of James Wright's life:

> *James Wright, father of the Wright family, built the old butcher shop and residence next to the Simpson corner, one of the pioneer buildings on Water Street, where he began a butchering business in the early forties. Mr. Wright was born at Doncaster, below Sheffield, the great hardware emporium, Yorkshire, Eng., in 1817, and came to Canada when about eight years of age, locating near Orillia, thence coming to Penetanguishene in 1839 or 40, where he engaged for a time in lumbering, clearing and other pioneer work, and became connected with the "Incorporated Militia. He returned to Orillia in 1844 and married the same year Miss Anne Williams who was born in Holywell, Wales, and who came to Canada when 14 years of age and taught school at Orillia (which was then known as Newtown), till she married. They moved to Penetanguishene in 1846. Of this union there were five sons and four daughters, viz.: John, of Oklahoma, rancher, who died Sept., 1914, aged 66 years; James E., stocker, Oklahoma ; Charles E.,*

> *of this town ; Arthur, Ozark Mts., Southern Missouri; and Herman, of Barrie, the late Mrs. Dill, wife of W. J. Dill of the P.O. department, the late Mrs. Field of Barrie, Mrs. Stevenson, wife of Editor Stevenson of the New Liskeard "Speaker" and Mrs. Thompson of Parry Sound, wife of the late James Thompson who was a son of Col. Wm. Thompson and grandson of Adjutant Keating ... Charles E. succeeded his father in the butchering business and cattle buying and carried on an extensive trade for several years. He was active in municipal affairs, having been Reeve of the town and was elected Warden of Simcoe County in 1901. James Wright, Sr., did a large business during his day, owned and cleared the farms on both sides of the road north of Firths Corners and known as Wrights Hill, also the homestead near Wyebridge, so long occupied by his son Herman. James Wright, Sr., died May 25th, 1880, aged 62 years and 3 months. Mrs. Wright survived her husband till 1901, dying June 2ist of that year at the venerable age of 80 years* (Simcoe County Pioneer Historical Society:1908:145)

- An 1871 historical atlas indicates that the subject property was in a surveyed city block on the south side of Water Street, slightly to the south of Penetanguishene Bay (see Map 4). Individual lots and lot owners were not listed, nor is any building indicated on the map.
    - Penetanguishene Road and the surrounding roadways are oriented on a northeast-southwest axis and reflects the construction of Penetanguishene Road as a provincial highway in the early 19th century and reflects the early settler history of the area which illustrates the growth of Penetanguishene beyond an important military base.
- According to H. Belden & Co.'s 1881 map of Tiny Township, the subject property is located outside of Penetanguishene's more intensely settled commercial and residential core, which is denoted in the map with shaded blocks. The subject property is located to the north of a major road, and smaller roads, such as Water Street, are not represented (see Map 5). There were no buildings indicated on the subject property nor are any landowners or prominent landmarks listed with the exception of Penetanguishene Bay, which was located to the northwest of the subject property.
- Charles Wright, Clara Wright Thompson, and others signed a quitclaim deed against the subject property in favour of Ann Wright, who purchased the lot from her husband James Wright on April 21, 1885.
- Ann Wright sold the subject property to Theodore Brasseur on April 13, 1889, for $500. Theodore Brasseur only owned the property for around three years, and on November 16, 1892, he sold the property to Mary (Marie) and Sidney Gendron for the same price it was purchased for in 1889.
    - Sidney Alexandre Gendron was born on August 10, 1853, in Penetanguishene to Michel Gendron and Amanda Judson (Family Search 2024a).
        - Michel Gendron owned the first tannery in Penetanguishene, and his other son, Cornelius Gendron, owned the Gendron Shoe Pack Firm whose shoes, known as "Gendron Penetangs," were supplied to Canadian soldiers serving in the First World War (Town of Penetanguishene 2023).
    - Sidney Gendron owned a general store with his brother Edmond. They sold shoes and men's clothing, along with "fresh" foods such as tea, coffee, ham, and bacon (Town of Penetanguishene 2023).
    - He married Marie Dupuis (b. 1853) on February 3, 1873, at St. Anne's Catholic Church, Penetanguishene. They had at least 12 children (Family Search 2024c)
    - Sidney Gendron died in Penetanguishene in 1917 (Family Search 2024c).

    - After Sidney and Mary (Marie) Gendron became the owners of the subject property they rented it out to various tenants (Town of Penetanguishene 2023).
        - The value of 26 Water Street was assessed at $450 in 1894, although in 1895 it dropped to $200, indicating there was some kind of damage to the building or property. The value rises to $700 in 1896, meaning that whatever damage had occurred had been repaired (Town of Penetanguishene 2023).
- Mary (Marie) Gendron sold the subject property to Richard Dupuis in June 1896 before repurchasing the property in January 1901.
- A 1912 Fire Insurance Plan displays the structure on the subject property (see Map 6).
    - The FIP indicates that the property had a former civic address of 168 Water Street and that the structure consisted of a one-and-a-half-storey brick building with wrap-around veranda on the building's façade and east elevation and two frame rear additions, one of which was one-and-a-half-storeys, the other consisting of one-storey. The FIP indicates that there was a series of one and two-storey concrete outbuildings or sheds at the rear of the property lot with a separate civic address of 167 Water Street.
    - Located on the south side of Water Street, the surrounding area appears to be predominately residential, although the GTR rail corridor and the C.M. Gibbon Sawmill were located to the north of the subject property along the shore of Penetanguishene Bay. A curling rink was located to the northeast, on the west side of Penetanguishene Road.
- On November 8, 1946, Mary (Marie) Gendron granted the subject property to Omer LaDouceur for $1,300. This ended approximately 48 years of ownership by Sidney and Mary (Marie) Gendron, although they did not occupy the subject property for the entire time they were the owners (Town of Penetanguishene 2023).
- A 1954 aerial photograph indicates that the subject property was located on the south side of Water Street a few blocks south of Penetanguishene Bay (see Map 7). The resolution on the photograph is poor, but a building can be seen on the subject property.
- Omer LaDouceur owned the subject property until September 1993, when he transferred it to Allan and Jennifer LaDouceur, who owned the lot until December 2005, when they sold it outside the LaDouceur family to James Hutchinson. James and Yvette Hutchinson transferred 26 Water Street to Patricia Mannion and Digby Wolfe on August 4, 2006.

Table 2: Summary of Property Ownership at 26 Water Street (LRO #51)

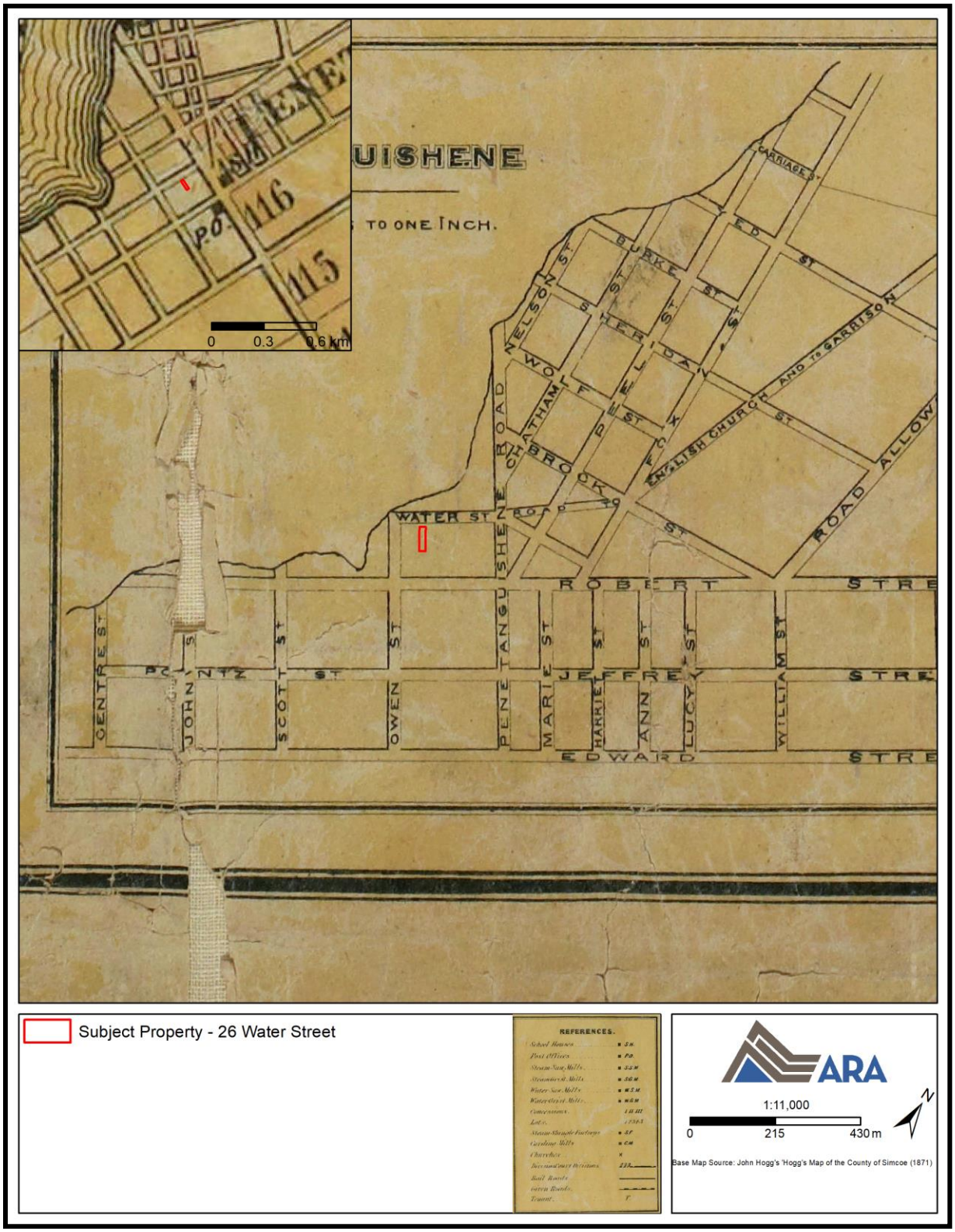
Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	26 Aug 1834	Crown	George Mitchell	All Lot 7, ½ ac
1409	B&S	- Jun 1835	George Mitchell	Athemus King	All Lot 7, ½ ac, £75
1739	B&S	23 Jul 1836	Athemas King	William Gla[illeg]	All Lot 7, ½ ac, £70
5724	B&S	16 [Illeg} 1844	William and Sarah (Gla-) Williamson	William Bassel Hamilton	All Lot 7, ½ ac, £180
12200	B&S	7 Apr 1852	William Bassel Hamilton	James Wright	All Lot 7, ½ ac, £100
681	Quitclaim	2 Mar 1885	Charles Wright, Clara Thompson	Ann Wright	All Lot 7
682	B&S	24 Apr 1885	James Wright	Ann Wright	All Lot 7
683	Quitclaim	1895	Mary Ann Dill et. al.	Ann Wright	All Lot 7
1034	Quitclaim	12 [Illeg] 1888	James Wright	Ann Wright	All Lot 7

Instrument #	Instrument	Date	Grantor	Grantee	Comments
1067	B&S	13 Apr 1889	Ann Wright	Theodore Brasseur	All Lot 7, ½ ac, $500
1436	B&S	16 Nov 1892	Theodore Brasseur	Mary Gendron	All Lot 7, $500
1753	B&S	30 Jun 1896	Mary Gendron	Richard Dupuis	All Lot 7, $840
3142	B&S	14 Jan 1901	Richard Dupuis	Mary Gendron	All Lot 7
7960	Grant	8 Nov 1946	Mary Gendron	Omer LaDouceur	All Lot 7, $1300
1233613	Transfer	21 Sep 1993	Omer LaDouceur	Allan and Jennifer LaDouceur	Lot 7, $110,000
399343	Transfer	22 Dec 2005	Allan LaDouceur	James Hutchinson	Lot 7
456486	Transfer	12 Jul 2006	James and Yvette Hutchinson	James and Yvette Hutchinson	Lot 7
465094	Transfer	4 Aug 2006	James and Yvette Hutchinson	Patricia Mannion, Digby Wolfe	Lot 7

5.3 Context

- Located at 26 Water Street within the historic core of the Town of Penetanguishene.
- The subject building is situated along the south side of Water Street.
    - Water Street is a secondary two-lane asphalt road oriented slightly off an east-west axis. The roadway is lined with a paved sidewalk along the south side of the road, concrete curbs, and wastewater system.
- The subject property is located in proximity to the *Penetanguishene Rotary Champlain Wendat Park* which follows the shore of Penetanguishene Bay. The Trans-Canada Trail traverses through the park.
- The character of the immediate area surrounding the subject property is mixed with a variety of residential styles with predominantly late 19th/early 20th century residences on both sides of the road. As you move northeast from the subject property along Water Street, the streetscape is defined by the historic commercial core.

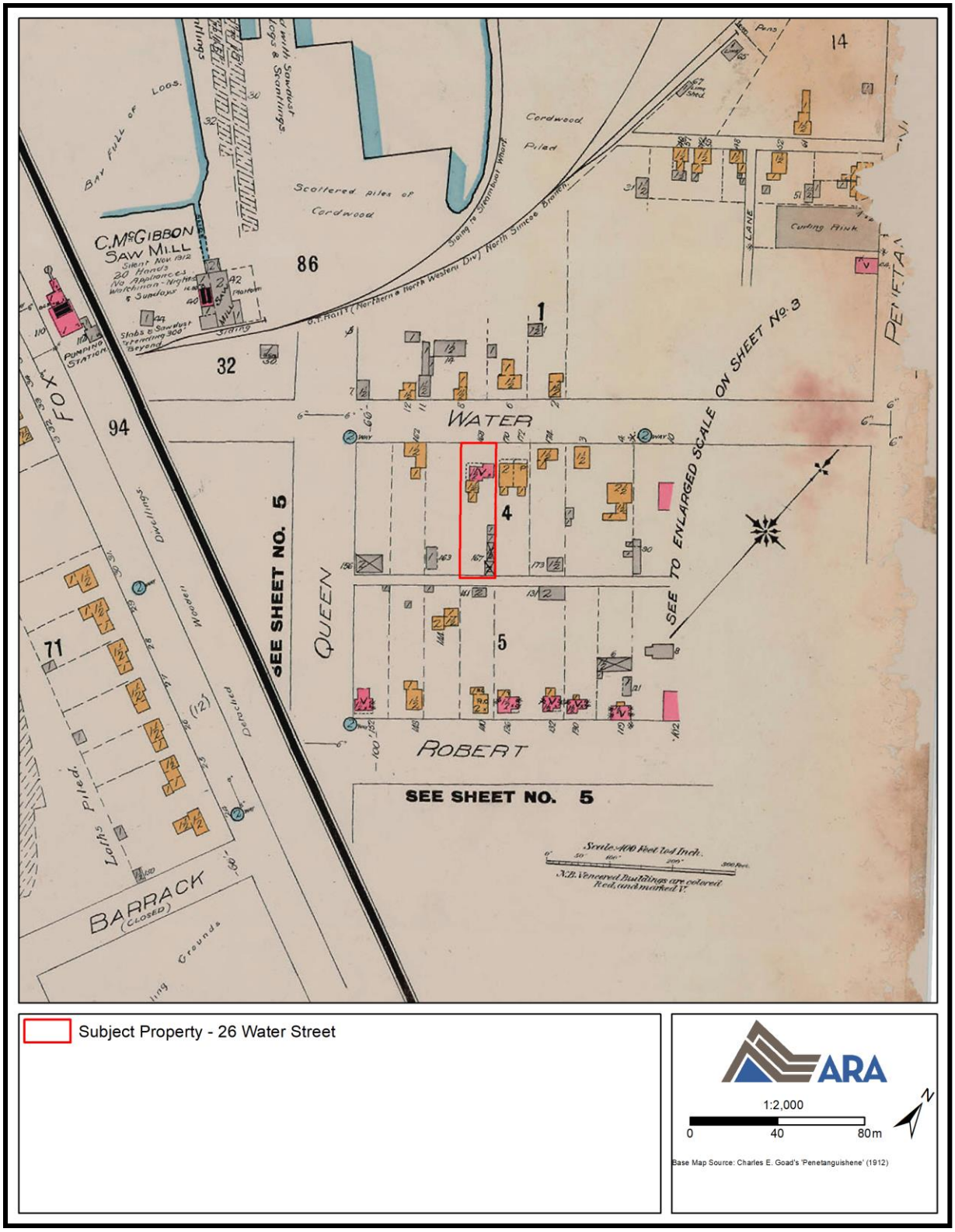
6.0 MAPS



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



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



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



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

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 26 Water Street according to O. Reg. 9/06, can be found below in Table 3.

Table 3: Evaluation of 26 Water 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	26 Water Street is a representative example of the Gothic Revival architectural style. The two-storey building follows the typical massing and form of a Gothic Revival Cottage with an L-shaped plan and an intersecting gable roof with front gable peak and decorative bargeboard. The building has a red brick envelope coursed in a stretcher bond with small brick weave detail near the in the front gable peak. Brick voussoirs and stone stills frame the window building's window openings. A one-storey veranda spans the façade and wraps around the west elevation further displays Gothic Revival influence in the wooden cornice with brackets and decorative wood posts with curved woodwork.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	26 Water 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	26 Water 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	No	26 Water Street is historically associated with local butcher James Wright, who constructed the property between 1861 and 1877, and Sidney Gendron, a general merchant, who owned the property between 1892 and 1946. While Wright and Gendron are early residents in Penetanguishene, and have familial connections to influential residents of Penetanguishene, research did not demonstrate that these two individuals themselves played an influential role in the Town of Penetanguishene.
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	26 Water 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 particular aspects of the community's history.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community	No	26 Water 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	26 Water Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. Located on the south side of Water Street the roadway is comprised of predominantly one to two-and-a-half storey residences and include a range of architectural styles ranging from modest, early log and frame structures to large, stately residences. 26 Water Street exhibits setback and massing which is associated with early buildings and helps to define the early origins of the historic village.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	26 Water Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 26 Water Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 26 Water Street is not visually linked to its surroundings there is not a significant visual link that would warrant consideration under this criterion.
The property has contextual value because it is a landmark	No	26 Water Street does not have the visual prominence or community significance that would constitute a local 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
26 Water Street is a representative example of the Gothic Revival architectural style.	• Two-storey Gothic Revival residence including massing, setback, and decorative details • L-shaped plan • Intersecting gable roof with front gable peak • Decorative bargeboard • Red brick envelope • Segmentally arched openings with brick voussoirs and stone sills • One-storey veranda that wraps around façade and west elevation with bracketed cornice
26 Water Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene.	• Two-storey Gothic Revival residence including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

26 Water Street is located on the south side of Water Street in the Town of Penetanguishene. The property consists of a two-storey Gothic Revival residence constructed between 1861-1877.

Statement of Cultural Heritage Value or Interest

26 Water Street is a representative example of the Gothic Revival architectural style.
The two-storey building follows the typical massing and form of a Gothic Revival Cottage with an L-shaped plan and an intersecting gable roof with front gable peak and decorative bargeboard. The building has a red brick envelope coursed in a stretcher bond with small brick weave detail near the in the front gable peak. Brick voussoirs and stone stills frame the window building's window openings. A one-storey veranda spans the façade and wraps around the west elevation further displays Gothic Revival influence in the wooden cornice with brackets and decorative wood posts with curved woodwork.

26 Water Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. Located on the south side of Water Street the roadway is comprised of predominantly one to two-and-a-half storey residences and include a range of architectural styles ranging from modest, early log and frame structures to large, stately residences. 26 Water Street exhibits setback and massing which is associated with early buildings and helps to define the early origins of the historic village.

Cultural Heritage Attributes

26 Water Street is a representative example of the Gothic Revival architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey Gothic Revival residence including massing, setback, and decorative details
- L-shaped plan

- Intersecting gable roof with front gable peak
- Decorative bargeboard
- Red brick envelope
- Segmentally arched openings with brick voussoirs and stone sills
- One-storey veranda that wraps around façade and west elevation with bracketed cornice

26 Water 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 Gothic Revival residence including massing, setback, and decorative details.

10.0 MAP OF HERITAGE ATTRIBUTES

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



Map 8: Heritage Attribute Map of 26 Water 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. 26 Water Street meets two of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA.*

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

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Appendix A: Figures and Historic Photos

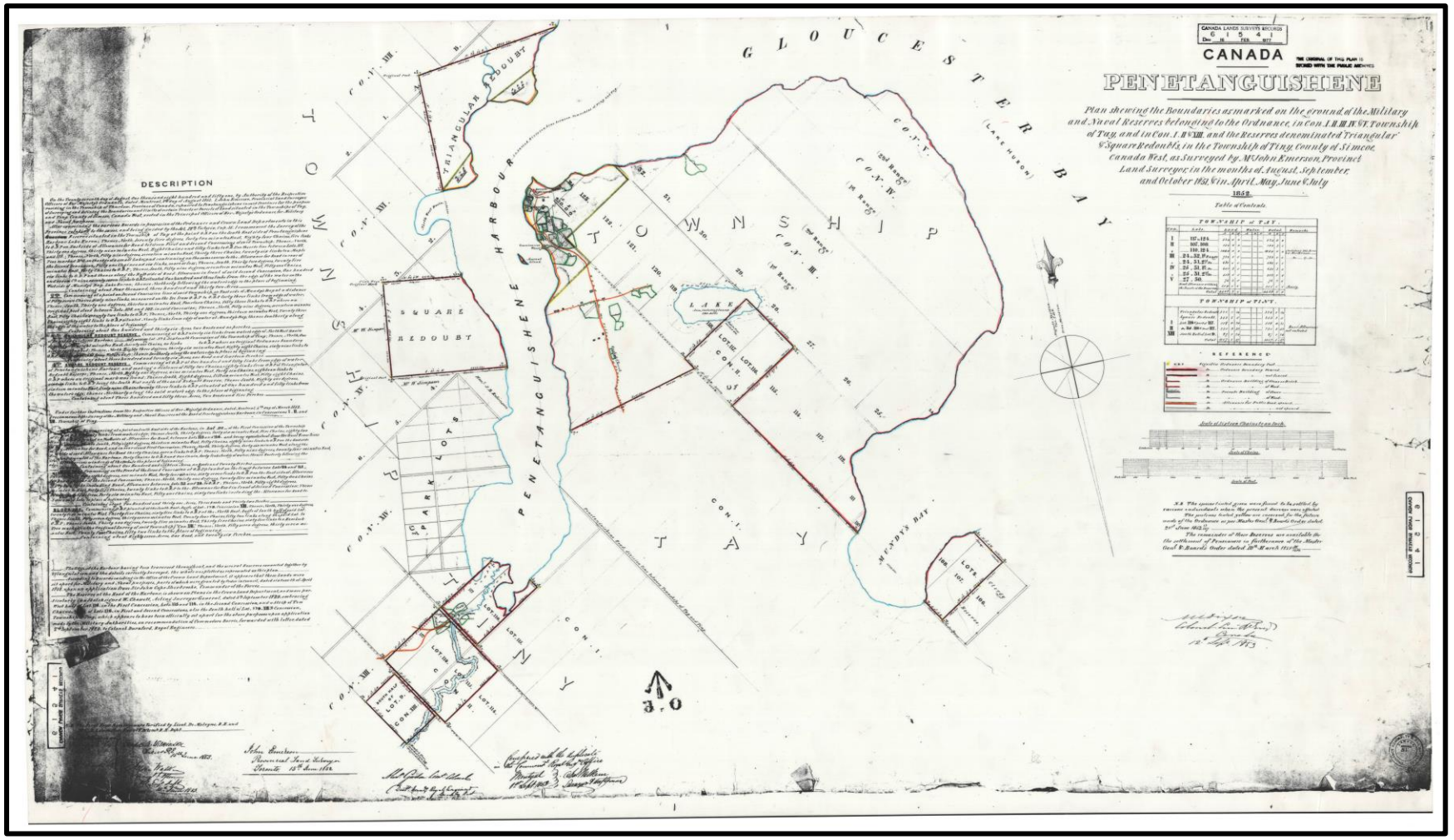


Figure 1: Map of Penetanguishene Plan Showing Church Street (LAC 1852)

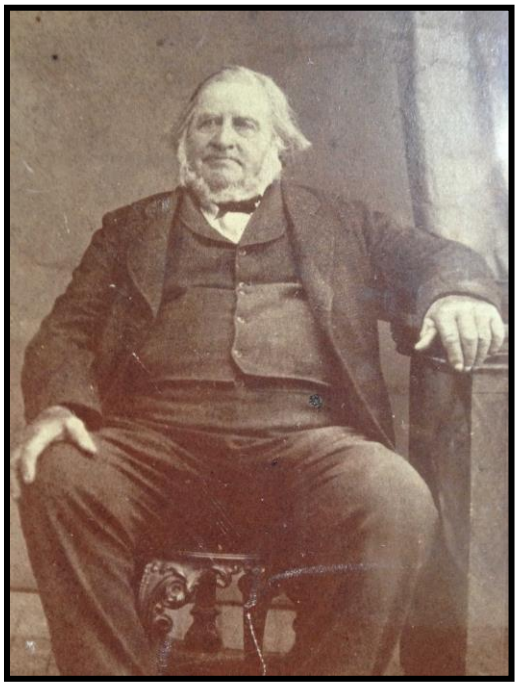


Figure 2: Undated Photograph of James Wright
(Ancestry 2024)

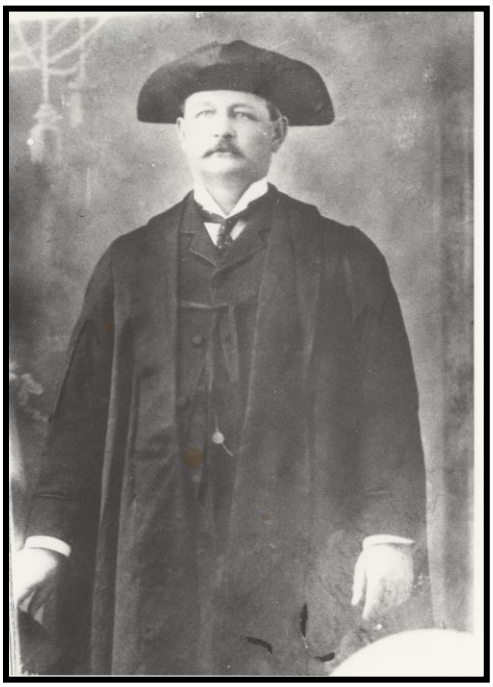


Figure 3: Photograph of Former County Warden Charles Wright, 1917
(PCMA 1997)