ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

Evaluation of 27 Church 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: Aly 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 27 Church 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.

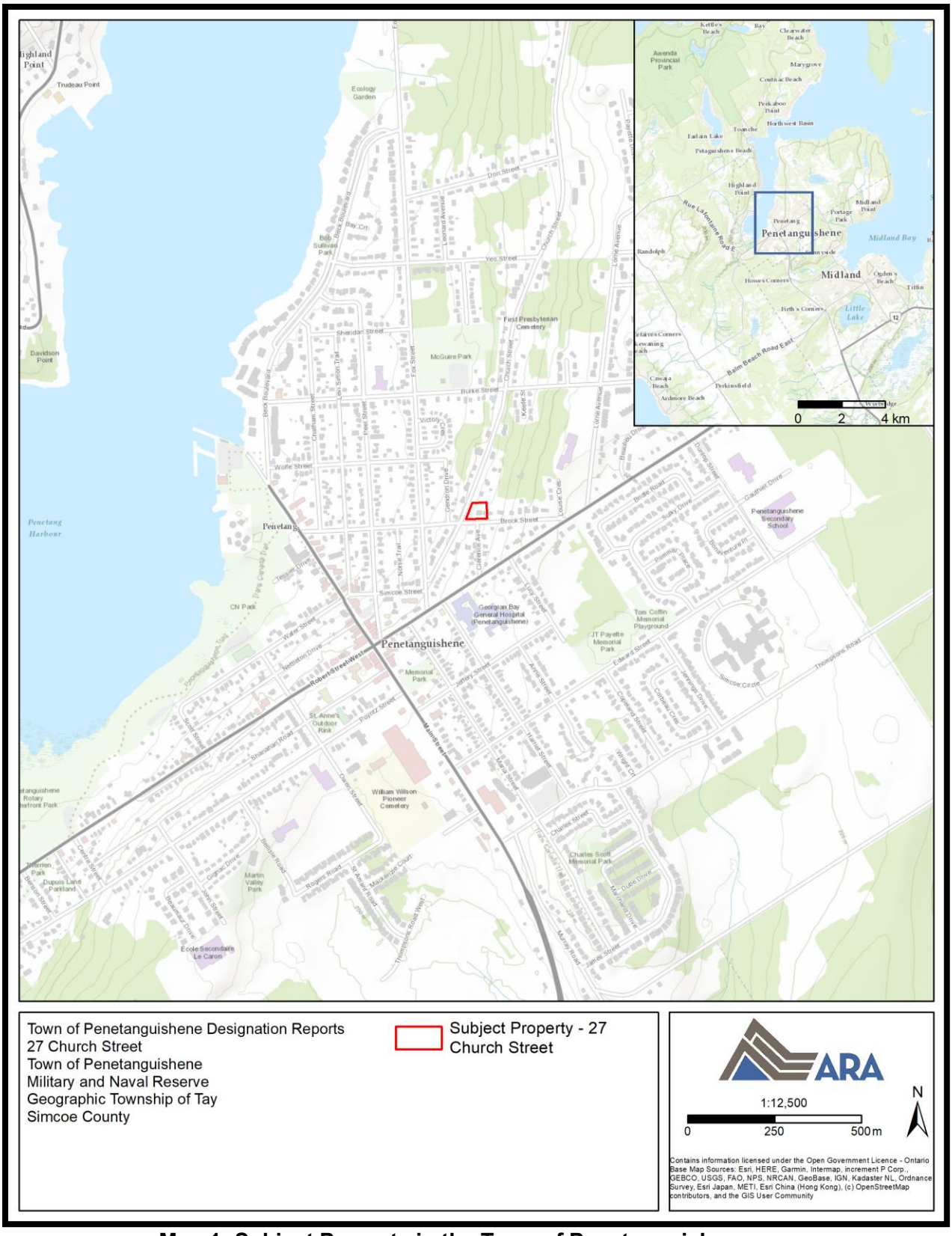
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 27 Church 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: 27 Church Street, Town of Penetanguishene, ON
Alternative Name: Second Peter Payette House
Legal Description: Part Lot 25 North Side Brock 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)

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Image 1: Façade of 27 Church Street
(Photo taken April 11, 2024; Facing East)



Image 2: Southwest Corner of 27 Church Street
(Photo taken April 11, 2024; Facing East)



Image 3: 27 Church Street South Elevation
(Photo taken April 11 ,2024; Facing Northeast)



Image 4: 27 Church Street Southeast Corner
(Photo taken on April 11, 2024; Facing Northwest)



Image 5: 27 Church Street East Elevation and Garage Addition
(Photo taken on April 11, 2024; Facing North)



Image 6: 27 Church Street Northwest Corner and North Elevation
(Photo taken April 11, 2024; Facing Southeast)



Image 7: Detail of Rounded Arch Window Openings on Façade
(Photo taken April 11, 2024; Facing East)



Image 8: Detail of Façade Entranceway Opening
(Photo taken on April 11,2024; Facing East)



Image 9: Detail of Rear Wing and Garage Addition
(Photo taken on April 11,2024; Facing Northeast)



Image 10: 27 Church Street Landscape
(Photo taken on April 11,2024; Facing Northeast)



Image 11: Detail of Mortared Stone Wall
(Photo taken on April 11,2024; Facing Northeast)



Image 12: Detail of Iron Gate, Stone Wall and Stepped Walkway
(Photo taken on April 11,2024; Facing East)



Image 13: Detail of Stone Walls Along Walkway
(Photo taken on April 11,2024; Facing North)

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.

A description of the architecture/design of 27 Church Street is as follows:

- Two-storey, residential building with an asymmetrical façade following a generally rectangular floor plan with various projecting elements and rear one-storey wing and garage addition, creating an overall irregular floor plan (Map 2, Image 1 – Image 5).
- Coursed ashlar stone foundation (Image 1, Image 3, Image 7).
    - Foundation contains rounded arch window openings with window wells, a segmental arched window opening that has been filled is visible along the south elevation under the porch. The foundation arches are all comprised of stone voussoirs.
    - Stone foundation appears to be composed of granite rock, a common building material in the area.
- Large front gable roof with an intersecting side gable over the south elevation and two smaller front gables along the façade (Image 1 – Image 5).
    - All gable ends are clad in wood shingles arranged in a square staggered pattern
    - Roofline has a tin clad fascia board, steel flashing, asphalt shingles and a contemporary drainage system with ventilation caps, downspouts and eavestroughs.
- Red brick masonry construction coursed in stretcher bond (Image 1 – Image 4, Image 6)
    - Two-storey canted bay wall located along the south elevation.
- Varying window openings in size and shape with flat, segmental and round arches found across the building envelope (Image 1 –Image 7).
    - Openings are framed with rusticated stone lintels and sills. Segmentally and round arched openings are topped by an arch composed of stone voussoirs. Rectangular openings are topped by a large, rectangular stone block.
    - Window openings on rear (east elevation) have segmental arches formed with brick voussoirs instead of stone and stone sills.
    - The majority of window openings contain contemporary windows with vinyl surrounds. The rounded arch window openings on the façade and south elevation contain leaded glass windows.
- Three-bay façade (Image 1).
    - Two of the bays are projecting creating a stepped effect along the façade.
    - The middle bay of the façade includes a centred, single entryway opening topped by a rectangular transom. Another single entryway opening is located on the second storey topped by a rectangular transom (Image 8).
    - Both openings are topped with large rectangular stone blocks as the lintels.
- Building contains several covered porches, all finished with classical detailing (Image 2, Image 4, Image 6, Image 8).
    - The one-storey veranda that wraps around the façade and south elevation has a hop roof and exhibits classical elements such as a moulded architrave with dentils and scroll brackets supported by circular wood columns with decorative capitals. Veranda includes a short railing with turned wood spindles and accessed via wood staircases on the façade and south elevation.
        - A small balcony is located above the veranda on the façade and is enclosed by glass panels.
    - A one-storey enclosed porch with a shed roof along south elevation has been clad in vertical beadboard and a row of rectangular windows. This porch contains similar classical detailing seen on the veranda including architrave with dentils and scroll brackets.

    - An open porch located on the northeast corner of the building continues the classical detailing with architrave with dentils, scroll brackets and circular wood columns with decorative capitals.
- One-storey frame garage building clad in horizontal siding. Finished by a gable roof and includes a contemporary double garage door (Image 5, Image 9).
- Building is set back from roadway surrounded by a primarily grassed yard with several mature trees and ornamental plantings (Image 10).
    - A granite mortared stone wall similar in colouring to the building's stone foundation frames the property boundary along Church Street and a portion of Brock Street (Image 10, Image 11). The wall has a tuckpoint finish that creates a random coursed ashlar appearance and is topped with stone capping. The tuckpoint finish has deteriorated in some areas.
        - An opening in the stone wall contains a decorative iron gate connecting to a stone walkway (Image 12).
    - The subject property is terraced with a stepped stone walkway leading from Church Street to the façade (Image 12, Image 13).
        - Mortared stone walls frame either side of the walkway stairs.
    - A gravel driveway located along the south elevation connects the property to Brock Street (Image 9).
        - Driveway has been framed by a large concrete block retaining wall along the south and east property boundary that is topped by a contemporary, decorative steel fence (Image 5).
- An undated historical photo (Figure 3) of the subject building shows that the subject building has retained many historical features and materials including the variety of window openings with stone surrounds, classically detailed veranda and three-bay façade with formal front entrance.

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 subject building 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 Architecture	Characteristics of 27 Church 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
Decorative and/or intricate features (spindles, brick patterns, gable ornaments, porch columns)	Yes
Leaded glass	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 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, historical information provided by the Town, and census data, **the building at 27 Church Street was built between 1900 and 1902 for local foundry owner Peter (Pierre) Payette.** Below is a history of the property from 1874 until present day:

- The lot containing the subject property was once part of Penetanguishene's Military and Naval Reserve but was later subdivided into town lots.
- An 1871 historical atlas indicates that the subject property was located on a large block on the north side of Brock Street, to the east of the Garrison Road (see Map 4). Church Street did not appear to have been surveyed at that time. Individual lots and lot owners were not listed, nor is any building or prominent landmark indicated on the map.
    - Chatham, Peel, and Fox Streets, along with other 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 Crown Patent for Lot 25 on the north side of Brock Street, which consisted of four and a half acres, was granted to James A. Allen by the Crown on January 21, 1874 (see Table 2, LRO 51).
- Later that year, James Allen sold all of Lot 25, minus one acre sold to another individual, to Roland McRoberts, an absentee owner who lived in Toronto (LRO 51). McRoberts paid $250 for the lot.
- 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 (see Map 5). The subject property was located at the northeast corner of two historic roads; one of which was Brock Street that ran at an east-west axis, the other being Church Street which was not present in the 1871 atlas. Individual buildings, lot owners, and landmarks were not marked on the map.
- On April 24, 1900, Roland McRoberts sold approximately two acres of land in Lot 25 to Peter (Pierre) Payette for $300.
    - Peter (or Pierre) Payette was born in L'Original, Ontario on September 11, 1849, He was one of the thirteen children of Ferréol Payette and Julie D'Aoust (Family Search 2024a, Town of Penetanguishene n.d.)
    - He married Marie Dorothée Trudeau (1860-1911) and the couple had no children (Family Search 2024a, Town of Penetanguishene n.d.)
    - Peter Payette moved to Penetanguishene in 1880 and established a foundry and machine shop on Nelson Street which predominately manufactured sawmill machinery, marine engines and machinery, and boilers. He also owned a lathe mill that held the 1911 world record for number of lathes produced in a day (128,350 laths in a ten hour work period) (Town of Penetanguishene n.d.)
        - A photograph of Peter Payette can be seen in Figure 2
    - Peter Payette's first Penetanguishene residence was located at 47 Chatham Street and was constructed in 1883 (Town of Penetanguishene 2023).
    - Payette's first foundry burned down in 1900, but he rebuilt the business and used a tax exemption status created by the Town to enlarge the foundry in order to create additional employment opportunities for local labourers (Town of Penetanguishene n.d.)
    - In 1902, Peter and Dorothy Payette moved to the subject property at 27 Church Street, **which was constructed between 1900 and 1902 as the Paytte's second residence**. A photograph of members of the Payette family in front of the subject property's veranda can be seen in Figure 3.
    - Peter Payette was involved in many civic affairs in the community. He was a financial supporter of Penetanguishene's first General Hospital and served on its board of directors. He was also a member of the Public Library Board and served on Town Council in 1913 (Town of Penetanguishene 2023, Town of Penetanguishene n.d.).

  - The 1911 Census of Canada listed Peter Payette as 64 year old foundry owner who lived on Church Street with his wife, children, and mother (LAC 1911).
  - On June 23, 1913, Peter Payette died of a stroke and was buried in St. Ann's Cemetery, Penetanguishene (Find A Grave 2024, Town of Penetanguishene n.d.)
  - According to historical background document "In 1914 J.T. Payette, Peter's nephew, took up a partnership with George Copland Jr and purchased his uncles foundry. The same year, Copeland discontinue his partnership and J.T. ran the mill on his own. The foundry was once again owned and operated by the Payette family and was to continue as an important industry in Penetanguishene" (Town of Penetanguishene n.d.)
- A 1912 Fire Insurance Plan (FIP) shows the subject with the civic address as 242 Brock Street (see Map 6).
  - The building depicted on the FIP consists of a two-and-a-half storey brick building with a one-storey brick addition on the east elevation and a frame addition on the south elevation. The FIP indicates that the building had a wrap-around veranda at the southwest corner of the building.
  - The FIP shows the building was formerly situated in a larger property lot, located in the middle of the lot with deep setbacks from both Brock Street and Reformatory Road (Church Street).
  - The FIP indicates that there were a pair of concrete outbuildings at the rear of the property, one of which was two storeys, the other was one-and-a-half storeys. The outbuildings have their own address of 246 Brock Street. The location of these outbuildings primarily falls outside the current property boundary and appear to have been removed at some point.
  - The surrounding area depicted in the FIP appeared to be predominately residential, with lots of varying sizes hosting both frame and brick buildings.
- The executors of Peter (Pierre) Payette sold the subject property to Sidney R. Gendron on April 10, 1919, for $4,000.
  - Sidney Richard Gendron was the son of Sidney Alexandre Gendron, a local merchant (ARA 2024 Family Search 2024a).
  - The 1921 Census of Canada listed S. Richard Gendron and family as living at 45 Brock Street in a brick residence and based on the date of census and the description of the residence, it is likely that refers to the subject property (LAC 1921).
  - At some point after 1921, the subject property was converted into apartments (Town of Penetanguishene n.d.)
    - Initially the home had an irregular gable roof with dormers and decorative finials, although at some point a flat roof and plain metal fascia were added instead, likely when the property was converted into multiple units (Town of Penetanguishene n.d.). A photograph of the subject property with a flat roof can be seen in Figure 4.
- One of Sidney Gendron's heirs granted the subject property to Christopher and Lucinda David in 1946, for a cost of $4,600.
- A 1954 aerial photograph indicates that the subject property was located at the northeast corner of Brock Street and Church Street (see Map 7). The resolution on the photograph is poor, but a building can be seen on the subject property.
- Lucinda David granted the subject property to Remi Belcourt on May 6, 1965. Members of the Belcourt family owned 27 Church Street until September 1993, when Louis Belcourt sold the subject property to Alex Marazzi.

- The subject property had numerous other owners, including Albert Baron and Mardelle Baron-Telfer, Brenda Fujiwara, and the Van Ooyens, a list of whom can be found in Table 2 below. On May 7, 2020, Julie Hartman and Paul Larman transferred the subject property to Pablo Lopez and Angela Jewell, who remain the current owners of 27 Church Street.

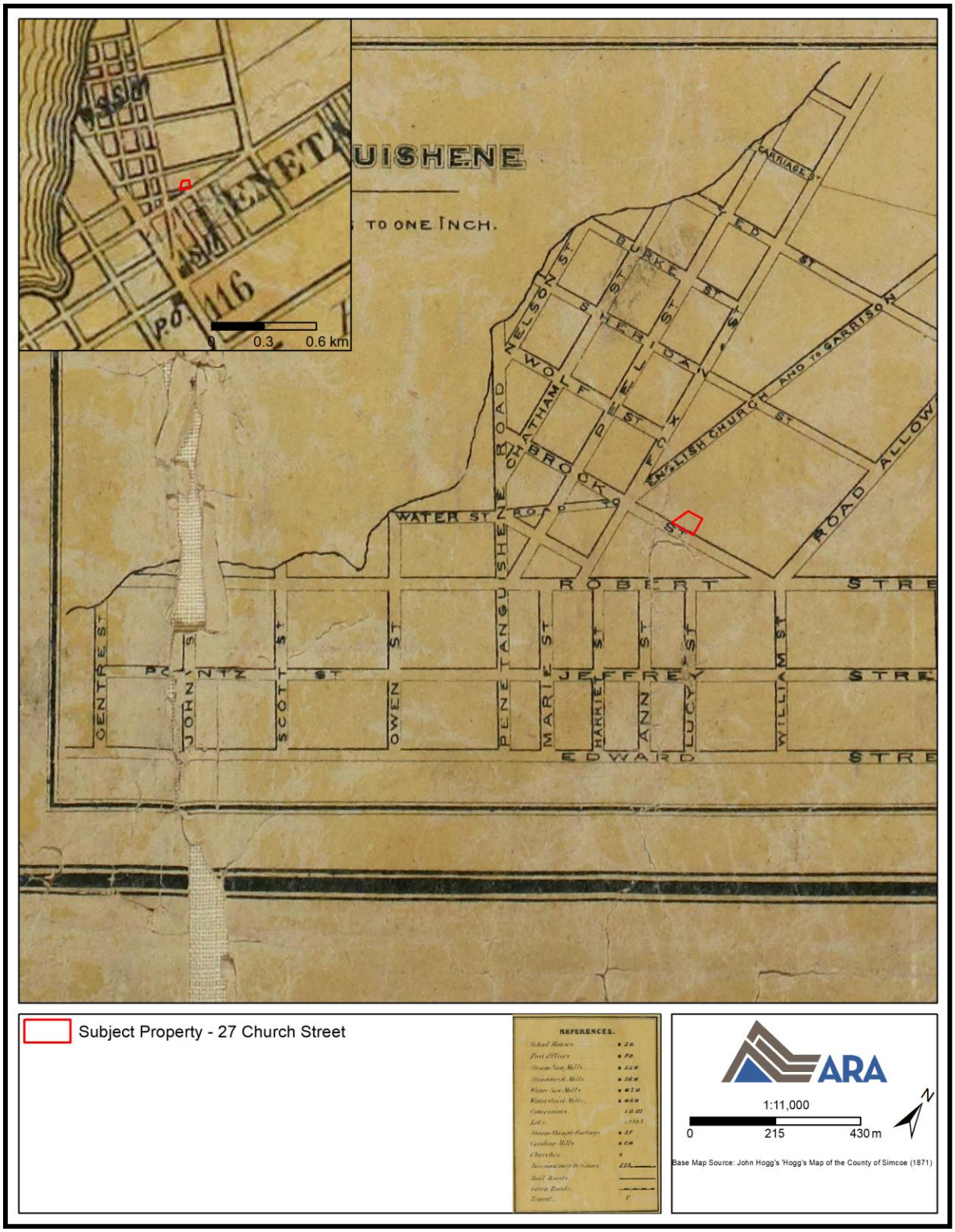
Table 2: Summary of Property Ownership at 27 Church Street (LRO #51)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	21 Jan 1874	Crown	James A. Allen	All Lot 25, 4.5 ac
79149	B&S	24 Aug 1874	James A. Allen	Roland McRoberts	All Lot 25 less 1 acre; $250
2015	B&S	24 Apr 1900	Roland B. McRoberts	Peter Payette	Part Lot, ~2 ac; $300
5221	B&S	10 Apr 1919	Exrs of Peter Payette, dec'd	Sidney R. Gendron	Part Lot; $4000
8074	Grant	7 Sep 1946	Dara? [Illeg.] M. Gendron	Christopher and Lucinda David	Part Lot; $4600
202742	Grant	6 May 1965	Lucinda J. David	Remi Belcourt	Part Lot; $3500
51R-4853	Plan Reference	15 Jul 1975	-	-	Part 1
659808	Grant	6 Dec 1978	Remi and Rena Belcourt	Louis Belcourt	Part Lot, Part 1
1234519	Transfer	30 Sep 1993	Louis Belcourt	Alex S. Marazzi	Part Lot; $214,000
1311160	Transfer	7 May 1996	Alex S. Marazzi	Alex and Nancy Marazzi	Part Lot; $105,000
1327930	Transfer	1 Nov 1996	Alex and Nancy Marazzi	Albert Baron, Mardelle Telfer-Baron	Part Lot; $75,000
1384068	Transfer	30 Jun 1998	Albert Baron, Mardelle Telfer-Baron	Mardelle Telfer-Baron	Part Lot; $49,128
1420586	Transfer	3 Sep 1999	Mardelle Telfer-Baron	Brenda J. Fujiwara	Part Lot; $262,000
16239	Transfer	30 Apr 2002	Brenda J. Fujiwara	William McLeod, Bruce File	
215503	Transfer	30 Apr 2004	Bruce File, William McLeod	Dirk L. and Lorraine S. Van Ooyen	
783470	Power of Sale Transfer	20 Nov 2009	CIBC Mortgages, Inc.	Julie Hartman, Paul Larmand	
1679171	Transfer	7 May 2020	Julie Hartman, Paul Larmand	Pablo Lopez, Angela Jewell	

5.3 Context

- Located at 27 Church Street, the subject property lands are located within early Penetanguishene surveyed roadways associated with the historic core
    - Church Street is aligned on a near northeast-southwest axis and runs 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 on a corner lot along the east side of Church Street and north side of Brock Street.
    - Church Street is a secondary two-lane asphalt road. A cross section of the roadway includes concrete curbs with modern wastewater system. A concrete sidewalk and streetlights are located along the west side of the street.
    - Brock Street is a secondary two-lane asphalt road situated on an east-west axis. A cross section of the roadway includes concrete curbs with modern wastewater system. The roadway is located on a steep hill that rises to the east.
    - Mature trees are placed sporadically along both roadways.
- The subject property uses granite masonry in its foundation and landscaping walls which is common construction material seen in other late 19th and early 20th century properties in Penetanguishene.
- The subject property is located on a high ground and is oriented towards Penetanguishene Bay.
- The Church 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.
    - Generally uniform setbacks along the street.

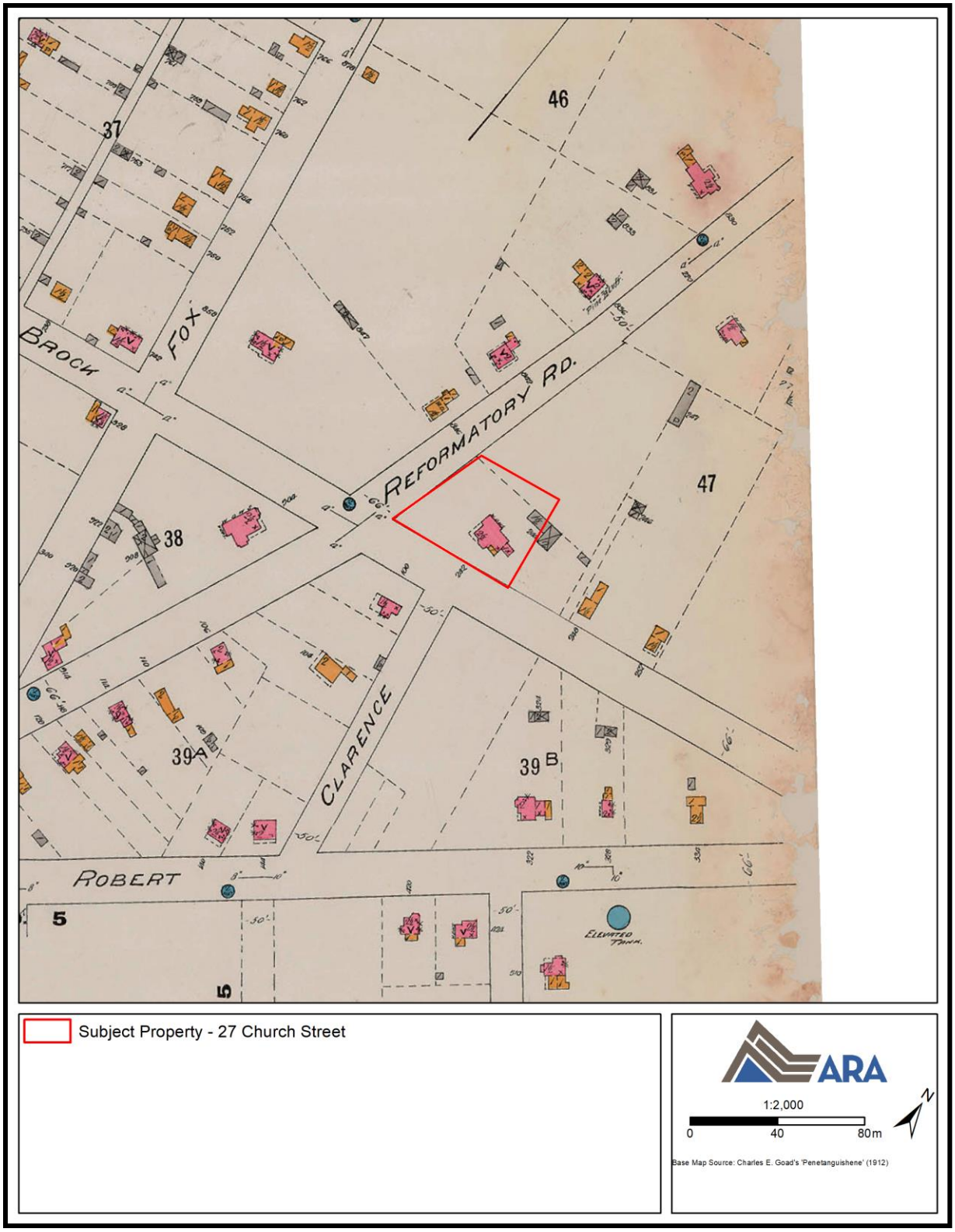
6.0 MAPS



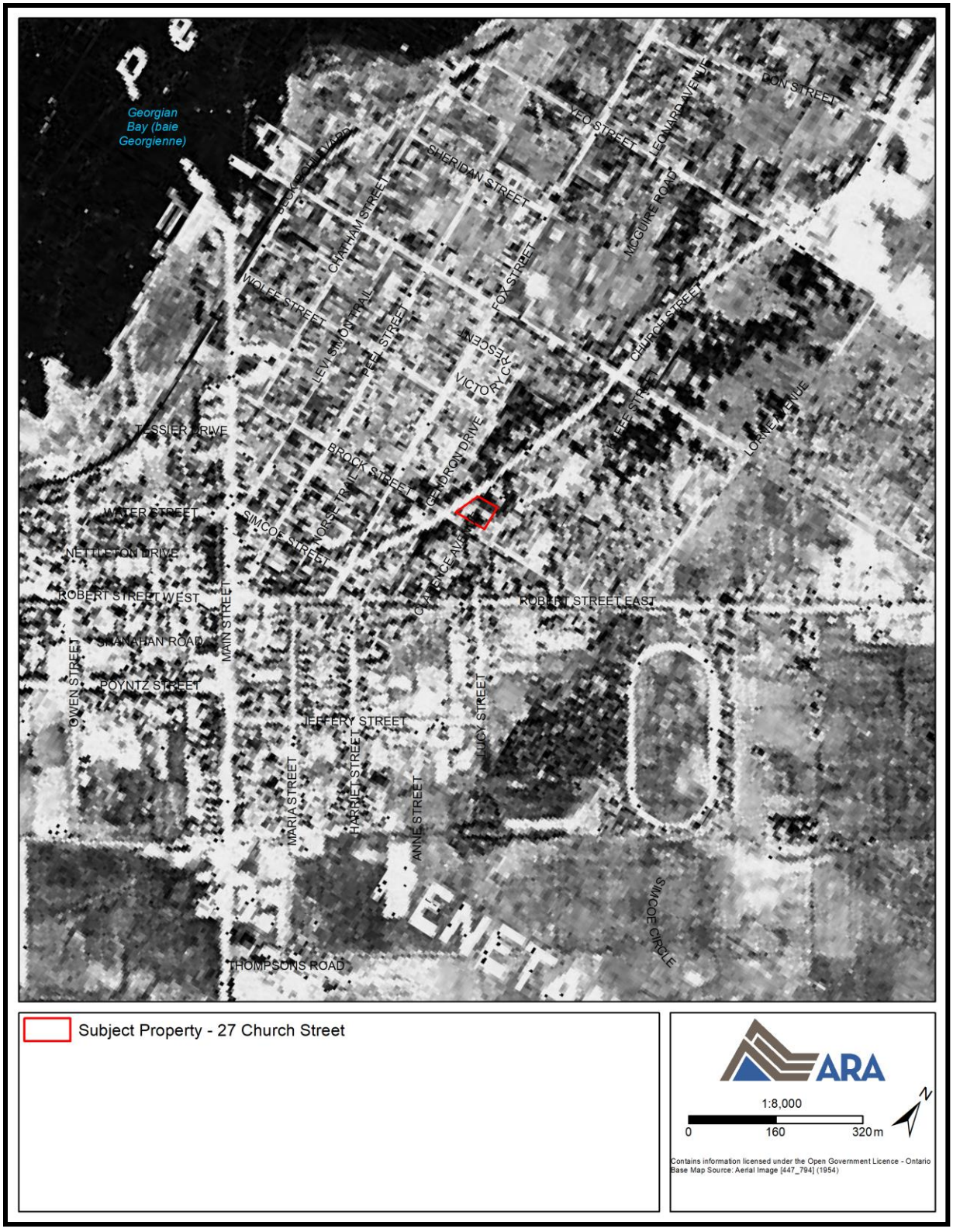
Map 4: Subject Property Shown on 1871 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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

Table 3: Evaluation of 27 Church 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	27 Church Street is a representative example of the Queen Anne architectural style. The two-storey building has a coursed stone foundation, red brick envelope with stone detailing and complex roofline with front and side gables clad with wood shingles in a square staggered pattern. The subject building includes a number of features emblematic of the Queen Anne architectural style including: a variety of window openings with segmental, round and jack arches, a two-storey canted wall projecting along the south elevation, several porches, including a one storey veranda wrapping the façade and south elevation, which are finished with Classical detailing such as architrave, dentils and columns with decorative capitals.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	27 Church 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	27 Church 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	27 Church Street is associated with Peter Payette, a local business owner and civic volunteer. After moving to Penetanguishene in 1880, Peter Payette established a machine shop and foundry on Nelson Street. The P. Payette Co. Foundry manufactured items the supported Penetanguishene's earliest industries including sawmill machinery, marine engines boilers and marine machinery. Payette and his wife Dorothée initially resided in a two-storey residence at 47 Chatham Street, then purchased part of Lot 25 on the north side of Brock Street in 1900 and built a large house on the subject property in 1902. Peter Payette played an important role in social and civic matters which contributed to the growth and development of the Town. Payette was also a major financial supporter of Penetanguishene's first General Hospital and served on the hospital's Board of Directors. In addition, Mr. Payette was also a member of the Public Library Board, and was elected to Town

Description	Criteria Met Yes/No	Value
		Council in 1913, though his tenure was brief as he died the same year.
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	27 Church 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.
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	27 Church 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	27 Church Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 27 Church Street is a large, residential building with designed landscape features prominently positioned on a hill at the intersection of Church Street and Brock Street with views to Penetanguishene Bay. 27 Church Street's prominent positioning, scale, massing and architectural detailing contribute and support the legibility and character of the Penetanguishene as a historic village.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	27 Church Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 27 Church Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 27 Church Street is not visually linked to its surroundings as 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	Although 27 Church Street is prominently positioned on a slope to overlook Penetanguishene Bay, the building 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
27 Church Street is a representative example of the Queen Anne architectural style.	• Two-storey Queen Anne style building • Irregular plan

Cultural Heritage Value or Interest	Heritage Attribute
	• Front gable roof with intersecting gables clad in wood shingles • Coursed ashlar stone foundation with round arch window openings • Red brick masonry construction • Varied window openings with stone lintels and sills • Three-bay façade with centered entryway openings • One storey veranda with classical detailing • Two-storey canted bay wall
27 Church Street is historically associated with Peter Payette, a local business owner and civic volunteer.	• Two-storey Queen Anne style building
27 Church Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene.	• Two-storey Queen Anne style building • Location on a hill on the northeast corner of Brock Street and Church Street • Mortared stone walls along Church Street and Brock Street

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

27 Church Street is located on the northeast corner of the intersection of Church Street and Brock Street in the Town of Penetanguishene and consists of a two-storey Queen Anne residence, constructed between 1900 and 1902.

Statement of Cultural Heritage Value or Interest

27 Church Street is a representative example of the Queen Anne architectural style. The two-storey building has a coursed stone foundation, red brick envelope with stone detailing and complex roofline with front and side gables clad with wood shingles in a square staggered pattern. The subject building includes a number of features emblematic of the Queen Anne architectural style including: a variety of window openings with segmental, round and jack arches, a two-storey canted wall projecting along the south elevation, several porches, including a one storey veranda wrapping the façade and south elevation, which are finished with Classical detailing such as architrave, dentils and columns with decorative capitals.

27 Church Street is associated with Peter Payette, a local business owner and civic volunteer. After moving to Penetanguishene in 1880, Peter Payette established a machine shop and foundry on Nelson Street. The P. Payette Co. Foundry manufactured items the supported Penetanguishene's earliest industries including sawmill machinery, marine engines boilers and marine machinery. Payette and his wife Dorothée initially resided in a two-storey residence at 47 Chatham Street, then purchased part of Lot 25 on the north side of Brock Street in 1900 and built a large house on the subject property in 1902. Peter Payette played an important role in social and civic matters which contributed to the growth and development of the Town. Payette was also a major financial supporter of Penetanguishene's first General Hospital and served on the hospital's Board of Directors. In addition, Mr. Payette was also a member of the Public Library Board, and was elected to Town Council in 1913, though his tenure was brief as he died the same year.

27 Church Street is important in supporting and maintaining the late 19th/early 20th century character of the historic Town of Penetanguishene. 27 Church Street is a large, residential building with designed landscape features prominently positioned on a hill at the intersection of Church Street and Brock Street with views to Penetanguishene Bay. 27 Church Street's prominent positioning, scale, massing and architectural detailing contribute and support the legibility and character of the Penetanguishene as a historic village

Cultural Heritage Attributes

27 Church Street is a representative example of the Queen Anne architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey Queen Anne style building
- Irregular plan
- Front gable roof with intersecting gables clad in wood shingles
- Coursed ashlar stone foundation with round arch window openings
- Red brick masonry construction
- Varied window openings with stone lintels and sills
- Three-bay façade with centered entryway openings
- One storey veranda with classical detailing
- Two-storey canted bay wall

27 Church Street is historically associated with Peter Payette, a local business owner and civic volunteer. The property contains the following heritage attributes that reflect this value:

- Two-storey Queen Anne style building

27 Church 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 Queen Anne style building
- Location on a hill on the northeast corner of Brock Street and Church Street
- Terraced yard along Church Street with mortared stone walls
- Mortared stone wall along Church Street and Brock Street

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 27 Church 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. 27 Church 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

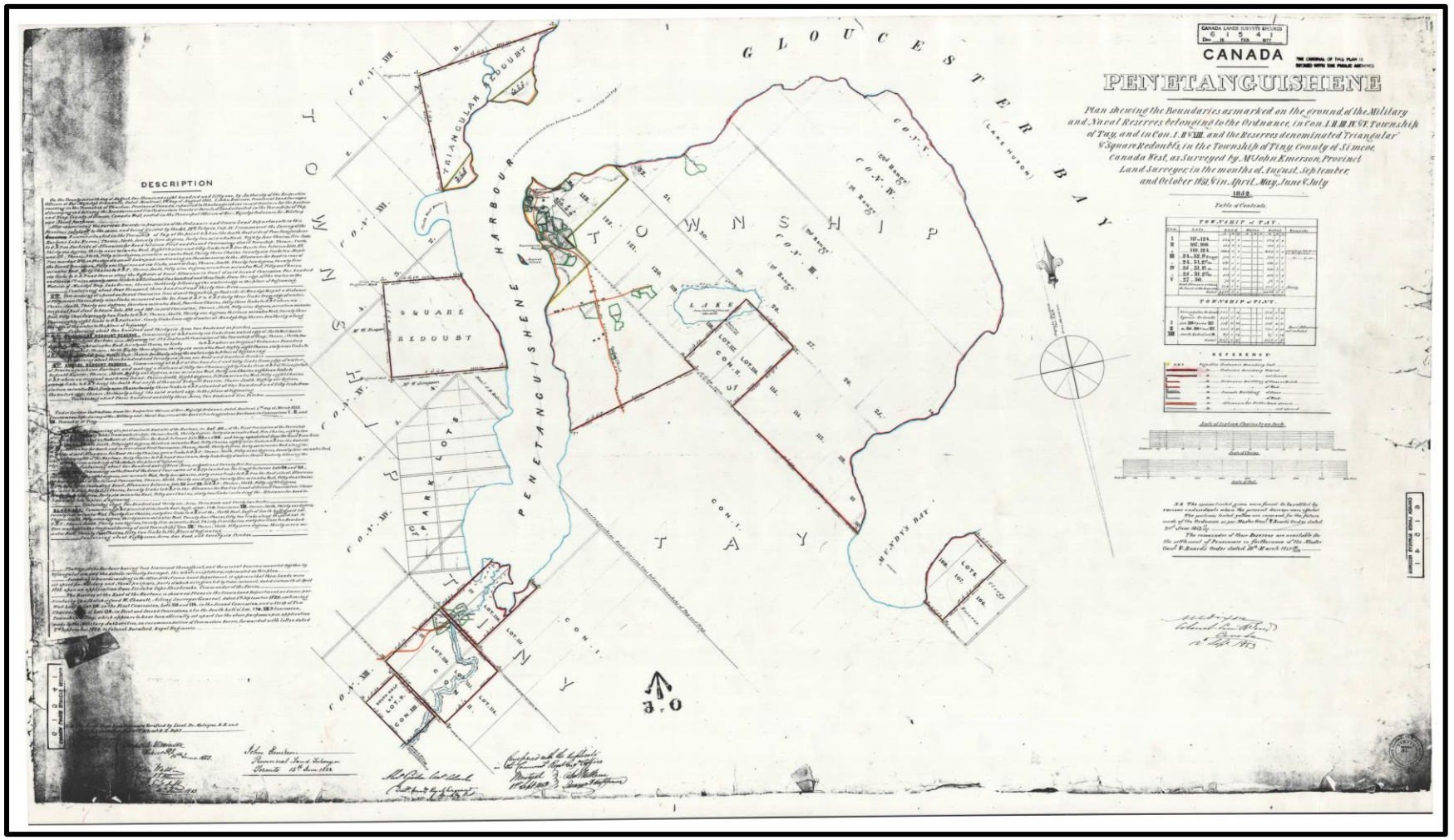


Figure 1: 1852 Map of Penetanguishene Plan Showing Church Street (LAC 1852)



Figure 2: Photograph of Peter Payette, 1898-1900
(PCMA 1997a)



Figure 3: Peter Payette's Residence, Church Street, Undated Photograph
(Penetanguishene Past and Present 2024)



Figure 4: Undated Photograph of Peter Payette's House with Flat Roof (PCMA 1997b)