ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

FINAL

Evaluation of 58 Robert Street East According to *Ontario Regulation 9/06* Town of Penetanguishene

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

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GLOSSARY OF ABBREVIATIONS

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

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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 58 Robert Street East 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.

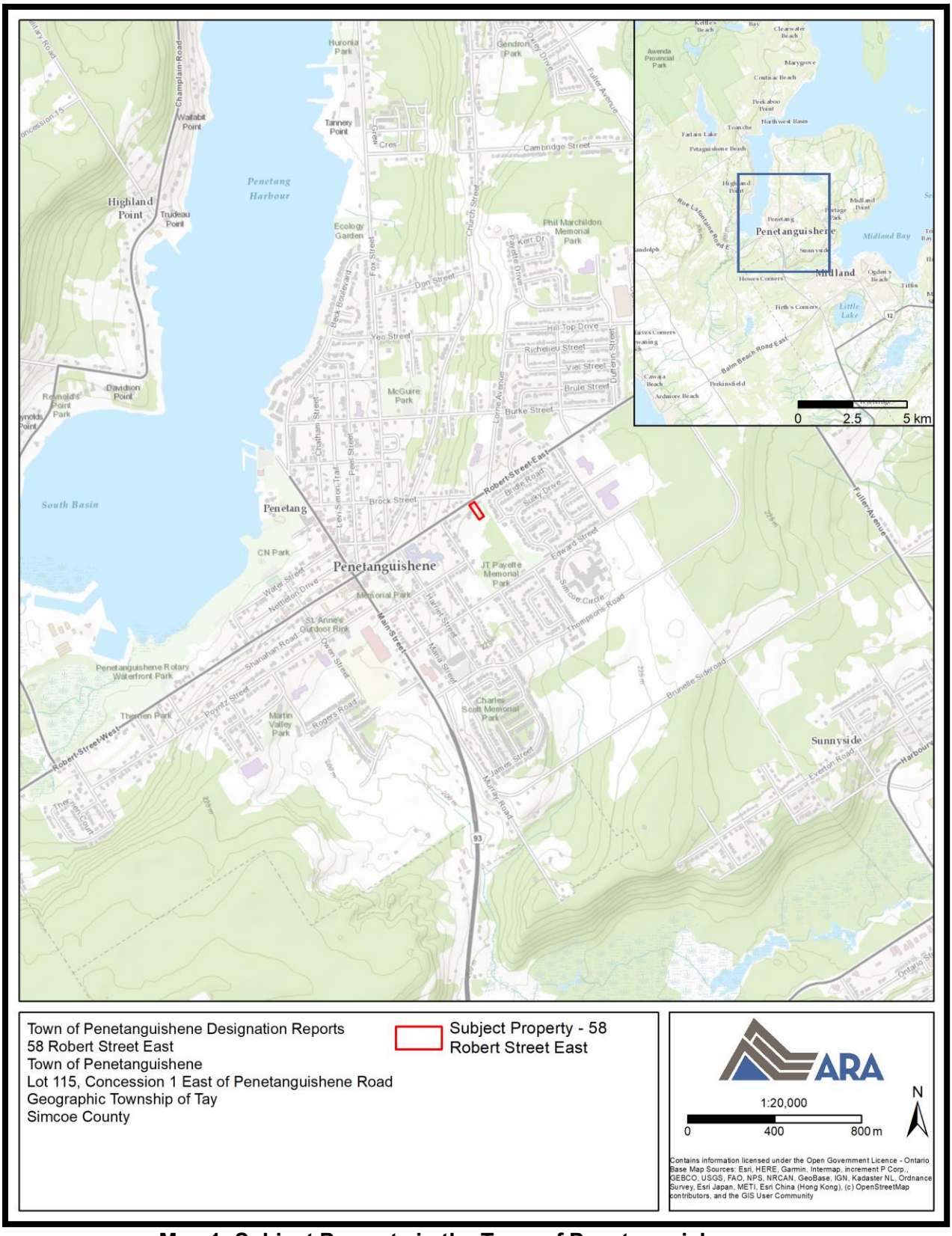
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 58 Robert Street East 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: 58 Robert Street East, Town of Penetanguishene, ON
Alternative Name(s): N/A
Legal Description: Part Lots 10 & 11 W/S William Street, Plan 404, Town of Penetanguishene

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



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



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

4.0 PHOTOGRAPHS



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



Image 1: Façade of 58 Robert Street East
(Photo taken April 11, 2024; Facing Southeast)



Image 2: Northeast Corner of 58 Robert Street East
(Photo taken April 11, 2024; Facing South)



Image 3: East Elevation of 58 Robert Street East
(Photo taken April 11,2024; Facing South)



Image 4: West Corner of 58 Robert Street East
(Photo taken on April 11, 2024; Facing Southeast)



Image 5: West Elevation of 58 Robert Street East
(Photo taken on April 11, 2024; Facing Southeast)



Image 6: Detail of Front Porch of 58 Robert Street East
(Photo taken April 11, 2024; Facing Southeast)

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

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

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

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

> *The Edwardian façade is highlighted by a frontispiece or portico imaginatively derived from Classical tradition set against a monochromatic smooth exterior brick finish. Tall chimneys are not decorated with enriched terra cotta panels. Spindles and carved brackets of verandas are minimized in favour of short colonettes and brick piers. Dormers remained popular, but their profile reflected the simplified shape of the main roof and gone are the profusion of finials and cresting along the roof ridges. The extended roof eaves are supported not buy carved or turned brackets but by plain elongated blocks or cantilevered brackets … flat arches made of bricks standing on end or massive but plain stone lintels span apertures. At times, oversized classically inspired elements such as keystone and voussoirs accentuate window and door surrounds. Contrasting stone trim or dressings may also be used for water table and string courses. Rather than wood panels the entrance door often is a full-length panel of clear glass having a bevelled or cut pattern* (1990:166).

While remaining rooted in Edwardian architectural principles, these additional stylistic influences created interesting combinations and unique expressions of the Edwardian architectural style across Ontario. The architectural style "became one of the most popular building styles in Ontario for several decades after the turn of the century" (Mikel 2004:112). The sheer volume of Edwardian buildings in Ontario means they are often taken for granted. Broadly, the Edwardian architectural aesthetic is expressed in "simple balanced designs, straight rooflines, uncomplicated ornament and relatively maintenance free detailing" (Kyles 2016).

A description of the architecture/design of 58 Robert Street East is as follows:

- Two-and-a-half storey building with an overall irregular plan (Map 2, Image 1-Image 6).
    - Generally rectangular form that intersects with two projecting wings on the east elevation and rear (south) elevation.

    - Hip roof that intersects with the jerkinhead rooflines on the east and rear (south) wings (Image 1 – Image 6).
        - Roofline over projecting east wing also contains a pointed gable peak, facing Robert Street.
        - Hip roof contains two, hipped roof dormers located along the façade and west elevation. Dormers are clad with asphalt shingles and includes rectangular openings that have been closed with vinyl siding and appear to contain ventilation grilles.
        - Roof has a slight overhang and is clad in asphalt shingles with contemporary soffit materials.
    - A one-storey addition wraps around the southeast corner of the building with a shallow sloped gable roof portion and shallow shed roof portion (Image 3).
    - Building sits on a parged foundation and has a frame envelope clad in horizontal vinyl siding with corner trim.
        - One-storey addition on southeast corner rests on a concrete block foundation and is also clad in horizontal vinyl siding.
    - A modern exterior metal chimney is attached to the east elevation with brackets (Image 3).
- Asymmetrical façade fronting Robert Street East with a prominent one-storey open porch spanning the façade (Image 2, Image 6).
    - Porch is clad in asphalt shingles and supported by plain colonettes which are built upon a granite masonry wall.
    - Porch exhibits Classical elements such as free-standing colonettes on piers and architrave.
- A rectangular entranceway containing a single door topped by a rectangular transom is accessed through the porch (Image 2).
    - A recessed, secondary entrance facing Robert Street is located on the projecting east wing. This rectangular opening contains a single wood door with glass paneling.
- The west elevation includes two canted bay windows (Image 5).
    - Bay windows are topped by a small asphalt roof, framed with modern materials and house contemporary vinyl windows
- All of the visible window openings on the building are rectangular and framed with wood surrounds clad in tin (Image 1 – Image 6).
    - Window openings contain contemporary one-over-one sash style windows.
- The landscape is primarily grassed with several mature trees and ornamental plantings along Robert Street and lining the east, west and rear boundary of the property lot (Image 1 – Image 6).
    - A gravel driveway is located along east elevation and leads to a rear gravel parking lot
- Narrow setback from the road (Image 1).

When examined against the typical characteristics of the Edwardian Classicism architectural style as outlined by *Ontario Architecture* (Blumenson 1990), *Ontario House Styles* (Mikel 2004)*, A Guide to Canadian Architectural Styles* (Ricketts et al. 2011) and *Ontario Architecture Online* (Kyles 2016), it is evident the subject building is a vernacular expression of the style, exhibiting most of the typical characteristics of the Edwardian Classicism design, and can therefore be considered a representative example of a Edwardian Classicism residence (see Table 1).

Table 1: Characteristics of Edwardian Classicism Architectural Style
(adapted from Blumenson 1990, Mikel 2004, Ricketts, S., Maitland, L. and Hucker, J 2011, Kyles 2016)

Characteristics of Edwardian Classicism	Characteristics of 58 Robert Street East
Two to two-and-a-half storey	Yes
Hipped roof	Yes
Dormer	Yes
Smooth brick surface	No
Large paned sash window openings	No
Contrasting stone trim or detailing	Yes
Window openings framed by brick voussoirs or plain stone lintels with stone sills	No
Large front porch, typically running length of façade	Yes
Classical detailing on porch such as columns or colonettes, architrave, simple or cantilevered brackets	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, county directories and census data, **the building at 58 Robert Street East was built around 1909 as a private residence for Herbert A.C. Osborne and Maude Osborne.** Below is a history of the property from 1842 until present day:

- The Crown Patent for Lot 115 in Concession 1, Tay Township, granted 200 acres to Angus James McAfee by the Crown on December 28, 1842 (see Table 2, LRO 51).
- On August 12, 1844, Angus McAfee sold all 200 acres of Lot 115 to Stephen Jeffrey for £25. Stephen Jeffrey retained Lot 115 until February 23, 1858, when he sold the west 100 acres to his son, Edward Jeffery (Family Search 2024a).
- Edward Jeffery sold part of the west half of Lot 115 to A.R. McMaster and George Mitchie or Mitchel on August 29, 1864.
- An 1871 historical atlas indicates that the subject property was in a surveyed city block on the south side of Robert Street East (see Map 4). Individual lots and lot owners were not listed, nor are any buildings 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 a military base.
- According to H. Belden & Co.'s 1881 map of Tiny Township, the subject property is in a shaded area of Penetanguishene that denoted more intensive settlement and infilling (see Map 5). The subject property was located on the south side of what appeared to be a major thoroughfare, known today as Robert Street East. There are no buildings indicated on the subject property, nor are any landowners or prominent landmarks listed.
- A.R. McMaster and George Mitchie appear to have experienced financial difficulties, as the land containing the subject property was sold as a tax deed by the County of Simcoe to Horace Thompson for $51.93 on December 23, 1882.
- Plan 404 was registered on March 12, 1888, and the subject property's legal address became Lots 10 and 11 on the west side of William Street in Plan 404.
- Horace Thompson sold all of Lots 10 and 11 to Jane and William Perkins in December 1888, who promptly sold the lots to Jane A. Osborne the same month and year for $700.
    - Alexander Campbell Osborne (1835-1924) was trained as a teacher, and married Jane Frankland (1840-1922) in Malton, near Toronto, in 1862 (Duval 2022, Family Search 2024).
    - In 1873, A.C. Osborne took over as editor of the Wingham Times newspaper, and in the 1880s he moved to Penetanguishene was a newspaper correspondent. He

founded the Penetanguishene Herald with his son George, who later became a writer (Duval 2022).
    - A.C. Osborne had an abiding love of history and served as one of Penetanguishene's de facto historians (Duval 2022, Town of Penetanguishene 2023)
    - The 1891 Census of Canada listed the Osborne family as residing in a two-storey wood residence, though no civic address or street is listed (LAC 1891).
        - As Alexander and Jane also owned Lot 3 E/S Lucy Street in Plan 404 in the 1890s, it is probably that the 1891 census refers to their house at 5 Lucy Street, which is extant today. This is corroborated by the building description in the 1921 Census and depiction in the 1946 Fire Insurance Plan (FIP), which coincide with 5 Lucy Street (LAC 1891, 1921; USB 1946; LRO 51 2024).
- Jane and Alexander Osborne sold part of Lots 10 and 11, which consisted of one acre, to Maude M. Osborne on June 9, 1902.
    - Maude Osborne, née Arthur, (b. 1871) was the wife of Alexander and Jane Osborne's son Herbert A.C. Osborne, who was born on December 15, 1869 (Family Search 2024b).
    - Herbert and Maude married in 1890, and they had at least eight children, although some passed away in childhood (Family Search 2024b, Find A Grave 2024).
    - Herbert Osborne worked as a photographer in Deseronto in the 1890s before moving back to Penetanguishene, where his family was affluent and influential in the town (Duval 2022). An undated photograph of H.A.C. Osborne can be seen in Figure 2.
    - Herbert continued working as a photographer in Penetanguishene, as his name appears in a 1910 county directory with his profession listed as "photographer." The address of his studio and private residence, however, were not provided (Union Publishing 1910, see Figure 3).
    - According to information on the subject property maintained by the Town of Penetanguishene, the building at 58 Robert Street East was constructed in 1909, and its initial tax assessment valued the property at $800 (Town of Penetanguishene 2023). Based on this information, **the subject property was constructed circa 1909 for photographer Herbert A.C. Osborne and his wife Maude Osborne**.
    - Deed abstracts for the subject property indicate Maude and Herbert Osborne obtained a $1,000 mortgage in February 1913, indicating that work or upgrades had taken place on the property.
    - The 1921 Census of Canada described Herbert Osborne's residence on Robert Street as an eight or nine room wood house, which conforms with the description of the subject property, indicating 58 Robert Street East was extant by that time. Herbert Osborne himself was listed as a 51-year-old photographer who lived with his wife, Maude, and their children (LAC 1921).
    - During the early 20th century, Herbert Osborne worked at the Bijou Theatre on Robert Street West, where they showed "moving pictures." Herbert was also responsible for the construction of a hockey arena and curling club for the community (Duval 2022, Town of Penetanguishene 2023).
    - Herbert Osborne died on January 29, 1943, and was buried in St. James On-The-Lines Cemetery in Penetanguishene, Ontario (Family Search 2024b).
- Jane Osborne's will was filed in February 1902 but did not go to probate until twenty years later, in 1922. Her heirs were Herbert, George, and James Osborne. James Osborne and

George Osborne granted their interest in the subject property to Herbert Osborne in August 1923 and December 1923, respectively.

- On August 30, 1937, Herbert Osborne granted the subject property to his wife, Maude Osborne.
    - According to information on the subject property provided by the Town of Penetanguishene, Maude Osborne continued to occupy 58 Robert Street East until her death in 1956 (Town of Penetanguishene 2023, Find A Grave 2024).
- The 1946 Fire Insurance Plan (FIP) for Penetanguishene indicates that the subject property consisted of a two-and-a-half storey wood frame building with a two-storey rear addition on the south side of Robert Street East (see Map 6). The property had a former civic address of 80 Robert Street East, and a one-and-a-half storey frame garage located behind the main building with its own civic address of 80A Robert Street East. Individual property owners were not listed, and the adjacent lots on either side of the subject property had not been developed at that time.
- A 1954 aerial photograph indicates that the subject property was located on the south side of Robert Street East (see Map 7). The resolution on the photograph is poor, but a building can be seen on the subject property, and local landmarks included an oval track of some kind to the east.
- A tax certificate was filed for Maude Osborne's estate on September 18, 1956, and the subject property was conveyed to her son, Ralph Osborne, in March 1958.
- Ralph Osborne sold the subject property to Siegfried Graf on October 16, 1961, ending 73 years of occupation by the Osborne family. The subject property had numerous other owners, including the Beausoleil family, Heinz Wolfrum, Herman and Margaret LeCroix, among others, before it was sold to a numbered corporation on June 6, 2017, who remains the registered owner of 58 Robert Street East.

Table 2: Summary of Property Ownership at 58 Robert Street East (LRO #51)

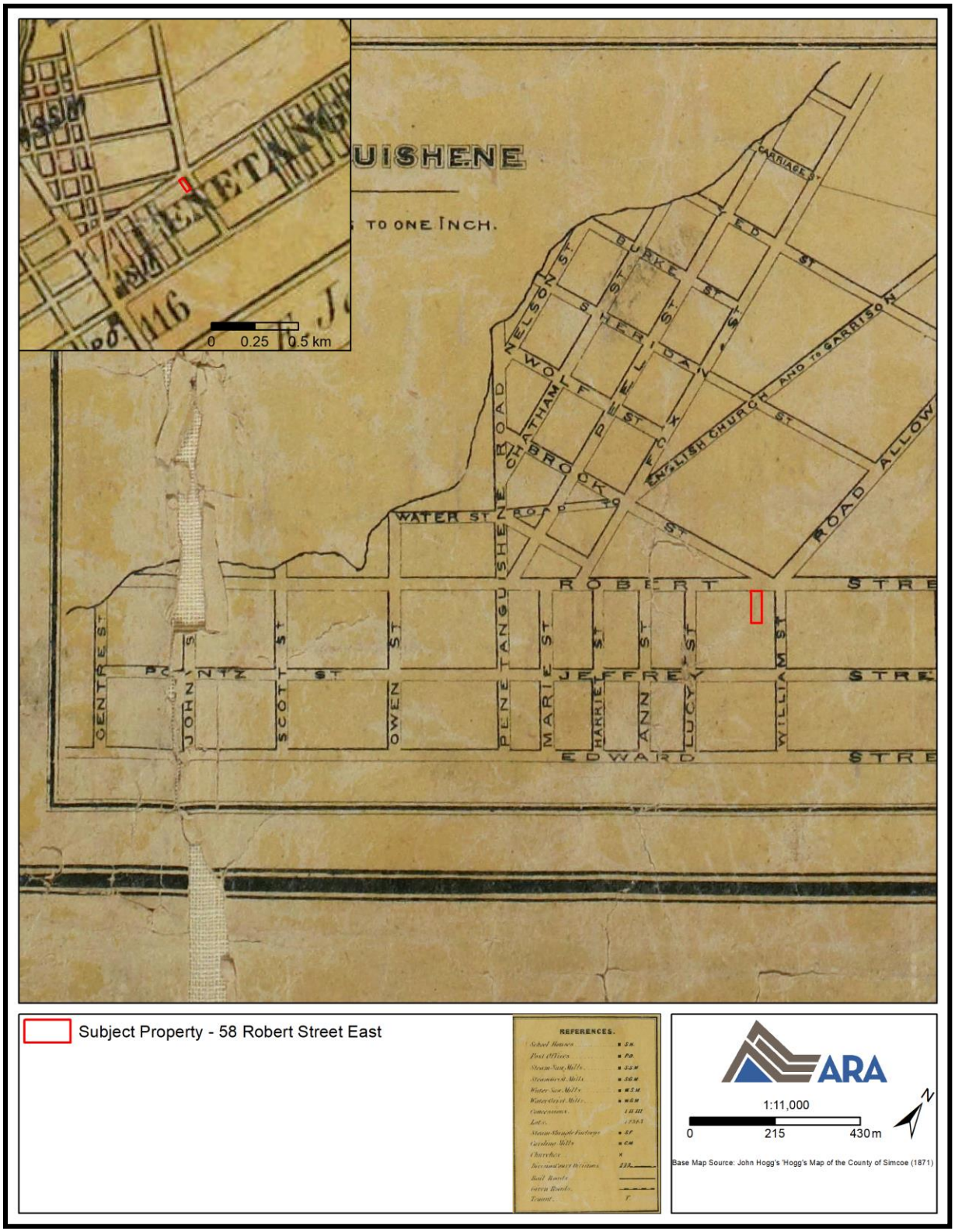
Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	28 Dec 1842	Crown	Angus James McAfee	All Lot 115, Con 1 EPR; 200ac
6273	B&S	12 Aug 1844	Angus James McAfee	Stephen Jeffery Sr	All Lot 115; 200ac
23652	B&S	23 Feb 1858	Stephen Jeffery	Edward Jeffery	Part W ½ Lot 115, £2000
38649	B&S	29 Aug 1864	Edward Jeffery	A.R. McMaster and George Mitchie	Part W ½ Lot 115
462	Tax Deed	23 Dec 1882	County of Simcoe	Horace Thompson	All Lots 10 & 11 W/S William St; $51.93
44	Plan	12 Mar 1888	Town of Penetanguishene	-	W ½ Lot 115
1035	B&S	12 Dec 1888	Horace Thompson	Jane and William Perkins	All Lots 10 & 11, $450
1120	B&S	10 Dec 1888	Jane and William Perkins	Jane A. Osborne	All Lots 10 & 11, $700
2367	B&S	7 Jun 1902	Jane A. and Alexander C. Osborne	Maude M. Osborne	Part Lots 10 & 11, 1 ac
2368	Mortgage	7 Jun 1902	Maude and Herbert Osborne	Provincial B&L [Illeg]	$725
2443	Mortgage	29 Nov 1902	Maude and Herbert Osborne	Ontario Loan & Savings Company	$725

Instrument #	Instrument	Date	Grantor	Grantee	Comments
4240	Mortgage	5 Feb 1913	Maude and Herbert Osborne	John [Illeg]	$1000
6848	Probate	27 Feb 1902 (reg. 1922)	Jane A. Osborne	Herbert, George, and James Osborne	Codicils added 1919, 1920; Part Lots 10 & 11, 1 ac
5948	Grant	14 Aug 1923	George R. Osborne	Herbert A.C. Osborne	Part Lots 10 & 11; $100
6423	Grant	13 Dec 1923	James F. Osborne	Herbert A.C. Osborne	Part Lots 10 & 11; $75
7051	Grant	30 Aug 1937	Herbert A.C. Osborne	Maude Osborne	Part Lots 10 & 11
81163	Certificate	18 Sep 1956	Treasurer of Ontario	Estate of Maude Osborne, dec'd	Part Lots 10 & 11
81233	Conveyance	28 Mar 1958	Exrs of Maude Osborne	Ralph Osborne	Part Lots 10 & 11
140852	Grant	16 Oct 1961	Ralph Osborne	Siegfried Graf	Part Lots 10 & 11
211751	Grant	19 Jul 1965	Siegfried Graf	Arthur and Anita Beausoleil	Part Lots 10 & 11
226023	Grant	24 May 1966	Arthur and Anita Beausoleil	Heinz Wolfrum	Part Lots 10 & 11; $14,800
378700	Grant	13 Dec 1971	Heinz Wolfrum	Walter and Phyllis Smith	Part Lots 10 & 11; $22,900
559223	Grant	27 May 1976	Walter and Phyllis Smith	Margaret J. LaCroix, Joan Lizotte	Part Lots 10 & 11; $50,000
635426	Grant	23 Mar 1978	Joan and John Lizotte	Margaret J. LaCroix	Part Lots 10 & 11
1255433	Transfer	31 May 1994	Margaret J. LaCroix	Herman and Margaret LaCroix	Part Lots 10 & 11
313929	Transfer	18 Mar 2005	Herman and Margaret LaCroix	Jules and Una Maurice	
502228	Transfer	30 Nov 2006	Jules and Una Maurice	Paul Cook and Manon LaFontaine	
1417440	Transfer	6 Jun 2017	Paul Cook and Manon LaFontaine	2565955 Ontario Inc	$275,000

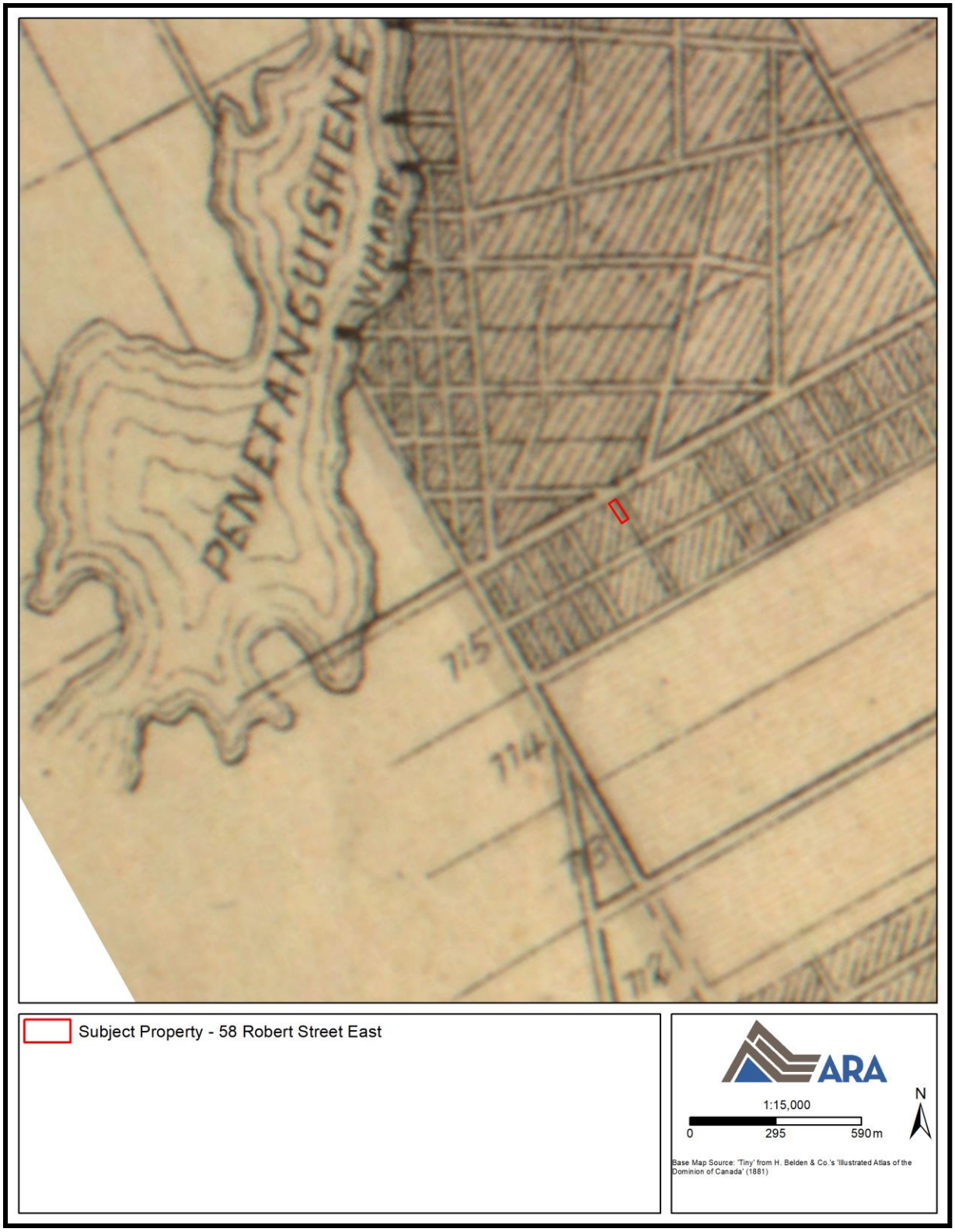
5.3 Context

- Located at 58 Robert Street East, the subject property would have been on the outskirts of the Town of Penetanguishene until the mid-20th century.
- The subject building is situated along the south side of Robert Street.
    - Robert Street is a major two-lane asphalt road oriented slightly off an east-west axis. The roadway is lined with paved sidewalks, concrete curb, and wastewater system.
    - The subject property sits slightly southwest of the intersection of Robert and Brock Street.
- The character of the area surrounding the subject property is primarily residential with a mix building ages and typologies ranging from late 19th to mid-20th century residences surround the subject property.
    - This section of the Robert Street streetscape does not have an underlying or cohesive character and 58 Robert Street East remains as one of the large residences that would have previously lined this section of the street.

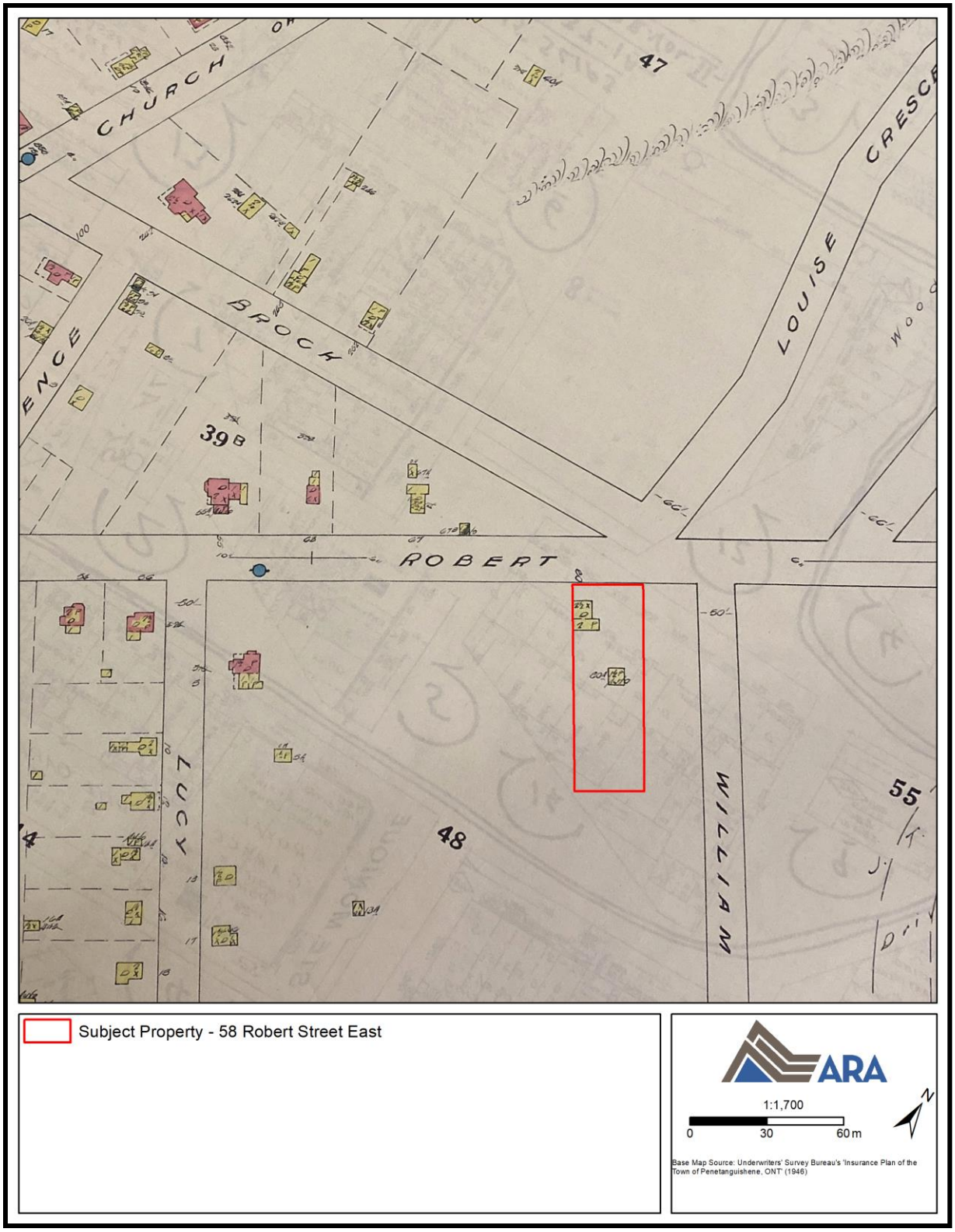
6.0 MAPS



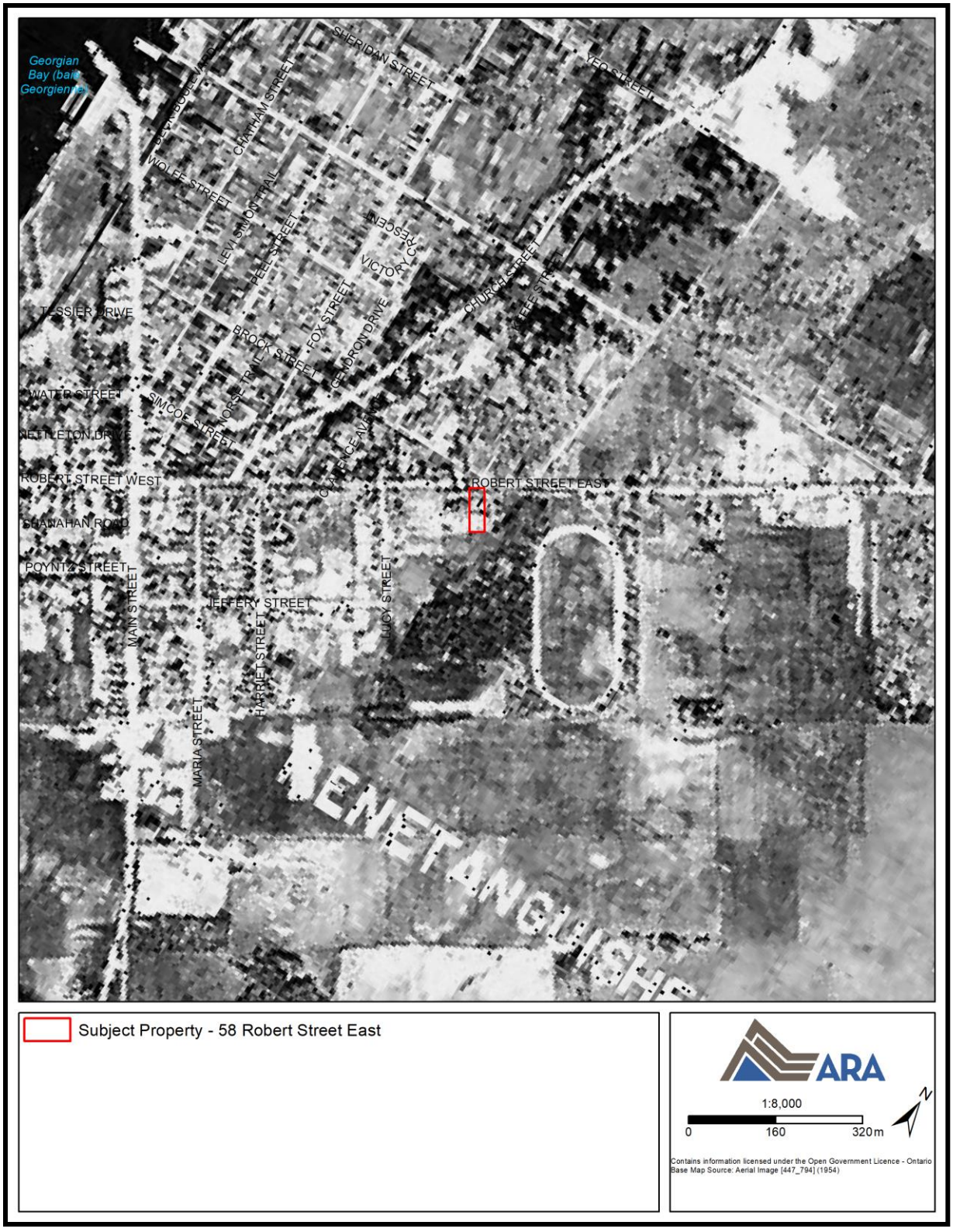
Map 4: Subject Property Shown on 1871 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



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 58 Robert Street East according to O. Reg. 9/06, can be found below in Table 3.

Table 3: Evaluation of 58 Robert Street East 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	58 Robert Street East is a representative example of the Edwardian Classicism architectural style. The two-and-a-half storey rectangular plan building has a hip roof with hipped dormers, frame envelope clad in horizontal siding and an asymmetrical but balanced façade. The substantial porch along the façade exhibits Classical influences that further define the building's Edwardian Classicism influence. The contrasting, simple colonettes and architrave are associated with the Edwardian Classicism architectural style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	58 Robert Street East 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	58 Robert Street East 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	58 Robert Street East is historically associated with Herbert Osborne, a local photographer, theatre operator, and son of local historian A.C. Osborne. Herbert Osborne first moved to Penetanguishene in 1881, with the rest of his family. His father, A.C. Osborne, founded Penetanguishene Herald and served as a local historian. The Osborne family was influential in the town, and after a brief period in Deseronto, Herbert Osborne moved back to Penetanguishene, where he ran a photography studio. Herbert Osborne also managed the Bijou Theatre and built a hockey and curling arena for the town in the early 20th century. He constructed a family residence at 58 Robert Street East (subject property) near the home of his parents around 1909 and lived in the house until his death in 1943. His widow, Maude Arthur Osborne, occupied the residence until her death in 1956, and their son Ralph Osborne sold the property outside the Osborne family in 1961, which ended over 70 years of Osborne ownership over 58 Robert Street East.

Description	Criteria Met Yes/No	Value
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	58 Robert Street East 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	58 Robert Street East 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	No	58 Robert Street East is not important in defining, maintaining, or supporting the character of the commercial core of historic Penetanguishene. The Main Street streetscape in the immediate area lacks a cohesive character and thus the subject property does not play an important role in supporting defining or maintaining it.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	58 Robert Street East is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 58 Robert Street East is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 58 Robert Street East 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	58 Robert Street East is consistent with the character of the area 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
58 Robert Street East is a representative example of the Edwardian Classicism architectural style.	• Two-and-a-half storey Edwardian Classicism residence • Hip roof with hip roof dormers • Rectangular openings including two entrances with transoms • One-storey porch along façade with colonettes and architrave
58 Robert Street East is historically associated with Herbert Osborne, a local photographer, theatre operator, and son of local historian A.C. Osborne.	• Two-and-a-half-storey, L-shaped building including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

58 Robert Street East is located on the south side of Robert Street East in the Town of Penetanguishene. The property consists of a two-and-a-half storey Edwardian Classicism residence constructed in 1909.

Statement of Cultural Heritage Value or Interest

58 Robert Street East is a representative example of the Edwardian Classicism architectural style. The two-and-a-half storey rectangular plan building has a hip roof with hip roof dormers, frame envelope clad in horizontal siding and an asymmetrical but balanced façade. A substantial porch spans the façade and exhibits Classical influences that further define the building's Edwardian Classicism styling. The veranda's simple colonettes and architrave emblematic of the Edwardian Classicism architectural style.

58 Robert Street East is historically associated with Herbert Osborne, a local photographer, theatre operator, and son of local historian A.C. Osborne. Herbert Osborne first moved to Penetanguishene in 1881, with the rest of his family. His father, A.C. Osborne, founded Penetanguishene Herald and served as a local historian. The Osborne family was influential in the town, and after a brief period in Deseronto, Herbert Osborne moved back to Penetanguishene, where he ran a photography studio. Herbert Osborne also managed the Bijou Theatre and built a hockey and curling arena for the town in the early 20th century. He constructed a family residence at 58 Robert Street East (subject property) near the home of his parents around 1909 and lived in the house until his death in 1943. His widow, Maude Arthur Osborne, occupied the residence until her death in 1956, and their son Ralph Osborne sold the property outside the Osborne family in 1961, which ended over 70 years of Osborne ownership over 58 Robert Street East.

Cultural Heritage Attributes

58 Robert Street East is a representative example of the Edwardian Classicism style. The property contains the following heritage attributes that reflects this value:

- Two-and-a-half storey Edwardian Classicism building
- Rectangular plan
- Hip roof with hip roof dormers
- Rectangular openings including entrance with transom
- One-storey porch along façade with simple colonettes and architrave

58 Robert Street East is historically associated with Herbert Osborne, a local photographer, theatre operator, and son of local historian A.C. Osborne. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half-storey, L-shaped building 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 58 Robert Street East

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. 58 Robert Street East 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

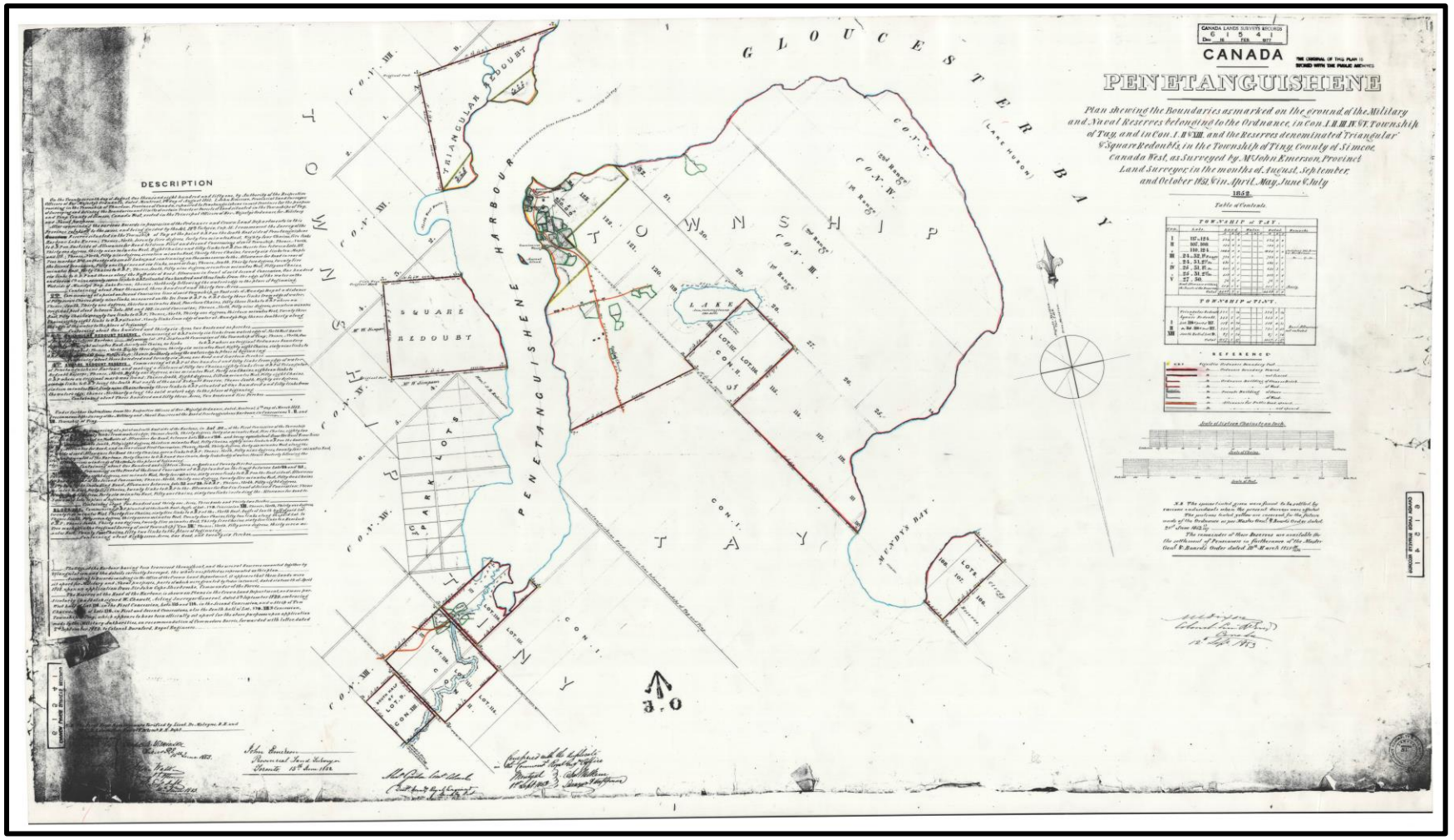


Figure 1: Map of Penetanguishene Plan Showing Church Street (LAC 1852)



Figure 2: Undated Photograph of H.A.C. Osborne
(Find A Grave 2024)

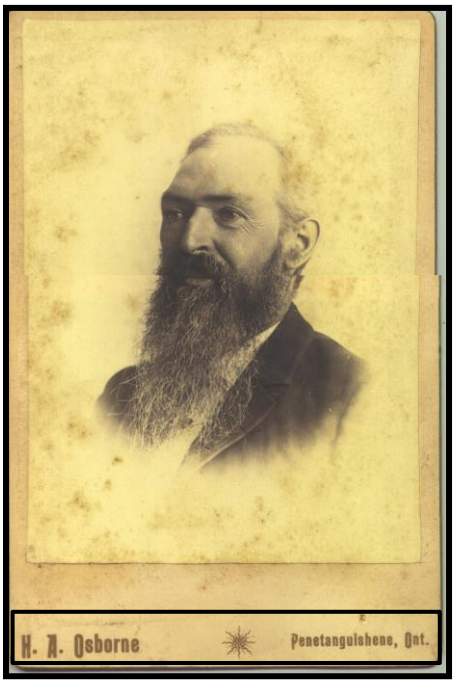


Figure 3: Portrait of Unknown Man Taken at Herbert Osborne's Penetanguishene Photography Studio, Noted at Bottom of Photograph
(PCMA 1997)