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JUN 22 2016

RECEIVED

**BY-LAW No. 2016-037
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE
SOUTHERLY PART OF LOT 48, WEST SIDE, PINE STREET, PLAN 73 AND
IS KNOWN MUNICIPALLY AS 328 PINE STREET AS HAVING
CULTURAL HERITAGE VALUE AND INTEREST

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O., 1990 c. O.18, as amended, authorizes the council of a municipality to enact a by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Collingwood (the "Town") has caused to be served on the owners of the lands and premises known as the southerly part of Lot 48, west side, Pine Street, Plan 73, and is known municipally as 328 Pine Street in the Town of Collingwood and upon the Ontario Heritage Trust, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Town;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto;

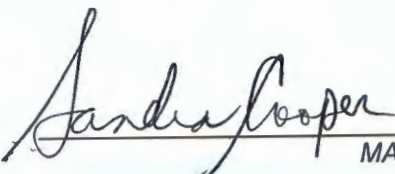
AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;


AND WHEREAS this By-law is to be registered in the proper Land Registry Office with respect the property described in Schedule "A" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD HEREBY ENACTS AS FOLLOWS:

1. **THAT** the real property known as the southerly part of Lot 48, west side, Pine Street, Plan 73, and is known municipally as 328 Pine Street, more particularly described in Schedule "A", is hereby designated as being of cultural value and interest.
2. **THAT** the Clerk is hereby authorized to cause a copy of the By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the Town.
3. **THAT** this By-law shall come into full force and effect on the final date of passage hereof.

ENACTED AND PASSED this 30th day of May, 2016.


MAYOR


CLERK

Schedule "A" of By-law No. 2016-037

LEGAL DESCRIPTION

All singular those parcels or tracts of land and premises known as the southerly part of Lot 48, west side, Pine Street, Plan 73, and is known municipally as 328 Pine Street.

Schedule "B" of By-law No. 2016-037

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property known municipally as 328 Pine Street (southerly part of Lot 48, west side, Pine Street, Plan 73) contains a single storey, Queen Anne Revival style, brick dwelling. The property was owned by Harriet Chamberlain and the dwelling built about 1881 by her spouse, John Chamberlin. He was a local contractor, mason, and later mayor of Collingwood. At the same date, Chamberlain built and sold a second dwelling abutting the north at 324 Pine Street, but the family chose to retain 328 Pine until 1925 when Harriet transferred ownership to her niece, Alice Bull Wynes.

The property has historical value or associative value because of its direct association with the Chamberlains and that the dwelling demonstrates the quality of Chamberlain's work as a contractor and mason in the years immediately following his arrival in Collingwood from England in 1876.

This dwelling is among several Queen Anne Revival style structures erected in the last two decades of 19th century Collingwood. This property has design value or physical value because the dwelling displays a high degree of craftsmanship or artistic merit. John Chamberlain was able to design and erect an architecturally fashionable dwelling using a one storey form. The quality of the decorative masonry work and overall composition of the detailing is exceptional.

This property is important in defining, maintaining or supporting the residential character of the Pine streetscape. It is visually and historically linked to the property and dwelling abutting on the north, 324 Pine Street. Both were owned by Harriet Chamberlain and the dwellings are examples of the work of John Chamberlain.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the heritage attribute of the 1881 dwelling. The main section on the east and the brick extension abutting on the west are included in this description. Although the wood structure abutting the far west is in the traditional location of a frame shed, this has been substantially rebuilt/replaced and is not included. The frame garage at the west end of the driveway is not included.

The cultural heritage value or interest of this property is embodied in components of the exterior of the brick dwelling, such as:

- the overall one storey form, massing, height, and existing plan of the main east structure with a west brick extension
- the hipped roof form of the main structure and west extension
- the form, placement, and detailing of the projecting front (east) bay window and its gable
- all segmental window openings, original 1x1 and 2x2 panes type window sash and storm windows, wood frames, and lugsills
- the masonry, including the red orange and buff coloured, unpainted bricks; pointed and winged voussoirs or labels over the door and window openings; lesser voussoirs in the west extension; the buff coloured brick, double perimeter band; the buff coloured brick rain plinth above the foundation; decorative buff coloured brick panels below the east window openings; and the buff coloured, flat tooled mortar
- all original dentil and other types of wood mouldings
- all original carved, wood, Italianate style brackets in the eaves
- the original wood moulding frame and the segmental shaped transom of the east doorcase

- any original elements of the east verandah
- the form of the wood dormer of the west extension and the pointed shape of its window opening and sash
- the unobstructed view of the front (east) facade of the dwelling to and from Pine Street