



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

Properties

PIN

Description

Address

58280 - 0054 LT

LT 46 W/S BEECH ST PL 73; COLLINGWOOD

294 BEECH ST W
COLLINGWOOD

RECEIVED

2024/12/11

(YYYY/MM/DD)

Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name

Address for Service

THE CORPORATION OF THE TOWN OF COLLINGWOOD

97 Hurontario Street
Collingwood, ON L9Y 3Z5

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Jean Louise Leonard

295 Hagey Blvd., Suite 300
Waterloo
N2L 6R5

acting for
Applicant(s)

Signed

2023 03 29

Tel

519-579-3660

Fax

519-743-2540

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MILLER THOMSON LLP

295 Hagey Blvd., Suite 300
Waterloo
N2L 6R5

2023 03 29

Tel

519-579-3660

Fax

519-743-2540

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Total Paid

\$69.00

**BY-LAW No. 2023-009
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE A PROPERTY LOCATED AT 294
BEECH STREET TO BE OF CULTURAL HERITAGE VALUE OR
INTEREST UNDER SECTION 29 OF THE ONTARIO HERITAGE ACT

WHEREAS pursuant to Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a property, including all buildings and structures thereon, within the municipality to be of cultural heritage value or interest;

AND WHEREAS 294 Beech Street is the municipal address legally described in Schedule "A" to this By-law ("the Property");

AND WHEREAS the Council of the Corporation of the Town of Collingwood has consulted with its Municipal Heritage Committee pertaining to this by-law;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has caused to be served on the owners of the Property located at 294 Beech Street, Collingwood, ON and upon the Ontario Heritage Trust, notice of intention to designate the Property, and further, has caused the notice of intention to be published the newspaper of general circulation in the municipality;


AND WHEREAS no objections to the notice of intention to designate have been served on the Clerk of the municipality;

AND WHEREAS the Council of the Corporation of the Town of Collingwood has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;


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

1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under section 29 of the *Ontario Heritage Act*;
2. That the description of the Property, the statement of its cultural heritage value or interest, and the description of its heritage attributes are set out in Schedule "B" to this By-law;
3. That the attached Schedules form part of the By-law;
4. That the Town Clerk be authorized to cause a copy of this by-law to be served on the owner of the Property and the Ontario Heritage Trust, and publish notice of passing of this By-law in a newspaper having general circulation in the Town; and
5. That once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the Town Solicitor be authorized to cause a copy of this By-law to be registered against whole of the Property legally described in Schedule "A" at the Land Registry Office

ENACTED AND PASSED this 30th day of January 2023



MAYOR



CLERK

**BY-LAW No. 2023-009
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD
SCHEDULE A**

LT 46 W/S BEECH ST PLAN 73; COLLINGWOOD

58280-0054 (LT)

BY-LAW No. 2023-009
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD
SCHEDULE B

DESCRIPTION OF PROPERTY

The 0.1-hectare property at 294 Beech Street is comprised of a 1.5 storey single-detached brick building located on the west side of Beech Street approximately mid-block between Fourth Street West to the north and Fifth Street to the south in the Town of Collingwood, County of Simcoe.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This property holds historical or associative value or interest for its direct association with Thomas Fowler and his family from 1883 to 1909. This small scale, 1.5 storey, Gothic Revival Cottage style is an example of the standard of housing built in Collingwood in the 1880s for middle income households. It is one of three of similar design in this section of Beech Street. The dwelling is likely an example of the workmanship of Thomas Fowler as an English-trained mason and bricklayer.

The design or physical value of this property is found in the 1883 dwelling as a representative example of the Gothic Revival Cottage style advocated by The Canada Farmer beginning in the 1860s. The design of this small scale dwelling seems to be customized by the builder to accommodate the living space requirements of Thomas Fowler and his family. Evidence of this may be the offset front entry doorcase, the asymmetrical placement of the window openings on the north and south facades, and the small sized window opening on the north façade of the midsection. Many of the original architectural components including the windows, doorcase, and verandah survive. The dichromatic brickwork exhibits a good degree of craftsmanship and artistic merit.

Contextually, this property is important in maintaining and supporting the historic character of the traditional Beech Street streetscape. Built in 1883 within an area of modest, single family housing, the property and its dwelling have physical, functional, visual, and historical links with its surrounding. The three dwellings of 294, 279, and 276 Beech Street form a trilogy of examples of the Gothic Revival Cottage style advocated by The Canada Farmer beginning in the 1860s.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the heritage attribute of the 1883 dwelling. The following components of the exterior of the dwelling, not including the 2002/2003 addition or any outbuildings, support that cultural heritage value or interest:

- 1.5 storey massing and modified T-plan formed by the main and mid sections;
- Medium and lower pitched gable roofs of the main and mid sections;
- Location and dimensions of all original window openings;
- Location and dimensions of all original door openings;
- The east doorcase with a segmental shaped transom;

All components of the masonry, including the red/orange coloured brick; the use of beaded, buff coloured mortar; all the buff coloured brick accents including the quoins, voussoirs over each door and window opening, rain plinth course above the rubblestone foundation, and the decorative band below the eaves of the front façade;

- The existence of a full width, open verandah on the east façade;
- All original components of the open verandah on the east façade, which may include support posts, moulding, brackets, and narrow ceiling boards
- All original components of the windows including 2x2 panes type sashes, matching storm windows, wood lugsills, plain moulding, and builder's hardware.