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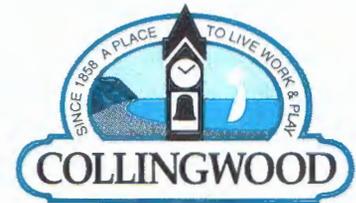


Un organisme du gouvernement de l'Ontario

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JUL 18 2016



TOWN OF COLLINGWOOD

Sara J. Almas, Clerk

97 Hurontario St. P.O. Box 157
Collingwood, ON L9Y 3Z5
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July 6th, 2016

Erin Semande
Ontario Heritage Trust
10 Adelaide St. East
Toronto, ON
M5C 1J3

Dear Ms. Semande,

On April 22nd, 2016 we forwarded a "Notice of Intention to Designate" regarding the dwelling at 72 Third Street, Collingwood, ON.

The Town of Collingwood passed designation by-law No. 2016-044, under Section 29 of the Ontario Heritage Act at their Council meeting held June 27th, 2016.

Enclosed please find a copy of the designation by-law as required. Notice will also be given in our local newspaper as per the Ontario Heritage Act.

If you require any further information please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Sara J. Almas
Clerk
TOWN OF COLLINGWOOD
Encl.
/sja

JUL 18 2016

~~RECEIVED~~

**BY-LAW No. 2016-044
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE WEST PART OF LOT 31, WEST PART OF LOT 32, WEST SIDE, PINE STREET, PLAN 73 AND IS KNOWN MUNICIPALLY AS 72 THIRD 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 west part of Lot 31 and west part of Lot 32, west side, Pine Street, Plan 73, and is known municipally as 72 Third 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;

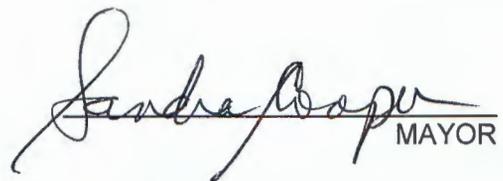
AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

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 west part of Lot 31 and west part of Lot 32, west side, Pine Street, Plan 73, and is known municipally as 72 Third 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 27th day of June, 2016.


MAYOR


CLERK

Schedule "A" of By-law 2016-044

LEGAL DESCRIPTION

All singular those parcels or tracts of land and premises known as the west part of Lot 31 and west part of Lot 32, west side, Pine Street, Plan 73, and is known municipally as 72 Third Street

Schedule "B" of By-law 2016-044

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property known municipally as 72 Third Street (westerly parts of Lots 31 and 32, west side, Pine Street, Plan 73) contains a 2.5 storey, brick dwelling with Tudor Revival and Arts and Crafts style elements.

The Bank of Montreal opened a Collingwood Branch in December 1902. The subject property was acquired by the Bank in September 1904. This dwelling was designed in August 1905 by "S. Smith," a staff member of the Bank's Architectural Department, as the residence for the Branch manager. Construction commenced shortly following the completion of the drawings. The Bank owned the property until 1971.

This property has historical value or associative value because it has a direct association with the operation of the Bank of Montreal in Collingwood between 1902 and 1971. It is an example of the type of accommodation designed for its branch managers by the Architectural Department, in this case, "S. Smith."

Its design value or physical value is also as an example of the residential architecture designed and erected by the Bank of Montreal in the early 20th century for its managers. The dwelling's "modern" design and quality craftsmanship expresses desired banking qualities of "wealth, integrity, endurance, and confidence," as well as progressive thinking.

This property is important as an historic gateway into Collingwood's Downtown Heritage Conservation District from Third Street.

DESCRIPTION OF HERITAGE ATTRIBUTES

A comparison of the 1905 architectural drawings to 1951 and 2015 photographs indicates that this property was not built exactly as drawn and that it has undergone few modifications. Its cultural heritage value or interest is contained in the heritage attribute of the 1905 dwelling, specifically its exterior. Important elements of this heritage attribute are as follows:

- The 2.5 storey form, massing, height, and rectangular plan with a north facing gable end
- The open verandah on the east side, including its form, placement, framing, decking, shed roof, hand rail support, vertical wood slats with heart shaped cutouts, concrete and wood stairs, panelled support posts, vertical board lower walls, and other detailing
- The original components of the stacked, verandah on the south side
- The steeply pitched, gable end roof with its exposed rafters, flared end fascia boards, and two shed roofed dormers
- The Tudor finish of the north gable, with boards spaced across a plaster wall
- The brick chimneys on the north and south ends of the roof
- All components of the doorcase leading from the east verandah to the interior vestibule, including the three part transom, panelled door with upper glazing, wood frame, and sidelights
- The placement and type of all original window openings, including the use of narrow sashes with 1x1 panes
- All stone and masonry components including the red coloured brick, and the grey and red stone veneer of the first level, lintels, and lugsills

- All components of the medieval style window on the west façade, including its arched shape, placement, sash type, stained glass, plaster carving, and other elements
- All original builder's hardware including hinges, knobs, fasteners, latches, and similar objects in use on the exterior
- The existence of red brick posts with masonry caps and an iron fence along Third Street.