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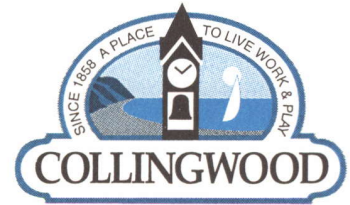


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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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TOWN OF COLLINGWOOD



ONTARIO HERITAGE TRUST

JAN 23 2012

RECEIVED

Sara J. Almas, Clerk

97 Hurontario St. P.O. Box 157
Collingwood, ON L9Y 3Z5
Tel: (705)445-1030 Ex. 3225
Fax: (705)445-2448
Email: salmas@collingwood.ca

January 11, 2012

Jim Leonard
Ontario Heritage Trust
10 Adelaide St. East
Toronto, ON
M5C 1J3

Dear Mr. Leonard,

On November 9, 2011 we forwarded a "Notice of Intention to Designate" regarding two houses 402 Maple St. and 297 Pine St., Collingwood.

The Town of Collingwood passed designation by-laws 2012-004 for 402 Maple St. & 2012-005 for 297 Pine St. under Section 29 of the Ontario Heritage Act at their Council meeting held January 9, 2012.

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,

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

**BY-LAW No. 2012-004
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE THE EXTERIOR OF THE BUILDING BUT EXCLUDING THE REAR (WEST) ADDITION AND THE CONCRETE BLOCK GARAGE AT 402 MAPLE STREET, COLLINGWOOD, 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 has caused to be served on the owners of the lands known municipally as 402 Maple Street in the Town of Collingwood and upon the Ontario Heritage Trust, Notice of Intention to so designate the buildings of the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" to this By-law;

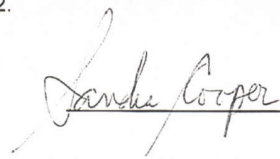
AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the municipality;


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

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

1. **THAT** the exterior of the building on the real property known municipally as 402 Maple Street, and more particularly described in Schedule "A", is designated as being of cultural value and interest but the designation expressly excludes the rear (west) addition constructed in 1984 and the concrete block garage constructed circa 1946 of the said building.
2. **THAT** the Clerk is hereby authorized to cause a copy of this 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 a newspaper having general circulation in the municipality.
3. **THAT** this By-law shall come into full force and effect on the final date of passage hereof.

ENACTED AND PASSED this 9th day of January, 2012.


MAYOR


CLERK

Schedule "A"

Legal Description

PIN 58278-0018 (LT)

Part Lot 10 S/S Sixth Street Plan 45, Collingwood and Part Lot 11 S/S Sixth Street Plan 45,
Collingwood as in Instrument No. RO565200

Municipally known as 402 Maple Street.

Schedule "B"

Statement of Cultural Value or Interest

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This property contains a two storey dwelling believed to be built in 1900-1901 for Alfred and Mary Northcott. There is a local tradition that Alfred intended the dwelling to be an example of his craftsmanship as a painter, as well as a showpiece for fashionable architectural components available locally and by import. At the date of construction, Alfred was probably working for Wilson Bros. of Collingwood, manufacturers of building materials and architectural components. He died in 1903. The variety of art glass used as transoms and accent windows; and the composition of the front doorcase, are outstanding features of this dwelling. Some later finishings may be attributable to Alfred and Mary's son, William Roy Northcott, who was a painter and decorator. He died in 1933. His widow Maria sold the property in 1943. The dwelling may have been used as a "birthing" or maternity home from about 1943 to 1947. This is a corner property opposite the landmark Central/Victoria Public School annex building. The dwelling has a picturesque setting and represents the period during which Alfred and his son Roy Northcott were painters and decorators.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the heritage attribute of the 1900-1901 dwelling erected for Alfred and Mary Northcott. This does not include the 1984 rear (west) addition or the c.1946, concrete block garage. The original components of the dwelling important to its cultural heritage value include:

- the overall form, massing, height, and scale of the original structure, not including the 1984, rear (west) addition
- the cross gable form of the roof; and the prominent and lesser gables
- all original segmental window openings, transoms, lugsills, frames, and sashes; and accent windows
- all art glass
- the masonry, including red-orange brick, raised banding, labels, voussoirs or heads over the window openings, and coloured mortar
- the form and massing of the wraparound verandah and its roof; original handrails and supports; and tongue and groove, narrow board ceiling
- all components of the front (east) doorcase including the transom, wood frame, casement doors, builder's hardware, and storm system of an exterior transom and casement doors
- the view of the front (east) and north facades of the dwelling from Maple and Sixth streets

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