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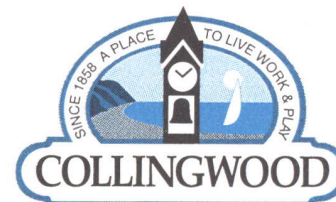


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TOWN OF COLLINGWOOD



ONTARIO HERITAGE TRUST

OCT 03 2012



Sara J. Almas, Clerk

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September 24, 2012

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

Dear Mr. Leonard,

On June 28, 2012 we forwarded a "Notice of Intention to Designate" regarding dwelling at 324 Pine St., Collingwood.

The Town of Collingwood passed designation by-laws 2012-105 under Section 29 of the Ontario Heritage Act at their Council meeting held September 10, 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. 2012-105
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



**BEING A BY-LAW TO DESIGNATE PROPERTY MUNICIPALLY
KNOWN AS 324 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 legally described as Part Lots 47 and 48 W/S Pine Street, Plan 73, Collingwood and municipally known as 324 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 to 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 property legally described as Part Lots 47 and 48 W/S Pine Street, Plan 73, Town of Collingwood, County of Simcoe and municipally known as 324 Pine Street, more particularly described in Schedule "A", is hereby designated as being of cultural value and interest.
2. **THAT** the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto.
3. **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.
4. **THAT** this By-law shall come into full force and effect on the final date of passage hereof.

ENACTED AND PASSED this 10th day of September, 2012.

MAYOR

CLERK

Schedule "A" of By-law 2012-105

LEGAL DESCRIPTION

PIN 58279-0064(LT)

Part Lots 47 and 48 W/S Pine Street, Plan 73 Collingwood; Town of Collingwood, County of Simcoe, and known municipally as 324 Pine Street"

Schedule "B" of By-law 2012-105

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

This property known municipally as 324 Pine Street (Part Lots 47 and 48, west side of Pine Street, Plan 73) contains a two storey, Queen Anne Revival style, brick dwelling. The property was owned by Harriet Chamberlain and the dwelling built in 1881 by her spouse John Chamberlin. He was a local contractor, mason, and later mayor of Collingwood. The Chamberlains built a second dwelling to the south at 328 Pine Street for family use. The dwelling at 324 Pine Street was built for rental and/or sale. That this is an infill dwelling straddling two building lots is a comment on the early demand for housing along Pine Street.

The property was bought in 1885 by Jane McQuade. Her husband James died in 1879 while serving as chief engineer on board the ill fated steamship *Waubano*. Jane may have occupied the dwelling but soon tenanted it before selling in 1915 to her son William, a master mariner living in Owen Sound. Subsequent, long term owners of this property were retired farmers Donald and Catharine McAllister (1925-1955) and the Roy Lunan family (1957-1998).

This dwelling is among several Queen Anne Revival style structures erected in the last two decades of 19th century Collingwood. Unlike some period examples, the form is symmetrical with an emphasis on verticality; and the decoration is uncluttered. It features John Chamberlain's signature use of black and red dyed bricks to embellish the common red orange accented with buff coloured bricks combination. The masonry is in near original condition.

This property is important in maintaining the traditional residential quality of the Pine Street streetscape.

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 brick structure and the lesser brick section at the rear are included. The one storey, frame structure abutting the rear and southwest corner of the dwelling 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 form, massing, two and 1.5 storey height, L-plan, symmetry, and scale of the main structure and the rear (west) section
- the low pitched, complex hipped roof
- the form and placement of the projecting front (east) dormer
- the corbelled chimney constructed of red orange and buff coloured bricks at the apex of the west gable end
- all window openings and lugsills (not the metal sashes or frames), including the three sided, one storey, bay window of the east facade
- the masonry, including the red orange and buff coloured, unpainted bricks; original black and red dyed brick banding; radiating voussoirs or labels over the openings; buff coloured brick band or rain plinth above the foundation; buff coloured, untooled mortar; and rubblestone foundation
- any original elements of the doorcase on the east facade within the open (later enclosed) porch at the southeast corner of the dwelling
- any original elements of the verandah and doorcase at the south side of the lesser brick section (at the west)
- the view of the front (east) facade of the dwelling to and from Pine Street