

**BY-LAW No. 2008-142
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE THE PROPERTY AT LOT 2, WEST SIDE,
HURONTARIO ST., PLAN 568 AND IS KNOWN MUNICIPALLY AS 492
HURONTARIO STREET, THE EXTERIOR OF THE BUILDING **EXCLUDING**
THE WEST ADDITION CONSTRUCTED IN 2006 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 Part Lot 2, west side, Hurontario St., Plan 568 and is known municipally as 492 Hurontario 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;

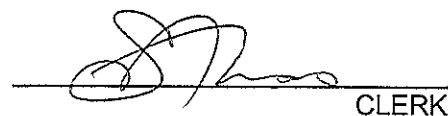
AND WHEREAS this By-law is to be registered in the proper Land Registry Office with respect the property described in Schedule "A" attached hereto;

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

1. **THAT** the real property known as the exterior **excluding** the west addition constructed in 2006 of the building located at Lot 2, west side, Hurontario Street, Plan 568, 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 October, 2008.


DEPUTY MAYOR


CLERK

Schedule "A" of By-law 2008-142

LEGAL DESCRIPTION

All singular those parcels or tracts of land and premises excluding the west addition constructed in 2006 situate, lying and being in the Town of Collingwood in the County of Simcoe and Province of Ontario and being composed of Part Lot 2, west side, Hurontario St., Plan 568 and is known municipally as 492 Hurontario Street.

Part of Lot 2, on the west side of Hurontario Street, according to Registered Plan number 568, more particularly described as follows:

COMMENCING at the north east angle of said Lot 2;

THENCE southerly along the easterly limit of said Lot 2, being the westerly limit of Hurontario Street to the south east angle of said Lot 2;

THENCE westerly on a bearing of south 81 degrees 50 minutes west along the said southerly limit of Lot 2 a distance of 138.67 feet more or less to a point in the said southerly limit;

THENCE north parallel to the easterly limit of said Lot 2, 117 feet more or less to a point in the northerly limit of said Lot 2;

THENCE easterly along the said northerly limit of said Lot 2, on a bearing of north 81 degrees 50 minutes east of a distance of 138.67 feet more or less to the point of commencement;

As previously described in Instrument Number SC229778.

Schedule "B" of By-law 2008-142

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Regarding its historical or associative Value, the property at 492 Hurontario Street was associated from 1862 to 1876 with Joseph Hill Lawrence and his wife Sarah Drown. Lawrence had a successful career in the printing trade of Upper Canada before arriving in Collingwood about 1853. In 1858, he was appointed Clerk of the Council for the newly incorporated town. He served in this capacity until his death in 1877. The frame dwelling built for Lawrence in 1866 is no longer visible, but its presence is reflected in the unusual roofline at the west end of the existing brick structure, and the character of the window openings on the north and south facades.

It was Thomas Fair and his wife Elizabeth who in 1877-1878 had a large brick dwelling erected as an east addition to the Lawrence dwelling. Thomas Fair arrived in Collingwood about 1863 to join a successful partnership in the dry goods business known by various names in its history, including Melville, Fair & Co. When Thomas died in 1885, his wife and sons operated the business under the name of E. Fair & Co. Elizabeth died in 1908. During their ownership of the subject property this was a landmark estate with extensive gardens.

Richard and Mary Stephenson and their children owned the property from 1911 to 1974. Their daughter Muriel is remembered as a noted concert pianist and music instructor.

Regarding its design or physical value, this property contains an attractive example of a fashionable, third quarter 19th Century dwelling influenced by Italianate and Queen Anne styling. It is somewhat peculiar in that the Fairs, who had the financial means and acreage to do otherwise, chose to incorporate an earlier frame dwelling on site, into their substantial brick addition. The outcome was still a symmetrical, square plan structure. The well-crafted brickwork may be that of Collingwood mason John Chamberlain.

Regarding its contextual value, this property, with its dwelling and picturesque setting, enhances the residential character of the streetscape. It still presents a sense of having been a landmark.

DESCRIPTION OF HERITAGE ATTRIBUTES

No part of the 2006 west addition or the north and south new/rebuilt verandahs are included. The cultural heritage value or interest of this property is expressed by the principal heritage attribute of a two-storey, brick dwelling constructed in 1877-1878, including the following exterior features:

- The historic form, massing, height, scale, and design elements
- All original components of the roof including the form, pediments, gables, and dormer
- The original chimneystack on the south roof
- Any original eaves brackets
- The masonry including red-orange and buff-yellow brick, accent banding, quoins, voussoirs or heads over the door and window openings, and other decorative treatments
- All components of the original window openings, trim, and various sash types
- All original elements of the stacked bay windows on the east façade
- The enclosed brick porch on the east façade and all original components of the doorcase and upper balcony
- All the etched and stained glass
- All original entryways, including trim, transom windows, and panelled doors
- All original wood trim
- The iron fencing and gate, including the manufacturer's crest
- The view of the front (east) façade of the dwelling from Hurontario Street