

**BY-LAW No. 2008-143  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD**



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BEING A BY-LAW TO AMEND SCHEDULE "F" OF BY-LAW NO. 83-45 BY  
ADDING A STATEMENT CULTURAL HERITAGE VALUE AND INTEREST AND  
LIST OF HERITAGE ATTRIBUTES AND CORRECTING THE LEGAL  
DESCRIPTION FOR THE PROPERTY MUNICIPALLY AS 227 MINNESOTA  
STREET AND LOCALLY KNOWN AS "THE BIRCHES".

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**WHEREAS** section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the council of a municipality to amend a by-law to designate property made under section 29 to include a statement of cultural heritage value or interest and list of heritage attributes;

**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 on the east side of Minnesota St. at the north end of Block F, Plan 144 (and includes a small boundary parcel, part Lot 33 and an unnumbered lot, Plan 55), known municipally as 227 Minnesota Street in the Town of Collingwood and upon the Ontario Heritage Trust, a 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 "A" attached hereto, being part of an amendment to Schedule "F" of By-law No. 83-45;

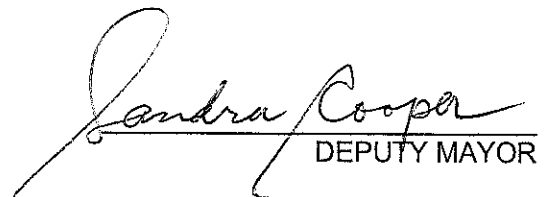
**AND WHEREAS** no Notice of Objection to the proposed amendment has been served on the Clerk of the Town;

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

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

1. **THAT** By-law 83-45 be amended by deleting Schedule "F" in its entirety and replacing it with the Legal Description and Statement of Cultural Heritage Value or Interest as contained in Schedule "A" to this By-law.
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.
3. **THAT** this By-law shall come into full force and effect on the final date of passage hereof.

**ENACTED AND PASSED** this 27<sup>th</sup> day of October, 2008.

  
DEPUTY MAYOR

  
CLERK

**Schedule "A" of By-law 2008-143**

**SCHEDULE "F"**

**Legal Description**

**FIRSTLY**

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Collingwood, in the County of Simcoe and being composed of Part of Block "F", Plan Number 144, as laid out in the South half of Lot 43 in the Eighth Concession of the Township of Nottawasaga in the County of Simcoe by T.L. Reid, P.L.S. containing 44/100ths of an acre more or less and being better known and described as follows:

COMMENCING where a post has been planted at the intersection of the East side of Minnesota Street with the Northerly limit of said half lot;

THENCE in a Southerly direction along the East side of said Minnesota Street 110 feet to a lane;

THENCE Easterly in a line parallel with the Northerly limit of said lot, 178 feet to where a post has been planted;

THENCE Northerly in a line parallel with Minnesota Street aforesaid 110 feet more or less to the Northerly limit of said lot;

THENCE Westerly and along said Northerly limit 178 feet to the place of beginning. The herein described lands are those described in Registered Instrument Number 3947, as in Registered Number CG19502.

**SECONDLY**

ALL and singular that certain parcel of land and premises situate lying and being in the Town of Collingwood in the County of Simcoe and being composed of part of Lot 33 and part of that portion of Plan 282 being unnumbered and lying to the south of Lot 33 and to the west of Gore Lot T, on the east side of Minnesota Street according to Plan 282 for the said town and which land may be more particularly described as follows:

PREMISING that the bearings herein are astronomic and that the bearing of Hume Street is N77° 27' 30"E;

COMMENCING at a point being the point of intersection of the southerly limit of Ontario Street with the Easterly limit of Minnesota Street;

THENCE travelling S27° 09' 30"E along the easterly limit of Minnesota Street a distance of 430.83 feet to an iron survey bar planted;

THENCE continuing S27° 09' 30"E along the easterly limit of Minnesota Street a distance of 74.53 feet to a one-inch iron survey bar planted;

THENCE travelling S12° 36' 30"E along the easterly limit of Minnesota Street a distance of 6.54 feet to an iron survey bar planted, being the point of commencement of the land herein conveyed;

THENCE continuing S12° 36' 30"E along the easterly limit of Minnesota Street a distance of 3.0 feet to an iron survey bar planted;

THENCE travelling N78° 16' 30"E a distance of 178.0 feet to an iron survey bar planted;

THENCE travelling N26° 20' 30"W a distance of 7.97 feet to an iron survey bar planted;

THENCE travelling S76° 44' 30"W a distance of 176.10 feet to an iron survey bar planted being the point of commencement. The herein described lands are those described in Instrument Number RO360225.

**Statement of Cultural Heritage Value or Interest**

**HISTORICAL OR ASSOCIATIVE VALUE**

The property known as the Birches at 227 Minnesota Street contains a two-storey dwelling that was built for and likely designed in 1871-1872 by Richard Palin, an English-born civil engineer and owner of the Collingwood Tannery. This dwelling is possibly the first built on Block F following the registration of Plan 144 in May 1870 by Charles Gamon and George Moberly. When Richard died about 1878, his widow Agnes Palin and children remained associated with part of Block F, although not this dwelling. One son, Phillip Coles Palin, became an architect and is responsible for the 1913 design of Collingwood's landmark post office and customhouse building, among other local commissions.

In 1880, Agnes Palin sold the property to David and Florence Liddell, who sold in 1884 to Arthur O. Wheeler. He was a land surveyor and is responsible for much of the phototopographical surveying of the Canadian Rockies and Selkirk mountain ranges. He is a co-founder of the Alpine Club of Canada. His son, Edward Wheeler, became the Surveyor General of India.

Arthur Wheeler sold the property in 1889 to Alfred McDonald Knight and his wife Katharine. Knight was appointed Town Treasurer in 1882, serving for twenty-five years. He and Katharine were active in the community, particularly during the difficult years of the First World War during which their son Edward was killed in action.

Mary Frances "Frankie" McGregor bought the property from the Knight estate in 1936. She was the widow of Hilton McGregor, son of the Lt. Governor of Manitoba, James Duncan McGregor. Her father was the first senator from Manitoba, Robert Wilfred Watson.

Frankie McGregor sold the property in 1946 to Dr. Douglas Harvie and his wife Madeleine. Douglas entered the University of Toronto medical school at the young age of fifteen. After an internship in Port Arthur, two years as the physician for the Austin Lumber Company, and about ten years on the staff of Sick Children's Hospital in Toronto, he joined the practice of Dr. Arthur in Collingwood. Dr. Harvie provided medical care to Collingwood residents until retiring in 1973. Madeline was a descendant of the Ferguson family who founded North Bay. Her contributions to community life in Collingwood are far reaching, especially in the activities of the Red Cross and Victorian Order of Nurses. She was the first director of operations for the Collingwood Museum and is remembered by many as the volunteer organizer for the annual skating carnival.

#### **DESIGN OR PHYSICAL VALUE**

An original elevation and floor plan sketch of this dwelling indicates that it was custom designed by Palin to meet the needs of his family. The rooms are labelled "ours," "children's," "nursery," and "servants." He incorporated a well-engineered root house with brick walls and sawdust packing. The main floor rooms include a generous size kitchen and summer kitchen, dining room, drawing room with a marble fireplace, and "small room" to give Palin, his wife, and growing family comfortable accommodation. The window openings are larger than standard for the newly available 2x2-panes sash type. The centre doorcase is a Classical style.

In the early decades of the 20<sup>th</sup> century, Alfred and Katherine Knight updated the style of the house to the popular Craftsman or Arts and Crafts. The use of dark stained wood, particularly oak, for the ceiling, floors, and wainscoting, and the unique woodwork of the stairway are evidence of this style. Knight introduced pseudo Tudor Revival style false timbering into the roughcast plaster exterior walls. He had most corners finished with wood cornerboards. Some walls are clad in rustic shingling that give the appearance of clapboard. The original verandah was rebuilt and extended along two sides of the dwelling and a second storey gallery added. Knight made the additional gesture of having a conservatory constructed at the southeast corner of the dwelling (since removed).

#### **CONTEXTUAL VALUE**

Minnesota Street features several late 19<sup>th</sup> and early 20<sup>th</sup> century, fashionable dwellings set on large lots with mature landscaping. This property is important to maintaining the historic integrity and picturesque quality of this residential streetscape.

#### **DESCRIPTION OF HERITAGE ATTRIBUTES**

The cultural heritage value or interest of this property is expressed by the principal heritage attribute of a two-storey dwelling constructed in 1871-1872, updated to a Craftsman and pseudo Tudor Revival style in the early decades of the 20<sup>th</sup> Century. The property also has some cultural heritage landscape features. For purposes of the designation bylaw, the elements considered important to maintaining the cultural heritage value of this property are limited to the exterior and include the following:

- The form, massing, height, and scale of the main dwelling
- The original frame construction and any evidence of sawmiller's plank type construction
- The medium-pitched, hipped and truncated type roofs, and the east facing dormer
- The early 20<sup>th</sup> Century verandah and second storey gallery along the west and south facades
- The original bay window now with casement style doors on the south façade
- The round arched door opening, now a window opening, on the south half of the east façade, formerly accessing the conservatory
- The plaster cladding with decorative pseudo Tudor Revival style timbering and cornerboards on most exterior walls; the shingle cladding on other exterior walls
- All components of the original window openings, including the trim, sills, and 2x2 and 1x1-panes sash types
- All original elements of the west doorcase, including the sidelights, transom, trim, and panelled door
- The summer kitchen and carriagehouse structures at the rear
- The former conservatory pond
- The flagpole made from a wood ship's mast
- The view of the front (west) façade of the dwelling from Minnesota Street