

**BY-LAW No. 2008-140
OF THE
CORPORATION OF THE TOWN OF COLLINGWOOD**



BEING A BY-LAW TO DESIGNATE THE PROPERTY AT LOT 7 AND PART
LOT 6, NORTH SIDE, SIXTH ST., PLAN 45 AND IS KNOWN MUNICIPALLY
AS 77 SIXTH STREET, THE EXTERIOR OF THE BUILDING 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 Lot 7 and Part Lot 6, north side, Sixth St., Plan 45 and is known municipally as 77 Sixth 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 municipality;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto;

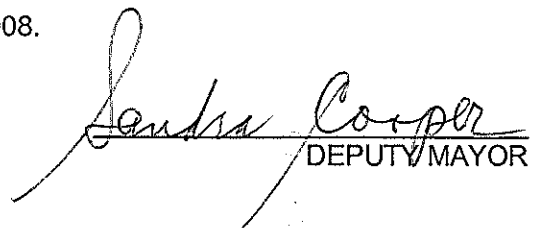
AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

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 property known as the exterior of the building located at Lot 7 and Part Lot 6, north side, Sixth St., Plan 45 and is known municipally as 77 Sixth 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 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 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" to By-law 2008-140

LEGAL DESCRIPTION

Lot 7 and the westerly 17 feet in perpendicular width from front to rear of Lot 6, north side of Sixth Street, Plan 45, Town of Collingwood, County of Simcoe, previously described in Instrument No. RO1384338.

Schedule "B" to By-law 2008-140

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 77 Sixth Street was built for and possibly by area carpenter John McLeod, in 1903 to 1904. Its size and north/south orientation reflect the original narrow frontage of approximately 41 feet. A widow, Catherine Ziggel, was the next owner (1906 to 1930), followed by Marie Northcott and her husband (1930 to 1940), Royal and Ada Carmichael (1940 to 1945), and Edward and Rosetta Blanchard (1945). After a few months, the Blanchards sold to Henry and Hazel White, who became Hazel Colpitts (wife of Ralph Colpitts), and later Hazel Walt. She was the owner until 1972, followed by Hugh and Ella Frazer (1972 to 1974), Paul and Kathy Kinsey (1974 to 1990), Dorothy Winton (1990 to 1998), and Donna Peacock (1990 to 2001). The owners in 2008, Michael and Sandra Christie, bought the property on April 27, 2001. Most owners appear to have occupied the dwelling although they may have accommodated boarders.

The dwelling on this property is a good example of how the architecture of modest dwellings in early 20th Century Collingwood followed the larger trend to simplified forms, massing, and treatments. The design of the dwelling is influenced by the modern Queen Anne and Edwardian Classicism styles. The overall composition is simple, formal, and incorporates several of the stylish elements available at that date. The juxtaposition of two dwellings with the same dates of construction, 77 and 67 Sixth Street, offers a comparison of how the styles were adapted to small and larger frontage lots, as well as variations on period decorative treatments and materials.

This property, with its dwelling and picturesque setting, contributes to and enhance the residential character of the streetscape.

DESCRIPTION OF HERITAGE ATTRIBUTES

The cultural heritage value or interest of this property is expressed by the principal heritage attribute of a 1903-1904, two and a half-storey dwelling featuring the following exterior features:

- The original form, massing, height, and scale, but not including the frame alterations at the north
- All components of the double width window openings with segmental transoms
- All elements and form of the roof pediments, notably the Queen Anne style sash windows, patterned wood shingles, and trim
- Any elements of the existing verandah that are found to be original
- All the figured-type window glazing
- All original panelled doors
- All original wood trim, notably the dentil patterned embossed moulding, and window trim
- The roof type and form
- The original masonry including raised stretcher brick banding, window heads, and other decorative treatments
- The view of the front (south) façade of the dwelling from Sixth Street