



Bill No. 087

**BY-LAW NUMBER 2016-**

**A By-law of The Corporation of the City of Barrie to designate the real property known municipally as 142 Collingwood Street, Barrie as being of cultural heritage value or interest.**

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 s. 29(1) authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 16-G-137 to designate 142 Collingwood Street, Barrie as a property of cultural heritage value or interest under section 29 of the Ontario Heritage Act;

**AND WHEREAS** the Council of The Corporation of the City of Barrie has caused to be served on the owners of the lands and premises known municipally as 142 Collingwood Street, Barrie 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 the newspaper having a general circulation in the municipality;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the City Clerk of the municipality;

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** there is designated as being of cultural heritage value or interest as set out in Schedule "B" attached, the real property known as 142 Collingwood Street, Barrie and more particularly described on Schedule "A" attached hereto.
2. **THAT** the City 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 newspaper having general circulation in the municipality.
3. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" in the land registry office.
4. **THAT** the real property known as 142 Collingwood Street, Barrie and more particularly described in Schedule "A" attached hereto, be listed on the register as prescribed by s. 27(1.1).
5. **THAT** this by-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this 19<sup>th</sup> day of September, 2016.

**READ** a third time and finally passed this 19<sup>th</sup> day of September, 2016.

**THE CORPORATION OF THE CITY OF BARRIE**

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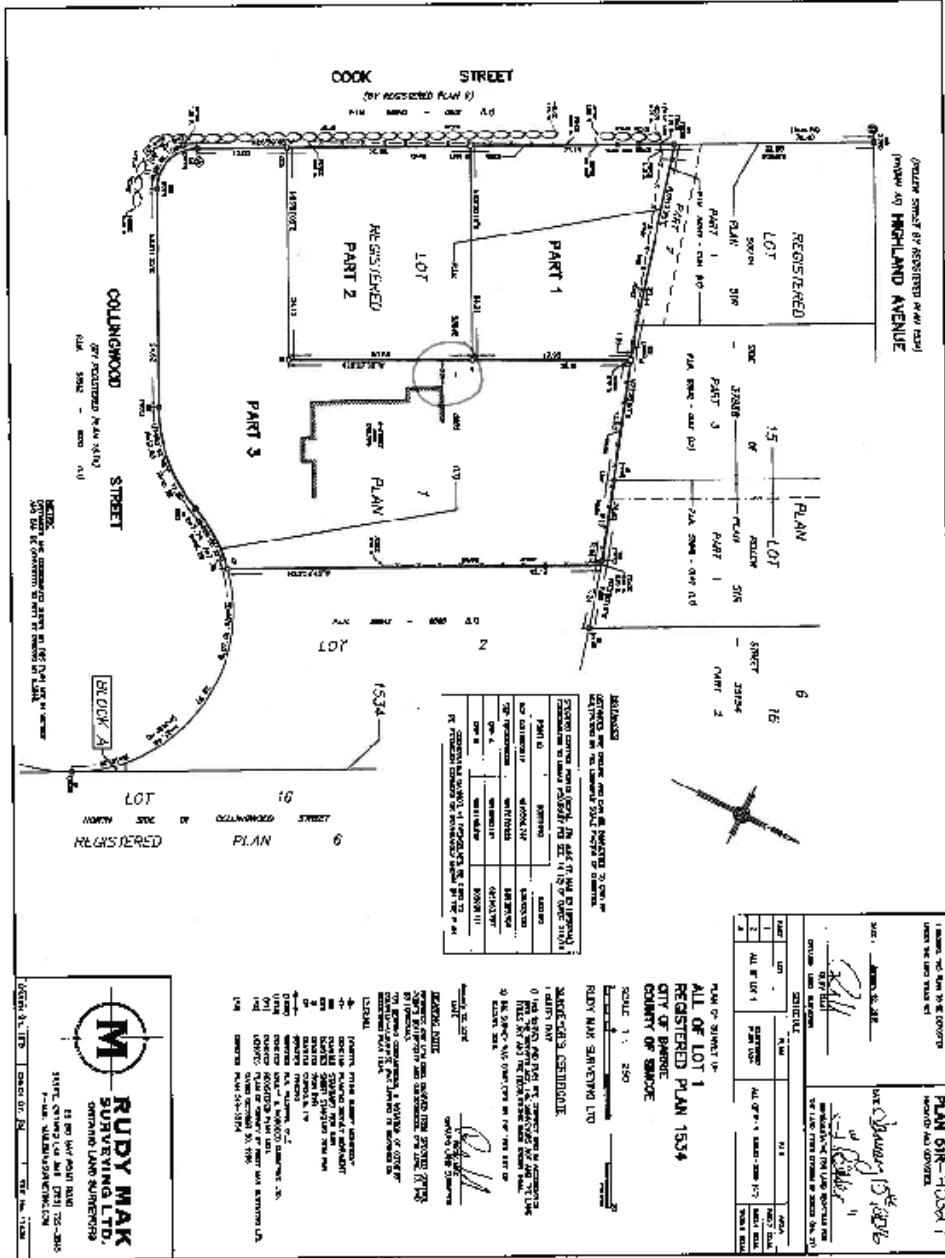
**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**

**SCHEDULE "A" to By-law 2016-  
Legal Description 142 Collingwood Street**

**Part Lot 1, Plan 1534, Being Part 3, Plan 51R-40327**



PLANNING AND ZONING DEPARTMENT  
CITY OF TORONTO

DATE: January 15, 2016

PREPARED BY: [Signature]

REVISIONS:  
1. ALL OF LOT 1  
2. ALL OF LOT 1

DATE OF SHEET: 15  
SHEET NO. 1 OF 1

PLAN 51R-40327  
REGISTERED PLAN 1534

**RELEASED**

THIS PLAN OR PART OF THIS PLAN IS RELEASED TO THE PUBLIC BY THE CITY OF TORONTO FOR THE PURPOSE OF RECORDING THIS PLAN IN THE OFFICE OF THE CITY CLERK.

DATE	BY	REASON

ALL OF LOT 1  
REGISTERED PLAN 1534  
CITY OF TORONTO  
COUNTY OF SIMCOE

SCALE 1 : 250

RUDY MAK SURVEYING LTD

MANAGEMENT'S CERTIFICATE  
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE BEST OF MY INFORMATION.

[Signature]  
DATE: 1/15/16

REGISTERED LAND OFFICER  
CITY OF TORONTO

**LEGAL DESCRIPTION:**  
ALL OF LOT 1, BEING PART 3 OF PLAN 51R-40327, AS SHOWN ON THE REGISTRY MAP FOR THE CITY OF TORONTO.

**LEGAL ADDRESS:**  
142 COLLINGWOOD STREET, TORONTO, ONTARIO M6E 4E7

**LEGAL OWNER:**  
RUDY MAK SURVEYING LTD  
142 COLLINGWOOD STREET, TORONTO, ONTARIO M6E 4E7

**LEGAL INTEREST:**  
REGISTERED LAND OFFICER  
CITY OF TORONTO

**RUDY MAK SURVEYING LTD**  
REGISTERED LAND SURVEYORS

142 COLLINGWOOD STREET, TORONTO, ONTARIO M6E 4E7  
TEL: (416) 591-1111  
WWW.RUDYMAK.COM

**Schedule B to By-law 2016-  
Statement of Cultural Heritage Value**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The property known municipally as 142 Collingwood Street, being Part Lot 1, Plan 1534, being Part 3, Plan 51R-40327, City of Barrie contains a Second Empire style dwelling erected in 1879.

The property has historical or associative value as the former estate of a prominent professional in 19th century Barrie, dental surgeon Dr. Charles Bosanko, and as the residence of an early 20th century (retired) merchant, John Claxton, and his family. Bosanko's choice of location to build his residence can be associated with the historic founding of the east part of Barrie as an area of stylish, grand scale dwellings owned by local gentry.

From a design or physical value perspective, the Second Empire style of the dwelling is rare in Barrie. This example may be the work of local architect George Brown and builder George Ball, who were responsible for the few public and residential buildings of this style erected in Barrie. A typically lavish style, this example has a high degree of craftsmanship and artistic merit and retains much of its historic integrity.

Contextually, this property is representative of an early tradition of stylish, grand scale residences being erected on a large, landscaped lot. The dwelling is a landmark of Barrie's east end and an important part of Barrie's architectural heritage.

**Description of Heritage Attributes 142 Collingwood Street**

The cultural heritage value or interest of this property is embodied in the heritage attribute of the 1879 Second Empire Style dwelling. The following exterior and interior features are important elements of this heritage attribute and warrant protection:

**Exterior**

- The form and massing as a two storey, Second Empire style dwelling with a symmetrical, three bay front (south) façade, (centre doorcase with flanking window openings)
- The projecting centre frontispiece with a platform that originally supported a tower
- The main square plan; and the northwest addition with a finished height lower than the mansard roof
- The form and type of the mansard roof with bellcast curved sides
- The red/orange coloured bricks laid in stretcher bond with cream coloured mortar, and the buff coloured bricks used as accents for the door and window surrounds and as a perimeter band
- All the shaped, wood brackets in the eaves of the roof and the bay window
- The placement and components of the dormers, including the "eyebrow" type pediment or roof, moulded trim, segmental shape, and 2X2 panes sash type
- All iron cresting with a fleur-de-lis motif
- The segmental shaped window openings and lugsills
- The use of a keystone above each window and door opening
- The use of the 2X2 panes, double hung, type window sashes
- All components of the three sided bay window of the east façade
- The artistic window on the west wall positioned at the midway landing of the interior stairway, including its placement, size, shape, trim, and any original glazing
- All components of the south entranceway, including the double doors with glazing and wood panels, the segmental shaped transom window, and any original glazing
- The entranceway on the east side of the north façade, including the wood paneled door segmental shaped transform window, and any original glazing
- The entranceway on the west side of the façade including the wood canopy overhang, doors, and segmental shaped, glazed transom
- All original builders hardware (interior and exterior) such as metal swing sash locks, knobs, latches, escutcheons, hinges, central heating grates, mechanisms, etc.

**Interior Heritage Attributes**

- The floor plan arrangement of a vestibule, centre hall reception area, west and east rooms, and a room at the northeast corner
- All original, wood paneled wainscoting (dado); moulded wood dashboards; moulded wood door and window trim
- All original interior doors and pocket door assemblies
- All components of the original fireplace including placement, dimensions, mantelpieces, ceramic tile, hearths, and half round inserts for coal burning, except for the faux treatment of the fireplace on the second floor
- The original perimeter mouldings or cornice and the ornate medallions of the ceilings
- The half round arch terminating in caved brackets, of the second floor hallway
- All components of the main stairway including the placement and configuration, wood steps, curved main level landing steps, octagonal newel post, paneled stairwall, moulded curved handrail, turned wood balusters set in pairs at the handrail support, and midway landing cupboard and window.