
TO: GENERAL COMMITTEE

SUBJECT: ALTERATION TO A DESIGNATED HERITAGE BUILDING - 142 COLLINGWOOD STREET

WARD: 1

PREPARED BY AND KEY CONTACT: L. MUNNOCH, PLANNER, EXT. 4416

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the request for alteration of a Designated Heritage Building for the property known municipality as 142 Collingwood Street, for the renovation and repair of heritage attributes, and the installation of a heat pump as identified in Staff Report DEV023-23, be approved.
2. That staff in the Development Services Department be directed to give notice of its decision as per Section 33(6)(b) of the *Ontario Heritage Act*.

PURPOSE & BACKGROUND

Report Overview

3. The purpose of this Staff Report is to inform Council that an application for the renovation and repair of heritage attributes, and the installation of a heat pump, for a Designated Heritage Building has been received.
4. As per Section 33 of the *Ontario Heritage Act R.S.O 1990 ('Heritage Act')*, no owner of a Designated Heritage Building shall alter the property if the alteration is likely to affect the property's heritage attributes.
5. Staff have reviewed By-law 2016-082 (Appendix "A" to Staff Report DEV053-23), the By-law designating 142 Collingwood Street a Heritage Building, and determined that the proposed work would impact the building's heritage attributes. As such, the proposed alterations to the building must be approved by Council.
6. The remainder of this report provides a summary of the designated heritage building, and further details of the proposed work, followed by a brief analysis.

The Designated Heritage Building at 142 Collingwood Street

7. 142 Collingwood Street was designated as a Heritage Building through By-law 2016-082 as per Section 29 of the *Heritage Act*.

8. As required by the *Heritage Act* the designating By-law details the heritage attributes of 142 Collingwood Street. The By-law indicates that 142 Collingwood is indicative of an 1879 Second Empire style dwelling. The heritage attributes of the building are listed in Appendix "A" to Staff Report DEV053-23.
9. The proposed work is primarily to the exterior of the building, which will impact the building's heritage attributes, and therefore, requires Council approval.

Description of the Proposed Work

10. The proposed work effecting heritage attributes includes the repointing of the brick, where it is degrading or crumbling, the repair/replacement of the paint trim, trim detailing, facia, window dormers, door trim, etc., repairing sections of the mansard roof, repairing/replacing the roof's drainage system, and the installation of a heat pump off the rear addition.
11. Photos were taken during a site visit to the property, to both illustrate the current condition of the home, and show the approximate location of the heat pump.



Image 1 – Photograph of area for repair of the mansard roof, and repair of the trim.



Image 2 – Photograph of one area where brick is to be repointed.



Image 3 – Approximate location for heat pump, which would be at-grade.

Reason for the Proposed Work

12. As per the information provided in the application to alter a designated building, staff have been informed that the exterior of the home is in a considerable state of disrepair. The brick is crumbling in various places, especially at the front of the house, where water from the roof is draining improperly. The trim and detailing on the exterior of the house is rotting and/or damaged in several places, and the paint is chipping, peeling, and degraded around the fascia, doors, and windows. The tiles on the roof have fallen off in several locations, leaving exposed wood and a significant threat of water damage to the interior of the home. The rear addition of the house has no climate control (heat or air) making it unusable in the winter and summer. This lack of climate control has a negative impact on the aging wood of the home.
13. The drainage system on the mansard roof is not functioning properly which has resulted in damage to attributes of the building which warranted its designation. The improper drainage also poses a risk of serious floods/leaks to the interior of the home.

Consultation with Heritage Barrie Committee (HBC)

14. As part of their mandate, the HBC is to advise and assist Council on all matters relating to Part IV and V of the *Heritage Act*. Further, as directed by the OHA, council must consult with their heritage committee before deciding on an application to alter a designated heritage property. As such, the HBC is obligated to provide Council their opinion on this matter.
15. This application was presented to the HBC at the September 26, 2023, Committee Meeting. The work proposed by the applicant was detailed to Committee members present, and after discussion, Committee members were supportive of the proposed alterations.

ANALYSIS

16. Staff have reviewed the application and are satisfied that the proposed work will repair and restore those heritage attributes which warranted the designation of this property. The proposed work will enhance the historic nature of the building and would maintain these attributes without compromising the property's historic designation.
17. Staff are also of the opinion that the proposed work is necessary to both maintain and conserve this historic building.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

18. There are no environmental and climate change impact matters related to the recommendation.

ALTERNATIVES

19. The following alternatives are available for consideration by General Committee:

Alternative #1 Consent to the alteration of 142 Collingwood Street for the renovation and repair of heritage attributes, and the installation of a heat pump, subject to terms and conditions. This option is not recommended as staff do not believe that adding terms and conditions are required for the work proposed.

Alternative #2 Refuse the alteration and application for the renovation and repair of heritage attributes, and the installation of heat pump at 142 Collingwood Street. This option is not recommended as the condition of the heritage asset would be improved by the proposed renovations and repairs.

FINANCIAL

20. There are no financial implications for The Corporation resulting from the proposed recommendation.

LINKAGE TO 2022-2026 STRATEGIC PLAN

21. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2022-2026 Strategic Plan.

Attachment: Appendix "A" – By-law 2016-082

APPENDIX "A"

By-law 2016-082



Bill No. 087

BY-LAW NUMBER 2016-082

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 19th day of September, 2016.

READ a third time and finally passed this 19th day of September, 2016.

THE CORPORATION OF THE CITY OF BARRIE


MAYOR - J.R. LEHMAN

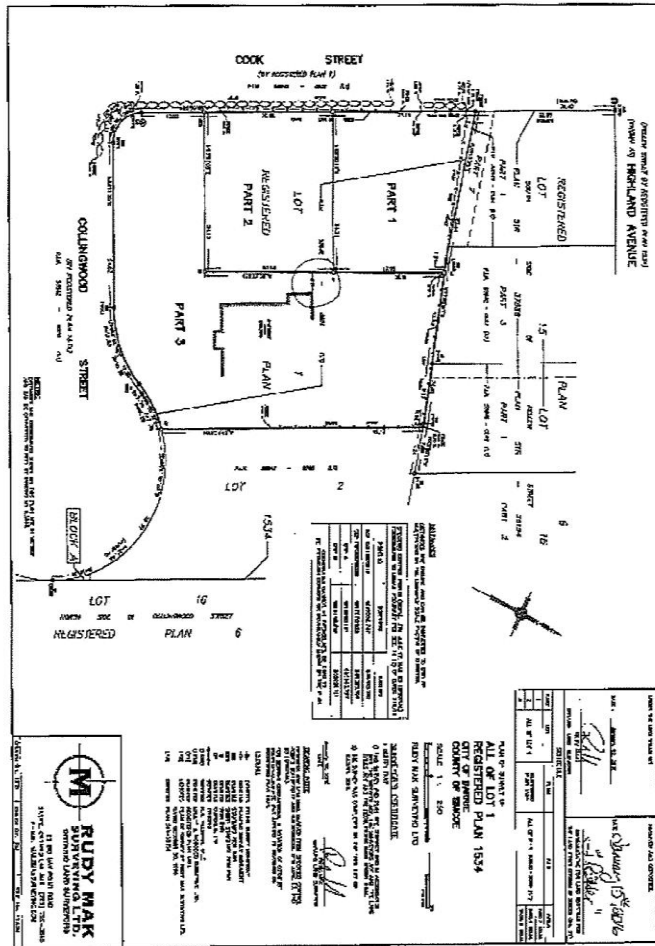

CITY CLERK - DAWN A. MCALPINE

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Bill No. 087

SCHEDULE "A" to By-law 2016-082
Legal Description 142 Collingwood Street

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



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**Schedule B to By-law 2016-082
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 transom 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.