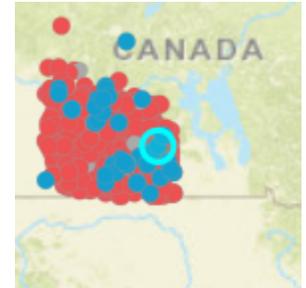


Heritage Property - Army Navy and Air Force Veterans Building

Street Address	Municipality	Designation Type	Designation Date
43-45 Broadway Street East	Yorkton	Municipal Heritage Property	August 8, 2005



Statement of Significance

The reasons for designation as stated on the Notice of Intention to Designate are:

1. The conjoined buildings were constructed in 1909 and 1915 for entrepreneur, Franklin S. Collacott, who had inherited the hardware business from his father, Thomas Henry Collacott. The Collacotts were father and son entrepreneurs and the buildings are representative of settlers who came to Yorkton as thinkers, as men willing to risk everything to establish a business in a brand new town.
2. The property constructed in 1915 re-opened as a hardware store following the fire of the brick building erected by Thomas in 1902. The conjoined buildings have housed numerous stores over the years. The buildings represented places of rendezvous for towns and rural people. While it is no longer a commercial centre, the structure is still used as a meeting place.
3. These conjoined building form part of the last remaining group of the more elaborate buildings left in the downtown core.
4. The heritage value lies in the character-defining elements such as the two attractive street facades that make them unique in the City of Yorkton. There is the original brick exterior, the roofline with ornate features, and the large interior rooms that give it an atmosphere of an old-time store. These sufficient historic features that have survived the evolution of time to make it a place that should be preserved.

The heritage value of the site lies in its association with the Collacott family. Franklin Collacott had the building at #43 Broadway Street East constructed in 1909, and the one at #45 built in 1915. The latter building housed the Collacott hardware store, a business Franklin inherited from his father Thomas, one of Yorkton's first entrepreneurs. The building at #43 was leased to numerous businesses over the years, with one of the more notable being Switzer's shoe store. Both locations were well-known in the community for the businesses they housed, as well as local gathering places for urban and rural residents.

The heritage value of this property also lies in its architecture. Built in the commercial vernacular architectural style, the two buildings exemplify permanency and stability, two important characteristics for entrepreneurs starting out in a recently formed community. The building materials are brick and stone, and both contain large, street-level window openings originally used to showcase goods. The buildings also display Classical elements typical of the period of construction, which further portray the property as a permanent fixture of Yorkton's first mercantile district.

Source:

The heritage value of the Army Navy and Air Force Veterans Building resides in the following character-defining elements:

- those architectural elements typical of the commercial vernacular and simplified classical architectural styles, such as the symmetrical placement of the windows on the second levels, the placement of large shop windows on the street level, and two decorated façades that includes pilasters, arched windows trimmed and adorned with white brick, dentiled cornices, and flat rooflines accentuated with arches and capitals topped with decorative crowns;
- any remaining interior architectural elements that represent the commercial vernacular style, such as the open space concept on the main level.