



City of
Peterborough

TO: Members of the Peterborough Architectural Conservation Advisory Committee

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: June 19, 2013

SUBJECT: Report PACAC13-020
Heritage Designations

PURPOSE

A report to recommend that the PACAC recommend to Council that three properties be designated under the Ontario Heritage Act.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC13-020, dated June 19, 2013 of the Heritage Resources Coordinator, as follows:

That the following properties be recommended to Council for designation pursuant to Part IV, Section 29 of the Ontario Heritage Act as being of cultural heritage value or interest: 512 Weller Street, 404 Belmont Avenue, and 499 Homewood Avenue.

BUDGET AND FINANCIAL IMPLICATIONS

There are no direct budget or financial implications resulting from this report.

BACKGROUND

The buildings recommended for designation in this report are considered worthy of heritage designation based on their individual merits. Two properties have been evaluated as category 'A' properties, using PACAC's evaluation tool. Category 'A' properties are defined as being individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. Category 'A' properties generally hold provincial and/or national significance. One property has been given Category 'B' evaluation as a property that is of distinct importance by virtue of architectural, historical and environmental criteria along with integrity of design and construction. Category 'B' properties stand out individually but are of lesser overall significance than Category 'A' properties. Category 'B' properties hold citywide importance.

512 Weller Street

The house at 512 Weller Street, built in 1907, is a good example of Queen Anne style architecture. The house is a 2 ½ storey red stretcher bond brick construction, with a gabled front façade. The land at 512 Weller was originally part of the estate of George A. Cox. Upon Cox's death in 1914, the land was passed to his son, Herbert Coplin Cox. Herbert immediately granted the land to Alfred H. Cox, in trust of Annie Scott (nee Cox) and her daughter, Irene.

404 Belmont Avenue

404 Belmont Avenue is one of a few Georgian Revival houses in Peterborough. Built in 1905 by William Langford, the house was designed by Sproatt and Rolph, an architectural firm based in Toronto. The house was commissioned by Edward Wood as a gift for his parents. The house has many typically features of the Georgian Revival style including a panelled front door that is centred on the front façade and 6 over 1 windows that contribute to the symmetrical look of the house. The house has undergone few alterations since 1905, with the most noticeable alteration being the enclosure of the back porch.

The land was originally owned by George A. Cox, who also owned much of the land in the surrounding neighbourhood. Through his company, The Toronto Savings and Loan Company, Cox transferred the land to Edward Wood in August of 1905. The transfer of the land was subject to building restrictions. The property remained in the Wood family following John's death in 1910. Jane died in 1922 and the house remained occupied by their daughter, Annie, until her death in 1962.

499 Homewood Avenue

Like much of the land in the neighbouring area, 499 Homewood was once the property of George A. Cox. He owned the property until 1887, when it was sold to Peter Weese Reynolds. Lot 24 and Lot 25 were sold and divided a number of times in order to accommodate 499 Homewood as the property exists today. In 1904, the land was sold to The Toronto Savings and Loan Company, one of the companies owned by George A. Cox. Toronto Savings and Loan sold all of Lot 24 and 38 feet 6 inches of Lot 25 to Julia Victoria Trebilcok on February 1, 1913. The transfer of the land was subject to building restrictions. The house, designed by William Blackwell, was built in 1914. The contractor on the project was Thomas C. Ephegrave.

In 1918, Julia Trebilcok sold the land to Henry Cressman, vice president of The Cressman Co. Ltd, a department store in Peterborough. He owned the property for nine years before selling it to John Gillespie. The Gillespie family had settled in the Peterborough area in 1903 and John's father, George A. Gillespie, entered the dairy supply business. George Gillespie purchased the Peterborough Creamery in 1910 and his family, including son John, ran the business until 1969.

Submitted by,

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Attachments:
Appendix A – Designation Brief – 512 Weller Street
Appendix B – Designation Brief – 404 Belmont Avenue
Appendix C – Designation Brief – 499 Homewood Avenue