

# **Heritage Designation Brief**



**512 Weller Street**

**Peterborough Architectural Conservation Advisory  
Committee**

June 2013

## HERITAGE DESIGNATION STATUS SHEET

Street Address:	512 Weller Street
Roll Number:	030050227000000
PIN Number:	280850249
Short Legal Description:	LT 7 & PT LT 8 PL 49 (PETERBOROUGH0 AS IN R334418; PETERBOROUGH
Owners' Mailing Address:	512 Weller Street Peterborough, ON K9H 2N6
Owners Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	August 2012
Evaluation Category:	B
Evaluators:	Rebecca Whelan
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	June 10, 2013
PACAC Application Approval Date:	
Designation Brief Completed By:	Rebecca Whelan
Submission Date:	
Objections Noted:	
Comments:	

*"The short statement of the reason for the designation, including a description of the heritage attributes along with all the other components of the Heritage Designation Report constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Report is available for viewing in the City Clerk's office during regular business hours."*

#### **SHORT STATEMENT OF REASON FOR HERITAGE DESIGNATION:**

*Heritage Evaluation Criteria Note "Category B": The properties in this category are of distinctive importance by virtue of architectural, historical, and environmental criteria, with integrity of design and construction. They stand out individually but are of lesser overall significance than "Category A" properties. "Category B" properties hold citywide importance.*

The land at 512 Weller Street was originally part of the estate of George A Cox. Cox owned the land until 1891, when it was sold to Patrick McHugh. The land had several other owners, until Cox repurchased the property in 1911. Upon his death in 1914, the property was passed to his son, Herbert Coplin Cox.

Herbert Cox immediately granted the land to Alfred H. Cox, trust for Annie Scott and her daughter Irene Scott. Annie Scott (nee Cox) was married to Gilbert James Scott. When Annie died in 1920, the property passed to Irene and her husband, John Kirk Hughes, a prominent local car merchant. The property remained in the ownership of the ancestors of George A. Cox until 1950, when the house was sold to Kathleen Bell.

The house has undergone very few structural changes since it was built circa 1907. It is an example of Queen Anne style architecture, similar to many of the other houses in the surrounding neighbourhood. The house is a 2 ½ storey red stretcher bond brick construction, with a gabled front facade. The front façade also features a large veranda, with Doric columns set in brick piers. The property originally had a stable, which was converted to a garage in 1913. By 1984, only one wall of the brick garage was still standing.

**ORIGINAL OWNER:** Thomas Lockhart

**ARCHITECT:** unknown

**DATE OF CONSTRUCTION:** c. 1907

**BUILDER:** unknown

#### **CONTEXT- SITE AND SETTING:**

Located in a well-established neighbourhood, the land where 512 Weller Street now sits was once a part of the estate of George A. Cox. Many of the properties

in the area were subject to building restrictions in the early 1900s, resulting in a neighbourhood that maintains a sense of architectural integrity. Many of the surrounding properties are of similar design and construction as 512 Weller Street.

## **SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

### **Exterior Attributes:**

- 2 ½ storey red brick construction
  - Including wing on south façade
  - Addition to rear
- Medium gabled roof
  - Including a side gable on east façade
  - Gables clad with fish-scale shingles
  - Chimney
- Wooden roof trim including brackets on eaves
- Wooden front veranda
  - Doric columns in brick piers
  - Pediment over porch clad with fish-scale shingles
- Fenestration
  - Original window openings with wooden sills and wooden detailing
  - Original front entrance opening with a lead glass transom
  - Lead glass windows on north and west façade
  - Upper storey door on east façade
- Wooden side veranda
  - Doric columns in brick piers