

# **Heritage Designation Brief**



**404 Belmont Avenue**

**Peterborough Architectural Conservation Advisory  
Committee**

June 2013

## HERITAGE DESIGNATION STATUS SHEET

Street Address:	404 Belmont Avenue
Roll Number:	030050185000000
PIN Number:	280840080
Short Legal Description:	LTS 5, 6 & PT LT 4 N HUNTER ST, PL 65 AMENDED BY PL 79 AMENDED BY PL 88 PETERBOROUGH AS IN R377447; PETERBOROUGH
Owners' Mailing Address:	404 Belmont Avenue, Peterborough ON K9H 5S7
Owners Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	March 2013
Evaluation Category:	A
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 A": The properties in this category are individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environment criteria along with overall integrity of design and construction. Category A properties generally hold provincial and/or national significance.*

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 typical 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 house has only been owned by four families since it was built. 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, stating: that no more than one dwelling was to be built on the land at any time; that no dwelling could be built any closer to Hunter Street than the current house; that any future dwelling be built in line with any houses on the adjoining lots; that no outbuildings were to be erected on the lot; and that any dwelling must be built of brick or stone or a combination thereof. There are similar building restrictions on many of the lots in the surrounding neighbourhood.

At the time when Edward Wood purchased the land, he was working in Toronto at the headquarters of the Toronto Savings and Loan Company. He purchased the land at 404 Belmont as a gift for his parents, John and Jane Wood. John Wood was the Headmaster of the Ashburnham School. Sproatt and Rolph was commissioned to design the house. The land was transferred to John Wood, with the same building restrictions as when Edward purchased the property.

The property remained in the Wood family following John's death in 1910. Jane died in 1922 and the house occupied by their daughter, Annie, until her death in 1962. Following the Wood family, the house was occupied by W. Donald Bark, a local solicitor.

**ORIGINAL OWNER:** John and Jane Wood

**ARCHITECT:** Sproatt and Rolph

**DATE OF CONSTRUCTION:** 1905

**BUILDER:** William Langford

**CONTEXT- SITE AND SETTING:**

Located in a well-established neighbourhood, the land where 404 Belmont Avenue 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. 404 Belmont Avenue, located at the corner of Belmont Avenue and Hunter Street West, has successfully maintained much of the property's original landscape.

**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 storey red brick construction
  - o Including brick banding and quoins
- Hip roof
  - o Including soffits with dentils
  - o Chimneys
- Fenestration
  - o Original window openings with wooden and concrete sills, and brick surrounds with keystones
  - o 6 / 1 sash windows, 4 / 1 sash windows, and an arched window
  - o Bay windows
  - o 3 dormers on front façade
  - o Shutters
- Portico on front façade with an oversized panelled wooden door
- Enclosed back porch with second storey balcony