

Heritage Designation Brief



499 Homewood Avenue

**Peterborough Architectural Conservation Advisory
Committee**

June 2013

HERITAGE DESIGNATION STATUS SHEET

Street Address: 499 Homewood Avenue

Roll Number: 030050099000000

PIN Number: 280840092

Short Legal Description: PT LOTS 24, 25 S HOMEWOOD AV,
PL 65 AMENDED BY PL 79 AMENDED
BY PL 88 PETERBOROUGH AS IN
R588040; PETERBOROUGH

Owners' Mailing Address: 499 Homewood Avenue
Peterborough ON K9H 2N2

Owners Concurrence: Yes

PACAC Application Review Date:

On Site Evaluation Date: January 2012

Evaluation Category: A

Evaluators: Jennifer Patterson

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.

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 Trebilcock on February 1, 1913. The transfer of the land was subject to building restrictions stating that: only one dwelling could be erected on the land at any one time; that any building must be constructed of brick, stone or a combination of the two; that no outbuildings could be erected on the lands; that any dwelling must be in line with the Bradburn house; and that all plans for a dwelling would first need to be submitted for approval to the Toronto Savings and Loan Company. Many of the properties in the surrounding neighbourhood were subject to similar building restrictions.

This arts and craft style house, designed by William Blackwell, was built in 1914. The contractor on the project was Thomas C. Ephegrave. Blackwell, one of Peterborough’s most prominent architects, also designed the YMCA and Anson House. When Blackwell retired in 1926, his son took over the company and moved the firm to Toronto where it became Blackwell, Craig and Zeidler.

In 1918, Julia Trebilcock 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.

ORIGINAL OWNER: Julia and Fred Trebilcock

ARCHITECT: William Blackwell

DATE OF CONSTRUCTION: 1914

BUILDER: Thomas C. Ephgrave

CONTEXT- SITE AND SETTING:

Located in a well-established neighbourhood, the land where 499 Homewood 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.

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 brown brick construction
 - o Stucco at upper level
- Pitched roof
- Octagonal roof dormer with fish scale shingles
- Fenestration
 - o Original window openings with concrete sills
 - o Multi-paned lead glass casement windows
 - o Bays with multi-pane windows
- Original entrance opening with flat canopy
- Garage
 - o Brick at street level
 - o Stucco at upper level
 - o Flat canopy with wooden brackets over door