



City of  
**Peterborough**

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**To:** Members of the General Committee

**From:** Allan Seabrooke, Commissioner of Community Services

**Meeting Date:** January 21, 2019

**Subject:** Report CSACH19-001  
Designation of Heritage Properties

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## Purpose

A report to recommend that Council designate several properties under Part IV, Section 29 of the **Ontario Heritage Act** as being a property of cultural heritage value or interest to the City of Peterborough.

## Recommendations

That Council approve the recommendations outlined in Report CSACH19-001, dated January 21, 2019, of the Commissioner of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the properties at 487 Hunter Street West, 678 Bethune Street, 415 George Street North, and 408 Belmont Avenue as heritage properties under Part IV, Section 29 of the **Ontario Heritage Act (R.S.O. 1990, c.O.18)** being of “cultural heritage value or interest” be approved; and
- b) That Council’s intention to designate be advertised in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3)**; and
- c) That the owners of the properties to be designated, and the Ontario Heritage Trust, be served with a Notice of Intention to Designate as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.29 (3)**.

## Budget and Financial Implications

415 George Street North is located within Schedule 'J' of the Official Plan and therefore is eligible to participate in the Heritage Property Tax Rebate Program (HPTRP). 487 Hunter Street West, 678 Bethune Street, and 408 Belmont Avenue all fall outside of Schedule 'J' of the Official Plan but can apply to Council for an exemption to the current HPTRP boundary. An exemption from the program boundaries can be made by by-law at Council's discretion on a case-by-case basis.

Municipal Address	Historical Name	Total Relief	Education Portion	Municipal Portion
<b>Properties in Schedule 'J'</b>				
415 George Street North	Hi-Tops	\$2,008.70	\$707.44	\$1,301.25
<b>Properties Outside of Schedule 'J'</b>				
487 Hunter Street West	The Cressman House	\$6,147.06	\$732.36	\$5,414.70
678 Bethune Street		\$2,000.51	\$238.34	\$1,762.17
408 Belmont Avenue	The C.H. Rogers House	\$3,433.11	\$409.02	\$3,024.09
<b>Total:</b>		<b>\$13,589.38</b>	<b>\$2,087.16</b>	<b>\$11,502.21</b>

Currently, the total value of the tax relief under the HPTRP is \$291,775.79 for 2018. The municipal portion of the tax relief is \$229,570.95, with the remainder being the education portion of the taxes which is reimbursed by the Province. With the inclusion of 415 George Street North in the program, the total value of the tax relief would be \$293,784.49 with the municipal portion being \$230,872.20. This can be accommodated within the 2019 heritage programming budget.

## Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-Laws. The designation process strikes a balance between the freedom of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls major alterations that might otherwise harm specific heritage features.

Designation may also make property owners eligible for preservation grants and tax relief, and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 128 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The PACAC administers the designation program in partnership with the Arts, Culture and Heritage Division and the City Clerk's Office.

The buildings recommended for designation in this report are considered worthy of heritage designation based on their individual merits and have been evaluated against Regulation 9/06 of the **Ontario Heritage Act** which lays out criteria for determining significance of heritage resources. All four properties have been reviewed by the PACAC which has recommended them for designation.

### **487 Hunter Street West**

487 Hunter Street West has cultural heritage value or interest as the only Prairie Style house in Peterborough. Constructed between 1915 and 1916, the property employs a neutral colour palette, horizontal massing, compositional asymmetry, and limited ornamentation. These features are typical of the Prairie Style which was first developed by architects such as Frank Lloyd Wright in the American Mid-west with the intention of creating an architectural style devoid of historical associations and unique to North America. It displays a high level of craftsmanship in its exterior and interior features which include two sets of original stained glass windows executed in opalescent glass and a coach house designed to match the main residential building.

The property has historical significance in its connection to local businessman Alva W. Cressman and his family. Cressman operated Cressman's Department Store in downtown Peterborough between 1898 and 1927 and became an extremely prosperous member of the Peterborough business community. Cressman's younger son, Frederick Christie Cressman, served in the First World War and is commemorated on the Peterborough Citizen's War Memorial. The property also has important historical significance as a rare Prairie Style design executed by Toronto architect, Stephen Burwell Coon.

487 Hunter Street West is an important feature of the cultural landscape of the Old West End neighbourhood. A landmark structure on a corner lot, it is located in an area of 2- and 3-storey brick homes and maintains the proportions, sizing and materiality of the surrounding properties. While stylistically unique, it nevertheless was designed to be sympathetic to the surrounding properties through the use of classically-inspired symmetry on the front façade. It is historically and visually linked to its surroundings and is a contributing structure to the historic character of the neighbourhood.

### **678 Bethune Street**

678 Bethune Street has cultural heritage value or interest as an intact, early and representative example of the Ontario Gothic Cottage style in Peterborough. Constructed around 1853, the house retains many important attributes of this housing type including its central gable with rounded window, ornamentation through polychromatic brick work, a symmetrical plan with a kitchen addition and a verandah stretching across the front of the house. Its retention of these original features make it one of the best examples of this house type in Peterborough and its construction date

makes it one of the earliest. It has historical value as a home constructed for lower middle class occupants during the middle of the nineteenth century and demonstrates how these individuals integrated popular design features and styles into modest, functional homes.

The property has important contextual value as part of the Smith Town Hill historic neighbourhood. As one of the oldest properties in the area, it is an important contributing feature to the historic character of the neighbourhood and is also a prominent local landmark due to its longstanding presence on a corner lot. The property also has important contextual value in its connection to the surrounding physical landscape where the orientation of the building was specifically intended to take advantage of its high elevation and commanding views towards the Otonabee River and downtown Peterborough.

### **415 George Street North**

415 George Street North has cultural heritage value or interest as a mid-Victorian commercial building in Peterborough's downtown core. Constructed between 1866 and 1868, it is a representative example of the type of Italianate commercial architecture that was popular in the second half of the nineteenth century in towns and cities across Canada, including Peterborough. It is a well-executed example of this style of architecture and possesses design features unique in the Peterborough context, specifically its ogee-topped windows with decorative wooden hood moulds.

The building has historical significance as a commercial property in Peterborough's downtown core and in its important associations with the city's Chinese community. The building originally served as a continuation of Lech's Furriers located at 413 George Street North. 415 George Street North was eventually sold and, in 1918, became the Paris Café, changing its name to Hi-Tops Restaurant in 1956. Open for 95 years in the same location, the restaurant was the longest operating Chinese restaurant in Peterborough before it closed in 2013. Throughout the restaurant's tenure, it was run by the Hum family, one of the earliest Chinese families to move to Peterborough.

415 George Street North also has important contextual value as a continuation of the three-storey row of commercial buildings that characterizes Peterborough's downtown core. Constructed in the same period and in the same style as the surrounding properties, it is an integral part of the city's nineteenth-century streetscape. In particular, it is physically, visually and historically linked to its neighbour, 413 George Street North, as they were originally constructed as part of the same building. It is a landmark property in the downtown due to its distinctive architectural details and its longstanding role as a popular Chinese restaurant.

## 408 Belmont Avenue

408 Belmont Avenue has cultural heritage value or interest as an early twentieth century residence constructed in the English Cottage style. Constructed in 1911, the property displays the characteristic elements of the English cottage style including asymmetrical massing, a cross gable plan, and mock half timbering in the gable ends. It is an excellent, representative example of this style in Peterborough which is executed to a high degree of craftsmanship. Notable features include the recessed entranceway with ogee arch and oriel windows on the north and west elevations.

The property has historical significance in its association with Claude Henry Rogers, the first owner of the house. Rogers was the son of James Z. Rogers, one of the founders of the Canadian Canoe Company. The younger Rogers took over a management role of the company in 1909 and, between 1926 and 1928, oversaw the successful merger of the Peterborough Canoe Company, New Brunswick's Chestnut Canoe Company, and the Canadian Canoe Company into Canadian Watercraft Limited. The house is also important as one of the domestic designs of the Toronto architectural firm Bond and Smith, founded by English architect Herbert Acton Bond and Sandford Fleming Smith, a Peterborough native and the nephew of Sir Sandford Fleming. The firm was well-known for their domestic designs in the English cottage style and 408 Belmont is an excellent example of their work.

408 Belmont Avenue also holds contextual value as part of the city's Old West End neighbourhood. This area has a large and important collection of period revival homes, of which 408 Belmont is one. The house contributes to the historic neighbourhood's overall character through its placement on a large landscaped lot with mature trees and significant setbacks. It is also a landmark property in the neighbourhood due to its longstanding presence in the area and its prominent location at the corner of Belmont Avenue and Hunter Street West.

## Summary

This report recommends the designation of four properties under Part IV of the **Ontario Heritage Act**.

Submitted by,

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Attachments:

Appendix A: Designation Brief 487 Hunter Street West

Appendix B: Designation Brief 678 Bethune Street

Appendix C: Designation Brief 415 George Street North

Appendix D: Designation Brief 408 Belmont Avenue