

Heritage Designation Brief



503 Homewood Avenue

Peterborough Architectural Conservation Advisory Committee

October 2017

Heritage Designation Status Sheet

Street Address: 503 Homewood Avenue

Roll Number: 030050100000000

Short Legal Description: PLAN 88 LOT 23 PT LOT 24 IRREG
0.29AC 82.50FR 154.30D

Owners' Mailing Address: 503 Homewood Avenue,
Peterborough ON K9H 2N2

PACAC Application Review Date:

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: 7 September 2017

Designation Brief Completed by: Emily Turner

Comments:

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any one** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 503 Homewood Avenue has cultural heritage value or interest and merits designation under the *Ontario Heritage Act*.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:

503 Homewood Avenue is an excellent example of the Second Empire style as applied to domestic architecture in Peterborough and features many key components of the style rendered in brick such decorative window treatments, brackets and a mansard roof with fish scale shingles.

ii. displays a high degree of craftsmanship or artistic merit:

The building displays a high degree of craftsmanship in numerous decorative elements including the window treatments and brackets. Overall, the house is an excellent rendering of Second Empire domestic architecture in brick which uses characteristic asymmetry in line with wider trends for home-building in this style.

iii. demonstrates a high degree of technical or scientific achievement:

There are no technical or scientific achievements associated with this property.

2. The property has historical value or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

503 Homewood Avenue has cultural heritage value or interest as the home of W.H. Bradburn and family between 1900 and 1988. The Bradburns are a significant Peterborough family with regard to both business and government as well as to the community in general. W.H. Bradburn, the first Bradburn to occupy the house, was elected to Peterborough Council in 1907 and become mayor in 1912. He was elected MPP in 1923 and 1926. Furthermore, his son, Herbert Bradburn who lived in the house until his death in 1988, was a member of City Council from 1937 to 1946. Both were also heavily involved in the Bradburn family's local business ventures as well as Peterborough city life

in general and the development of the city throughout the early twentieth century.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The subject property has the potential to yield additional information regarding the mid 19th and 20th century development of upper middle class suburban Peterborough.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

No architect or builder has currently been definitively identified for the building. It may be the work of the owner of the property in the early 1890s, carpenter and builder Arthur Rutherford.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property maintains the suburban residential character of the surrounding area through its use of red brick, its set back from the street and use of a fashionable nineteenth century domestic architectural style, in this case, Second Empire. Furthermore, after its construction, the building was important in defining the character of the local area. As one of the first houses constructed on the neighbourhood on subdivided portions of the George A. Cox estate, initial building restrictions placed on the lot in 1891 required construction to be set back from the street and prohibited the use of wood. Later houses in the immediate vicinity were required to use 503 Homewood Avenue as a benchmark, making it a key defining influence in the development of the suburban area around Homewood Avenue.

ii. is physically, functionally, visually or historically linked to its surroundings

The subject property is historically and visually linked to its surroundings through the use of red brick and fashionable nineteenth-century architectural styles on large treed lots with significant setback from the street. The property is an integral part of the suburban, residential landscape of the Old West End neighbourhood of Peterborough.

iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The house at 503 Homewood Avenue is a landmark because of its role as a benchmark for the development of other houses in the local area. As one of

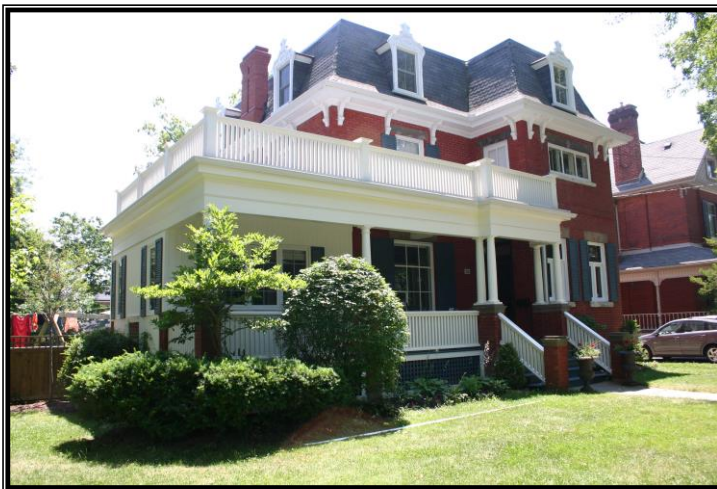
the earliest houses on Homewood Avenue, it was explicitly identified as a benchmark for development in the building restrictions for at least one other property, 499 Homewood Avenue, making it an integral landmark for the overall development of the street.

Design and Physical Value

503 Homewood Avenue is an excellent example of Second Empire domestic architecture executed in brick. Likely constructed between 1891 and 1893, the building exemplifies the Second Empire domestic style through its use of an overhanging mansard roof with fish scale shingles and decorative brackets; decorative dormer window mouldings; and an asymmetrical plan which emphasizes the entranceway through a unique two-storey, wooden verandah.



The property is a simplified version of Second Empire architecture, likely as it was executed in brick for a domestic property. However, it displays excellent craftsmanship, in its brickwork, overall design and decorative features, including window mouldings and brackets.



The house was originally constructed with a two-story, wraparound verandah on the north and east sides of the house. Between 1914 and 1945, the verandah was removed and a sunroom added to the east side of the building. At present, the verandah has been rebuilt to resemble its

original form, with particular note to the railings and columns on the lower storey. The sunroom has been retained and integrated into the verandah.

Historical and Associative Value

503 Homewood Avenue has historical value as the home of the Bradburn family from approximately 1900 to 1988. As a family, the Bradburns were extremely active in both the political and business communities of twentieth century Peterborough, serving in local and provincial government. The Bradburns were also prominent members of the Peterborough community as a whole and were involved in the overall development of the city throughout the twentieth century.



The land on which 503 Homewood Avenue is constructed was initially part of the large tract of property owned by George A. Cox. After its transfer to the Toronto Real Estate Company in 1887, the land, including lots 23 and 24 which accommodate 503 Homewood Avenue, was subdivided and sold. Lot 23, in particular, was purchased by Arthur Rutherford, a carpenter and

builder, in 1891. It is likely that Rutherford constructed the house between 1891 and his death in 1893 on this lot. As a builder, he probably participated in the design and construction of the house himself.

It was soon purchased by Thomas Bradburn (1817-1900) in 1893, who had accumulated significant property holdings throughout the late nineteenth century, becoming the largest individual landowner in the Peterborough area. Bradburn also built the Bradburn Opera House and Bradburn Building. The land was subsequently received by his first son from his second marriage, William H. Bradburn (1870-1942), in 1894, although it was not occupied by him at this time, being rented out for a time to a Richard Gough. Bradburn subsequently purchased a portion of lot 24 in 1904, adding to the final parcel of land which comprises 503 Homewood Avenue.

William H. Bradburn is listed as the resident of the property beginning in 1901, having taken up residence there between 1900 and 1901. He lived there until his death in 1942. During this period, Bradburn served on the Town Council, between 1907 and 1912, and served as mayor between 1912 and 1913. During his tenure, new industries were attracted to the city, particularly with the development of electrical utilities and paved streets during his tenure as mayor. He was later elected as a Conservative MPP in 1923 and again in 1926. He also managed the real estate business established by his father, Bradburn's Limited. In the 1890s, he was also instrumental in the

establishment of organized hockey in the city, as well as being a prominent member of the Masons and the Orange Lodge. He served as the Captain of the C. Squadron, 3rd Prince of Wales Dragoons.

Bradburn's son, Herbert I. Bradburn (1904-1988), grew up in this house and occupied it again from 1942, after his father's death, until his own death in 1988. After studying law at Osgoode Hall, he returned to Peterborough in 1933 to work at Bradburn Limited, eventually taking over from his father. He was also a member of the Rotary Club in Peterborough and was active in the Civil Defense.

Contextual Value

The subject property is historically and visually linked to its surroundings as part of the suburban Old West End neighbourhood. It is located within a neighbourhood of historic 2- and 3-storey brick homes and maintains the historic character of the neighbourhood as a whole through the consistent use



of late nineteenth and early twentieth century domestic architectural styles. As part of the wider Cox estate, the property maintains the architectural integrity of the historic neighbourhood.

The property also has contextual value because of its influence in the development of the local neighbourhood. When the land was initially sold to Arthur Rutherford by the

Toronto Savings and Loan Company in 1891, building restrictions were placed on the property which stipulated that any building erected was to be worth at least \$1500; the building must be set back at least 25 feet from the street; and that no wooden structure of any kind could be erected on the property, implicitly defining the character of the residential area. As a result of these restrictions, the house constructed was of brick and set back significantly from the street. The house was also of a significant size with no wooden outbuildings, a consistent characteristic in the historic neighbourhood.

Furthermore, as one of the earliest houses on Homewood Avenue, 503 Homewood Avenue, referred to as "the Bradburn House" explicitly served as a benchmark for development for at least one other house in the neighbourhood, 499 Homewood Avenue, making it both consistent with the surrounding neighbourhood and a landmark for the neighbourhood's development in the early decades of the twentieth century. Many houses in the local area were subject to similar building restrictions.

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

SHORT STATEMENT OF REASONS FOR DESIGNATION

503 Homewood Avenue has cultural heritage value or interest as late nineteenth-century suburban home and residence of a prominent Peterborough family, the Bradburns, until 1988. It is an excellent example of Second Empire domestic architecture, featuring key components of the style as used in brick houses. Likely constructed between 1891 and 1893, the building is an integral aspect of the Old West End neighbourhood and an important early structure on Homewood Avenue. It is architecturally well executed, displaying a high degree of craftsmanship in its use of the Second Empire style, particularly with regard to the dormer windows and the overall proportions and design of the structure.

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 façades, 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 Elements:

- 2 ½ storey brick structure
- Second Empire Style
- Construction set back from the street
- Granite rubble foundation
- Brick chimneys on east and west sides of the house
- Mansard roof with fishscale shingles, including:
 - Decorative roof brackets
- Reconstructed 2 storey verandah and sunroom
- Fenestration, including:
 - Original window openings;
 - Wooden window mouldings;
 - Decorative dormer window mouldings;
 - Wooden window trim and brick mould;
 - Stone lintels and lug sills
 - Protruding second-storey window and brackets;
 - Window openings and their associated elements including sash, moulding jambs and trim