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## The Corporation of the City of Peterborough

### By-Law Number 18-007

Being a By-law to Designate 503 Homewood Avenue in the City of Peterborough under the Ontario Heritage Act, R.S.O. 1990, c.O.18

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The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

That the hereinafter described property be and is hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c. 0.18, for the reasons hereafter stated:

503 Homewood Avenue – “The Bradburn House”

PLAN 88 LOT 23 PT LOT 24, PETERBOROUGH

#### Reason For Designation

503 Homewood Avenue, known historically as the Bradburn house, was constructed between 1891 and 1893 in the developing upper middle class suburban neighbourhood, now known as the Old West End. It was most likely constructed by carpenter and builder Arthur Rutherford before it was purchased by prominent local businessman, Thomas Bradburn (1817-1900), whose accumulated holdings made him the largest individual landholder in the Peterborough area in the late nineteenth century. The property was subsequently occupied by his son, William H. Bradburn (1870-1942), and grandson, Herbert I. Bradburn (1904-1988), both local businessmen and politicians with active connections to the development of the city throughout the early twentieth century.

503 Homewood Avenue is an excellent example of Second Empire domestic design executed in brick. Its use of the style is exemplified through the overhanging mansard roof with fish scale shingles and decorative bracket decorative dormer window mouldings; and an asymmetrical plan which emphasizes the entranceway through a unique two-storey wooden, verandah. One of the earliest houses in the Old West End area, it also was extremely influential in the development of the local residential neighbourhood as it served as an explicit benchmark for building standards in the surrounding properties.

#### Heritage Attributes

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, 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

By-law read a first, second and third time this 20<sup>th</sup> day of February, 2018.

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Daryl Bennett, Mayor

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John Kennedy, City Clerk