

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 08-066

BEING A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18 (220 Brock Street, 379 Reid Street, 388 Mark Street, 396-400 George Street North, and 419 George Street North)

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. That the hereinafter described properties be and they are 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. O.18, for the reason hereafter stated:

a) 220 Brock Street

PT LT 6 W OF GEORGE ST & N OF BROCK ST PL 1 TOWN OF PETERBOROUGH; PT LT 7 W OF GEORGE ST & N OF BROCK ST PL 1 TOWN OF PETERBOROUGH AS IN R309007; PETERBOROUGH CITY

REASON FOR DESIGNATION

The W.J. Hall House has excellent cultural heritage value in its association with several prominent 19th century Peterborough citizens, as well as in its well-preserved architecture. It also has contextual significance, being one of three grandly scaled houses built in the same era and the same design in a row along Brock Street. Built in the late 1870's, the house was constructed for William J. Hall, a property agent and evaluator. William passed away at the turn of the century, and his widow Martha continued to live in the house until 1904. The house then became the home and office of Dr. John H. Eastwood, from 1905 to 1925, who likely used the one story addition at the rear of the house as his surgery. In the 1930s, the house was divided into apartments, and remains as such to date. The W.J. Hall House is a vernacular interpretation of the Italianate style. It has the wide eaves, decorative brackets and projecting bays of typical of the style, as well as tall arched windows. The house retains many of its original architectural features, including the unique roofline with conical bell-cast rooftops over the projecting bays, as well as fenestration. The W.J. Hall House also has strong contextual value in its relationship to the two similar late 19th century mansion-style buildings to the immediate west. These three properties, constructed within 5 years of each other, each in a variation of a common design, are a unique and valuable part of the 19th century streetscape.

b) 379 Reid Street

PT LT 16 N OF SIMCOE ST & W OF GEORGE ST PL 1 PETERBOROUGH AS IN R512854, EXCEPT THE EASEMENT THEREIN; S/T R512854; PETERBOROUGH

REASON FOR DESIGNATION

379 Reid Street has good cultural heritage value in its association with a prominent citizen of early 20th century Peterborough, and through its contribution to an intact streetscape of late 19th and early 20th century residences and landmarks. 379 Reid Street has historical value through its association with Joseph Duffus, the builder and first owner of the house. Joseph J. Duffus was born in Peterborough in 1876, and throughout his extensive career he was a businessman, builder and a decorated member of the military. He served as an alderman for Peterborough and was mayor in 1916-1917. He was the president of many important municipal and provincial organizations such as the Chamber

of Commerce and the Plowmen's Association. Duffus was elected to the House of Commons in 1935 as a Liberal candidate and served on the Senate from 1940 until his death in 1957. Duffus was an astute businessman who owned the largest Model T dealership in Canada. He also had many real estate investments and rental properties across the City of Peterborough, and this investment house at 379 Reid Street was immediately let out to Fanny Redmond, who married John Torpey, a grandson of another John Torpey who was part of the Peter Robinson immigration. Since then, 379 Reid has had numerous owners and tenants, first as a single family home, and then, beginning in 1964, as several apartments. The house has architectural value as a local variation of an Edwardian style house, and has many similarities to the pattern book houses of the early 20th century. 379 Reid Street is one of many Edwardian homes in the City of Peterborough and is one of the best preserved, having retained its original front and back verandahs, many original windows (including stained glass) and beveled glass front door. It is also a good example of double brick construction, a method that was quickly being replaced by framed structures. The house has contextual value as a contributing structure to an intact neighbourhood of late 19th and early 20th century residences and landmarks. Located across the street from some of Peterborough's best known historic landmarks, including the Cathedral of St. Peter's in Chains, the Knights of Columbus Hall, and Trinity United Church, the house continues the stretch of 2 and 3 storey historic residences along the west side of Reid Street.

c) 388 Mark Street

PT LT 8 S OF HUNTER ST & E OF MARK ST PL 1A VILLAGE OF ASHBURNHAM; LT 79 PL 1A VILLAGE OF ASHBURNHAM PTS 1 & 2 45R10250, S/T R601359; PETERBOROUGH CITY

REASON FOR DESIGNATION

The Forsyth Labourer's Cottage has good cultural heritage value in its association with early industries in Ashburnham, and as a good representative of a small 19th century worker's cottage with an unusual coved soffit. In 1873, William Forsyth bought a parcel of land at Elizabeth Street (now Hunter Street East) and Mark Street from Marcello Mowry, businessman, industrialist and politician. Forsyth, a local businessman who brought the first grain separator to Peterborough, appears to have built the cottage as a rental home for local workers circa 1875-1880. He sold the property to Robert McKee and Robert Davidson, also local businessmen and owners of the Peterborough Hardware Company, who continued to rent the property out to labourers. In 1903, Michael O'Brien bought the property. He was the first owner of the property to actually live in the house with his wife and their children. Michael died in 1945, but his wife, Elizabeth, stayed on at the house until her death in 1973. This simple and unassuming cottage has architectural value as a representative of a late 19th century worker's cottage. While this 1-½ storey residence is very plain in appearance, it does feature a very unique coved soffit that runs around the entire house.

d) 396-400 George Street North

LT A PL 100 TOWN OF PETERBOROUGH; LT K PL 100 PETERBOROUGH CITY S/T & T/W INTEREST IN R646960; EXCEPT THE EASEMENT THEREIN; PETERBOROUGH CITY

REASON FOR DESIGNATION

The building at 396-400 George Street North has very good cultural heritage value in its historical associations with the Toronto-Dominion Bank, and significance as an anchor building on the southeast corner of George Street North and Hunter Street. Built circa 1862 after the fire that swept down George Street in 1861, the building consists of 5 different storefronts (396 and 400 George, 143, 145, 147 Hunter), as well as offices and apartments on the second and third storeys. The building was occupied by a variety of commercial tenants

for its first thirty years, including a clothier and watchmaker. In 1891, the building's most notable tenant, the Bank of Toronto, moved into the 400 George Street storefront and remained there until 2000, merging in 1955 with Dominion Bank to create the Toronto Dominion Bank. During the bank's 109 years at this location, the appearance of the building was dramatically altered to reflect the more popular architectural styles of the early 20th century. The other storefronts and office spaces within the building continued to be occupied by various commercial and professional enterprises over the years. Medical and dental offices were located in the second and third storey offices between 1925 and 1967, alongside insurance companies and barristers. The architectural firm of Blackwell and Craig was also located in the building in 1949, and were the designers of some of Peterborough's most notable structures. The firm, which is the longest continually running architectural firm in Canada, evolved into Craig, Zeidler and Strong in the 1960s; in 1962, the head offices of the firm moved to Toronto. The firm is now known as the Zeidler Partner Architects and has gone on to design such notable structures as the Toronto Eaton Centre and Ontario Place. The Bank of Toronto Building has good architectural value, despite various changes made to the façade over the years. Originally a 4 storey building, the striking Second Empire details (including the mansard roof and corner tower) were removed in the 1920s. The remaining 3 storey building was pared down to a more somber Classical Revival style, with pilasters flanking the main entrance. The Bank of Toronto Building has excellent contextual value as an anchor building to one of downtown Peterborough's busiest intersections. The building continues the line of three storey facades running along both George and Hunter Streets.

e) 419 George Street North

PT LT 1 N OF HUNTER ST AND W OF GEORGE ST PL 1 TOWN OF
PETERBOROUGH AS IN R513246; PETERBOROUGH CITY

REASON FOR DESIGNATION

The Old Examiner building at 419 George Street North, has excellent cultural heritage value. 419 George Street has excellent historical value as one of the early homes of the Peterborough Examiner, Peterborough's longest running newspaper. The Examiner moved into the building between 1889 and 1893, when it was owned and operated by J.R. Stratton. Stratton went on to become the Liberal MPP for Peterborough (during his years running the paper), ensuring that its content was staunchly Liberal. In the mid 1930s the Examiner moved to offices at 400 Water Street. However, the printing equipment that remained in the building was taken over by the Peterborough Printing Company and put to use for job printing, bookbinding and catalogue making. The company changed its name in the early 1960s to Maxwell Printers and Lithographers Ltd., and operated in the building until 1969. The building then sat vacant for several years. The Old Examiner Building also has good architectural value as the most intact 19th century commercial building on the block. It retains its cast iron storefront and window surrounds, as well as elaborate cornice line. These elaborate Victorian elements reflected the prosperity of the commercial enterprise housed within. The Old Examiner Building has excellent contextual value as a mid-block building that continues the pattern of 3-storey buildings on George Street. It dominates the streetscape with its heavy cornice line, cast iron storefront, and hood mouldings above the second and third storey windows.

By-law read a first, second and third time this 25th day of March, 2008

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Leigh Doughty, Deputy Clerk