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City of Peterborough  
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Peterborough, ON, K9J 2K9  
[peterborough.ca](http://peterborough.ca) | 1-855-738-3755

ONTARIO HERITAGE TRUST

APR 01 2019

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Heritage Preservation Office  
Community Services Department  
Phone: 705-742-7777 Ext. 1491  
Fax: 705-748-8824  
Email: [eturner@peterborough.ca](mailto:eturner@peterborough.ca)

March 28, 2019

Ontario Heritage Trust  
10 Adelaide Street  
Toronto, ON M5C 1J3

Pursuant to the Ontario Heritage Act, please find enclosed the notices of designation and the designation by-laws for the property at 408 Belmont Avenue, 415 George Street North, 487 Hunter Street West and 678 Bethune Street, Peterborough.

Should you have any questions or concerns, please feel free to contact the Heritage Preservation Office at 705-742-7777 ext.1491 or email [eturner@peterborough.ca](mailto:eturner@peterborough.ca)

Sincerely,

Emily Turner  
Heritage Researcher  
City of Peterborough



IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18;

LT 7 & PT LT 8 S WELLER ST & N HUNTER ST, PL 65 AMENDED BY PL 79  
AMENDED BY PL 88 PETERBOROUGH AS IN R606261; PETERBOROUGH

NOTICE OF DESIGNATION

TO: Ontario Heritage Trust  
10 Adelaide Street  
Toronto, ON M5C 1J3

TAKE NOTICE THAT the Council of The Corporation of the City of Peterborough has designated the property, including land and building, known municipally as 408 Belmont Avenue as a property of architectural and/or historic interest or value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

The City of Peterborough by-law 19-038 for 408 Belmont Avenue is attached.

John Kennedy, City Clerk  
The City of Peterborough  
500 George Street North  
Peterborough, ON K9H 3R9

March 28, 2019



City of  
Peterborough

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## **The Corporation of the City of Peterborough**

### **By-Law Number 19-038**

Being a By-law to Designate 408 Belmont 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 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 reasons hereafter stated:

#### **408 Belmont Avenue – “The C.H. Rogers House”**

LT 7 & PT LT 8 S WELLER ST & N HUNTER ST, PL 65 AMENDED BY PL 79  
AMENDED BY PL 88 PETERBOROUGH AS IN R606261; PETERBOROUGH

#### **Reason for Designation**

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 siting on at the corner of Belmont Avenue and Hunter Street West.

## **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, concrete, and glazing, their related building techniques and landscape features.

### **Exterior Elements:**

- Two-and-a-half storey red brick residential building
- Asymmetrical massing
- Half-timbered gables
- Steeply-pitched cross gable roof
- Asymmetrical front gable
- Brick chimneys on north and west elevations
- Soffits and fascia
- Recessed entranceway, including:
  - Brick ogee arch
  - Knee walls
- Stucco on second storey and in gable ends
- Imitation buttresses
- Second-storey coursing
- Rear porches
- Decorative brickwork, including:
  - Arched window surrounds
- Western bay window with sloped roof
- Oriel windows with brackets and moulding
- All original fenestration, including:
  - Six-over-six sash windows
  - Leaded casement windows
  - Original window openings
  - Window openings and their associated elements including sash, mould, jamb and trim
  - Original wooden windows
  - Asymmetrical placement of windows
- View of the house from Weller Street and Belmont Avenue
- Views of the surrounding Old West End neighbourhood from the house
- Orientation of the house with regard to the street and gardens

By-law read a first, second and third time this 25<sup>th</sup> day of March, 2019.

(Sgd.) Diane Therrien, Mayor

(Sgd.) John Kennedy, City Clerk