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THE CORPORATION OF
THE TOWN OF PERTH

80 Gore Street East
Perth, Ontario K7H 1H9
Phone: 613 267-3311
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November 21, 2012

ONTARIO HERITAGE TRUST

NOV 27 2012

RECEIVED

Registrar, Ontario Heritage Trust,
Heritage Programs and Operation
ATTN: Mr. Jim Leonard
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Re: Notice of Amendment to Nine (9) Municipally Designated Heritage Properties

Dear Mr. Leonard,

The Town of Perth and the Municipal Heritage Advisory Panel (MHAP) have been working to update municipal heritage designations in order to bring them into compliance with the current standards for designations of heritage buildings as prescribed by the Ontario Ministry of Culture under the *Ontario Heritage Act*.

As the Registrar for the Ontario Heritage Trust, the Town is hereby providing you with notice of the approved nine (9) amendments (see attached) to the following properties:

1. 2474-1 – The Hope Building, 69-71 Foster Street;
2. 2520-1 – Roderick Matheson Building (Shaw's Of Perth), 1-3 Gore Street East
3. 2525-1 – Roderick Matheson Building (Kellock Block), 41-43 Gore Street East;
4. 2526-1 – Roderick Matheson Building (Kellock Block), 39 Gore Street East;
5. 2643-1 – Dr. William Grant Building, 85-87 And 89-91 Gore Street East;
6. 2814-1 – Doran Block (Riverside Apartments), 93-99 Gore Street East
7. 3053-1 – Charles Rice (Thomas-Wright Building), 63-65 Gore Street East
8. 3423-1 – Francis Holliday (The Soong Building), 67-71 Gore Street East, and;
9. 3424-1 – Perkins Motors (Perks 'N Things), 2 Wilson Street West.

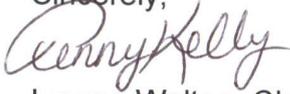
The amendments clarify the Statement of Heritage Value or Interest and the Description of Heritage Attributes of said properties.

Aged to Perfection!

www.perth.ca

If you have any questions please contact Karen Rennie, Heritage Manager /
Curator at 613-267-1947.

Sincerely,



per Lauren Walton, Clerk

Enclosures

THE CORPORATION OF THE TOWN OF PERTH

BY-LAW NO. 3423-1

A By-law to amend By-law No. 3423, being a By-law regarding the Municipal Heritage Designation of the Francis Holliday Building (The Soong Building) located at 69-71 Gore Street East

Recitals:

- 1.1. Section 29 in Part IV of the *Ontario Heritage Act*, as amended, provides that the Council of a municipality may by by-law designate a property within the municipality to be of cultural heritage value or interest;
- 1.2. Council wishes to bring the designation into compliance with the current standards for designation of heritage buildings as prescribed by the Ontario Ministry of Culture under the *Ontario Heritage Act*;
- 1.3. The Committee of the Whole reviewed Report 2012-CoW-15.UB.1 and concurs with the information presented;
- 1.4. The Council of the Town of Perth passed Motion #12-120 authorizing staff to publish the *Notice of Intention to amend the designation*;
- 1.5. On September 13th, 2012 notice of intention to amend the heritage designation of the Francis Holliday Building (The Soong Building) was served on the property owner, the Ontario Heritage Trust, and published as per the Town's Public Notice Policy;
- 1.6. The public was provided an opportunity to object to the intention to amend the designation within thirty (30) days of the notice, to the Clerk;
- 1.7. The Clerk has not received any objection to the proposed amendment to the designation as of October 16th, 2012;
- 1.8. Council for The Corporation of the Town of Perth deems it advisable to pass this By-law.

Accordingly, the Council of The Corporation of the Town of Perth enacts as follows:

1. AUTHORIZATION

- 1.1. That By-law No. 3423 be amended in its entirety and be replaced with the following:

Building/Property Owner: Francis Holliday (The Soong Building)
Address: 69-71 Gore Street East
Original Owner: Francis Holliday
Present Owner: John J. Stewart Restoration Services Inc.
Date Built: c. 1850
Architect/Contractor: Unknown
Original Use: Commercial/Residential
Present Use: Stone Cellar Restaurant
Date Designated: By-law No. 3423 – 12-February-2002

Registration:

Reason for Designation:

With links to the Tay Navigation Co. which obtained the land from the Crown in 1833, this original duplex building has housed many and diverse commercial endeavours particularly a Chinese restaurant associated with the Soong Family for most of the 20th Century. Although quite simple architecturally, its scale and sandstone construction provide continuity in this 19th Century commercial block in the centre of downtown Perth.

Cultural and Historical Value:

Established in 1831, the Tay Navigation Co. obtained the land rights on Cockburn Island and, over time, sold lots to finance its operations. This particular lot was sold in 1846 to Francis Holliday, a son of one of the first settlers of the Scotch Line, who it is believed constructed the commercial building and, in turn, sold it to Thomas Jamieson, Saddler. Divided as a duplex on the ground level, the building was served by three entries. No. 67 accessed the upper floors that for some 60 years, was used as offices by a succession of law firms and then became apartments for the Harry Johnston and Howard Soong families. The two store spaces at ground level, Nos. 69 and 71, were rented by a number of commercial enterprises until, in 1910, No. 69 became a Chinese restaurant and retained this vocation for some 75 years.

Becoming vacant in 1985, the building fell into disrepair over a period of 15 years. The structure was purchased in 1999 by John J. Stewart Restorations and sympathetically renovated to provide a single unit for the purpose of restaurant use on two levels.

Architectural Value:

A relatively modest example of the mid-1850's stonemason's craft, this 2-1/2 storey building features regularly coursed sandstone on its Gore Street façade. Initially with three entries and two shop spaces, the building is now arranged with a single, off-set entry door and two, large symmetrical show windows framed in wood, the whole surmounted by a sign panel with dentilled frieze. The second floor is lit by three large, 6-on-6 double hung, wood-frame windows with stone voussiors and lug sills. Recent renovations did not include the replacement of the original two dormers of the upper, residential floor.

Heritage Attributes:

In addition to retention of the carefully restored sandstone façade, the following features merit conservation:

- The continued use of wood framing and door surrounds on the street level
- The fenestration in style and materials on the second level facing Gore Street
- The sloped roof line in traditional materials, now standing seam metal

Legal Description:

PT LT 6 PL8828 LANARK S LYING WITHIN COCKBURN ISLAND DRUMMOND; PT TAY ST COCKBURN ISLAND PL8828 LANARK S DRUMMOND (FORMERLY PETER ST) CLOSED BY RS81082 AMENDED BY RS117364 AS IN RS207730; T/W RS207730 S/T RS207730; PERTH (PIN 05178-0024).

References:

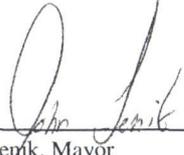
- Lanark County Land Registry
- Turner, Larry: Perth, Tradition & Style in Eastern Ontario; Natural Heritage/ Natural History Inc., 1992
- Quattrocchi, Gus: The Merchants, Professionals & Tradespeople of Perth (privately published), 1996
- Bailey, Kris: Algonquin College Report 00-02, 2000

➤ Commonwealth Heritage Resource Management submission to the Town of Perth, 2001

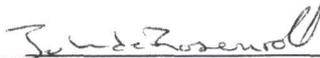
2. EFFECTIVE DATE:

2.1. That this By-law shall come into force and effect upon passage thereof.

Read a first, second and third time and finally passed this 20th day of November, 2012.



John Ferik, Mayor



John deRosenroll, Deputy Clerk

(Seal)