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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.

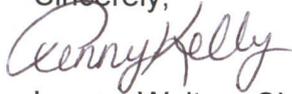
The amendments clarify the Statement of Heritage Value or Interest and the Description of Heritage Attributes of said properties.

*Aged to Perfection!*

[www.perth.ca](http://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. 2814-1

**A By-law to amend By-law No. 2814, being a By-law regarding the Municipal Heritage Designation of the Doran Block (Riverside Apartments) located at 93-99 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 13<sup>th</sup>, 2012 notice of intention to amend the heritage designation of the Doran Block (Riverside Apartments) 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 16<sup>th</sup>, 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. 2814 be amended in its entirety and be replaced with the following:

<b>Building/Property Name:</b>	Doran Block (Riverside Apartments)
<b>Address:</b>	93-99 Gore Street East
<b>Original Owner:</b>	John Doran
<b>Present Owner:</b>	██████████ ██████████ ██████████ ██████████ ██████████
<b>Date Built:</b>	c. 1850
<b>Architect/Contractor:</b>	Unknown
<b>Original Use:</b>	Commercial/residential block
<b>Present Use:</b>	Mixed commercial
<b>Date Designated:</b>	By-law No. 2814 – 11-April-1989
<b>Registration:</b>	Instrument #125589 – 6-April-1990

**Reason for Designation:**

A substantial, 3-storey local sandstone composition designed for commercial/residential use in simplified late Georgian style in the center of downtown Perth opposite the original market area on Cockburn Island. The lots involved were purchased by Dr. James Wilson from the Tay Navigation Co. in c. 1840 and then sold to John Doran, a Perth merchant, in 1848, who erected the building. The decorative features prominently display the legacy of the competent Scottish masons of the period.

**Cultural and Historical Value:**

In addition to his obvious talents as a businessman, John Doran was involved in local politics and was Reeve of the Town of Perth and Warden of Lanark County in 1868. Subsequently, Doran moved to Pembroke and finally became the Stipendiary Magistrate of Nipissing District residing in North Bay.

The significant building he left in the town accommodated many local businesses as tenants throughout its history and has retained its residential character on the upper floors. Changing ownership several times through the years, the majority including Doran were proprietors for investment purposes and did not reside on the premises.

**Architectural Value:**

The primary façade facing Gore Street is even coursed cut-stone with chiseled quoins and lug sills. Divided into nine symmetrical bays, there are four, inset entry doors separated by multi-paned show windows on the ground level. A continuous lintel of two course height, cut-stone blocks is set above all street level openings. The other facades are rubble stone construction with gabled ends and embedded, stone chimneys. The gabled ends are parapeted in cut stone terminating in stone corbels which bracket a moulded wood cornice and frieze on the Gore Street front.

A late 1800's wood frame extension, facing the basin, to the two southernmost bays carries the civic and retains original features such as narrow clapboarding and wood sash windows.

**Heritage Attributes:**

Most importantly, the finely crafted stonework, particularly on the main façade, warrants preservation in all its detail. In addition, the following elements are significant.

- The fenestration in style, materials and divided lights in wood framing on all levels facing Gore Street.
- The traditional roofing materials, presently metal, including the iron ice guards.

**Legal Description:**

LT 1 PL8828 LANARK S LYING WITHIN COCKBURN ISLAND  
DRUMMOND; PT LT 2 PL8828 LANARK S LYING WITHIN COCKBURN  
ISLAND AS IN RS116488; PERTH (PIN 05178-0029 LT)

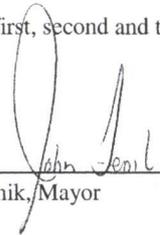
**References:**

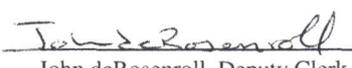
- Lanark County Land Registry
- Commonwealth Historic Resource Management Ltd.; Research paper supporting heritage designations, 1988
- Ashenburg, Katherine: Going to Town, Architectural Walking Tours of Southern Ontario, Macfarlane Walter & Ross, 1996
- Quattrocchi, Gus: The Merchants, Professionals & Tradespeople of Perth (privately published) 1996

**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 the 20<sup>th</sup> day of November, 2012.

  
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John Fenik, Mayor

  
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John deRosenroll, Deputy Clerk

(Seal)