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June 28, 2018

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

ONTARIO HERITAGE TRUST

JUL 05 2018

RECEIVED

RE: By-Law 37-18 to Designate 275 North Street, Port Perry, as a Property of Cultural Heritage Value or Interest Under Part IV of the *Ontario Heritage Act*

Dear Sir/Madam,

Please be advised that at the June 25, 2018 Council meeting of the Township of Scugog, the above captioned By-Law was passed to designate 275 North Street, Port Perry, Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* (the Act).

Enclosed please find:

- A copy of By-Law 37-18
- An excerpt from the June 25, 2018 minutes of Council of the Township of Scugog which includes Council's motion to proceed with the designation By-Law
- Notice of designation By-Law (published in local newspaper)
- Copy of notice of designation letter to property owners
- Copy of request to solicitor for registration

Should you require anything further regarding the above, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Paul Newman'.

John Paul Newman
Municipal Clerk

Encl.

cc Development Services Department
Scugog Heritage & Museum Advisory Committee

275 North Street, Port Perry
Designation as a Property of Cultural Heritage Value or Interest Under
Part IV of the *Ontario Heritage Act*

TAKE NOTE that at the meeting of June 25, 2018, the Council of the Township of Scugog considered and passed Designation By-Law No. 37-18 to designate 275 North Street, Port Perry, Ontario, as a property of cultural heritage value or interest.

This notice is being served in accordance with Section 29 of the Act.

- John Paul Newman, Municipal Clerk

Published in Township Bulletin in local newspaper on July 5, 2018

THE CORPORATION OF THE TOWNSHIP OF SCUGOG

BY-LAW NUMBER 37-18

CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL DOCUMENT

SIGNED

DATED

28 June 2018

BEING A BY-LAW TO DESIGNATE
275 NORTH STREET, PORT PERRY
AS BEING OF HERITAGE VALUE OR INTEREST

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, the Council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Township of Scugog has caused to be served on the owners of the lands and premises at 275 North Street, Port Perry, and upon the Ontario Heritage Trust, notice of intention to designate 275 North Street;

AND WHEREAS Council's intention to so designate has been duly advertised with no objections thereto;

AND WHEREAS the reasons for the designation are set out in Schedule "B" attached hereto and forming part of this By-Law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SCUGOG enacts as follows:

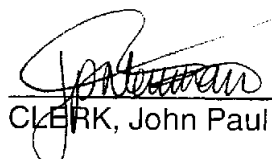
1. **THAT** the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-Law is hereby designated as being of cultural heritage value or interest:

275 North Street
PORT PERRY, Ontario

2. **THAT** the Solicitor is hereby authorized to cause a copy of this By-Law to be registered against the properties described in Schedule "A" attached hereto in the Land Registry Office.

Read a First, Second and Third time and finally passed this 25th day of June, 2018.


MAYOR, Thomas R. Rowett


CLERK, John Paul Newman

SCHEDULE "A"

TO BY-LAW 37-18

Legal Description

Municipally known as 275 North Street, Port Perry
Plan H-50020, Lot 54
Township of Scugog, Regional Municipality of Durham

Roll No. 1820-0200-30320-050000

SCHEDULE "B"

TO BY-LAW 37-18

Description of Property-275 North Street, Port Perry, Ontario

The property occupied by the residence at 275 North Street is located on the north side of North Street, three properties east of Simcoe Street, in the historic residential neighbourhood immediately north of the historic commercial core of Port Perry.

Statement of Cultural Heritage Value or Interest

The custom Tudor Revival house located at 275 North Street was constructed in 1975 for local realtor George Stone and his wife Ruth. George Stone began to sell real estate in 1964 after farming at Greenbank Ontario. His business prospered and he was able to purchase two historic commercial blocks on Queen Street which housed his office, and are still owned and lovingly maintained by his family today. Tudor Revival homes were popular in the 1920's and enjoyed a second period of popularity in the late 1960's and 1970's for executive and estate homes. The George Stone residence at 275 North Street features hallmark elements of the style including faux half timbering, stucco siding, a cantilevered second storey, faux leaded glass windows, clipped gables and a prominent brick chimney. Like other historic revival homes, their architecture looks back in time for inspiration to convey a sense of stability and cultural awareness, fitting for a successful local businessman and his family.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the house located at 275 North Street include its:

- irregular asymmetrical building footprint;
- overall building form and massing;
- steep gabled roof with clipped end gables;
- asphalt shingle roof resembling cedar shingles;
- faux half timbering and stucco siding;
- dark reddish brown brick walls , integrated planter and chimney with rusticated stone accents;
- cantilevered second storey;
- second storey box bay window;
- front veranda and rustic wooden veranda posts and brackets;
- original window and door openings with faux leaded glass windows;
- wooden garage doors with faux forged iron strap hinges;
- gabled dormers over the garage roof; and
- faux wrought iron exterior lights.