



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE CITY OF PETERBOROUGH

ONTARIO HERITAGE TRUST

BY-LAW NUMBER 13-148

AUG 27 2018

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 (499 HOMEWOOD AVENUE, 512 WELLER STREET, 404 BELMONT AVENUE, 512 DICKSON STREET)

RECEIVED

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

That the hereinafter described properties be and 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 reasons hereafter stated:

1. 499 Homewood Avenue

PT LOTS 24, 25 S HOMEWOOD AV, PL 65 AMENDED BY PL 79 AMENDED BY PL 88 PETERBOROUGH AS IN R588040; PETERBOROUGH

REASON FOR DESIGNATION

499 Homewood was once the property of George A. Cox. He owned the property until 1887, when it was sold to Peter Weese Reynolds. Lot 24 and Lot 25 were sold and divided a number of times in order to accommodate 499 Homewood as it stands today.

In 1904, the land was sold to The Toronto Savings and Loan Company, one of the companies owned by George A. Cox. Toronto Savings and Loan sold all of Lot 24 and 38 feet 6 inches of Lot 25 to Julia Victoria Trebilcock on February 1, 1913. The transfer of land was subject to building restrictions stating that: only one dwelling could be erected on the land at any one time; that the building must be constructed of brick, stone, or a combination of the two; that no outbuildings could be erected on the lands; that any dwelling must be in line with the Bradburn house; and that all plans for a dwelling would first need to be submitted for approval to the Toronto Savings and Loan Company. Many of the properties in the surrounding neighbourhood were subject to similar building restrictions.

This arts and craft style house, designed by William Blackwell, was built in 1914. The contractor on the project was Thomas C. Ephegrave. Blackwell, one of Peterborough's most prominent architects, also designed the YMCA and Anson House. When Blackwell retired in 1926, his son took over the company and moved the firm to Toronto where it became Blackwell, Craig and Zeidler.

In 1918, Julia Trebilcock sold the land to Henry Cressman, Vice President of The Cressman Co. Ltd, a department store in Peterborough. He owned the property for nine years before selling it to John Gillespie. The Gillespie family had settled in the Peterborough area in 1903 and John's father, George A. Gillespie, entered the dairy supply business. George Gillespie purchased the Peterborough Creamery in 1910 and his family, including John, ran the business until 1969.

HERITAGE ATTRIBUTES

Main House:

- a) 2 ½ storey brown brick construction; stucco at upper level
- b) Pitched roof
- c) Octagonal roof dormer with fish scale shingles
- d) Original window openings with concrete sills
- e) Multi-paned lead glass casement windows
- f) Bays with multi-pane windows
- g) Original entrance opening with flat canopy

Garage:

- a) Brick construction; stucco at upper level
- b) Flat canopy with wooden brackets over door

2. 512 Weller Street

LT 7 & PT LT 8 PL 49 (PETERBOROUGH) AS IN R334418;
PETERBOROUGH

REASON FOR DESIGNATION

The land at 512 Weller Street was originally part of the estate of George A. Cox. Cox owned the land until 1891, when it was sold to Patrick McHugh. The land has several other owners, until Cox repurchased the property in 1911. Upon his death in 1914, the property was passed to his son, Herbert Coplin Cox.

Herbert Cox immediately granted the land to Alfred H. Cox, in trust for Annie Scott and her daughter, Irene Scott. Annie Scott (nee Cox) was married to Gilbert James Scott. When Annie died in 1920, the property passed to Irene and her husband, John Kirk Hughes, a prominent local car merchant. The property remained in the ownership of the ancestors of George A. Cox until 1950, when the house was sold to Kathleen Bell.

The house has undergone very few structural changes since it was built circa 1907. It is an example of Queen Anne style architecture, similar to many of the other houses in the surrounding neighbourhood. The house is a 2 ½ storey red stretcher bond brick construction, with a gabled front façade. The front façade also features a large veranda, with Doric columns set in brick piers. The property originally had a stable, which was converted to a garage in 1913.

HERITAGE ATTRIBUTES

- a) 2 ½ storey red brick construction
- b) Rear addition
- c) Medium gabled roof including a side gable on east façade and gables clad with fish scale shingles
- d) Chimney
- e) Wooden roof trim including brackets on eaves
- f) Wooden front veranda with Doric columns in brick piers
- g) Pediment over porch clad with fish-scale shingles
- h) Original window openings with wooden sills and wooden detailing
- i) Original front entrance opening with a lead glass transom
- j) Lead glass windows on north and west façade
- k) Upper storey door on east façade
- l) Wooden side veranda with Doric columns in brick piers

3. 404 Belmont Avenue

LTS 5, 6 & PT LT 4 N HUNTER ST, PL 65 AMENDED BY PL 79
AMENDED BY PL 88 PETERBOROUGH AS IN R377447;
PETERBOROUGH

REASON FOR DESIGNATION

404 Belmont Avenue is one of a few Georgian Revival houses in Peterborough. Built in 1905 by William Langford, the house was designed by Sproatt and Rolph, an architectural firm based in Toronto. The house was commissioned by Edward Wood as a gift for his parents. The house had many typically features of the Georgian Revival style including a paneled front door that is centered on the front façade, and 6 over 1 windows that contribute to the symmetrical look of the house. The house had undergone few alterations since 1905, with the most noticeable being the enclosure of the back porch.

The land was originally owned by George A. Cox, who also owned much of the land in the surrounding neighbourhood. Through his company, The Toronto Savings and Loan Company, Cox transferred the land to Edward Wood in August of 1905. The transfer of the land was subject to building restrictions stating: that no more than one dwelling was to be built on the land at any time; that no dwelling could be built any closer to Hunter Street than the current house; that any future dwelling be built in line with any houses on the adjoining lots; that no outbuildings were to be erected on the lot; and that any dwelling must be built of brick or stone or a combination thereof. There are similar building restrictions on many of the lots in the surrounding neighbourhood.

At the time when Edward Wood purchased the land, he was working in Toronto at the headquarters of the Toronto Savings and Loan Company. He purchased the land at 404 Belmont as a gift for his parents, John and Jane Wood. John Wood was the Headmaster of the Ashburnham School. Sproatt and Rolph was commissioned to design the house. The land was transferred to John Wood, with the same building restrictions as when Edward purchased the property.

The property remained in the Wood family following John's death in 1910. Jane died in 1922 and the house remained occupied by their daughter, Annie, until her death in 1962. Following the Wood family, the house was bought by W. Donald Bark, a local solicitor.

HERITAGE ATTRIBUTES

- a) 2 storey red brick construction with brick banding and quoins
- b) Hip roof
- c) Soffits with dentils
- d) Chimneys
- e) Original window openings with wooden and concrete sills, and brick surrounds with keystones
- f) 6 / 1 and 4 / 1 sash windows
- g) Dormers
- h) Shutters
- i) Portico with an oversized paneled wooden door
- j) Enclosed back porch with second storey balcony

4. 512 Dickson Street

PT LOTS 8 & 9 S OF MCDONNEL ST & E OF WATER ST, PL 1 TOWN OF PETERBOROUGH, PTS 1 & 2, 45R14090; CITY OF PETERBOROUGH

REASON FOR DESIGNATION

Constructed on land originally granted to George Barker Hall in 1841, the lot on which the home was built was purchased by Samuel Dickson in 1856. Although alterations have been made to the house over the years, it still remains a good example of the larger Italianate houses popular in Peterborough in the mid 1870s. 512 Dickson Street was one of three houses built for the daughters of Samuel Dickson.

Samuel Dickson emigrated from Ireland to Peterborough in 1830 and was first employed as a distiller. By 1839, Dickson had leased his first mill from John Hall. As the business grew, Dickson began purchasing property along the shores of the Otonabee and soon had mills on both sides of the river. When Dickson died in 1870, his land was transferred to the company.

In 1891, Thomas Hazlitt and Richard Hall, trustees of the Dickson Estate, transferred the ownership of the property to Ellen Walsh, one of Dickson's daughters. Ellen and her husband William lived at 512 Dickson Street until 1897. Afterwards, the house was occupied by various family members until it was rented to George Gladman in 1908. At the time, Gladman was the first Vice President of the William Hamilton Company.

The house was rented a number of times during the 1920s. The tenants included George Lundy; James Wallace, manager of Central Ontario Sun Life Assurance Company of Canada; and Nobel Wootten, also a manager at Central Ontario Sun Life Assurance. In 1935, the house was rented to Gordon H. Munro, Vice President of the Peterborough Lumber Company (formerly Dickson Mills) and the great-grandson of Samuel Dickson.

In 1951, the executor of Ellen Walsh's estate, her niece Laura Jane Davidson, sold the property to Munro. The Munros continued to live at 512 Dickson Street until 1966, when the property was sold to Alfred Cole, registrar at Trent University. The Coles owned the property until the early 1980s.

HERITAGE ATTRIBUTES

- a) 2 storey masonry red clay brick with running bond construction
- b) Parged stone foundation
- c) Shallow hip roof
- d) Chimney on north side
- e) Two projecting engaged 2 storey bays including deeply overhanging pediment gable roof
- f) Original wood vergeboard
- g) Original wood soffits and eaves with paired Italianate cornice brackets
- h) Wrap-round veranda with square wood columns, wooden floors, and shallow pediment roof with associated wood detail
- i) Wooden window surrounds and brick mould
- j) Stonelug sills
- k) Dripstones over windows
- l) Doors
- m) Masonry shed roof addition to rear

By-law read a first, second and third time this 21st day of October, 2013.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) John Kennedy, City Clerk