



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**.

RECEIVED

NOV 01 2007

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

AND IN THE MATTER OF THE LAND AND PREMISES IN PT LTS 3 & 4 PL 49
(PETERBOROUGH) & PT LT 4 PL 25 (PETERBOROUGH) AS IN R367882;
PETERBOROUGH

NOTICE OF INTENTION TO DESIGNATE

TO: [REDACTED]
[REDACTED]

TAKE NOTICE THAT the Council of The Corporation of the City of Peterborough intends to designate the property, including land and building, known municipally as 484 Weller Street, 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.

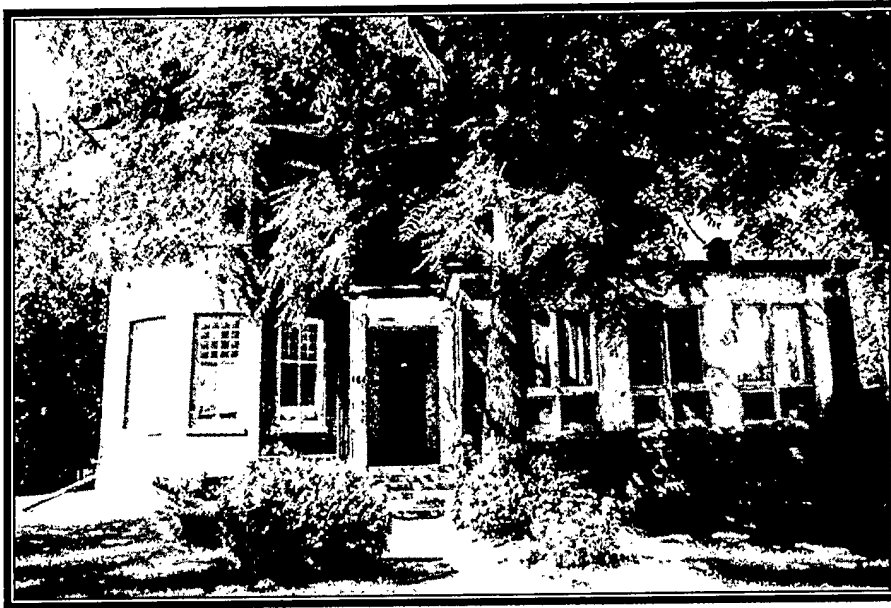
A Statement of the Reasons for the Proposed Designation of 484 Weller Street is attached.

NOTICE OF OBJECTION to the designation may be served on the Town Clerk within thirty (30) days, or before 4:30 p.m. on the 1st of December, 2007.

Nancy Wright-Laking, City Clerk
The City of Peterborough
500 George St. N
Peterborough, ON K9H 3R9

October 30th, 2007

Heritage Designation Brief





The Morrow Estate

484 Weller Street

Peterborough Architectural Conservation Advisory Committee

July 2007

HERITAGE DESIGNATION STATUS SHEET

Street Address:	484 Weller Street
Roll Number:	030050221000000
PIN Number:	280850232
Short Legal Description:	PT LTS 3 & 4 PL 49 (PETERBOROUGH) & PT LT 4 PL 25 (PETERBOROUGH) AS IN R367882; PETERBOROUGH
Names of Owners:	
Owners' Mailing Address:	
Owners' Concurrence:	Yes
PACAC Application Review Date:	DSC: May 30, 2007 General Committee: June 12, 2007
On Site Evaluation Date:	September 2006
Evaluation Category:	A
Evaluators:	Susan Schappert
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	May 2007
PACAC Application Approval Date:	June 12, 2007
Designation Brief Completed by:	Susan Schappert
Submission Date:	July 2007
Objections Noted:	N/A
Comments:	N/A

"The short statement of the reason for the designation, including a description of the heritage attributes along with all other components of the Heritage Designation Report constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Report is available for viewing in the City Clerk's office during regular business hours."

SHORT STATEMENT OF REASONS FOR HERITAGE DESIGNATION

Heritage Evaluation Criteria Note: *Category A: The properties in this category are individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. "Category A" properties generally hold provincial and/or national significance.*

The Morrow Estate has excellent cultural heritage value in its association with the Morrow family of Peterborough and as a good representation of the impressive Victorian residences of Peterborough's elite.

The Morrow Estate has excellent historical value through its first owners, William George Morrow and Emma Jane Morrow.

William George Morrow moved to Peterborough from the Cavan area when he was young, and was educated in local schools. His uncle, George A. Cox, one of the most successful businessmen in Canada, gave him his first job in the office of the Toronto Savings and Loan Company. By the time of his death in 1939, W.G. Morrow was the managing Director of the Toronto Savings and Loan, the President of the Peterborough Lock Manufacturing Company, vice-president of the Imperial Life Assurance Company, director of the Central Canada Loan and Savings Company, and director of the National Trust Company. He had served as Mayor of Peterborough from 1910-1911, and bequeathed \$600,000 in his will for the new City Hall (built in 1951).



away at the property to its current swath of land, a small swath of lawn and garden surrounding the house. The house itself, a Victorian mishmash of design

The remaining pieces of the Morrow estate are good examples of an upper class property in Victorian Peterborough. When built, the house and its outbuildings were buffered from neighboring properties with grounds and a longer laneway. The subdivision of lots and subsequent opening of the Hunter Street extension chopped

elements, is a generously proportioned to demonstrate the prosperity of the owners. The house was altered in the 1940's when the building was divided into apartments.

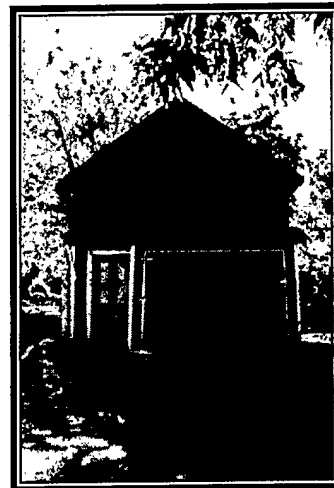


The cottage, located at the rear of the house, is largely intact, and now used for apartments as well. It is architecturally unique in Peterborough, with its steep bell-cast hip roof and large gabled dormers.

Also included in the estate is a wood frame drive-shed to the rear of the cottage. Though not as architecturally impressive as the other structures, it contributes to the contextual and historical value of the former estate, and may be the oldest building on the property. The building originally had 6 carriage stalls to the north.



Drive shed, spring 2006



Drive shed, fall 2006

CURRENT OWNERS: [REDACTED]

ORIGINAL OWNER: George and Emma Jane Morrow

ARCHITECT: Unknown

DATE OF CONSTRUCTION: circa 1890

BUILDER: Unknown

CONTEXT- SITE AND SETTING:

Set slightly back from Weller Street on a small rise in the land, the Morrow Estate is one of the most imposing residences in a neighborhood of large, upscale homes. One of the oldest homes on Weller Street, the 2-½ storey house is surrounded by mature trees and plantings. The driveway runs up the east line of the property, leading to the 1-½ storey cottage and parking for the tenants of the building.

SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements (Main House):

- 2 ½ storey red brick construction of original house (not including 1950's addition) on stone foundation
- Hip roof with gable end at projecting bay
- Red brick chimneys
- Decorative brackets, soffits and fascia
- Original fenestration, including:
 - All historic glass
 - Wooden sills and surrounds
 - Sash and fixed pane windows
 - Triple Palladian-style windows
 - Dormers
 - Transoms
 - French doors
 - Flat and arched voussoirs
- Main entrance, including:
 - Paneled door



- Stained glass transom
- Recessed entrance alcove

Exterior Elements (Cottage):

- 1-½ storey 2 bay red brick structure with quoins
- Steep bell-cast gable roof, including:
 - 2 front (south) facing steep gable wall dormers
 - 2 side (east and west) facing steep gable wall dormers
 - Small triple shed dormer on rear (north)
- Brick chimney
- Original fenestration, including:
 - All historic glass
 - Wooden sills and surrounds
 - Sash and fixed pane windows



Exterior Elements (Drive-shed):

- 1 ½ storey wooden frame and cladding
- Gable roof
- Paneled entrance door and garage door
- Small shed roof over garage door

Landscape features:

- Hand pump in back garden
- Mature trees

