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THE CORPORATION OF  
THE TOWN OF PERTH

80 Gore Street East  
Perth, Ontario K7H 1H9  
Phone: 613 267-3311  
Fax: 613 267-5635

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.

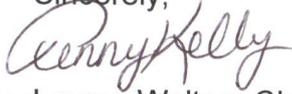
The amendments clarify the Statement of Heritage Value or Interest and the Description of Heritage Attributes of said properties.

*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. 3424-1

**A By-law to amend By-law No. 3424, being a By-law regarding the Municipal Heritage Designation of the Perkins Motors Building (currently Perks 'n Things) located at 2 Wilson Street West**

**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 Perkins Motors 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 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. 3424 be amended in its entirety and be replaced with the following:

**Building/Property Name:** Perkins Motors (currently Perks 'n Things)  
**Address:** 2 Wilson St. West  
**Original Owner:** Joseph Perkins  
**Present Owner:** John J. Stewart Restoration Services Inc.  
**Date Built:** 1947  
**Architect/Contractor:** A.L. Radbourne, Arch./M. Sullivan and Sons and E. Kerr  
**Original Use:** Car Dealership and Service Station  
**Present Use:** Mixed commercial  
**Date Designated:** By-law No. 3424 – 12-February-2002

**Registration:**

**Reason for Designation:**

The only existing example of the Art Moderne style of architecture in a commercial setting on the main intersection of Wilson, Foster and Peter Streets, in downtown Perth. Built and operated for over 40 years by prominent local businessman, Joe Perkins.

**Cultural and Historical Value:**

Beginning in 1937, Mr. Perkins began operating General Motors and International Harvester dealerships and a service station, headquartered in a late 1800's building, on this intersection. With increasing business following World War II, he purchased two adjoining residential properties and collaborated with architect, A.L. Radbourne, to create this unusual building. While the style was repeated for many automotive buildings throughout North America, it was a first and only example for Perth. The second floor of the building was designed to house the first, indoor bowling alley in town and office which were later leased to various tenants including notably the O.P.P. and Taggart Transportation Ltd. With the closing of Perkins Motors in the early 1990's, the building was thoughtfully renovated for continued commercial uses retaining much of its original characteristics by the current owner.

**Architectural Value:**

The internal skeleton of the building consists of structural steel beams and columns supporting concrete floors and the wall system which is stuccoed on the exterior. The structure was manufactured and installed on-site by Dominion Steel, Montreal. The center bay stands proud of the Wilson Street façade and features rounded corners as does the south-east corner facing the main intersection. Large, clear show windows on the main floor and a more or less continuous string course of industrial sash windows on the second floor provide ample, natural light to the interior. A flat, tar and gravel roof enclosed by a low parapet wall completes the composition.

**Heritage Attributes:**

Given its design characteristics, the following elements of the building are significant to ensure the retention of this unique style in Perth:

- The stuccoed exterior finish and colour
- The style and finishes of the main entry
- The nature and quality of the fenestration on both levels including the awning openers on the second floor
- The retention of the ability to view some key elements of the steel structure on the interior
- GM logo on central tower

**Legal Description:**

PT LOT A VILLAGE OF CAROLINA, B VILLAGE OF CAROLINA PL8828 LANARK S DRUMMOND PT 1 & 2, 27R5669; SUBJECT TO AN EASEMENT OVER PART 2 ON 27R5669 IN FAVOUR OF PART 2 ON 27R659 AS IN LC99292; TOGETHER WITH AN EASEMENT OVER PT 3 ON 27R5669 AS IN RS214546; TOWN OF PERTH (05185-0153).

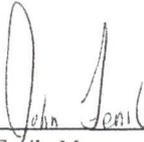
**References:**

- Lanark County Land Registry Office
- Perth Courier Articles 22-August-1946 and 23-October-1947
- Quattrocchi, Gus: The Merchants, Professionals & Tradespeople of Perth (privately published) 1996
- Ashenburg, Katherine: Going to Town, Architectural Walking Tours of Southern Ontario, Macfarlane Walter & Ross, 1996
- Pajot, Robert: Algonquin College Report, 7-December-1990 (includes transcripts of interviews with Harry, the son of Joe Perkins)

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

  
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John Fenik, Mayor

  
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John deRosenroll, Deputy Clerk

(Seal)