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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.

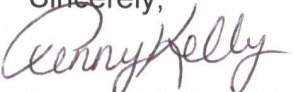
The amendments clarify the Statement of Heritage Value or Interest and the Description of Heritage Attributes of said properties.

Aged to Perfection!

www.perth.ca

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. 2474-1

A By-law to amend By-law No. 2474, being a By-law regarding the Municipal Heritage Designation of the Hope Building located at 69-71 Foster Street

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 13th, 2012 notice of intention to amend the heritage designation of the Hope 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 16th, 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. 2474 be amended in its entirety and be replaced with the following:

Building/Property Name:	Hope Building
Address:	69-71 Foster Street
Original Owner:	Hope Bros.
Present Owner:	941093 Ontario Ltd.
Date Built:	1886
Architect/Contractor:	Unknown
Original Use:	Tinsmiths
Present Use:	Pub/Restaurant – The Crown
Date Designated:	By-law No. 2474 - 11-January-1983
Registration:	Instrument #87665 – 15-February-1983

Reason for Designation:

A significant element of the business/residential row of buildings on the north side of Foster Street between Gore and Wilson Streets. Built and operated as a tinsmiths including the fabrication and installation of stoves and furnaces for over fifty years in Perth by the Hope Family.

Cultural and Historical Value:

Relatively well-known tradespeople in the mid 1800's, the Hope Family operated initially on North Street behind the subject lot on Foster. In 1882, they purchased the lot on Foster Street from the neighbouring owner, George Kerr, and in 1886 had this 2-1/2 storey brick building constructed to accommodate a growing business and included residence space on the upper floors. The family concern continued to operate in this location until 1938. Subsequently, the premises were used by a succession of different businesses until in 1975 it became a restaurant and more recently a popular pub.

Architectural Value:

Of a scale and somewhat simple commercial design, the building is well proportioned for the location and demonstrates a typical pattern of the Victorian period with residential space above a place of business on a main street in town. The mansard roof on the Foster Street façade is sheathed in tin and features three dormers, partially projected, with 2-on-2 double hung, wood-framed windows and simple pediments supported by double corner brackets. A cornice in wood with a simply divided soffit and fascia on brick end brackets, separates the mansard roof from the main, vertical façade. The three windows on the second floor are also wood framed but are presently one-on-one, double hung units. Both these windows and the side entry door to 71 Foster, accessing the residential levels, are surmounted by segmental heads in rock-faced cut-stone with similar keystones. These window units also feature rock-faced lug sills. The relatively new main entry is inset with large show windows on either side, the whole framed in wood including a wide signage panel with dentilled cornice across the top. The brick façade has been painted in recent years.

Heritage Attributes:

Although a simple design, the following features are key in order to retain the architectural value of this property:

- The maintenance of the brick façade and metal finished mansard roof on Foster Street
- The fenestration of the upper two floors
- The segmented heads and lug sills in rock-faced stone
- The inset main entry door and show windows in traditional materials
- The transom and sidelight entry door arrangement to 71 Foster

Legal Description:

PT LOT 1 N/S FOSTER ST. PL8828 LANARK S DRUMMOND AS IN RS133393; PERTH (PIN 05175-0142LT)

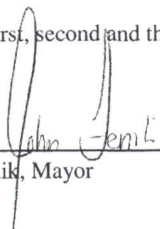
References:

- Perth Courier article – 18-September-1886
- LACAC property description 1978
- 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 20th day of November, 2012.



John Fenik, Mayor



John deRosenroll, Deputy Clerk
(Seal)