



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 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.

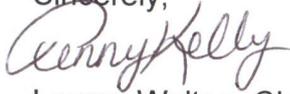
The amendments clarify the Statement of Heritage Value or Interest and the Description of Heritage Attributes of said properties.

Aged to Perfection!

www.perth.ca

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. 2643-1

A By-law to amend By-law No. 2643, being a By-law regarding the Municipal Heritage Designation of the Dr. William Grant Building located at 85-87 and 89-91 Gore Street East

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 Dr. William Grant 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. 2643 be amended in its entirety and be replaced with the following:

| | |
|--------------------------------|---|
| Building/Property Name: | None |
| Address: | 85-87 and 89-91 Gore Street East |
| Original Owner: | Possibly Dr. William Grant |
| Present Owner: | ██████████ ██████████ |
| Date Built: | c. 1880 |
| Architect/Contractor: | Unknown |
| Original Use: | 85-87 Gore Street East: Bakery/Residential; 89-91 Gore Street East: Medical Office/Drug Store/Residential |
| Present Use: | 85-87 Gore Street East: Community Living Association/Residential; 89-91 Gore Street East: Hairdressers/Residential |
| Date Designated: | By-law No. 2643 – 17-December-1985 |
| Registration: | Instrument #102171 – 21-May-1986 |

Reason for Designation:

Two mid-Victorian, brick-faced buildings conforming to the pattern of downtown, main street buildings, combining commercial use at street level and apartments above. The property was owned from 1848 to 1874 by John Doran, a local merchant and sometime Reeve of the Town of Perth, who sold the land on Cockburn Island to Dr. William Grant in 1874, including the right to build against the Riverside Apartments building, then known as the Doran Block.

Cultural and Historical Value:

These two buildings represent a change in architectural style on the main street of Perth from the classic stone prevalent in earlier years to brick-faced with Victorian features. However, initially, they retained the common functional pattern of commerce on the ground floor and residential or office uses on the upper floors. It is assumed that Dr. Grant commissioned their construction after having purchased them with the right to build against Doran's property to the south. Grant practiced medicine in Perth until the early 1880's as well as providing pharmacy services; first in part of Doran's building and then in 91 Gore. He resided on the upper floors at 89 Gore. Since the late 19th century, a number of different commercial and residential uses have occupied the property.

The store level at 85-87 Gore Street East was for many years (1877-1941) the home of McLaren's Bakery. From 1941 to 1989, it was a private residence and since then has housed the office of the Community Living Association. The upper floors, accessed at 85 Gore, have been residential apartments throughout.

Architectural Value:

Both of these buildings, which share mitoyen walls with their neighbours, are of frame construction with slightly different brick veneering on the Gore Street façades. The northernmost building (85-87 Gore) is a full 3 storeys with a mansard roof while 89-91 Gore is 2-1/2 storeys with more pronounced dormers in a shed roof. Given their period of construction it is most interesting to note the change from stone to brick in this main street location. If this change was occasioned by a need for more reasonable construction costs, the owner/builder nonetheless was sensitive to the environment and decorated the main façades with a number of modest but important Victorian details.

Heritage Attributes:

Apart from the preservation of the brick veneers of these two buildings, the following elements of the Gore Street façades merit retention:

- The ornamental pediments and the three dormers fronting on the mansard roof of 85-87 Gore Street
- The simple two dormers on the shed roof of 89-91 Gore Street
- The four double decorative brackets supporting the entablature separating the second storey from the upper roofs of both buildings
- The use of double-hung, divided light windows on both upper levels
- The prevalence of transoms and side-lights on wood-framed entry doors

Legal Description:

PT LT 2, PL8828 LANARK S LYING WITHIN COCKBURN ISLAND
DRUMMOND AS IN RS97797; PERTH (05178-0028).

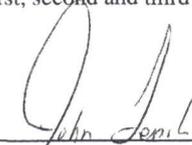
References:

- Turner, Larry: Perth, Tradition & Style in Eastern Ontario; Natural Heritage/Natural History Inc., 1992
- Quattrocchi, Gus: The Merchants, Professionals & Tradespeople of Perth (privately published), 1996
- Lanark County Land Registry
- Brown, H.M.: Lanark Legacy; The Corporation of the County of Lanark, 1984

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 20th day of November, 2012.



John Fenik, Mayor



John deRosenroll, Deputy Clerk

(Seal)