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MAY 04 2015

RECEIVED



Town of Whitby
Office of the Town Clerk
575 Rossland Road East, Whitby, ON L1N 2M8
www.whitby.ca

April 30, 2015

Sent Via Courier

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Passage of By-law to Designate Land Registry Office
400 Centre Street South, Whitby

Please be advised that the Town of Whitby Council enacted By-law # 6986-15 at its meeting held on April 20, 2015 to designate the above noted property in the Town of Whitby, as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, O.18, Part IV, Section 29.

A copy of the Notice of Passing of the by-law, in addition to copy of By-law # 6986-15 has been attached for your reference.

Further information regarding this matter may be obtained by contacting the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Cassel".

Susan Cassel, DPA
Deputy Clerk
905-430-4300 ext. 2364
cassels@whitby.ca

SC/lam

Encl.

Copy: D. Wilcox, Town Clerk
R. Short, Commissioner of Planning
S. Ashton, Planner II, Planning Department
A. Oosterlo, Committee Secretary



The Corporation of the Town of Whitby
Office of the Town Clerk
575 Rossland Road East
Whitby, ON L1N 2M8
www.whitby.ca

Town of Whitby Notice

Notice of Passing of Heritage Designation By-law

Take notice that the Council of the Corporation of the Town of Whitby enacted By-law # 6986-15 at its meeting held on April 20, 2015 to designate the following property in the Town of Whitby, as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Part IV, Section 29.

**Land Registry Office
400 Centre Street South
Part Lot 7, 4th Double Range PL H50032
Part Lot 8, 4th Double Range PL H50032
Whitby, Ontario**

Description of Cultural Heritage Value and Interest

The cultural heritage value of the former Land Registry Office can be seen in its design, historical associations and contextual value.

Originally constructed in 1873, the building was designed by Kivas Tully, the Chief Architect for the Ontario Department of Public Works to a recently developed provincial standardized plan. The Ontario County Registry Office building was constructed during a period when numerous registry offices were completed in the province incorporating a number of characteristics of the standard registry office plan. The standard design emphasized incorporating fireproofing elements in new registry offices. As a depository of important legal county documents, typical fireproofing features included iron doors and window surrounds fitted with iron bars, inward swinging casement windows, iron shutters, stone window sills, a slate roof finish and interior spaces defined by barrel-vaulted ceilings.

John Ham Perry, the first Ontario County Registrar in Whitby, contributed to the creation of the Land Registry Act of 1865. The development of a regulated system led to the creation of a standardized plan for registry offices in the province. John Ham Perry was the registrar for the Town of Whitby during a period of rapid expansion from 1853-1896. Perry was also the registrar during the implementation of the new registry office plan and procedures.

Contextually, the former Land Registry Office in Whitby was part of a block that included the surviving Ontario County Court House on the southeast corner of the block, and the Jail on the northwest corner which has been demolished. During the 19th century, judicial and administrative government buildings such as registry offices, jails and courthouses were often located on one site in communities across Ontario.

Description of Heritage Attributes

Key attributes that relate to the heritage value of the former Land Registry Office include:

- Original one-storey plan with low-pitch roof and front facing gable end with return eaves
- Quality of building construction with a stone foundation, double-brick walls in a buff colour and stonework visible on the north and west facades
- Surviving details from the original 1873 building on the north façade including the division into three bays by projecting brick pilasters and a round-headed arched windows with grey ashlar rounded headers and stone sills supported by decorative stone brackets and decorative brick corbelling
- Semi-circular ashlar lettering incorporating the name of the building in the classical pediment of the gable
- Fireproofing elements including the three barrel vaulted interior room configuration, iron framed windows fitted with iron bars, three paned inward swinging casement windows with stone sills, iron shutter pegs
- The site configuration with neighbouring former Ontario County Court House

A copy of the by-law is available from the Office of the Town Clerk upon request.

Dated at the Town of Whitby this 6th day of May, 2015.

Debi A. Wilcox, MPA, CMO, CMM III
Town Clerk
Town of Whitby
Phone: 905.430.4315
Fax: 905.686.7005
Email: clerk@whitby.ca

Publication: May 6, 2015 Whitby This Week

Copy: File – P55-LR
S. Ashton, Staff Liason, LACAC Heritage Whitby
A. Oosterlo, Committee Secretary
D. Wilcox, Town Clerk



Town of Whitby By-law # 6986-15

Heritage Designation By-law

Being a By-law to designate the Land Registry Office, 400 Centre Street South, Part of Lots 7 and 8, Plan H50032, 4th Double Range, Whitby as being of cultural heritage value and interest.

Whereas, in accordance with the provisions of Section 29 of the Ontario Heritage Act, the Council of the Corporation of the Town of Whitby considers it desirable to designate the property, hereinafter described to be of cultural heritage value and interest;

And Whereas, the Council of the said Corporation has caused to be served to the owner, general public and upon the Ontario Heritage Trust, notice of its intention to designate the property known as the Land Registry Office to be of cultural heritage value and interest and has caused such notice to be published in a newspaper having general circulation in the Town of Whitby;

And Whereas, no person has served a notice of objection to the proposed designation on the Clerk of the said Corporation;

Now therefore, the Council of The Corporation of the Town of Whitby hereby enacts as follows:

1. General

- 1.1. The property known as the Land Registry Office, 400 Centre Street South, Part of Lots 7 and 8, Plan H50032, 4th Double Range, and more particularly described in Schedule 'A' attached to and forming part of this by-law is designated as being of cultural heritage value and interest.

2. Schedule(s)

- 2.1. Schedule 'A' – Designation Statement and Report of 400 Centre Street South, Whitby as prepared on November 24, 2014 by D. Gardner.

3. Effective Date

- 3.1. The provisions of this by-law shall come into force and take effect on the day of the final passing thereof.

By-law Name: Heritage Designation By-law
By-law # 6986-15

Page 2 of 2

By-law read and passed this 20th day of April, 2015.



Don Mitchell

Don Mitchell, Mayor



Debi A. Wilcox, Town Clerk

**400 CENTRE STREET SOUTH,
WHITBY, ONTARIO**

DESIGNATION STATEMENT AND REPORT

Prepared by Deirdre Gardner

November 24, 2014

DESIGNATION STATEMENT

DESCRIPTION OF THE PROPERTY

400 CENTRE STREET SOUTH, WHITBY, ONTARIO

THE LAND REGISTRY OFFICE

The former Ontario County Registry Office is located in central Whitby on the block bordered by Gilbert Street on the north, Centre Street on the east, King Street to the west and Ontario Street to the south. The building is situated on the northeast corner of the block north of the former Ontario County Court House located on the southeast corner of the block.

The former registry office is a one-storey brick building incorporating Neo-classical detailing constructed in 1873 to a standard plan for registry offices. Additions to the building date from 1929, and 1953-54. In 1929, a one-storey brick addition was added to the front façade creating wings on the north and south elevations. In 1953-54, a one storey addition was added to the south elevation creating a new entrance. The 1929 south wing was demolished with incorporation of this 1953-54 addition.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The cultural heritage value of the former Land Registry Office can be seen in its design, historical associations and contextual value.

Originally constructed in 1873, the building was designed by Kivas Tully, the Chief Architect for the Ontario Department of Public Works to a recently developed provincial standardized plan. The Ontario County Registry Office building was constructed during a period when numerous registry offices were completed in the province incorporating a number of characteristics of the standard registry office plan. The standard design emphasized incorporating fireproofing elements in new registry offices. As a depository of important legal county documents, typical fireproofing features included iron doors and window surrounds fitted with iron bars, inward swinging casement windows, iron shutters, stone window sills, a slate roof finish and interior spaces defined by barrel-vaulted ceilings.

John Ham Perry, the first Ontario County Registrar in Whitby, contributed to the creation of the Land Registry Act of 1865. The development of a regulated system led to the creation of a standardized plan for registry offices in the province. John Ham Perry was the registrar for the Town of Whitby during a period of rapid expansion from 1853-1896. Perry was also the registrar during the implementation of the new registry office plan and procedures.

Contextually, the former Land Registry Office in Whitby was part of a block that included the surviving Ontario County Court House on the southeast corner of the block, and the Jail on the northwest corner which has been demolished. During the 19th century, judicial and administrative government buildings such as registry offices, jails and courthouses were often located on one site in communities across Ontario.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key attributes that relate to the heritage value of the former Land Registry Office include:

- Original one-storey plan with low-pitch roof and front facing gable end with return eaves
- Quality of building construction with a stone foundation, double-brick walls in a buff colour and stonework visible on the north and west facades
- Surviving details from the original 1873 building on the north façade including the division into three bays by projecting brick pilasters and a round-headed arched windows with grey ashlar rounded headers and stone sills supported by decorative stone brackets and decorative brick corbelling
- Semi-circular ashlar lettering incorporating the name of the building in the classical pediment of the gable
- Fireproofing elements including the three barrel vaulted interior room configuration, iron framed windows fitted with iron bars, three paned inward swinging casement windows with stone sills, iron shutter pegs
- The site configuration with neighbouring former Ontario County Court House

By 1929, it was determined by the County of Ontario, that the registry office in Whitby was overcrowded and was in need of some additional space. An addition was added to the front façade of the building adding an equal sized addition on either side of the central door.

In 1953-1954, during the period following World War II, the Whitby Land Registry Office assisted with the rapid expansion that was occurring in the neighbouring communities of Ajax and Oshawa. General Motors opened a new plant in Oshawa in 1952 and the Town of Ajax re-developed the federal munitions plant property that had been expropriated from the Department of National Defence. As a result of this expanded function, the County of Ontario registry staff expanded from six to nineteen and the construction of a large addition was completed in 1954 under the direction of the new registrar, John McKeown Roblin. New technology including photocopy and microfilm capabilities were introduced which influenced a change in registry office procedures and contributed to the need for additional space.

In 1958, a new Jail was constructed on Victoria Street in Whitby. The nineteenth century Jail was demolished in 1960. During this period, in 1964, a new Ontario County Court House was built on Rossland Road. The Town of Whitby in partnership with the County of Ontario and the City of Oshawa formed an agreement to assist in preserving the former Ontario County Court House. As part of a centennial project, the Court House building was converted to a community centre which included the Courthouse Theatre. The Court House building re-opened as the Whitby Centennial Building in 1967.

ARCHITECTS

The Ontario Land Registry Office of 1873 was designed by architect Kivas Tully (1820-1905) during his tenure as Senior Architect and Engineer of the Ontario Public Works Department. Tully was originally from Garryvacum, Queen's County, Ireland. He received part of his education at the Royal Naval School in Camberwell, England before returning to Ireland and training with civil engineer, W.H. Owen of Limerick. Before immigrating to Canada in 1844, he acquired some experience with architect George Wilkinson who designed workhouses for the Poor Law Commission. Tully was in private practice from his arrival in Toronto in 1844 to 1868. During that period, he designed the Bank of Montreal, Yonge and Front Streets, 1845; the Customs House, Front and Yonge Street, 1845; Trinity College, Queen Street West, 1851; the Welland County Court House at Merrittsville, 1855-56; St. Peter's Church 1851 in Cobourg; and Victoria Hall, 1852-1860 in Cobourg.

In 1868, shortly after Confederation, Tully accepted the appointment of Chief Architect, Engineer and Chief Officer for the Ontario Department of Public Works. From 1868 until his retirement in 1896, Tully oversaw the design, construction and alteration of many provincial public buildings.

In 1929, an addition to the Ontario County Land Registry Office was overseen by Herbert Luther Pringle, the Town Engineer for Whitby since 1925. Pringle worked in partnership with John F. Scott, a Whitby carpenter and contractor who was originally from Scotland and came to Whitby

in 1911. J.F. Scott worked on the Ontario Hospital in Whitby in 1915. The general contractor for the project was E.M. Deverill, the grandson of an established local builder.

The addition dating from 1953-54 was designed by the architectural firm Rounthwaite and Fairfield of Toronto. During the 1950s, Rounthwaite and Fairfield completed the design for a number of prominent projects in Whitby including Fairview Lodge in 1951, the addition to the Ontario County Land Registry Office, a new Ontario County Jail (1957-58), and the Town of Whitby Municipal Building dating from 1959-1960 (demolished in 2005). The general contractor for the project was H.M. Brooks of Oshawa. The architectural firm of Rounthwaite and Fairfield won the Massey Gold Medal for the design of the Stratford Festival Theatre in 1958.

ARCHITECTURAL STYLE

The Ontario County Land Registry Office was designed by architect Kivas Tully (1820-1905) during his tenure as Senior Architect and Engineer of the Ontario Public Works Department. In 1868, Tully designed a standard floor plan with an emphasis on fireproofing elements for counties that were building new registry offices. As a depository of important legal county documents, typical fireproofing features included iron doors and window surrounds fitted with iron bars, shutters, a slate roof finish and interior spaces with barrel vaulted ceilings. Local builders were directed to incorporate the standard plan although local decisions could be made regarding materials used and the decorative elements incorporated into the final building design. This plan was used in the following locations during this period: St. Catherines, 1869; Pembroke, 1869; Cobourg, 1869; Goderich, 1870; Owen Sound, 1870; Cornwall, 1870; London, 1870; Port Hope, 1870; Cayuga, 1870; Walkerton, 1870; Picton, 1871; and Whitby, 1873. By 1874, the Department of Public Works created a set of standard specifications for provincial registry offices.

The Ontario County Land Registry Office was constructed in 1873 referencing the 1868 floor plans. The standard registry office plan was rectangular and integrated a number of Neo-classical characteristics including a triangular pediment in the end gable, a three bay front façade with pilasters, semi-circular arched window openings, brick corbelling and a central doorway with projecting portico. The interior space was separated into three distinct areas including the clerk's office, public space and vaults at the rear of the building.

ONTARIO COUNTY LAND REGISTRY OFFICE

The former Ontario County Land Registry building was built in three phases. The registry office was a one-storey buff brick building with grey ashlar trim. The building had a low pitched peaked roof with a gable end with returned eaves. The registry office was constructed with round-headed arched windows defined by an ashlar header originally visible on the south, east and north elevations. These elevations were divided into three bays delineated by slightly projecting brick pilasters and brick corbelling with round-headed windows with stone sills in each bay. The sills were articulated by decorative stone brackets on the underside.

The windows were three-paned iron framed casements that swung inward and were fitted with iron bars. The gable with classical pediment incorporated the name of the building "Land Registry Office" in semi-circular ashlar lettering. Originally, two chimneys were part of the original design. The original main doorway was also round-headed and enclosed by a small brick classically detailed portico. Many of these details are still visible on the north elevation and the original interior floor plan with barrel vaults and iron ties are visible on the interior.

In 1929, the original building was modified with a one-storey flat roofed brick addition added to the eastern front façade creating a small north and south wing. The addition measured 25 x 60 constructed of buff brick on a concrete foundation. The addition created a private office for the registrar, a filing office, and a separate washroom for men and women. As a result of this

construction, the front projecting portico and the brick detailing of the front façade were replaced by new brick construction. The interior walls of the addition were plastered and heating radiators were added. The interior floor plan of the north wing was a large single room.

The 1953-54 addition was added to the south wall of the original registry office. The addition is a single storey with a flat tar and gravel roof, and is steel framed with structural brick walls and glass curtain walls set on a concrete foundation. The southern wing that was added in 1929 when the original registry office was modified was removed when this addition was added to the building.

This addition design includes windows on the south, west and east façades. The east façade is entirely glazed with six bays of window and the seventh bay contains double glazed doors set back to create the new front entrance. The interior room configuration of this addition includes a large central room with smaller rooms around the perimeter.

The original registry office had three barrel-vaulted rooms set one behind the other from the main entrance. Due to their solid construction a decision was made to incorporate the original structure into the later modern addition. These are still visible along with iron ties spanning wall to wall across the base of the vault arch. The three original rooms were adapted to storage vaults.

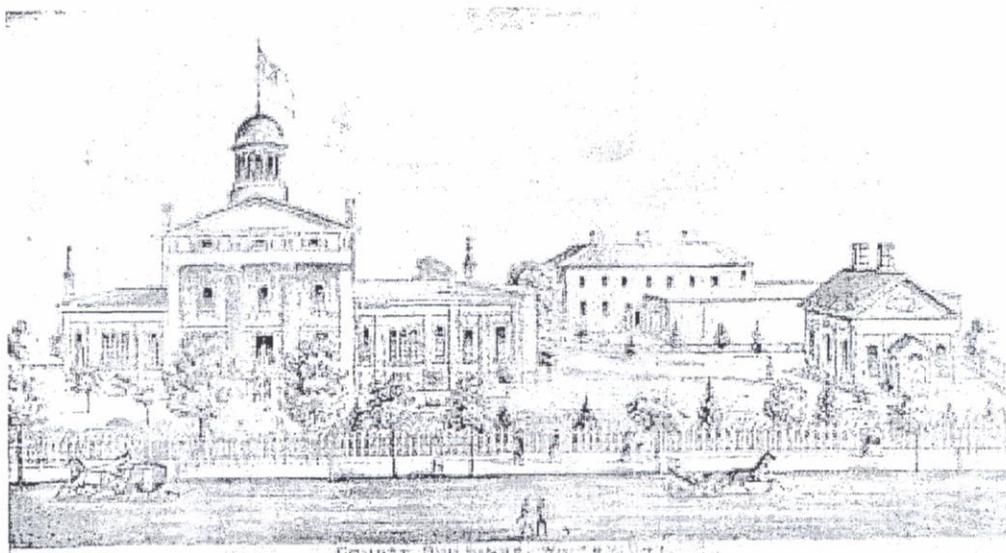
The 1953-54 addition incorporated fireproof construction techniques and materials typical of the period. The concrete addition was poured in wood moulds on the site and the building incorporated forty-two tons of steel from the Central Bridge Company of Trenton Ontario.

OWNERSHIP HISTORY

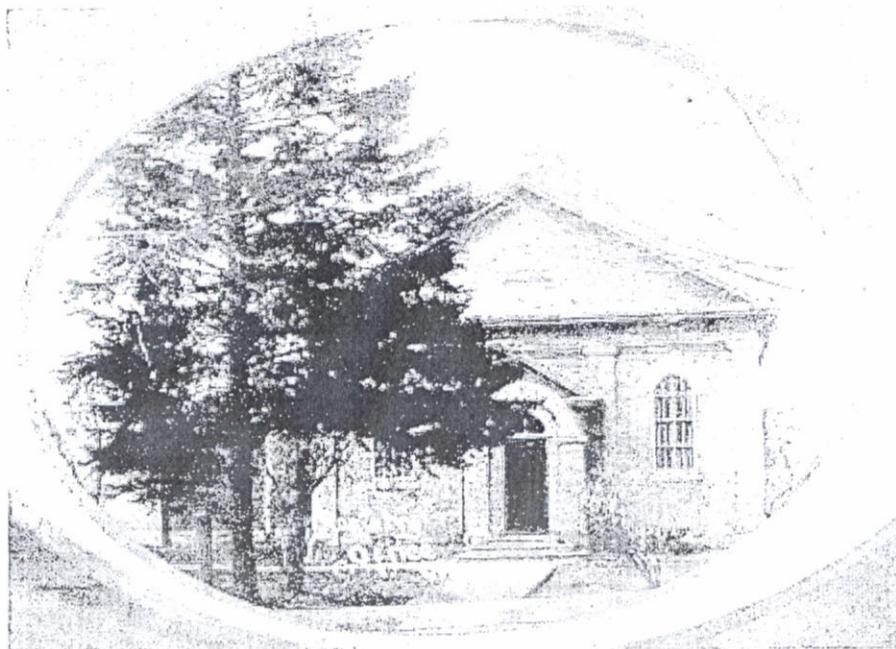
The Ontario County Land Registry Office was constructed in 1873 by the County of Ontario. The Province of Ontario acquired the property in 1968, when it acquired responsibility for all judicial facilities. In 1974, Ontario County and the Whitby area was amalgamated into Durham County. The Whitby Registry Office also assumed responsibility for former registry offices that were closed including the town of Bowmanville. By the 1980s, with the increased development in the Durham area, the land registry activities increased so the department was moved to an expanded space at Rossland Road in 1991. The former Ontario County Land Registry Office was used by the Department of Social Services as a community drop-in centre for many years.



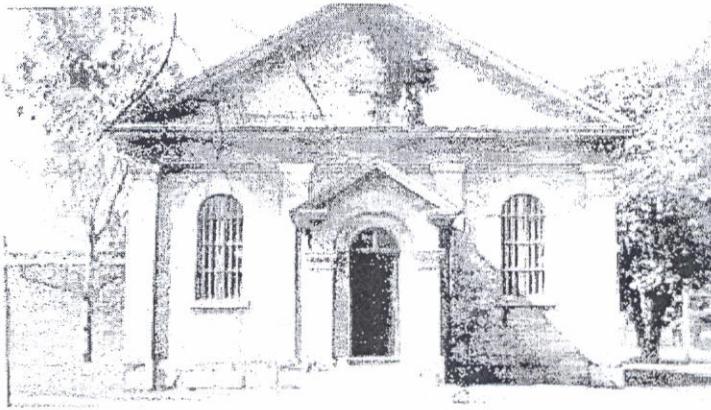
Goad's Fire Insurance Atlas, June 1911 displaying the site arrangement.



Print from the **Illustrated Historical Atlas of the Ontario County Court House, Jail and Registry Office**. The Court House is visible on the left with an addition dating from 1866. The County Jail is in the centre constructed in 1853 (demolished in 1960) at the same time as the Court House and the Registry Office is on the right constructed in 1873. Published in 1877 by J.H. Beers, Toronto.



The Ontario County Land Registry Office, image published in **Ontario County Souvenir, 1854-1904**, in 1904. (Whitby Archives Collection)



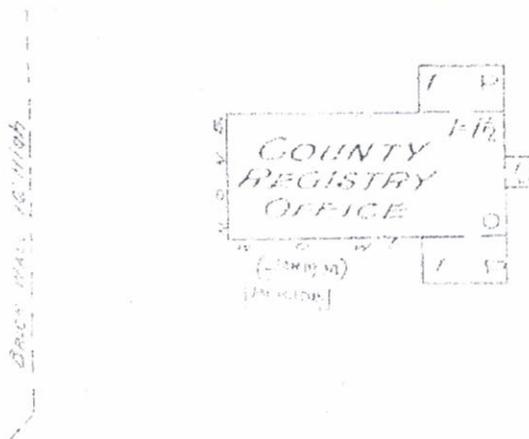
Ontario County Land Registry Office before additions were made in 1929. (Whitby Archives Collection)



Floor plan of a registry office in 1868 designed by Kivas Tully. Ontario Archives, RG8, Series I-1-D 1868, file 594.



Ontario County Land Registry Office in 1943. The additions of 1929 on the front façade are visible. (Whitby Archives Collection)



A plan showing the 1929 addition on the eastern front façade from the Fire Insurance Plan of Whitby of 1934.

Fire Insurance Underwriters of Canada, J.J. Tallman Collection, University of Western, Ontario.



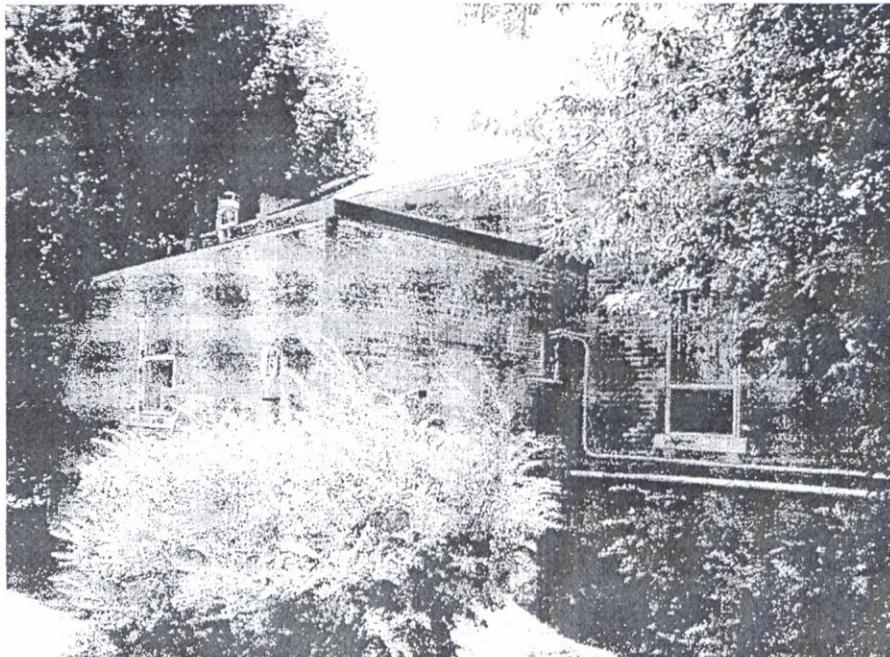
Demolition of the Jail in February, 1960. (Whitby Archives Collection)



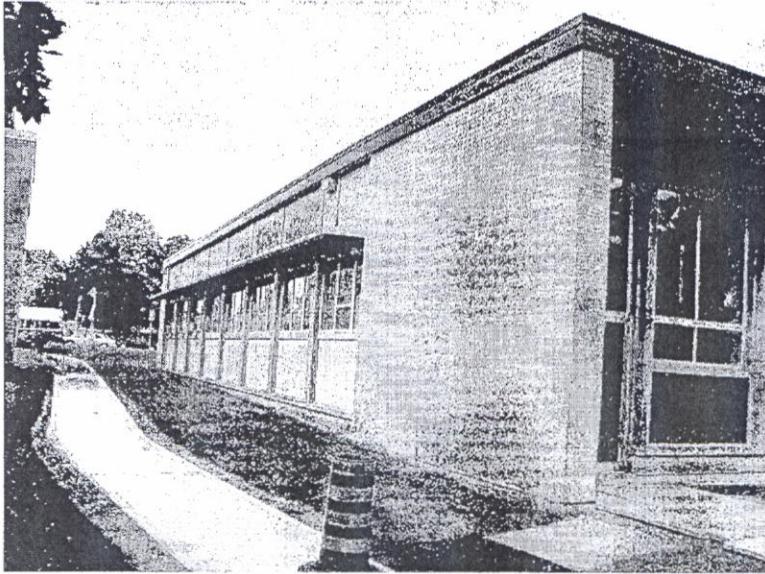
The Ontario County Court House in 1905. (Whitby Archives Collection)



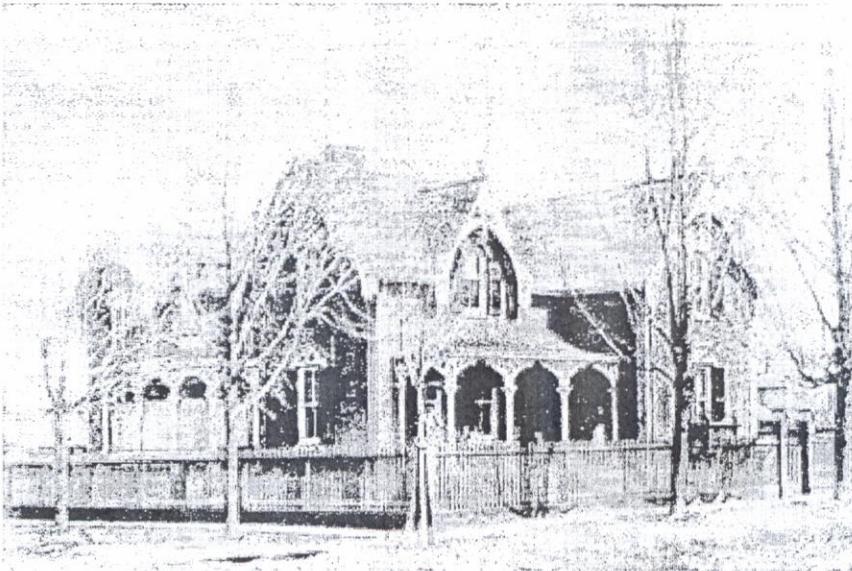
Semi-circular ashlar sign incorporating the name of the building in the gable.



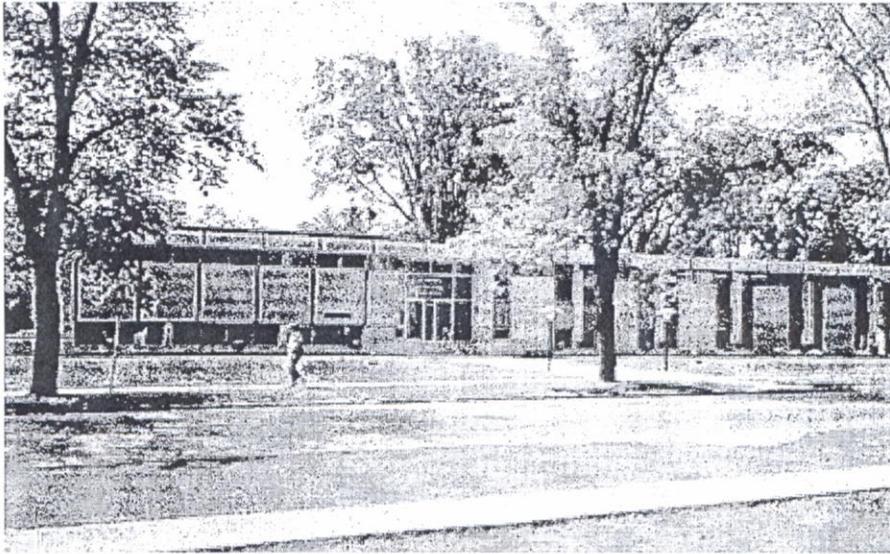
North façade with view of the 1929 north wing addition.



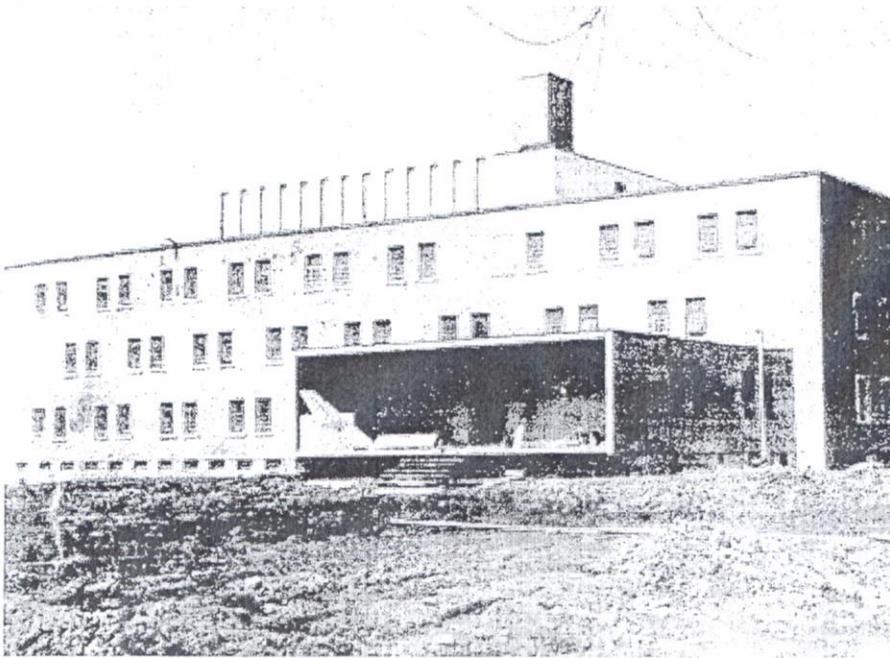
South façade of the 1953-1954 addition.



401 Centre Street South in circa 1888. The Gothic Revival styled brick house is located at the south-east corner of Centre and Gilbert Streets and was constructed in 1874 as the residence by William Dunkley, a building contractor. The house is located directly across from the Ontario County Land Registry Office and was constructed within a year of the registry office. The house was the residence of Donald McKay, Treasurer of Ontario County from 1907 -1914 and his daughter, Emily who served as Ontario County Treasurer from 1914-1947. The residence is designated under Part IV of the Ontario Heritage Act.



The Town of Whitby Municipal Building in 1962 designed by architects Rounthwaite and Fairfield. Built in 1959-1960 and demolished in 2005. (Whitby Archives Collection)



The new Ontario County Jail designed by Rounthwaite and Fairfield was built in 1957-58 at 200 Victoria Street West and demolished in 2004. (Whitby Archives Collection)



Bank of Montreal, Yonge Street on the northwest corner at Front Street (1845 -1885) designed by Kivas Tully.



Victoria Hall, Cobourg designed by Kivas Tully and completed in 1858-1860.

BIBLIOGRAPHY

Archival Sources

Goad's Fire Insurance Atlas, June 1911

Photographs, Whitby Archives and Whitby Planning Department

Books

Kalman, Harold. A History of Canadian Architecture, Volume 1 & 2. Oxford University Press, 1994.

Reports

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Prepared for Ontario Realty Corporation, 2006.

Taylor Hazell Architects. Whitby Land Registry Office – Conservation Plan. November 2012.