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City of Peterborough
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Peterborough, ON, K9J 2K9
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ONTARIO HERITAGE TRUST

APR 01 2019

RECEIVED

Heritage Preservation Office
Community Services Department
Phone: 705-742-7777 Ext. 1491
Fax: 705-748-8824
Email: eturner@peterborough.ca

March 28, 2019

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

Pursuant to the Ontario Heritage Act, please find enclosed the notices of designation and the designation by-laws for the property at 408 Belmont Avenue, 415 George Street North, 487 Hunter Street West and 678 Bethune Street, Peterborough.

Should you have any questions or concerns, please feel free to contact the Heritage Preservation Office at 705-742-7777 ext.1491 or email eturner@peterborough.ca

Sincerely,

Emily Turner
Heritage Researcher
City of Peterborough



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

PT LT 1 N OF HUNTER ST AND W OF GEORGE ST PL 1 TOWN OF
PETERBOROUGH AS IN R447163 CITY OF PETERBOROUGH

NOTICE OF DESIGNATION

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

TAKE NOTICE THAT the Council of The Corporation of the City of Peterborough has designated the property, including land and building, known municipally as 415 George Street North 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.

The City of Peterborough by-law 19-039 for 415 George Street North is attached.

John Kennedy, City Clerk
The City of Peterborough
500 George Street North
Peterborough, ON K9H 3R9

March 28, 2019



The Corporation of the City of Peterborough

By-Law Number 19-039

Being a By-law to Designate 415 George Street North in the City of Peterborough under the **Ontario Heritage Act**, R.S.O. 1990, c. O.18

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

That the hereinafter-described property be hereby designated to be of historical and architectural value or interest pursuant to the provisions of the **Ontario Heritage Act**, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

415 George Street North – “Hi-Tops”

PT LT 1 N OF HUNTER ST AND W OF GEORGE ST PL 1 TOWN OF
PETERBOROUGH AS IN R447163; CITY OF PETERBOROUGH

Reason for Designation

415 George Street North has cultural heritage value or interest as a mid-Victorian commercial building in Peterborough's downtown core. Constructed between 1866 and 1868, it is a representative example of the type of Italianate commercial architecture that was popular in the second half of the nineteenth century in towns and cities across Canada, including Peterborough. It is a well-executed example of this style of architecture and possesses design features unique in the Peterborough context, specifically its ogee-topped windows with decorative wooden hood moulds.

The building has historical significance as a commercial property in Peterborough's downtown core and in its important associations with the city's Chinese community. The building originally served as a continuation of Lech's Furriers located at 413 George Street North. 415 George Street North was eventually sold and, in 1918, became the Paris Café, changing its name to Hi-Tops Restaurant in 1956. Open for 95 years in the same location, the restaurant was the longest operating Chinese restaurant in Peterborough before it closed in 2013. Throughout the restaurant's tenure, it was run by the Hum family, one of the earliest Chinese families to move to Peterborough.

415 George Street North also has important contextual value as a continuation of the three-storey row of commercial buildings that characterizes Peterborough's downtown core. Constructed in the same period and in the same style as the surrounding properties, it is an integral part of the city's nineteenth-century streetscape. In particular, it is physically, visually and historically linked to its neighbour, 413 George Street North, as they were originally constructed as part of the same building. It is a landmark property in the downtown due to its distinctive architectural details and its longstanding role as a popular Chinese restaurant.

Heritage Attributes

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

Exterior Elements:

- Three-storey brick structure
- Commercial Italianate style
- Flat roof
- Construction to the east lot line of the property
- Contiguosness to the abutting buildings to the north and south
- Balanced composition of window openings on the east elevation
- Extended cornice
- Decorative brickwork, including:
 - Dog tooth course
 - Recessed wall planes framed by pilasters
 - Pilasters
- Fenestration, including:
 - Original ogee-topped window openings
 - Ogee-topped two-over-two sash windows
 - Wooden ogee-shaped hood moulds
 - Wooden window trim and brick mould
 - Window sills
 - Window openings and their associated elements including sash, moulding, jambs, and trim
- Viewshed from the property along George Street North

By-law read a first, second and third time this 25th day of March, 2019.

(Sgd.) Diane Therrien, Mayor

(Sgd.) John Kennedy, City Clerk