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

AND IN THE MATTER OF THE LAND AND PREMISES IN PT LT 1 N OF
LONDON ST & E OF WATER ST PL 1 TOWN OF PETERBOROUGH AS IN
R505582; PETERBOROUGH CITY

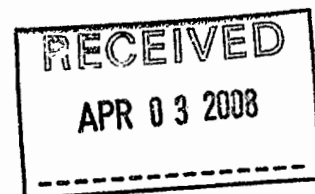
NOTICE OF DESIGNATION

TO: 824838 ONTARIO LTD.,
Ontario Heritage Trust

TAKE NOTICE THAT the Council of The Corporation of the City of
Peterborough has designated the property, including land and
building, known municipally as 570 Water Street, 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 08-065 for 570 Water Street is
attached.

Nancy Wright-Laking, City Clerk
The City of Peterborough
500 George St. N
Peterborough, ON K9H 3R9



March 31, 2008

RECEIVED

APR 03 2008

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 08-065

BEING A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18 (570 Water Street)

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

1. That the property described herein be and is 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 hereinafter stated:

570 Water Street

PT LT 1 N OF LONDON ST & E OF WATER ST PL 1 TOWN OF PETERBOROUGH AS IN R505582; PETERBOROUGH CITY

REASONS FOR DESIGNATION

Hazlitt House has excellent cultural heritage value in its associations with a prominent 19th century Peterborough family, and their connection to one of early Peterborough's most important industries. It is also an extremely well-preserved example of the Italianate composite architecture likely developed by local architect John E. Belcher. The house was built between 1875 and 1880 for Thomas Hazlitt, who had worked for Peterborough's lumber baron, Samuel Dickson, and also married one of Dickson's daughters, Mary Ann. When Samuel Dickson drowned in his own millpond in 1870, Thomas Hazlitt became general manager of the Dickson Lumber Company, a position he held until his own death in 1899. The house was sold soon after Thomas's death, and a series of owners who were also heavily involved in local industries, including the Greene foundry on McDonnell Street, and the Peterborough Cereal Company, lived in the house until the 1950s. In 1956, the Children's Aid Society purchased the building, and remained there until the 1980s. The house has excellent architectural value as a very well preserved 19th century residence, in an Italianate composite style of architecture. It is very likely that the house was designed by John E. Belcher, one of the most important architects practicing in 19th century Peterborough. Also the City's Chief Engineer, Belcher designed several other properties in Peterborough that show a stylistic similarity to the Hazlitt House. Notable elements of this variation of the Italianate style includes the wide overhanging eaves with paired brackets, tall narrow windows, and projecting bays at the northwest and southeast corners of the house. The Hazlitt House also has excellent contextual value as a landmark building in the 19th century residential streetscape, just north of the City's downtown core. Built at this location because of its proximity to the Dickson Lumber Mills, as well as to the commercial centre of the town, the Hazlitt House is one of two large scale, well-preserved residential conversions on this stretch of Water Street, the other being Harstone House.

2. A copy of the Heritage Agreement entered into by the City and the owner of 570 Water Street is attached as Schedule A.

By-law read a first, second and third time this 25th day of March 2008.

D. Paul Ayotte, Mayor

Leigh Doughty, Deputy Clerk

THIS AGREEMENT made in triplicate on the 14 day of February, 2008.
(Date of this Agreement)

BETWEEN:

824838 ONTARIO LIMITED
(“824838”)

and

THE CORPORATION OF THE CITY OF PETERBOROUGH
(the “City”)

WHEREAS 824838 is the owner of the property known as 570 Water Street (“Hazlett House”) in the City of Peterborough, being a property of cultural value or interest;

AND WHEREAS the Council of the City of Peterborough, in accordance with the *Ontario Heritage Act*, shall designate Hazlett House;

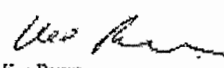
AND WHEREAS this agreement shall be attached as a schedule to the designation by-law;

NOW THE PARTIES AGREE AS FOLLOWS:

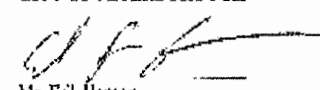
1. Hazlett House is a Category “A” landmark heritage property located within the City of Peterborough.
2. The City agrees that the replacement and/or maintenance of the following non-heritage attributes may be performed without threatening Hazlett House’s designation under the *Ontario Heritage Act*:
 - a. The metal storm windows;
 - b. The metal grates over windows;
 - c. The vinyl-clad windows;
 - d. The wood-clad rear of the garage; and
 - e. The non-historic doors.
3. In the event 824838 replaces any of the non-heritage attributes listed in Article 2, it shall consult with the City’s Heritage Preservation Office prior to undertaking such replacement and each party shall act reasonably to find an appropriate replacement. In the event the parties cannot agree on an appropriate replacement, 824838 shall have the right to replace any non-historic attribute listed in Article 2 with a non-historic attribute of its choice, provided such replacement does not adversely affect an existing heritage attribute.
4. 824838 agrees that, in the event any exterior air conditioning unit is replaced, that the replacement air conditioning unit shall be of the same or smaller size and be installed in the same location as the air conditioning unit it replaced.
5. In the event 824838 desires, or is required by law, to make Hazlett House wheelchair accessible, it shall consult with the City’s Heritage Preservation Officer concerning the design, placement and construction of the exterior features necessary to make Hazlett House wheelchair accessible.

SIGNED AND DELIVERED

824838 ONTARIO LIMITED


Mr. Ken Brown
I have authority to bind 824838

THE CORPORATION OF THE
CITY OF PETERBOROUGH


Mr. Erik Hanson
Heritage Resources Coordinator