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THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 09-021

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 (140 HUNTER STREET WEST, 221 LONDON STREET, 410-412 GEORGE STREET NORTH, 413 GEORGE STREET NORTH AND 425-427 GEORGE STREET NORTH)

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

1. That the hereinafter described properties be and they are 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 reason hereafter stated:

a) 140 Hunter Street West

PLAN 5 LOTS 3 AND 4 PT LOT 1 N OF HUNTER E OF GEORGE RP 45R12651 PART 1 IRREG 3068.91SF 39.00FR 78.69D

REASON FOR DESIGNATION

The property at 140 Hunter Street West has excellent cultural value having been in continuous operation as a photography studio since 1856. Built by James T. Henthorn in 1856, it was the photography studio of Peter H. Green until 1896 when it was taken over by Robert Maitland Roy and renamed the Roy Studio. The Roy's leased the property until Robert's son Fred bought the building in 1920.

Home to three generations of Roy Studio photographers, the Roy Studio produced over 300,000 glass plate and film negatives which comprise the now nationally significant *Balsillie Collection of Roy Studio Photographs*. Many of the images are portraits photographed in the third-storey studio, which still exists in almost its original state, and they document social life in Peterborough on many different levels. The collection holds excellent cultural significance in its documentation of life, people and architecture of Peterborough through the decades, and provides an excellent opportunity for the interpretation of Peterborough's social history. The majority of photographs are credited to Fred Roy (1881-1950), and document not only Peterborough, but also Canada and Europe, work for which he won national and international awards.

b) 221 London Street

PT LT 6 W OF GEORGE ST. & S OF LONDON ST. PL 1 TOWN OF PETERBOROUGH PTS 2 & 3 45R5652, T/W & S/T R624407; PETERBOROUGH CITY

REASON FOR DESIGNATION

An important Peterborough bricklayer, J.J. Hartley, built the property at 221 London Street in the late 1880s. Hartley built many of Peterborough's finest homes during this era and lived in the neighbourhood of 221 London St for many years. He also built 217 London Street on the adjoining lot, and it was originally connected to this property by a carriage house in the rear. Upon completion, 221 London Street it was sold to Reverend G.H. Davis.

221 London Street is a good example of 1880s Victorian architecture with Italianate details such as the projecting two-storey bay and stylized classical elements. The builder, J.J. Hartley, was responsible for constructing several houses in the Peterborough area during this period. Moreover, the exterior of this house has remained in good condition, and little has been done to alter or compromise the integrity of the building.

c) 410-412 George Street North

PT LOT 3 TO PT LOT 4 N OF HUNTER E OF GEORGE AM412 IRREG
3100.00SF 38.09FR D

REASON FOR DESIGNATION

The property at 410-412 George Street North has good cultural heritage value in its association with early Peterborough developer, James T. Henthorn who owned and developed all of the property that stands north of Hunter Street and East George Street from the time he purchased it in 1827 until he died in 1877. In 1860, Henthorn's original properties along George Street (these included a bakery, stable and shed) were destroyed by fire. After recovering from this disastrous fire, the building that now stands at 410-412 George Street was built. The "Crystal Block" contains all of the buildings on the east side of George Street, from the intersection of Brock Street to Hunter Street. Some of the oldest buildings in the city are contained within this block.

The 1865-66 Peterborough City Directory names the R. Johnston + Son dry goods store as being located in the vicinity of this building. By 1888, Mr. W.W. Johnston was the owner and operator of a dry goods business at 410 George Street. Mr. W.W. Johnston and his family were residents of 410 George Street from approximately 1865 to 1897.

Starting in 1922, 412 George Street was referred to as "The Crystal Apartments", for which the sign is still visible, the reason being that the building is located next to "Crystal Theatre" which was once located at 408 George Street North. 410-412 George Street North was once home to the Boston Café and Porter's Meat Market. Photos of the building and its interior are part of the Roy Studio Collection at the Peterborough Museum & Archives.

Ron Thom, Master Planning Architect, set up offices in Toronto and established a temporary field office at 412 George St from 1965 until 1968 while he was constructing Trent University. From this location his team of architects designed and built four buildings at Trent University, all of which have won international recognition and innumerable prizes and are among Canada's foremost architectural masterpieces of Modernism. Thom's Prairie style influences also appear in the design of the wooden door at 410-412 George Street North, which could possibly be one of his designs.

d) 413 George Street North

PT LT 1 N OF HUNTER ST AND W OF GEORGE ST PL 1 TOWN OF
PETERBOROUGH AS IN R516306 (FOURTHLY DESCRIBED LANDS)
T/W R516306; PETERBOROUGH

REASON FOR DESIGNATION

The property at 413 George Street North has excellent cultural heritage value. Built in 1866-68, it was originally established by William Lech, an immigrant from Prussia and son of a Prussian soldier. The William Lech & Sons Furrier was operated as a successful family furrier business from the date of construction until 2008, over 140 years. The building was complete with refrigeration and processing rooms, dealing extensively with the fur trade, wholesale and retail, from raw to manufactured fur products. The black bear, the classic Lech symbol, which had taken many forms throughout the business' long history, is pictured on a plaque within the building.

The building also has good architectural value as the only building in downtown Peterborough with ogee topped casement windows and wooden label surrounds. The Lech Building is a good example of a mid-block building on George Street. Its original front entrance and wooden door with decorative glass remain intact along with the mosaic-tiled floor with the bear emblem and 'Lech'.

The Lech Building also has good contextual value, continuing the pattern of 3-storey buildings on George Street. It retains its original red brick façade and storefront. It is a landmark building with its unusual ogee-shaped window openings, ogee-topped casement windows and wooden label surrounds, restored to their original condition and historic colour.

e) 425-427 George Street North

TOWN PLAN 1 PT LOT 1 S BROCK W GEO AM412 IRREG 3990.00SF
40.00FR D

REASON FOR DESIGNATION

The property at 425 George Street North has good cultural value in its association with Thomas Bradburn, a prominent figure in Peterborough's early history and the largest individual landowner in Peterborough at the time of his death. The building is also significant for its long history of commercial occupants, having been occupied almost constantly since its construction.

The property itself was sold as one unit, and divided into smaller lots by William Chambers, for whom the rear side street is named. This three-storey brick building's design is similar to other Bradburn buildings constructed during this period such as 379 George Street North, to the south.

425 George Street operated primarily as a commercial building with residential space above the stores, usually for the owners of the commercial enterprise and their families, as was typical of the early period of its existence. One of the earliest occupants was a confectionery store at 425 George Street 'Leandre Potvin Confectionary' owned and operated by Leandre Potvin for a period of approximately 30 years, who resided above the store for about twenty five years. Other occupants included Abraham Clegg Furniture and The Sons of England Club, along with residential dwellings on the upper floors for store owners and other citizens working in the area. The façade of the building usually contained two storefronts at any given time, being 425 and 427 George Street North. Adding '½' to the address denoted apartments above.

By-law read a first, second and third time this 23rd day of March, 2009

(Sgd.) D. Paul Ayotte, Mayor

(Sgd.) Nancy Wright-Laking, City Clerk