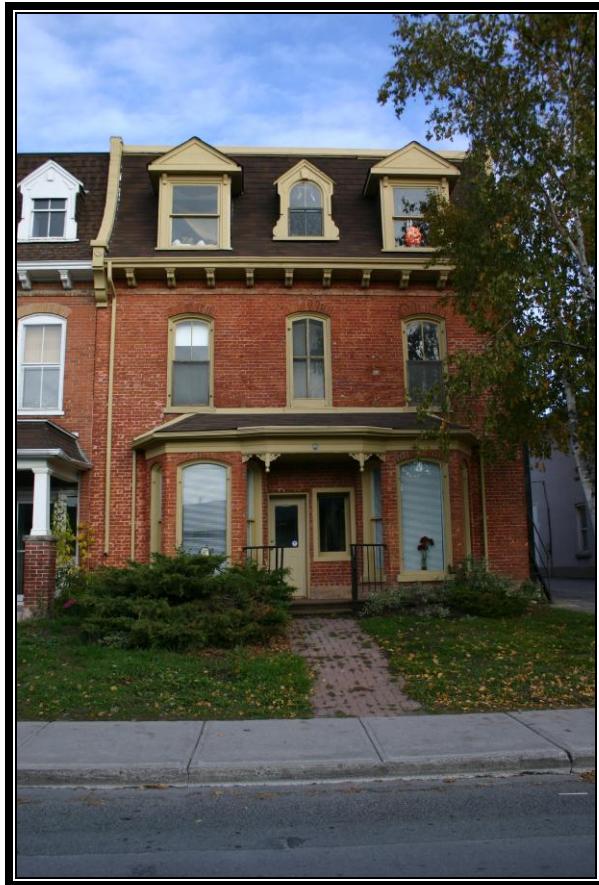


Heritage Designation Brief



Perry - Spencley Building

168 Brock Street

Peterborough Architectural Conservation Advisory Committee

January 2006

HERITAGE DESIGNATION STATUS SHEET

Street Address: 168 Brock Street

Roll Number: 040060025000000

PIN Number: 281060072

Short Legal Description: PT LT 2 W OF GEORGE ST & N OF BROCK ST PL 1 TOWN OF PETERBOROUGH PT 7 45R3889; PETERBOROUGH CITY

Names of Owners: Dr. Jennifer Ingram

Owners' Mailing Address: 168 Brock Street
Peterborough, ON

Owners' Concurrence: Yes

PACAC Application Review Date: January 2006

On Site Evaluation Date: June 21/04 Updated Oct 25/05

Evaluation Category: B

Evaluators: Susan Schappert

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: January 2006

PACAC Application Approval Date: January 2006

Designation Brief Completed by: Susan Schappert, with research by Pierre Bois and Michael Dowbenka

Submission Date: January 2006

Objections Noted: N/A

Comments: N/A

"The short statement of the reason for the designation, including a description of the heritage attributes along with all other components of the Heritage Designation Report constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Report is available for viewing in the City Clerk's office during regular business hours."

SHORT STATEMENT OF REASONS FOR HERITAGE DESIGNATION

Heritage Evaluation Criteria Note:

Category 'B': The properties in this category are of distinctive importance by virtue of architectural, historical, and environmental criteria, with integrity of design and construction. They stand out individually but are of lesser overall significance than "category A" properties. "Category B" properties hold citywide importance.

168 Brock Street has good architectural and historical value. A well-preserved example of the French Second Empire style, the building retains its mansard roof and main entrance. Built circa 1870, the building is a good representative example of changing trends in local architecture. A number of commercial and luxurious residential buildings in Peterborough were built in the Second Empire style, and earlier buildings were sometimes updated with the ostentatious fittings of the day in order to remain stylistically current in the 1870's and 1880's. 168 Brock Street however is a good example of the French Second Empire style as it was interpreted for middle class residential housing. The building, in this context, is rare in the Peterborough area, where middle class housing is dominated by a more restrained Edwardian style characterized by hip or gable roofs.



The historical value of the building lies with its connections to Charles Perry, Mayor of Peterborough, and the first Peterborough MP for the new Canadian House of Commons in 1867. Charles Perry was the cousin of Aylesworth Bowen Perry, Commissioner of the North West Mounted Police during the Red River Rebellion. The Perry family owned the house until 1892, when Charles Perry's widow sold it to the newly formed YWCA to use as housing for young women. The YWCA used the property as their headquarters for several years before they moved to larger accommodations on Simcoe Street.

In 1925 the second and third floors were transformed into the Brock Apartments. A variety of tenants and commercial occupants have passed through the building in the past 80 years.

CURRENT OWNER: Dr. Jennifer Ingram

ORIGINAL OWNER: Charles Perry

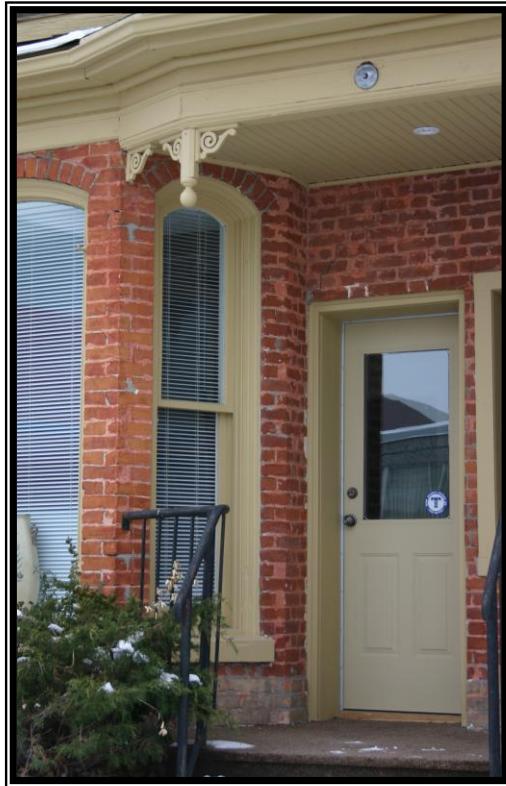
ARCHITECT: Unknown

DATE OF CONSTRUCTION: circa 1870

BUILDER: Unknown

CONTEXT- SITE AND SETTING:

Located just west of Peterborough's downtown core, 168 Brock Street is a semi-detached building transformed from a private home to office space. Attached on the west is a building of the same height and dimensions, built in 1882 and designed by John Belcher.



SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED

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



Exterior Elements:

- 3 storey brick construction
- Mansard roof
 - Gabled dormers
 - Brackets and trim

- Fascia
- Original fenestration, including:
 - Projecting bay windows on ground floor
 - 2 over 2 sash windows
- Side entrance
- Main entrance
 - Recessed doorway
 - Porch connecting bay windows
 - Trim
- 1925 Fire escape

