

THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 11-073

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 (91 LANGTON STREET, 191-195 LONDON STREET, 349 REID STREET, 416 STEWART STREET, 583 HARVEY STREET, AND 601 GILMOUR STREET)

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

That the hereinafter described properties be and 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 reasons hereafter stated:

1. 91 Langton Street

PLAN 14 BLK E PT LOTS 11, 12 & 20 45R-5635 PARTS 1,3,4,6 & CORNER 0.54AC 96.76FR D

REASON FOR DESIGNATION

91 Langton Street has good cultural heritage value. The structure was built on land once owned by George Hilliard, a prominent land owner and Conservative Member of Parliament who counted Sir John A. MacDonald among his supporters. The original land was divided into twenty small lots and sold off in 1881, one of which was purchased by John C. Higgins, carpenter, millwright, and sawyer. This property remained in the Higgins family until the 1970s.

Of significance is the later addition to the house that is an early example of a major innovation in building technology, the early residential use of concrete in this area. In 1904, Fred Tuggey a stone mason was approached by a local builder, Thomas McKee who had a contract to build a house at 633 Aylmer Street. McKee had purchased a machine for hand casting concrete blocks that resembled rough cut stone and needed an experienced mason to try the new technique. That same year John Higgins was contracted to build a house on Water Street and hired Tuggey and McKee to build it of the block. So impressed was Higgins by the durability and speed of construction using concrete that he had a large addition to his home at 91 Langton constructed of it as well. The cement was purchased exclusively from the Canada Cement mill in Lakefield, Ontario, which opened in 1901 to provide cement for the construction of the Liftlock, and by 1909 was renamed the Canada Cement Company. That cement was unique in its composition given the strength requirements of the Liftlock. This makes the addition at 91 Langton Street a rare example of an intersection of significant historic events, the arrival of an innovative building process, now commonplace, and the use of a type of cement available during the construction of an internationally significant engineering wonder.

HERITAGE ATTRIBUTES

- i) Original wood frame construction with painted brick veneer
- ii) Solid concrete block addition on south elevation
- iii) Medium hip roof
- iv) Verandah with Eastlake style details
- v) Segmented arch window openings
- vi) Original wooden windows
- vii) Wooden sills and blinds
- viii) Original wooden fascia

2. 191-195 London Street

191: TOWN PLAN 1 PT LOT 4 S LONDON W GEO IRREG 0.13AC
28.21FR 191.42D

195: TOWN PLAN 1 PT LOT 4 S LONDON W GEO IRREG 0.13AC
28.21FR 191.42D

REASON FOR DESIGNATION

The house at 191-195 London Street has good architectural and historical value as an intact interpretation of the Italianate style in a semi-detached dwelling. The building was constructed to accommodate the families of prominent employees of the nearby lumber mills, John D. Baptie, owner of the J.D Baptie Planing Mill, located at 165-169 Dublin Street and the family of his brother-in-law, Archibald Goodfellow. The planing mill was established in 1868 and was purchased by Mr. J.D Baptie in 1881 and renamed J.D Baptie Planing Mill. The mill produced large quantities of sash, doors, blinds, and other millwork used in area buildings during the construction boom that came with the rapid growth of the City from the 1880s to the early 1900s.

The property has excellent contextual value in its relationship to the community and provides insights into the economic and social impact of the lumber industry in Peterborough. At the time of its construction, in the 1880s, Peterborough was a major exporter of lumber in Canada. Many citizens were employed by the lumber mills including the Dickson Mill and J.D Baptie Planing Mill, both located within a few blocks of 191-195 London Street. The spacious semi-detached building was designed to house the families of prosperous businessmen. Significantly, it is located within walking distance of the mills, in an area of similarly scaled homes, but outside the immediate vicinity of the mills. That less desirable area was populated by workers in smaller, less affluent, typically wood frame structures.

HERITAGE ATTRIBUTES

- i) Original two and a half storey painted brick
- ii) construction with two and a half storey bays
- iii) Central upper sun room including:
 - Stained glass upper lights with geometrically patterned panes separated by wooden mullions;
 - wooden sash windows in central upper sun room;
 - decorative woodwork on window surrounds and frieze
- iv) Original wood details including:
 - decorative cornice brackets supporting the eaves on both projecting bays;
 - Identical front doors;
 - Exterior window sills and window surrounds;
 - Fish scale design on gable ends of projecting bays;
 - Original wood storm windows on east portion of building.

3. 349 Reid Street

TOWN PLAN PT LOT 16 S SIMCOE W GEO IRREG 8276.40SF 71.17FR
D

REASON FOR DESIGNATION

The property at 349 Reid Street has good architectural and cultural heritage value as an excellent, intact example of an interpretation of the Italianate style, constructed in 1875 by James Stenson. The central dormer on the third floor was added later. This building has all of its original exterior features, and retains Italianate features with its frontispiece with central Doric style columns and large sash windows on the first and second storeys. The building also has features of the Regency style, reflected in the high-pitched central dormer, which complements the pitch and placement of the frontispiece of the main entrance.

HERITAGE ATTRIBUTES

- i) Sand coloured brick construction in stretcher bond style with voussoirs over original windows and doors openings
- ii) Symmetrical façade and overall composition
- iii) Decorative brick quoins
- iv) Hipped roof with high pitched central dormer
- v) All original 2/2 wooden sash fenestration
- vi) Open lower verandah with Doric columns
- vii) Upper verandah with wooden railings
- viii) Panel door with side panel windows and transom light above
- ix) Wooden board drive shed with gable roof:
 - Dormer in roof with decorative bargeboard and arched window
 - 6/6 and 2/2 sash windows
 - Double leaf wooden doors

Interior Elements:

- i) Original wood trim around windows and on floors
- ii) Original plaster ceiling medallions around original electric light fixtures
- iii) Fire place with ornate mantel piece
- iv) Decorative arched, coffered beams on ceiling
- v) Original wooden staircase with balustrade and carved balusters
- vi) Spiral scroll motif along edge of risers on staircase

4. 416 Stewart Street

TOWN PLAN PT LOT 11 N HUNTER W GEO REG 0.20AC 78.00FR
114.18D

REASON FOR DESIGNATION

416 Stewart Street has excellent architectural and cultural heritage value through its historical associations and well-preserved design and construction. The home was built on land originally owned by James Hall, a wealthy land owner whose name is prominent in Peterborough's political and industrial history as owner of one of the first tanneries along Jackson Creek. Hall was Mayor of Peterborough in 1855 and a Member of Parliament from 1872-73.

416 Stewart Street has excellent cultural heritage value as having been the residence of Mr. Walter Paterson, a prominent businessman in one of Peterborough's earliest industries, the tannery originally owned by James Hall, which became W. Paterson & Sons Tannery in 1867.

HERITAGE ATTRIBUTES

- i) Original three-storey red-brick construction with decorative details including string courses, geometric brick patterns and gradation along front facing gable end
- ii) Stone foundation
- iii) Arch over recessed upper storey porch, including wooden balusters
- iv) Two and a half storey brick bay on south elevation
- v) Balconies at various levels supported by decorative brackets including balusters
- vi) Recessed front entrance arch
- vii) Original entrance door facing Stewart Street
- viii) Steep hip roof with gable ended dormers and brick chimneys
- ix) Original wooden details including:
 - Bargeboards
 - Fenestration and wooden window surrounds and sills
 - Original soffits and fascia

5. 583 Harvey Street

PT 2 S DUBLIN E WATER REG 0.08AC 29.08FR 114.17D

REASON FOR DESIGNATION

583 Harvey Street has good cultural heritage and architectural value. Constructed in 1875 by William Thornton, a merchant and builder in Peterborough, it was the family home and remained in the Thornton family for over 100 years. The home is surrounded by two other houses built by William Thornton (581 & 585). 581 Harvey Street is said to have been the first home to be built on Harvey Street.

583 Harvey Street is a well-preserved example of a vernacular home from the late 19th century. The home features an intricately carved verandah at the front of the simple one-and-a-half storey house clad entirely in stucco, the earliest form of sheathing.

HERITAGE ATTRIBUTES

- i) Original one and a half storey frame construction, covered in stucco
- ii) Gable end roof with open eaves
- iii) Original fenestration
- iv) Original wooden verandah with roof and intricately carved and painted details, an interpretation of the Eastlake style
- v) Original wooden front door
- vi) Wooden addition

6. 601 Gilmour Street

PLAN 144 LOT 16 IRREG 0.13AC 50.00FR 107.37D

REASON FOR DESIGNATION

Built on land originally owned by James Campbell, this property has good cultural heritage value. The land that 601 Gilmour Street now occupies was once part of a very large tract of farmland that extended almost to Charlotte Street and contained a large farmhouse. When prominent lawyer Elias Burnham died in 1890, his property which was bounded by Park, King, Charlotte & Monaghan (then Boundary Rd.) was laid out to become the "Avenues", then Peterborough's largest suburban area. 601 Gilmour was constructed just west of Monaghan, on the corner, just outside of the "Avenues" area as it was originally laid out, and it was the first house to be constructed on the south side of Gilmour west of Monaghan Road. It was originally part of Monaghan Township until annexation as part of Peterborough in 1928.

601 Gilmour Street has architectural value as an intact Arts & Crafts style bungalow with intact interior features. The home features a multi-hued stiff mud brick exterior with a unique river rock/cobblestone verandah and foundation. The decorative stone construction features are somewhat rare in the Peterborough area and add a handcrafted quality to the home, an important feature of the Arts & Crafts movement, and similar to the stone bungalow in Jackson Park from the same era, possibly quarried from the same area.

HERITAGE ATTRIBUTES

- i) One and a half storey structure with poly chromatic brick
- ii) Brick window sills
- iii) Brick voussoirs and single band of vertically laid brick along lower portion of the house and diamond-shaped detailing at roof peaks on south and north elevations
- iv) River stone/cobblestone construction of verandah, piers supporting wooden columns of porch pediment
- v) River stone/cobblestone covered foundation
- vi) Original wood details including:
 - Original wooden soffits and fascia
 - Wooden pediments and recessed front entrance

Interior Elements:

- i) Original wooden details including:
 - Staircase and entrance with egg and dart motif carved in wood
 - Simple balusters
 - Coffered ceiling in living room area
 - Window sills and mouldings
- ii) Original decorative stained glass windows on main floor in dining room and upper floor washroom

By-law read a first, second and third time this 16th day of May, 2011.

(Sgd.) Daryl Bennett, Mayor

(Sgd.) Kevin Arjoon, Deputy Clerk