

## Heritage Designation Brief

### “The Faucher Building”



**144 Brock Street**

Peterborough Architectural Conservation Advisory Committee

February, 2017

Heritage Designation Status Sheet

Street Address:	144 Brock Street
Roll Number:	040100039000000
Short Legal Description:	Part 1 Lot 1 East of George Street & North of Brock Street (Peterborough), as in R423530; City of Peterborough
Owners' Mailing Address:	
PACAC Application Review Date:	March 2, 2017
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	February 2017
Designation Brief Completed by:	Erik Hanson
Comments:	

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any one** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 144 Brock Street has cultural heritage value or interest and merits designation under the *Ontario Heritage Act*.

### **1. The property has design value or physical value because it:**

#### **i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:**

144 Brock Street is a very early example of the Second Empire style in Peterborough and features several key components of the style rendered in brick such decorative window treatments and brackets.

#### **ii. displays a high degree of craftsmanship or artistic merit:**

The building displays a high degree of craftsmanship in the ornate brickwork. The design of the front elevation is well executed with a classic rendering of the Second Empire style.

#### **iii. demonstrates a high degree of technical or scientific achievement:**

There are no technical or scientific achievements associated with this property.

### **2. The property has historical value or associative value because it:**

#### **i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:**

144 Brock Street has cultural heritage value or interest as a drinking establishment in continuous operation for over 150 years in the City of Peterborough and holds significant associations with people of note in the community. The premises date to about 1865 when Dolphus Faucher was the proprietor of the St. Maurice Saloon. As such, the establishment has been in uninterrupted operation for 152 years.

Over the next century and a half the property has had many owners operating under a range of names including the St. James Hotel, the Club House, Cardwell's Hotel, the Little Windsor Hotel, the Windsor House and finally the Pig's Ear, as it is known today.

**ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:**

The subject property has the potential to yield additional information regarding the mid 19<sup>th</sup> and 20<sup>th</sup> century social life of Peterborough.

**iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:**

No architect or builder has currently been identified for the building.

**3. The property has contextual value because it:**

**i. is important in defining, maintaining or supporting the character of an area:**

The property maintains the commercial character of the surrounding area, which is dominated by 19<sup>th</sup> century three and four storey brick structures built to the lot line. The building is a contributing heritage resource to the historic cultural landscape of the downtown.

**ii. is physically, functionally, visually or historically linked to its surroundings**

The subject property is historically and physically linked to its surroundings as a continuation of the three storey commercial row of buildings now defined by the Morrow Building on the corner of Brock and George Streets. The property is an integral part of the urban, commercial landscape of the historic downtown of the City and acts as a link to the downtown commercial area.

**iii. is a landmark. O. Reg. 9/06, s. 1 (2).**

The tavern located at 144 Brock St has been a local meeting place for entertainment, recreation and political debate for over a century and a half. It is, in the eyes of the community, a local landmark.

**Design and Physical Value**

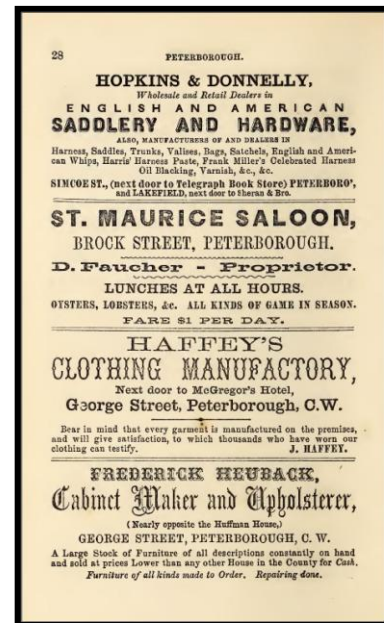
The building is a very early example of urban commercial architecture in the Second Empire style that became a hallmark of Peterborough's urban core in the latter half of the 19<sup>th</sup> century. Built circa 1865, the building is a rare and early example of the Second Empire style of architecture in Peterborough. The building features several key components of the style including an emphasis on vertical lines, decorative window treatments and brackets.

The building displays a high degree of craftsmanship in the ornate brickwork including elements like the window hoods, pendils on the pilasters at both the capital and the ground floor level and small brackets at the cornice.

The design of the front elevation is well executed with three bays of large windows set in deeply recessed wall planes framed by pilasters. Originally the building had a mansard roof with three ornate dormers and large ground floor double hung windows flanking the central entrance.

### Historical and Associative Value

144 Brock Street has cultural heritage value or interest as a drinking establishment in continuous operation for over 150 years in the City of Peterborough and holds significant associations with people of note in the community. The earliest reference to the building at 144 Brock street is the 1865-66 Fullers Directory of the Counties of Peterborough and Victoria in which Dolphus Faucher is listed as the proprietor of the St. Maurice Saloon. Using the 1865 date, the establishment has been in uninterrupted operation for 152 years. The building and the business may pre-date 1865 however, as Dolphus Faucher is listed in the 1861 census of Canada as a saloon keeper in Peterborough. As a saloon keeper Mr. Faucher had a checkered past having been cited and fined no less than ten times by the local magistrate for the sale of liquor without a license.



The establishment began as the St. Maurice Saloon ca. 1865. In 1867 Faucher changed the name to the St. Lawrence Hotel and he remained the proprietor until about 1876 when the town and County of Peterborough Business Directory records George Berube as hotel keeper for the establishment. Between 1876 and 1880 John Turver took over the establishment and operated it as the Club House. The Examiner recorded that Mr. Turver received a license to operate the hotel in August of 1880 but by November of that year Francis James Daly had secured a lease on the premises and opened it as the St. James Hotel. The hotel then passed to Ed Brown who may have been the one that

changed the name to the Little Windsor Hotel because on November 2, 1882, the Examiner reported that Miss Ellen Power had perished in that place when she fainted into her travelling trunk and suffocated. Foul play was not suspected.

In 1883 the Examiner recorded its purchase by Timothy Giroux who operated it until 1880 when he sold it to William Cardwell who reopened it after extensive renovation as the Cardwell Hotel. Giroux and Cardwell may have been business associates. The 1891 census records Giroux age 67 and his wife living in the home of William Cardwell age 40. As part of the renovations by Cardwell, new stables and sheds were built at the rear of the property. These outbuildings were destroyed by fire in June of 1939.



William Cardwell operated the hotel until 1894 when it passed to two brothers John and Matthew Jamieson. John's interest only appears to have lasted a year but Matthew remained proprietor until 1899 when it passed to Arthur Rountree for the next four years. In 1904 the hotel passed briefly to John Conroy and then to Edward Cassidy before ownership passed in 1907 to Arthur T. Johnston whose family would manage the property for nearly 70 years.

In addition to operating what was by then simply referred to as the Windsor Hotel, Arthur Johnston was a sports promoter and acted as manager for Albert Smoke the First Nations Olympian. Smoke, from the Curve Lake area, was one of Canada's top marathon runners who won numerous races in Canada and was awarded a place on the 1920 Canadian Olympic Team. In 1922 he placed third in the Boston Marathon.

Arthur Johnston died in 1943 and his widow Sarah M. Johnston continued to operate the business, changing the name to the Windsor Public House in 1948. It was here on May 8, 1952 that Hank Williams is purported to have become so inebriated in between shows that he collapsed on stage at the nearby Brock Ballroom. In 1953 Johnston's sons Arthur M. and Edwin T. Johnston took over the management of the Windsor House, although it appears that the daily operations fell mostly to Edwin. Arthur was a veterinary surgeon and the city directory listings for him alternate between identifying



him as operator of the Windsor and a practicing vet. One entry actually lists his veterinary surgery as 144 Brock Street. Both Arthur and Edwin died in 1967 and Edwin's widow Ethel assumed operation of the Windsor until 1973. Two years of interim management followed until 1976 when William Ryder took over ownership.



In the late 1960s the Windsor House became a local favorite for students from the newly established Trent University. That clientele has recorded a long history with the bar that has included eccentricities like establishing it as the home of the Rhinoceros Party of Peterborough which fielded a candidate in the federal election in May 1979. In 1982 the name of the bar was changed to the Pig's Ear and in 1997 John Punter and his wife Lylie, Ryder's daughter took over.

### Contextual Value

The subject property is historically and physically linked to its surroundings as a continuation of the three storey commercial row of buildings now defined by the Morrow Building on the corner of Brock and George Streets. The property is an integral part of the urban, commercial landscape of the historic downtown of the City and acts as a link to the downtown commercial area.



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

## **SHORT STATEMENT OF REASONS FOR DESIGNATION**

144 Brock Street has cultural heritage value or interest as a drinking establishment in continuous operation for over 150 years in the City of Peterborough and holds significant associations with people of note in the community. The building is a very early example of urban commercial architecture in the Second Empire style. Built circa 1865, the building is a rare and early example of the Second Empire style of architecture in Peterborough featuring key components of the style. Architecturally the design of the building is well executed and displays a high degree of craftsmanship in the ornate brickwork.

## **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 façades, 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:

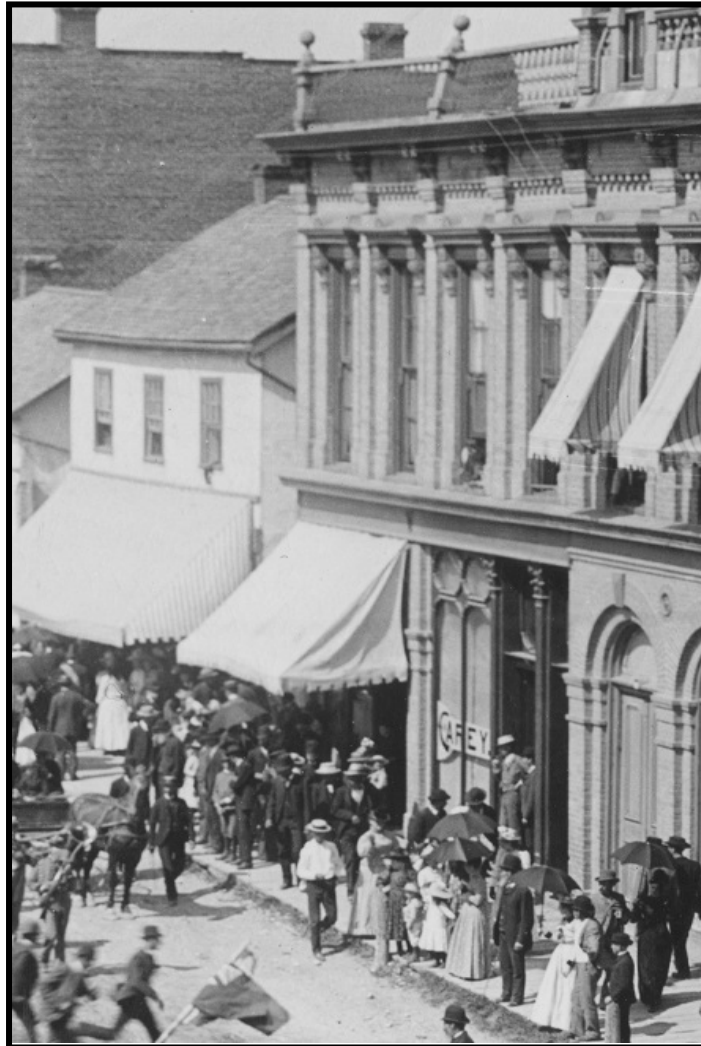
### **Exterior Elements:**

- 3 storey brick structure
- Second Empire Style
- Construction to the south lot line of the property
- Contiguousness to the abutting building to the west
- Balanced composition of door and window openings on south elevation
- Decorative brickwork, including:
  - Window hoods;
  - Pendants on the pilasters at both the capital and the ground floor level;
  - Small brackets at the cornice;
  - Deeply recessed wall planes framed by pilasters;
  - Pilasters.
- Fenestration, including:
  - Original window openings;
  - Wooden window trim and brick mould;
  - Window sills;



- Window openings and their associated elements including sash, moulding jambs and trim that are extant but currently obscured by siding material.

## Heritage Designation Brief



**450 George Street North**

Peterborough Architectural Conservation Advisory Committee

February, 2017

Heritage Designation Status Sheet

Street Address: 450 George Street N

Roll Number: 040100083000000

Short Legal Description: PART LOT 1 NORTH OF BROCK STREET & EAST OF GEORGE STREET AS IN R531779, T/W R531779; PETERBOROUGH

Owners' Mailing Address:

PACAC Application Review Date: March 2, 2017

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: February 2017

Designation Brief Completed by: Erik Hanson

Comments:

## **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any one** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 450 George Street N has cultural heritage value or interest and merits designation under the *Ontario Heritage Act*.

### **1. The property has design value or physical value because it:**

#### **i. is a rare, unique, representative or early example of a style, type, expression, material or construction method**

450 George Street N exhibits the same high degree of craftsmanship and design as its neighbour, the Morrow Building to the south.

#### **ii. displays a high degree of craftsmanship or artistic merit**

The building displays a high degree of craftsmanship in the brickwork and the front elevation is well executed extension of the Second Empire features of the Morrow Building.

#### **iii. demonstrates a high degree of technical or scientific achievement**

There are no technical or scientific achievements associated with this property.

### **2. The property has historical value or associative value because it,**

#### **i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,**

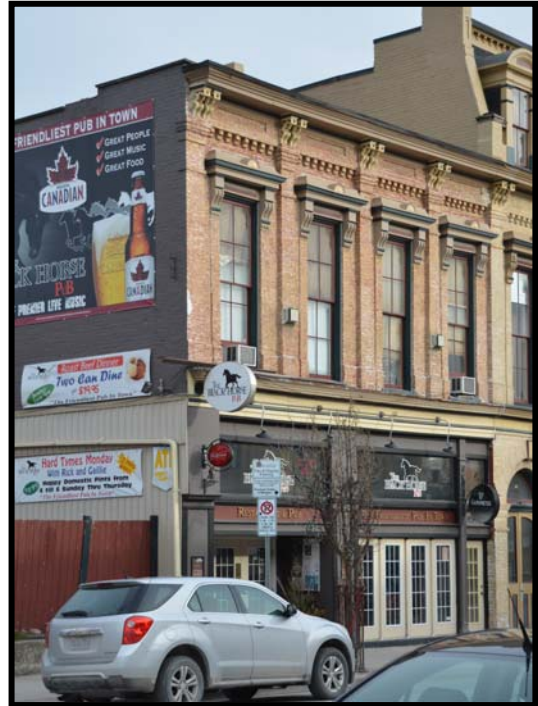
450 George Street North is associated with two of Peterborough most prominent businessmen of the 19<sup>th</sup> century, George A. Cox and James Stevenson.

#### **ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or**

The subject property has the potential to yield additional information regarding the mid 19<sup>th</sup> and 20<sup>th</sup> century social life of Peterborough.

**iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

The building was designed by John E. Belcher, one of Peterborough's most prominent architects and former city engineers who was responsible for the design of many local commercial and public buildings including the Market Hall and Clock Tower. The building was constructed By John Carlisile and Arthur Rutherford two of the City's most accomplished builders.



**3. The property has contextual value because it,**

**i. is important in defining, maintaining or supporting the character of an area,**

The property maintains the commercial character of the surrounding area, which is dominated by 19<sup>th</sup> century brick structures built to the lot line. The building is a contributing heritage resource to the historic cultural landscape of the downtown.

**ii. is physically, functionally, visually or historically linked to its surroundings**

The subject property is historically and physically linked to its surroundings as a continuation of the commercial row of buildings now defined by the Morrow Building on the corner of Brock and George Streets. The property is an integral part of the urban, commercial landscape of the historic downtown of the City and acts as a link to the downtown commercial area.

**iii. is a landmark. O. Reg. 9/06, s. 1 (2).**

450 George Street has value as a landmark based on its association and adjacency with the Morrow Building.

**Design and Physical Value**

450 George Street N was constructed in 1882 for George A. Cox and James Stevenson as an addition to 442-448 George Street, the Second Empire

structure designed by John Belcher for R.A. Morrow in 1880. The November 11, 1882 Daily Evening News announced the two storey building for two single stores was constructed in the same style as the Morrow Building with the exception of the roof.

The contracting firm of Carlisle and Rutherford completed both structures. While the second floor is a precise continuation of Belcher's design for the Morrow Building, the two storefronts represent an evolution in construction technology. Where the Morrow building's ground floor is a series of load bearing masonry arches, 450 George Street uses a single brick pier to separate the storefronts which in turn use structural cast iron to create large areas of glass.



The building features a second story of long, rectangular double-hung windows framed by pilasters with ornate brick capitals supporting paired wooden brackets. These brackets carry the roof cornice on 450 George which is a continuation of the base of the Mansard roof of the Morrow building. Each window is capped with an ornate metal hood matching the detailing of the Morrow Building. A plain entablature beneath the roof cornice is detailed with simple brick dentils beneath.

### **Historical and Associative Value**

450 George Street North is associated with two of Peterborough most prominent businessmen of the 19<sup>th</sup> century. George A. Cox was born in 1840 in the District of Colborne. Cox began his career as a telegraph operator for the Montreal Telegraph Company and was assigned to Peterborough as their agent. From the telegraph company he became an agent for the Canada Life Assurance Company in 1861 and went on to become president of the Midland Railway of Canada, Central Canada Loan and Savings Company, Canada Life Assurance and the Canadian Bank of Commerce. Cox served seven years as mayor of Peterborough and accumulated significant real estate in the area. He was appointed to the Senate of Canada in 1896 by Sir Wilfrid Laurier. By the turn of the century, Cox was one of the richest men in Canada. In addition to his business success, Cox was a member of the Executive Committee of the Victorian Order of Nurses, a founding member of the Canadian Red Cross, and an active member of the Methodist Church.



James Stevenson served ten terms as Peterborough's mayor. He served as the MP for Peterborough West Riding from 1887 to 1896 and was a personal friend of Sir John A. MacDonald. He started his career as a clerk for a stove and tinware business, later became manager and eventually purchased the business. His investments included trade in wool, grain and farm produce. He was chairman of the school board, chairman of the Town Trust and a justice of the peace. Stevenson was also president of the Peterborough Gas Company and a director of the Port Hope Midland Railway.



The building is associated with a number of long time tenants including James Carey a shoemaker whose store was located at 450 George street from 1893 to 1916. F.R.J. MacPherson's plumbing company was located here from 1919 until 1949. In 1948, George Dormer opened the Sugar Bowl Grill which was a popular location with high school students from nearby PCVS.

### **Contextual Value**

The subject property is historically and physically linked to its surroundings as a continuation of the three storey commercial row of buildings now defined by the Morrow Building on the corner of Brock and George Streets. The property is an integral part of the urban, commercial landscape of the historic downtown of the City and acts as a link to the downtown commercial area.

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

## **SHORT STATEMENT OF REASONS FOR DESIGNATION**

450 George Street N has associative value with George A. Cox and James Stevenson and architect John Belcher. It has design and physical value as a well executed extension of the Morrow Building's ornate brickwork and finishes.

## **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:**

- 2 storey brick structure
- Construction to the west lot line of the property
- Contiguousness to the abutting building to the south
- Balanced composition window openings on the west elevation
- Decorative brickwork
- Ground floor cornice
- Galvanized metal window hoods
- Brackets at the upper cornice.
- recessed wall planes framed by pilasters with brick columns
- pilasters
- Fenestration, including:
  - Original window openings
  - Wooden window trim and brick mould
  - Window sills
  - Window openings and their associated elements including sash, moulding jambs and trim on east elevation