

## **Heritage Designation Brief**



### **The Nesbitt-Davidson House**

**64 Hunter Street West**

Peterborough Architectural Conservation Advisory Committee

March 2010

HERITAGE DESIGNATION STATUS SHEET

Street Address:	64 Hunter Street W
Roll Number:	040100024000000
Short Legal Description:	PT 6 N HUNTER E WATER REG 5208.00SF 54.82FR 95.00D
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	May 22, 2008
Evaluation Category:	B (56.35)
Evaluators:	Andrew Nichols
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

*"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 distinct importance by virtue of architectural, historical and environmental criteria along with integrity of design and construction. They stand out individually but are of lesser overall significance than "Category A" properties. "Category B" properties hold city-wide importance.*

The building at 64 Hunter Street has good cultural and heritage value in its association with prominent early citizens of Peterborough. It is constructed on the site of the former British Wesleyan Methodist Church, later demolished. The land was later owned by Mr. Walter Sheridan. Sheridan was born in 1796 in the County Carlow, Ireland and became an architect and the first clerk of the county of Peterborough in 1844. Sheridan Street, to the west of the property, was named after him.



An earlier house was built on the site and was demolished before Mr. Walter Nesbitt purchased the land and built the present house in 1879.

Due to its proximity to St. John's Anglican Church, 64 Hunter Street was also home to

Rev. Canon John C. Davidson (later Archdeacon) of the Church before the Rectory at St. John's was constructed.

The building has good architectural and design value. 64 Hunter Street was designed by noted Peterborough architect and City engineer John Belcher. Belcher designed some of Peterborough's most prominent buildings; Market Hall, the Morrow Building and The Carnegie Library (now part of City Hall) are all credited to him. There are examples of similar homes designed by Belcher throughout the City, mostly in close proximity to the downtown core. All of these homes are in the Italianate style, which was very in Ontario during the 1870s. The homes were typically constructed for the upper middle class. The Peterborough Examiner of 1880 announced that the house was finished and was "Complete with bath, gas, etc. Builder Mr. John Alford. J. E. Belcher, Architect." Although not the original, the front porch has been rebuilt to reflect the original features of the building. A back addition was also constructed in a sympathetic manner.

**ORIGINAL OWNER:** Mr. Walter Nesbitt

**ARCHITECT: John E. Belcher**

**DATE OF CONSTRUCTION: 1879-1883**

**BUILDER: Mr. John Alford**

**CONTEXT- SITE AND SETTING:**

This home is located next to the Hunter Street Bridge, on the west side of the Otonabee River. The building is set among a mixture of 19<sup>th</sup> century commercial and residential buildings, lending it an eclectic neighbourhood composition. Quaker Oats is located next to the building on the east bank of the Otonabee. To the north is the County Courthouse and the Dixon Mills neighbourhood, an early Peterborough development around the old Dickson Mills Lumber Company that once operated on the Otonabee before Quaker came to Peterborough. The downtown core is immediately to the west of the building. It would have been an ideal location with easy access to both the City of Peterborough and the Village of Ashburnham and in close proximity to all amenities and employment. It is situated in close proximity to St. John's Anglican Church and Rev. Canon John C. Davidson (later Archdeacon) of St. John's Anglican Church also lived in this house for a period of time in the late 1800s before the Rectory at St. John's was constructed.

**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:**

- Two storey buff brick construction
- Low hipped roof
- Two-storey front bay windows
- All original 2/2 sash windows with segmented upper windows and voussoirs
- Jack arches above lower window openings
- Original painted wooden front door facing south onto Hunter Street with arched oblong windows and matching sidelights and transom with painted wood surrounds
- Front porch with low pitched roof with supported by carved wooden columns
- Boxed cornice
- Soffits and fascia
- Large original brick chimney on north west side



## Heritage Designation Brief



### The Standard Surgical and Medical Clinic

327 Charlotte Street

Peterborough Architectural Conservation Advisory Committee

March 2010

## HERITAGE DESIGNATION STATUS SHEET

Street Address:	327 Charlotte Street
Roll Number:	030100023000000
PIN Number:	
Short Legal Description:	PLAN 1 LOT 15 PT LOT 14 S OF CHARLOTTE AND W OF GEORGE PART LOTS 14 AND 15 N OF KING W OF GEORGE 66646.80SF 114.97FR 324.67D
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	May 22, 2008
Evaluation Category:	B (63.3)
Evaluators:	Andrew Nichols
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

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

### **Heritage Evaluation Criteria Note:**

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

The building at 327 Charlotte Street holds good cultural heritage value in its association with early medical practices in Peterborough. The Standard Surgical and Medical Clinic, constructed circa 1920, was the first multi-disciplinary partnership in Ontario and was the first such clinic in Canada to occupy a distinct medical building. It was also the first collection of doctors in Ontario who joined their resources and shared the cost of running the building.

The Clinic changed its name in 1941 to the Peterborough Clinic. Doctors George Stewart Cameron, John Havelock Eastwood, John Burritt Mann, Archibald Moir, Joseph Malcolm McCullough and Frank Neal undertook planning for the Clinic in 1919. All of these practitioners were internationally trained, and actively engaged elsewhere. A few were working with training nurses and technicians but most were involved in establishing heightened awareness in the local, provincial, federal and international medical communities. For example, Dr. George Stewart was very active in the medical community as a member of the board of directors for the Canadian Medical Association, president of the Peterborough Medical Association for 1918 and 1922 and was charter member of the Royal College of Physicians and Surgeons of Canada. He served as a major in the Canadian Army Corps and along with Dr. Eastwood, also a founding member of the Clinic, was responsible for the examination of all recruits from the area and was in charge of all medical services in Peterborough from 1914-1919. The other founding members had equally notable careers; Dr. McCullough completed graduate studies in surgery at Harvard and was the first school medical officer in Peterborough, Dr. Archibald was president of the Medical staff at Nicholls Hospital in Peterborough and was Chairman of the Board of Education. Dr. Neal became the president of the Ontario Medical Association in 1933 and was the organizer of the Peterborough Health Association. At the newly formed Clinic, each of the doctors has a general practice, a referral practice and their own specializations. The clinic was held in high regard for consultation and treatment of patients. At the time, the Clinic was seen as a controversial undertaking that

threatened the common practice of doctors who rented out space in a medical arts building as solo practitioners. In 1921, as a gesture of disapproval they dismissed all members in the Peterborough Medical Society who were associated with the clinic.

The building was constructed on land originally owned by the Methodist Church. The old church was purchased by the Standard Medical and Surgical Clinic. The original clinic building at 327 Charlotte Street, constructed in the summer months of 1920, is still in use today. The Clinic eventually became the Peterborough Clinic Limited. In 2008, it relocated to a larger facility on Hospital Drive and the 327 Charlotte Street became home to the Kawartha Cardiology Clinic that same year.



The building is a combination of a number of additions at various stages. Overall, it is constructed in a modern, restrained style and the original building consisted of two storeys, added on to in 1951, 1968 and finally the “tower” in 1972. These construction phases roughly correlate to the Peterborough Clinic acquiring the additional surrounding land. The original building

was a two-storey structure and featured decorative concrete jack arches and art deco style brick details on the upper portions of the first two storeys of pilasters, which accentuate the vertical areas between the recessed bays. The outline of the original brick building and roofline can be seen in the slight difference in brick colour and detail on the first two storeys of the northwestern portion of the façade.

**ORIGINAL OWNER:** The Standard Medical and Surgical Clinic of Peterborough

**ARCHITECT:** Unknown

**DATE OF CONSTRUCTION:** c. 1920, additions in 1951, 1968 and 1972.

**BUILDER:** Unknown

**CONTEXT- SITE AND SETTING:**

The setting of the Since its patenting in the late 1840's, these lots have been home to a Mission Church, the Mission Church's Sunday School Hall, later the Beth Israel Synagogue and finally the Standard Medical and Surgical Clinic of Peterborough/ the Peterborough Clinic Limited.

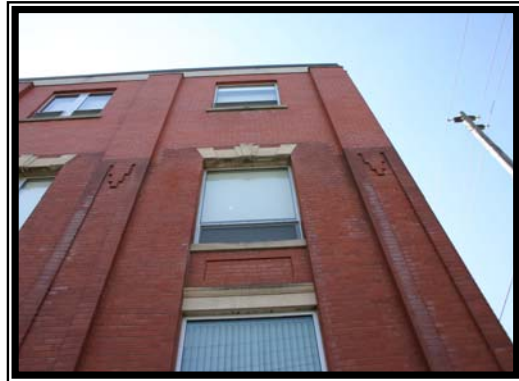
The building is located on Charlotte Street at a busy intersection close to the heart of downtown Peterborough surrounded by other commercial buildings and within walking distance of an early Peterborough suburban development, known as 'The Old West End', consisting mostly of late nineteenth and early twentieth century buildings.

**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:****North facing west portion, constructed 1920**

- Three-storey rectangular massing
- Red brick construction in stretcher bond style
- North west portion of façade, first two storeys which represent the original building of the Standard Medical and Surgical Clinic of Peterborough
- Flat roof
- Recessed bays of the north façade flanked by pilasters, symmetrically separating the various sections
- Fenestration in recessed bays



## Heritage Designation Brief



**597-599 Water Street**

Peterborough Architectural Conservation Advisory Committee

March 2010

## HERITAGE DESIGNATION STATUS SHEET

Street Address: 597-599 Water Street

Roll Number: 597 Roll: 040090074000000  
599 Roll: 040090075000000

PIN Number:

Short Legal Description: 597: PLAN 63 PT LOT 2 S DUBLIN E  
GEO IRREG 0.07AC 27.00FR 81.00D  
  
599: PLAN 63 PT LOT 2 S DUBLIN E  
GEO E OF ABOVE DESC PCL IRREG  
0.04AC 23.75FR D

Owners' Concurrence: Yes

PACAC Application Review Date:

On Site Evaluation Date: May 22, 2008

Evaluation Category: B (56.35)

Evaluators: Andrew Nichols

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: March 2010

PACAC Application Approval Date:

Designation Brief Completed by: Jennifer Patterson

Submission Date:

Objections Noted:

Comments:

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

### **Heritage Evaluation Criteria Note:**

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

The house at 597-599 Water Street is a good example of a Georgian style duplex. Constructed circa 1870-75, the house was built on land owned by Dr. George Burnham Sr. who purchased the land in 1854 from William Bell, who owned it via a patent from the Crown in 1843. Some characteristic elements of the Georgian style include a symmetrical façade, muted details and very simple appearance. This style came to Canada with the British settlers and was a reflection of the simple dignity they wished to portray through their homes. The front porches, one ornate and one unadorned, and back portions to both sides of the duplex are all original features of the house which was always intended to be a duplex rental unit.

Dr. George Burnham Sr. was a very important figure in early Peterborough. He was born in Cobourg and came to Peterborough in 1836 to set up a medical practice in his house. He served the community for over forty years as medical doctor and as superintendent of the local school board, the first school inspector and as a charter member of the Peterborough Masonic Lodge.

Throughout its history it was used as a rental unit, attracting mostly middle class merchants, lawyers, construction workers, carpenters and a doctor who used 597 as his medical practice while inhabiting 599. In 1875 Peterborough experienced an industrial revolution that not only attracted major industries but also expanded local industries that led to a large increase in the workforce and the diversity of business in Peterborough. The need for rental housing in close proximity to the downtown and the variety of occupations of this duplex over the years attests to this early period of growth.

**ORIGINAL OWNER: George Burnham Sr.**

**ARCHITECT: Unknown**

**DATE OF CONSTRUCTION: c. 1870**

**BUILDER: Unknown**

**CONTEXT- SITE AND SETTING:**

The setting of the duplex is very important as it relates to its use as a duplex rental unit. Located in close proximity to the downtown core, it was an ideal family home for middle class citizens and the history of occupants reinforces this as most tenants were middleclass workingmen such as carpenters, tailors, lawyers and their families and included among them one doctor, Dr. Eugene Snider who set up a practice in 597 while living at 599 from 1939 to 1945.



Located at the corner of Dublin and Water Streets, this home would have had an excellent view of the Otonabee River, which was an important element in Georgian architecture in Ontario. In addition to the view of the water, there was a park directly across from it on Dublin Street in the 1870s.

**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:

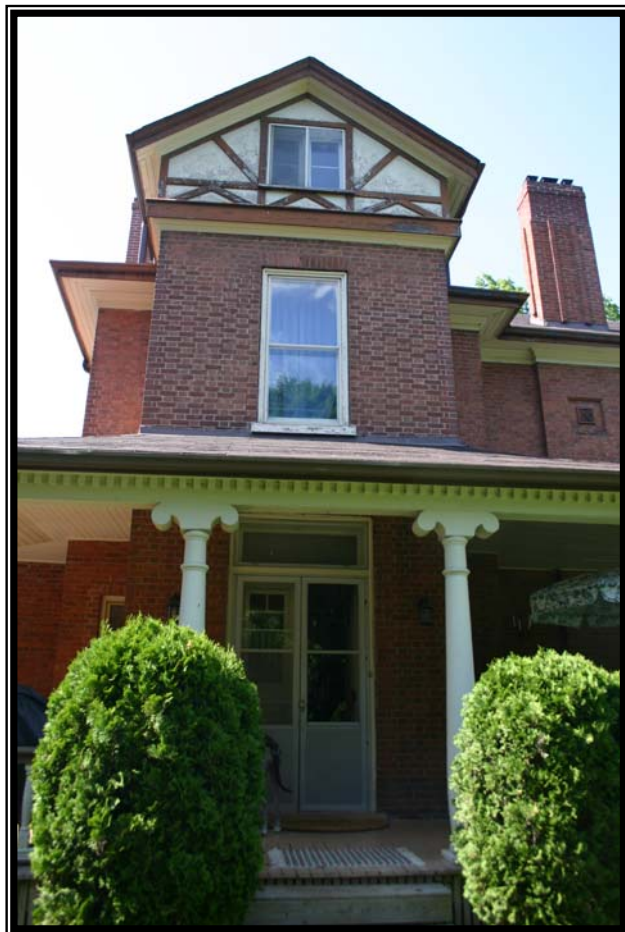


**Exterior Elements:**

- 2-storey red brick construction in stretcher bond style
- Jack arches above all windows
- Fenestration including 2/2 and 6/6 wooden sash
- Pairs of wooden shutters flanking windows
- Medium pitch hipped roof
- Both east facing verandas and wooden details including railing and balusters on both sides, original on 599 and a later, more intricately designed veranda on 597.
- Wide cornice line
- Red brick cornice bracket style brickwork under roofline



## **Heritage Designation Brief**



### **The Campbell-Hatton House**

**651 Gilmour Street**

Peterborough Architectural Conservation Advisory Committee

February 2010

HERITAGE DESIGNATION STATUS SHEET

Street Address: 651 Gilmour Street

Roll Number: 020100068000000

PIN Number:

Short Legal Description: PLAN 169 LOT 6 TO 7 IRREG 0.27AC  
100.33FR D

Owners' Concurrence: Yes

PACAC Application Review Date:

On Site Evaluation Date: June 15, 2009

Evaluation Category: A (74)

Evaluators: Jennifer Patterson

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date:

PACAC Application Approval Date:

Designation Brief Completed by: Jennifer Patterson

Submission Date:

Objections Noted:

Comments:

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

### **Heritage Evaluation Criteria Note:**

*Category A: The properties in this category are individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. "Category A" properties generally hold provincial and/or national significance.*

The property at 651 Gilmour Street holds good heritage and cultural value in its association with the Campbell and Hatton families and intact early twentieth century interior features.

651 Gilmour Street is an interpretation of the Edwardian style with large window openings a plain architrave above the columns that support the porch. Under the soffit of the roof, a similar plain frieze board echoes this architrave. Edwardian style homes usually show their grandeur through their front entrances, in this case the front porch, which wraps around the entire south elevation of the house that once faced Charlotte Street. This is no longer seen from the street since Charlotte Street has been developed and newer homes have been constructed to the south of 651 Gilmour Street. This serves as a reminder that the lot was a generous, somewhat secluded lot at the outer limits of the city, then part of the Township of North Monaghan. The interior of the home, refinished after the fire of the early 1900s, still contains all of its original features including all fireplaces, wooden staircase and pocket doors separating rooms.

The original home on this site was destroyed by fire c.1890. It was built by James Campbell and named 'Walkerfield'. The home was rebuilt only to burn again, this time only on the inside, in the early 1900s.

The original owner of the home, James Campbell, was president of the West Riding Agricultural Society, which represented the agricultural interests of Peterborough. Campbell was also a general merchant on Hunter Street and in the 1860s, the Examiner advertised "Gooderham and Worts whiskey as well as superior brandies and wines for "medical purposes" as some of his merchandise.

George Hatton, the second owner of the house was the son of the late David George Hatton, Police Magistrate of Peterborough. The home was granted to George W. Hatton, a Peterborough lawyer, in the will of James Campbell. It was left to him and his wife, Ella, Campbell's daughter.

**ORIGINAL OWNER: James Campbell**

**ARCHITECT: Unknown**

**DATE OF CONSTRUCTION: Rebuilt after fire c.1890**

**BUILDER: Unknown**

**CONTEXT- SITE AND SETTING:**

Located at the top of Gilmour Street, this home holds a prominent location that would have had a large vantage point overlooking the city. Once among fields and the outer limits of the city, the home originally had an address on Charlotte Street before the land was annexed and subdivisions were added. The site and setting of the home tell an interesting story about the development of the city, and former outer limits of the city of Peterborough.

**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:**

- Brick construction laid in Flemish Bond pattern
- High pitched gable roof
- False timbering on third storey (NSEW)
- Symmetrical façade
- Original fenestration
- Wrap-around veranda on south side (which was originally the front facing Charlotte Street) with low-pitched roof including dentil details and ornate ionic capitals with turned balusters plain architrave above the columns supporting the porch.
- Original wooden soffits and fascia with a plain frieze board echoing the architrave of the veranda.



**Interior Elements:**

- Original fireplaces including decorative tile and intricately carved wood surrounds
- Original coffered wooden staircase
- Original wooden newels and balusters
- Original trim throughout the house
- Pocket doors between rooms on main floor
- Wooden plank floors
- Wooden trim details surrounding windows on interior, including shutters
- Original coffer-style paneling in dining room and entrance
- Decorative glass in entrance
- Original water closet and hardware



## **Heritage Designation Brief**



### **The Copping House**

**788 Aylmer Street**

**Peterborough Architectural Conservation Advisory Committee**

July 2009

### HERITAGE DESIGNATION STATUS SHEET

Street Address:	788 Aylmer Street North
Roll Number:	050080210000000
PIN Number:	
Short Legal Description:	PLAN 101 LOTS 19 TO 21AND PART CLOSED LANE 0.53AC 112.00FR 208.00D
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	July 2009
Evaluation Category:	A (70.25)
Evaluators:	Jennifer Patterson
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	March 2010
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

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

### **Heritage Evaluation Criteria Note:**

*Category A: The properties in this category are individually outstanding and have the broadest heritage significance in the City by virtue of architectural, historical, and environmental criteria along with overall integrity of design and construction. "Category A" properties generally hold provincial and/or national significance.*

788 Aylmer Street was built on land originally owned by William Sr. and later his son John Dixon, some of the first colony settlers of the area. George and Emma Copping purchased the land in 1910 and the house at 788 Aylmer Street North was completed in 1912.

The property at 788 Aylmer Street North has excellent cultural and heritage value as an Arts & Crafts style home built for an upper class family from Toronto. The builders and first owners of the property, George and Emma Copping, were originally from Toronto where George was president of the Reliable Knitting Company, which was founded in 1911 (and closed in 2006 in Milwaukee, Wisconsin), was the head of the firm George R. Copping and Sons, and had an address at 72 South Drive in Toronto's south Rosedale neighbourhood. His immediate neighbour was William Moffat, chief inspector of the Imperial Bank of Canada. Copping may have belonged to the Royal Canadian Yacht Club, as it appears that his wife was chairman of the grounds committee, and he took part in lawn bowling. It is likely that 788 Aylmer Street North was the couple's 'country home', which was very popular with upper class Torontonians, and it was quite easily accessible by rail at the time.

The Arts & Crafts style was popular in the early 20<sup>th</sup> century until about 1930, in Canada. The movement was founded by English poet William Morris and began as a reaction to the mass-produced qualities and decoration of the Victorian movement and the reliance on industrial machines, which he found 'dehumanizing'. The Arts & Crafts movement put an emphasis on the hand made, and the importance of the skilled craftsman. It re-introduced an esthetic of pre-industrialization that was much more in tune with nature. This movement began in England in the 1870s and made its way to America and later to Canada.

Arts & Crafts buildings seen in Toronto were widely influenced by the English movement, which was popular with affluent members of society. By the time this style reached Canada, it focused on designing buildings intrinsically linked to their natural surroundings and oriented to take full advantage of the movement of the sun. Entrances were typically recessed and hidden under covered porches.

The house at 788 Aylmer Street is two and half stories high and of red brick and pine green shingles and conveys an earthy, “homemade” feel. The house is quite large but emulates the presence of a small cottage with its long horizontal pane, reminiscent of a bungalow, and its built-in architectural features such as cabinets, shelves and seats. It has a long sloping roof that sweeps down to cover the deep wraparound verandah with broad supports and an understated entranceway. The deep eaves and exposed rafter ends are also a trademark of the Arts & Crafts, or Craftsman Style. The house is situated far back from the road, making the informal garden and large trees the focal point of the western façade of the house, giving it a secluded appearance.

**ORIGINAL OWNER: George Copping**

**ARCHITECT: Unknown**

**DATE OF CONSTRUCTION: c.1912**

**BUILDER: Unknown**

**CONTEXT- SITE AND SETTING:**

788 Aylmer Street North is located on a large lot in a quiet sub-division in close proximity to the downtown core of Peterborough. Located near many other residential homes of similar age and scale, this building fits in well with the neighbourhood and contributes to the overall historic landscape of the area. The building is west facing and its position orients toward the informally landscaped yard and large trees.



**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, metal and glazing, their related building techniques and landscape features:

**Exterior Elements:**

- 2 ½ -storey brick structure
- Medium pitch hipped roof with long slope over porch
- Wooden shingle exterior, painted
- Original fenestration including:
  - All original wooden windows and sashes
  - Original window openings on all storeys
  - Large set of west facing windows
- Covered porch with discreet entrance facing walkway and informal garden with built in elements
- Informal front gardens and expansive yard, typical of the Arts & Crafts style



**Interior Elements:**

- Main staircase at west entrance of the house
- Stained glass windows at top of first staircase
- Fireplace in living room on main floor of house with semi-circular front and egg and dart details
- Original wood flooring throughout
- Original kitchen pantry off main kitchen
- Original wooden pocket doors on main floor (2 sets)
- Coved plaster ceilings on main floor
- Original decorative radiators throughout
- Original wood trim and mouldings throughout house

