



City of
Peterborough

TO: Members of the Peterborough Architectural
Conservation Advisory Committee (PACAC)

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: March 8, 2011

SUBJECT: Report PACAC11-006
Heritage Designations

PURPOSE

A report to recommend that PACAC recommend the designation of six properties to Council pursuant to the *Ontario Heritage Act*.

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC11-006, dated March 8, 2011 of the Heritage Resources Coordinator, as follows:

That the following properties be recommended to Council for designation pursuant to Part IV of the *Ontario Heritage Act* as being of cultural heritage value or interest: 91 Langton Street – The Higgins House; 195 London Street – The Baptie House; 349 Reid Street – The James T. Stenson House; 416 Stewart Street – The Walter Paterson House; 583 Harvey Street – The William Thornton House; and 601 Gilmour Street – The Campbell-Koster House.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications to the PACAC in this report.

BACKGROUND

The buildings recommended for designation in this report are considered worthy of heritage designation based on their individual merits. One property has been evaluated as a category 'A' property, using PACAC's evaluation tool. Category 'A' properties are defined as being 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. Five properties have been given Category 'B' evaluation as properties that 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 citywide importance.

91 Langton Street – The Higgins House

91 Langton Street has good cultural heritage value. The structure was built on land originally owned by George Hilliard, a prominent land baron and Conservative Member of Parliament who was supported by John A. MacDonald. 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 particular significance is the later addition to the house that is an example of innovation in building technique and materials in this area. According to an article in the Peterborough Examiner, dated 28 April 1958, John C. Higgins was contracted in 1904 to build two houses at 633 Aylmer Street North and on Water Street with Thomas McKee and Fred Tuggey, two of the first in Peterborough to be constructed using concrete blocks. The cement was purchased exclusively from the Canada Cement mill in Lakefield, Ontario, which remained in business from 1901-1909. Mr. Higgins constructed an addition using the same concrete blocks for his own home in 1904-05.

195 London Street – The Baptie House

195 London Street has good architectural and historical value as an intact interpretation of Italianate style multi-residential dwelling constructed to accommodate families of prominent employees of the nearby lumber mills and

the family of John D. Baptie, owner of the nearby J.D Baptie Planing Mill, once situated at 165-169 Dublin Street. 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 wood for construction purposes, likely used in many buildings constructed in this area during the time period of its operation from the 1860s to the early 1900s.



The property has excellent contextual value in its relationship to the community and provides insights to the impact of the lumber industry in Peterborough. At the time of its construction, in the 1880s, Peterborough was a major exporter of lumber and many citizens were employed by the lumber mills, The Dickson Mill and J.D Baptie Planing Mill, both located within a few blocks of 195 London Street. This home was well situated to be a tenement to the many workers of the mills and other surrounding businesses of downtown Peterborough, and is surrounded by many buildings of similar scale and built for a similar purpose.

349 Reid Street – The James Stenson House

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 compliments the pitch and placement of the frontispiece of the main entrance.



416 Stewart Street – The Walter Paterson House

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 baron whose name is prominent in Peterborough's political and industrial history as owner of one of the first tanneries along Jackson Creek, 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.

583 Harvey Street – The William Thornton House

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 and surrounded by two other houses built by William Thornton (581 & 585). 581 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.

601 Gilmour Street – The Koster House

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 spanned toward 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 (which was 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, it was originally part of Monaghan Township until official 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 used in the California style bungalow in Jackson Park from the same era, possibly quarried from the same area.

SUMMARY

Six Heritage properties are recommended for designation. These properties document and represent significant elements of Peterborough history.

Submitted by,

Erik Hanson
Heritage Resources Coordinator

Contact Name:
Erik Hanson
Phone – 705-742-7777 Ext. 1489
Fax – 705-748-8824
E-Mail – ehanson@peterborough.ca

Attachment:
Appendix A Designation Briefs