

Heritage Designation Brief



The Baptie House

195 London Street

Peterborough Architectural Conservation Advisory Committee

HERITAGE DESIGNATION STATUS SHEET

Street Address:	193-195 London Street
Roll Number:	040061044000000
Short Legal Description:	TOWN PLAN 1 PT LOT 5 N MCDONNEL W GEO IRREG 0.25AC 57.00 FR 191.42D
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	
Evaluation Category:	B (63.55)
Evaluators:	Jennifer Patterson
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	February 25, 2011
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.

195 London Street has good architectural and historical value as an intact interpretation of Italianate style multi-residential dwelling with its two and a half-storey projecting bays flanking the façade of the building with steep gable roof over each, and decorative cornice brackets supporting the eaves on both sides. Its original exterior wooden details including identical front doors, window sills, fish scale design on gable ends of projecting bays and window surrounds also remain intact. The brick exterior of the building has been painted but overall it remains in excellent condition, retaining much of its original integrity. The central upper sunroom features original stained glass upper lights on the original double hung sash windows and original decorative woodwork along its base.



The home was originally constructed to accommodate families of prominent employees of the surrounding lumber mills and the Baptie family who continued to occupy a portion of the home until the 1940s. J. D Baptie inherited the house from his mother, Isabella Baptie in 1889. Baptie was owner of the nearby J.D Baptie Planing Mill, once situated at 165-169 Dublin Street, established in 1868 and purchased by Mr. J.D Baptie in 1881.

The factory produced large quantities of sash, doors, blinds, and other wood for construction purposes and played a significant role in the construction and adornment of this and other homes in this historic neighbourhood.

The property's relationship to its community 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. This home was well situated to be a tenement to the many workers of the mills and other surrounding businesses of downtown Peterborough.

ORIGINAL OWNER: Isabella Baptie

ARCHITECT/BUILDER: Unknown

DATE OF CONSTRUCTION: c. 1880s

CONTEXT- SITE AND SETTING:

The home at 195 London Street is situated among homes of similar age and size, located just a few blocks from the downtown core in a historic residential neighbourhood that developed in the 19th century around the J.D Baptie Planing Mill and other industry at the time, including the Dickson Lumber Mill. The property, located on London Street just west of George Street fits in well with the heritage character of the streetscape and was built as a multi-family residence, which reflects the need for housing during the period when two large lumber mills were in operation, each within a few blocks of this building. The home was not, however, built as a simple worker's dwelling and features many fine details, which reflects the prosperity of the times and the availability of skilled woodworkers.



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:

- Original two and a half storey painted brick construction with two and a half storey bays
- 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
- 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 storm windows on east portion of building.