

Heritage Designation Brief



The Walter Paterson House

416 Stewart Street

Peterborough Architectural Conservation Advisory Committee

HERITAGE DESIGNATION STATUS SHEET

Street Address: 416 Stewart Street

Roll Number: 0300700700000000

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

Owners' Concurrence: Yes

PACAC Application Review Date:

On Site Evaluation Date: December 8 2009

Evaluation Category: A (74)

Evaluators: Sue Schappert/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 A: 416 Stewart Street has excellent 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 in the fact that it was the long time residence of Mr. Walter Paterson, a prominent businessman in one of Peterborough's earliest industries. In 1875, Walter Paterson purchased the property at 416 Stewart Street from Charles Gow for \$3500. Walter Paterson was a worker at the tannery owned by James Hall, established in the 1830s, located on Aylmer Street. Paterson worked for James Hall for 12 years before finally purchasing the entire company from his then employer in 1867, renaming it W. Paterson & Sons Tannery. Walter Paterson and his son, Walter Jr. worked as partners and the company's buildings were located on Aylmer Street and consisted of more than one Acre of land (the large white brick Tannery building can be seen in this photo, courtesy of Trent Valley Archives). Their leather



products were exported to Toronto and Montreal and according to the 1888-89 Peterborough City Directory, they manufactured 2,000 hides and 1,000 pelts per year. The main office for the tannery was located at 412 Aylmer Street, just two blocks from 416 Stewart Street, and the home was sold to Mr. C. B Routley in the 1890s, who owned a mercantile at 379 George Street at the time.

The building at 416 Stewart has architectural value in its unique features adopted from a variety of styles that were popular at the time. The Italianate style is echoed in the bay on the south elevation of the building and small, intricately carved balconies, supported by decorative brackets leading to various tenant entrances.

416 Stewart Street was divided into a number of apartments in the 1960s and has been rented to tenants over the years. The neighbourhood remains well kept, although most buildings are used as multi-residential rental units or for commercial purposes due to their size. The building at 416 Stewart is a landmark on the street and retains most of its original exterior features.

ORIGINAL OWNER: Mr. Charles Gow/Walter Paterson

ARCHITECT/BUILDER: Unknown

DATE OF CONSTRUCTION: c.1875

BUILDER: Unknown

CONTEXT- SITE AND SETTING:

416 Stewart Street, The Walter Paterson House, is located within a historic streetscape among homes of a similar style and scale. The street has retained its original character through time and is lined by mature trees and intact historic homes. Located within walking distance of Peterborough's historic downtown core, the building was typically owned and inhabited by middle to upper



class business owners. The property also backed onto Bethune Street which was dominated by rail tracks at one time. The neighbourhood was historically popular with prominent businessmen and merchants and the evidence of this fact is echoed in the scale and grandeur of houses in this area which are located in



close proximity to churches and the homes of other prominent early citizens such as the Grover-Nicholls Estate, now used as the meeting hall for the Freemasons. Some prominent historic figures would have been neighbours of the house, including Wilhelm Lech of Lech Furriers which operated at 413 George Street North for over 140 years, whose home was located at 415 Stewart Street, directly across the street.

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 3-storey red-brick construction with decorative details including string courses, geometric brick patterns and gradation along front facing gable end
- Stone foundation
- Arch over recessed upper storey porch, including wooden balusters
- Two and half storey brick bay on south elevation
- Balconies at various levels supported by decorative brackets including balusters
- Recessed front entrance arch
- Original entrance door facing Stewart Street
- Steep hip roof with dormers and brick chimneys
- Original wooden details including bargeboards
- Fenestration and wooden window surrounds and sills
- Original wooden soffits and fascia

