

Heritage Designation Brief



The Koster House

601 Gilmour Street

Peterborough Architectural Conservation Advisory Committee

HERITAGE DESIGNATION STATUS SHEET

Street Address: 601 Gilmour Street

Roll Number: 020100058000000

Short Legal Description: PLAN 144 LOT 16 IRREG 0.13AC
50.00FR 107.37D

Owners' Concurrence: Yes

PACAC Application Review Date: March 8, 2011

On Site Evaluation Date: December 8 2009

Evaluation Category: B (68.45)

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.

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.

In June of 1913, an indenture was made between the Hamilton Realty Company (which owned this and other lots on Gilmour Street) and Willoughby Ellis and the City of Peterborough which allowed the lots to become part of the City. Frederick L. Roy, of the famous Roy Photographic Studios, purchased the land from the Hamilton Realty Company in 1922, but sold it to William J. and Lottie Koster in 1924, then living at 599 Gilmour Street. The Koster family built the house at 601 Gilmour Street.

William J. Koster was a building contractor and also owned Koster Paint and Service Garage at 465 Aylmer Street North, and the family eventually moved from 601 Gilmour to a home on Aylmer Street. The home at 601 Gilmour Street remained vacant for a time after their departure. In 1942, Dr. Hugh A. Mitchell and his family purchased the home and resided there until 1950. Dr. Mitchell was a prominent doctor in Peterborough and was Chief of Staff at the Civic Hospital in 1952.

601 Gilmour Street has architectural value as an intact Arts & Crafts style bungalow. The home features a multi-hued stiff mud brick exterior with a unique river rock/cobblestone verandah with the rock detail covering the poured concrete 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.



The Arts & Crafts movement is also evident in the home's proportions, large, entrance pediment on the covered porch with heavy wooden columns on piers made of the same stone featured on the verandah and foundation. The roof also features simple boxed soffits and dormers.

The interior features of the home are also intact and reflect the aesthetic of the Arts & Crafts movement. It contains original wooden details such as a coffered ceiling, all original baseboards and mouldings. The main staircase with its thick, solid wood banisters and egg and dart motifs is reflective of the simple, handmade quality of the movement. Throughout the home, glass door knobs, original decorative hardware and stained glass windows remain intact.

ORIGINAL OWNER: William J. Koster

ARCHITECT/BUILDER: Unknown

DATE OF CONSTRUCTION: c.1924

BUILDER: Unknown

CONTEXT- SITE AND SETTING: The home at 601 Gilmour was a typical single family home in close proximity to downtown businesses and was part of the significant construction in the "Avenues" when new subdivisions for single family homes were being developed. Most of these new homes were constructed of brick and were meant for single families.

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:

- 1 ½ storey structure with poly chromatic brick;
- Brick window sills
- Brick voussoirs and single band of vertically laid brick along lower portion of the house, diamond-shaped detailing at roof peaks on south and north elevations
- River stone/cobblestone construction of verandah, piers supporting wooden columns of porch pediment
- River stone/cobblestone foundation
- Original fenestration and wooden sash windows
- Original wooden soffits and fascia
- Wooden pediments and recessed front entrance



Interior Elements:

- Original wooden details including:
 - staircase and entrance with egg and dart motif carved in wood and simple balusters
 - coffered ceiling in living room area
 - original wooden window sills and mouldings
- Original decorative stained glass windows on main floor in dining room and upper floor washroom

