



City of
Peterborough

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

FROM: Erik Hanson, Heritage Resources Coordinator

MEETING DATE: February 14, 2012

SUBJECT: Report PACAC12-005
Heritage Designations

PURPOSE

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

RECOMMENDATION

That the PACAC approve the recommendation outlined in Report PACAC12-005, dated February 14, 2012 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: 175 George Street North – The CPR Station; 184 London Street – The James Hope House; 285 A George Street North; 406-408 George Street North – The James T. Henthorn Building; 430 Sheridan Street – The George Fitzgerald House.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budgetary 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. Two properties have been evaluated as a category 'A' properties, 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. Three 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.

175 George Street North – The CPR Station

The Canadian Pacific Railway Station at 175 George Street North has excellent cultural heritage value as the only remaining railway station in Peterborough, and the oldest CPR Station in Ontario, and possibly Canada. The station was designed by architect T.C Sorby, who was considered to be one of the most industrious and ingenious architects of the turn of the century. Sorby also designed stations in Toronto, Winnipeg and Quebec, along with some CPR hotels. Peterborough's station was considered one of the most attractive on the rail line at the time of its construction, and became a prototype for many other stations throughout the country.

184 London Street – The James Hope House

The property at 184 London Street is significant in its association with the Dickson Mills neighbourhood and is within close proximity to two of the major lumber mills in Peterborough at the time of its construction – the Baptie Planing Mill at Dublin Street, which produced large quantities of sash, doors, blinds and other millwork used in area buildings and The Dickson Lumber Company, situated on the Otonabee River. At its peak in the 1860s, The Dickson Lumber Company was producing five million feet of lumber per year for export to Britain. The neighbourhood would have been home to lumber workers of all types from lumbermen working the raceway to carpenters, millwrights and craftspeople. The original owner of the home, James Hope, was a carpenter and contractor.

285 George Street North

Built circa 1870-75, 285 George Street is valued for its architectural integrity and decorative elements. Constructed by John J. Lundy, 285 George Street was once the northern end of a block of buildings that curved around the corner and continued west along King Street.

The mansard roof and decorative elements that were added in the 1880's remain only on 285 and 285A George Street. The unique cedar shingle pattern and ornate gable window surround are distinguishing features of this building, along with the corbelled brickwork below the Mansard roof, which was added in the 1880s. The building is significant not only in its unique display of decorative architectural elements, but also because it is the last remaining section of a much larger block that extended south to the corner of King and George streets and continued west on King. It is also a good representative example of a specific period of the development of the 19th century commercial streetscape of downtown Peterborough as more solid masonry structures took the place of earlier wood frame buildings.

406-408 George Street North – The James T. Henthorn Building

406-408 George Street North has historical value as one of the earliest to be built on the block by James T. Henthorn, an early Peterborough developer who owned and developed all of the property that stands north of Hunter Street on the East side of George Street from the time he purchased it in the 1830s until his death in 1877. In 1854, J.T Henthorn was appointed first lieutenant of Peterborough's first Fire Brigade and was also a member of Council during this time.

The building at 406-408 George Street North has retained its architectural integrity and is one of the oldest surviving commercial buildings in downtown Peterborough, flanked by 19th and early 20th century buildings in its historic streetscape. This building is located in what has historically been referred to as the "best business part of town". It has been used continuously since its construction in the 1850s for commercial purposes and has been home to a theatre, a dry goods store, florist, dentist offices and various clubs, such as the Forresters Hall and Belmont Club. In the 1930s the Liquor Control Board of Ontario was an occupant. 406-408 George Street North has typically contained six separate storefronts, and residential space above was available and was occupied by boarders and merchants or owners of the stores below.

430 Sheridan Street – The George Fitzgerald House

430 Sheridan Street has cultural heritage value in its association with Walter Sheridan, the first owner of the land on which it currently stands. Born in Ireland in 1796, Walter Sheridan moved to Peterborough in the early 1840s and became the town's first Clerk in 1844. He purchased the land that now comprises Sheridan Street in 1847, and built a large estate on the land between 1847 and 1860. The Street was named after the original owner of the land, and his home was once the only building on the street, then called Sheridan Terrace, built conveniently behind the County Courthouse, where he was Clerk from 1851-1870.

In 1884, the property was sold to George Fitzgerald, partner of Fitzgerald & Stanger Carriage Works on Brock Street, who built 430 Sheridan Street. Fitzgerald & Stanger was a prominent business in Peterborough and undertook work for companies such as D. Belleghem Furniture Dealer & Undertaker to refit and build funeral coaches. George Fitzgerald is listed as living at the address from 1884-1915.

SUMMARY

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

Submitted by,

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Heritage Resources Coordinator

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Attachment:
Appendix A - Designation Briefs