

Heritage Designation Brief



The C.P.R. Station

175 George Street North

Peterborough Architectural Conservation Advisory Committee

January 2012

HERITAGE DESIGNATION STATUS SHEET

Street Address:	175 George Street North
Roll Number:	040040151000000
PIN Number:	281010017
Short Legal Description:	PT LOTS 1 & 2 N/WOLFE & S/ DALHOUSIE W/GEO 45R-7675 PTS 1-3 & 45R-8193 PT 7 TO 9 IRREG 0.65AC 93.52FR D
Owners' Mailing Address:	
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	
Evaluation Category:	A
Evaluators:	Andrew Nichols
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	January 2012
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

Category A: The properties in this category are 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

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.

Design of the station began in 1883, and Peterborough's station was completed by 1884. It was constructed of buff brick in the Flemish Bond pattern, which is somewhat rare in Peterborough, and pointed with red mortar and had a slate roof. Standard CPR Station plans were developed by John McDonald in the 1880's, similar to those built in Manitoba around the same time, and this was probably the first standard station plan to be used along the CPR line – Peterborough's station was unique in that it was built to the design of a non-company architect who designed several others in Ontario and British Columbia.



The addition was constructed in 1919 to accommodate the washrooms and interior station offices. It was designed by engineer J.R Fairbairn who was born in Peterborough in 1873 and was Chief Engineer for CPR in Montreal at the time. J.R Fairbairn was a prominent Engineer in Canada and held the titles of President of the Engineering Institute of Canada and Vice-President of the American Railway Engineering Association during his career.

The CPR Station in Peterborough has been identified as being of Provincial significance, and a Heritage Easement Agreement is held on the property by the Ontario Heritage Trust.

The original details retained in the CPR Station contribute to its architectural significance. Its buff brick exterior, laid in Flemish bond pattern pointed with red mortar is a unique feature and is quite rare in station construction. The brick, wooden window surrounds and wooden shingles have all been restored along with the main structure of the interior. The CPR Station also features stained glass transom windows throughout, most of which are replicas of the originals, although a few have survived and were restored. The transoms were possibly designed by Edward Colonna, an early pioneer of the Art Nouveau movement and interior designer for the CPR in the 1880s. His work can also be seen in CPR parlour and sleeping cars, designed by a New York City firm where Colonna was employed before travelling to Canada to work as the CPR's interior designer.

ORIGINAL OWNER: Ontario & Quebec Railway Company

ARCHITECT: Thomas Charles Sorby – J.R Fairbairn Engineer (1919 addition)

DATE OF CONSTRUCTION: c. 1883-84, 1919 addition

BUILDER: Ontario & Quebec Railway Company

CONTEXT- SITE AND SETTING:

The station is located on George Street North, its design oriented toward to the train tracks which run parallel to the building. Its location is significant as it was one of the first urban CPR Stations to be constructed in Canada, making it readily accessible to a large urban population, which



later became a very popular notion. Peterborough's station provided an important link between Toronto and Ottawa, and was at the centre of one of the few north-south rail lines to survive in the early development of the railway.

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:

- One storey buff brick building
- Solid buff brick walls laid in Flemish bond, pointed with red mortar (painted red at one time)
- Medium characteristic 'CPR' hip roof
- High cut stone foundation
- Decorative boxed cornices at eaves and gable ends
- Gables with decorative beam and four brackets across base
- Gables faced with decorative wooden fish scale details
- Fenestration, window surrounds and openings including beveled stone lintels, stone sills on windows and door openings

Interior Elements:

- Original (restored), and replicas of four paned transom window openings with stained glass
- Original interior woodwork including wainscoting, original ceiling height and mouldings, window trim
- Original plaster ceiling medallions



Heritage Designation Brief



The James Hope House

184 London Street

Peterborough Architectural Conservation Advisory Committee

January 2012

HERITAGE DESIGNATION STATUS SHEET

Street Address:	184 London Street
Roll Number:	040070005000000
PIN Number:	
Short Legal Description:	PLAN 1 PT LOT 3 N LONDON ST W GEORGE ST IRREG 0.15AC 52.33FR 100.50D
Owners' Mailing Address:	
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	
Evaluation Category:	B (55.6)
Evaluators:	Andrew Nichols
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

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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.

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.

The Hope House is a typical one and a half storey brick home constructed to house the labour force during the 1860s and 1870s in Peterborough, predominantly the lumber business in this particular area. The home is also significant as it was owned by the Hope family and descendants of James Hope for almost 100 years.

ORIGINAL OWNER: James Hope

ARCHITECT: Unknown

DATE OF CONSTRUCTION: c. late 1860s

BUILDER: Unknown, possibly James Hope

CONTEXT- SITE AND SETTING:

The building is located in a historic residential neighbourhood in close proximity to the historic commercial core of the town. The prosperous lumber mills of Samuel Dickson and the Baptie brothers were located within walking distance of the home, and employed a large number of men living in the immediate vicinity. The simplicity of its construction suggests that it was constructed for working class inhabitants. It was constructed during a time when cheaply made, mass produced architectural adornment was not yet commonly available for vernacular

worker's housing. The house is a significant contributing building to an almost intact 19th century neighbourhood of similarly scaled buildings and limited modern infill.

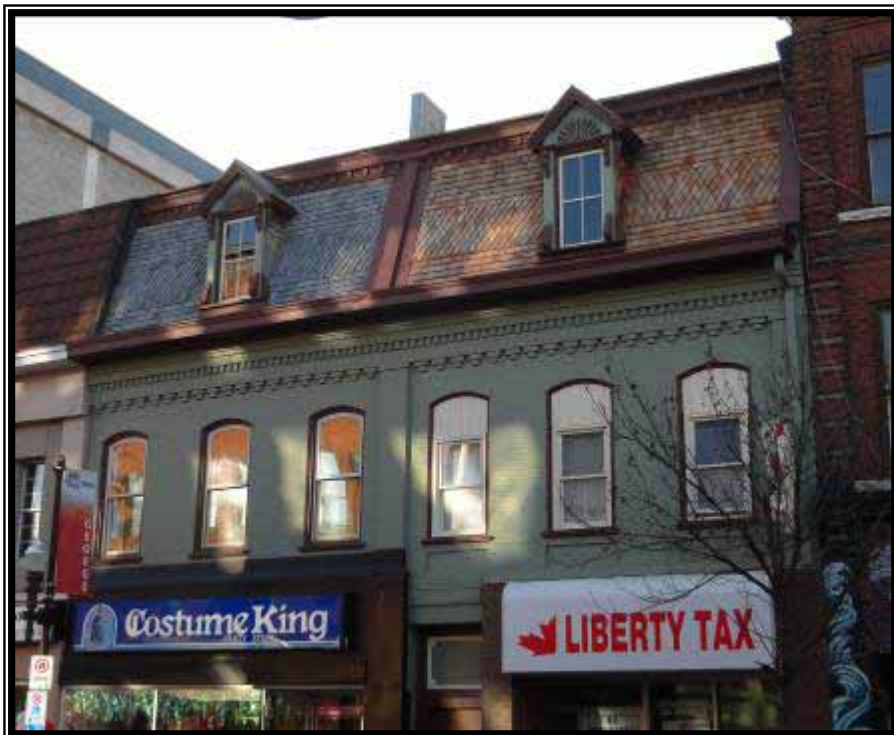
SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED

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Exterior Elements:

- Original red brick one and a half storey construction
- Medium pitch gable roof with central gabled dormer in south elevation
- Original window openings
- Original decorative brickwork including painted quoins and soldier coursed voussoirs
- Stone foundation
- Simple, boxed soffits and eaves

Heritage Designation Brief



285A George Street North

**Peterborough Architectural Conservation Advisory
Committee**

January 2012

HERITAGE DESIGNATION STATUS SHEET

Street Address:	285 George St.
Roll Number:	040050193020000
PIN Number:	281020020
Short Legal Description:	PLAN 11 PT LOT 7 PT LOT 8 IN BLK E RP45R5796 PARTS 1 3 4 2217.00SF 21.19FR D
Owners' Mailing Address:	285A George Street North, Peterborough, ON K9J 3H3
Owners Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	October 13 th , 2004
Evaluation Category:	A
Evaluators:	Sue Schappert
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	
PACAC Application Approval Date:	
Designation Brief Completed By:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

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SHORT STATEMENT OF REASON FOR HERITAGE DESIGNATION:

Category A: The properties in this category are 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

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.

The building also has historical value in its association with John J. Lundy, for whom the building was originally built. J.J Lundy was born in Peterborough in 1834 and was Mayor of the town from 1880-1881 as well as a president of the Little Lake Cemetery Company.

ORIGINAL OWNER: John J. Lundy

ARCHITECT: unknown

DATE OF CONSTRUCTION: 1870-1875

BUILDER: unknown

CONTEXT- SITE AND SETTING:

Located in the southern end of the traditional commercial core on the west side of George Street , between Sherbrooke and King Streets, 285 A George Street North was once the northern end of 'The Lundy Building' an entire block of buildings that curved around to King Street. The southern portion of the original structure is now a four storey post-modern commercial building. 283 George Street North is also part of the original block but has been heavily altered and none of the original features remain. 285 and 285A George Street North retain their original architectural integrity, and have recently undergone a restoration of the cedar shingles, brick work and windows. The storefronts of both buildings have been altered many times over the years.

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 Attributes:

- Rectangular massing of the building
- Original fenestration and window openings with wooden sash and surrounds on second storey

- Original gable window in mansard roof with wooden sash and decorative surround
- The original brick parapet firewall dividing 285 and 285 A George Street



- Mansard roof with patterned cedar shingles and masonry dentils below the eaves
- Decorative cedar gables and trim
- Corbelled brick work



Heritage Designation Brief



The James T. Henthorn Building

406-408 George Street North

Peterborough Architectural Conservation Advisory Committee

January 2012

HERITAGE DESIGNATION STATUS SHEET

Street Address:	406-408 George Street North
Roll Number:	040100072000000
PIN Number:	281030134
Short Legal Description:	PLAN 1 PT LOT 1 PLAN 5 LOTS 3 4 PT LOTS 2 AND 5 RP 45R14063 PART 2 2893.00SF 44.00FR D
Owners' Mailing Address:	
Owners' Concurrence:	Yes
PACAC Application Review Date:	
On Site Evaluation Date:	June 28, 2004
Evaluation Category:	B (61.6)
Evaluators:	Susan Schappert
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
Submission Date:	
Objections Noted:	
Comments:	

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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.



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. Ironically, J. T Henthorn lost many of his original buildings to fire along George and Hunter Streets. In 1855, Council passed a by-law forbidding any frame construction in the area east of Aylmer Street as a result of these and other downtown fires.

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.

ORIGINAL OWNER: James Trotter Henthorn

ARCHITECT: Unknown

DATE OF CONSTRUCTION: c.1858

BUILDER: Unknown

CONTEXT- SITE AND SETTING:



The Henthorn building at 406-408 George Street North is flanked on either side by designated heritage properties and has excellent contextual value as part of this historic commercial streetscape of three storey buildings running from Brock Street to Simcoe Street on the east side of George.

All buildings surrounding it are of similar age, scale and have shared a common commercial use throughout their existence. It is also interesting to note that most of the block north of Hunter Street was constructed in the late 1850s, and are some of the earliest surviving commercial buildings in the city.

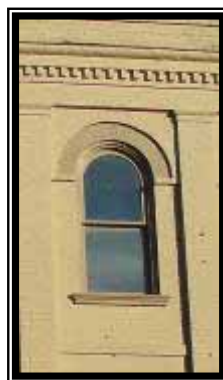


SUMMARY OF HERITAGE ATTRIBUTES TO BE DESIGNATED

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Exterior Elements:

- 3-storey, 3-bay painted brick rectangular structure with stretcher bond construction
- Flat roof
- Fenestration on third-storey with segmented label surrounds and radiating brick voussoirs
- All window openings set in elongated brick recesses
- Wooden details including all original wooden window surrounds and sills
- Decorative brickwork including dentil details along top section of third storey just below the roof



Heritage Designation Brief



The George Fitzgerald House

430 Sheridan Street

Peterborough Architectural Conservation Advisory Committee

HERITAGE DESIGNATION STATUS SHEET

Street Address:	430 Sheridan Street
Roll Number:	040100142000000
PIN Number:	
Short Legal Description:	PLAN 1 PT LOTS 5 AND 6 S BROCK ST E WATER ST REG 4567.00SF 40.00FR 114.17D
Owners' Mailing Address:	
Owners' Concurrence:	Yes
PACAC Application Review Date:	January 2012
On Site Evaluation Date:	June 28, 2004/July 2011
Evaluation Category:	B (57.85)
Evaluators:	Susan Schappert/Jennifer Patterson
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	January 2012
PACAC Application Approval Date:	
Designation Brief Completed by:	Jennifer Patterson
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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.

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, Sheridan sold his land to Martha Sheridan, who then sold part of the property, where 430 Sheridan Street was constructed, to George Fitzgerald, partner of Fitzgerald & Stanger Carriage Works on Brock 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.



The building's simple architectural features are typical of middle class business owners during this time period. All of the homes on this street would have been constructed in the same time period of the later part of the 19th century.

ORIGINAL OWNER: George Fitzgerald (Land originally owned by Walter Sheridan)

ARCHITECT: Unknown

DATE OF CONSTRUCTION: c.1884

BUILDER: Unknown

CONTEXT- SITE AND SETTING:

The site of the building is significant as it was once “Sheridan Terrace”, and contained the large estate home of Walter Sheridan, who was the County Clerk from 1851-1866. Walter Sheridan, born in Ireland in 1796 was the first clerk for the City of Peterborough in 1844, and was also an architect. The street was named after him. Walter Sheridan owned much of the land that comprises Sheridan Street today. The location, directly across from the County courthouse would have been chosen for its convenient location for the original owner of the land.



The building is now used for commercial purposes as a graphic design firm, but is surrounded by buildings of similar age and construction techniques with the same setback from the street, with a few exceptions of modern infill. The neighbourhood features landmark buildings from the 19th century such as St. John's Anglican Church and the Peterborough County Courthouse, both constructed in the 1830s. Much of the land near this property has been owned by St. John's Anglican Church and leased out for various terms.



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:

- Two storey red brick construction with rear unit
- Low hipped roof
- Fieldstone foundation
- Original window openings (new wooden windows) with 2/2 sash



- Sand coloured brick voussoirs
- Original front door opening with replacement wooden door and sidelights

