

Heritage Designation Brief



The Conger-Bradburn House

293 London Street

Peterborough Architectural Conservation Advisory Committee

February 2008

HERITAGE DESIGNATION STATUS SHEET

Street Address: 293 London Street

Roll Number: 030040067000000

PIN Number: 281050003

Short Legal Description: LT 15, SOUTH OF LONDON STREET & WEST OF GEORGE STREET, PL 1 TOWN OF PETERBOROUGH; LT 14 SOUTH OF LONDON STREET & WEST OF GEORGE STREET PL 1 TOWN OF PETERBOROUGH; PT RUBIDGE ST PL 1 TOWN OF PETERBOROUGH AS CLOSED BY ORDER R105931, AS IN R163440; PT LT

Names of Owners: Trent University

Owners' Mailing Address: 1600 West Bank Drive
Peterborough, ON K9J 7B8

Owners' Concurrence: No

PACAC Application Review Date: February 21, 2008

On Site Evaluation Date: May 15, 2007

Evaluation Category: B

Evaluators: Susan Schappert

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: February 20, 2008

PACAC Application Approval Date: February 21, 2008

Designation Brief Completed by: Susan Schappert

Submission Date: March 17, 2008

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 distinctive importance by virtue of architectural, historical, and environmental criteria, 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.

Built circa 1863, this Victorian house was constructed to replace the home of Wilson S. Conger on Conger Hill, which had completely burned in March of 1863.



W. S. Conger was the first sheriff of the District of Colborne, and a vigorous advocate of the opening of the 'back county' to settlers, as well as the development of the Trent Canal. He was also on the first Town Council, having been part of the citizen's committee that drafted the legislation incorporating Peterborough as a Town, and went on to re-election for nine consecutive years, as reeve in 1854, mayor in 1856, deputy reeve in 1857, then reeve and warden of the County in 1859.



Conger occupied his new house for less than a year, and it was sold to Thomas Bradburn in the early 1870's.

Bradburn was a merchant, who had previously lived with his family above his store at 382 George Street North. The move to this large home, which was originally surrounded by gardens and a large

cruciform-shaped carriage house (since demolished), was indicative of

Bradburn's growing wealth. He eventually moved away from mercantile interests to focus on real estate. At the time of his death in 1900, Bradburn was the individual owning the most property in Peterborough.



Bradburn's widow continued to live in the house until 1909. It was then sold and became St. Vincent's Orphanage, and later the Balmoral Lodge Nursing Home. In 1983 it became part of Trent University's Catharine Parr Traill College, a complement to the other large 19th century buildings that comprised the campus.

This large Victorian Gothic house is noted for its bargeboard trim, and numerous additions, some more compatible with the original building than others. Trent University's sympathetic alterations include the long verandah wrapping around the west and south facades, and addition/outbuildings at the south end of the building.

CURRENT OWNER: Trent University

ORIGINAL OWNER: W.S. Conger

ARCHITECT: Unknown

DATE OF CONSTRUCTION: 1863

BUILDER: Unknown

CONTEXT- SITE AND SETTING:

Located on the south side of London Street between Reid and Stewart streets, the Conger-Bradburn House is a large, sprawling building with numerous additions. To the immediate west of the building is a large parking lot. While numerous mature trees are dotted throughout the property, most of the gardens and lawns have been replaced by pavement.



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:

- The 2 ½ storey exterior brick walls of the original building and 1 storey projecting bays
- The stone foundation
- The steeply pitched hipped gable end roof broken by dormer windows (both original building and addition)
- All remaining bargeboard trim along roof, gables, and dormers
- Decorative cornice
- Any remaining original and historic fenestration, including flat and round topped windows, transoms, stained glass



Heritage Designation Brief



The Hutchinson-Kerr House

591 Stewart Street

Peterborough Architectural Conservation Advisory Committee

February 2008

HERITAGE DESIGNATION STATUS SHEET

| | |
|------------------------------------|--|
| Street Address: | 591 Stewart Street |
| Roll Number: | 030020173000000 |
| PIN Number: | 281080038 |
| Short Legal Description: | PT LT 12 S OF DUBLIN & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH; PT LT 13 S OF DUBLIN & W OF GEORGE ST PL 1 TOWN OF PETERBOROUGH AS IN R176932; PETERBOROUGH CITY |
| Names of Owners: | Trent University |
| Owners' Mailing Address: | 1600 West Bank Drive Peterborough, ON K9J 7B8 |
| Owners' Concurrence: | No |
| PACAC Application Review Date: | February 21, 2008 |
| On Site Evaluation Date: | May 15, 2007 |
| Evaluation Category: | A |
| Evaluators: | Susan Schappert |
| Heritage Type: | Built Structure |
| Designation Type: | Ontario Heritage Act – Part IV |
| Designation Brief Completion Date: | February 20, 2008 |
| PACAC Application Approval Date: | February 21, 2008 |
| Designation Brief Completed by: | Susan Schappert |
| Submission Date: | March 17, 2008 |
| Objections Noted: Comments: | |

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SHORT STATEMENT OF REASONS FOR HERITAGE DESIGNATION

Heritage Evaluation Criteria Note:

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 Hutchinson-Kerr House has excellent cultural heritage value in its historical associations with significant Peterborough citizens, its architecture and construction, and in its contextual setting within the Traill College campus.



The oldest building of Catharine Parr Traill College, the Hutchinson-Kerr House was constructed in 1853 for Thomas Hutchinson, a well-known tin merchant in Peterborough. The house was constructed of stacked planks, a building technique used during the Peterborough timber boom of the mid-19th century.

In 1870, Edgecombe Pearse, the County Clerk for over 30 years, purchased the house. It is thought that at this time the north addition of the house was constructed in buff brick, and the original house was renovated and clad in brick. The house stayed in the Pearse family for almost 100 years. Its last owners as a residence were Francis D. Kerr and his wife, Lillian Pearse. In 1967, Lillian



Pearse Kerr sold the house to Trent University to be used as part of the Traill College campus after her death in the early 1970s.

The architecture of the Hutchinson-Kerr House is very well preserved, including both the original Regency-inspired 1853 structure and the 1870 Gothic Revival addition to the north. It features original trim and a

substantial wrap-around verandah. The building is an excellent example of the sympathetic evolution of a building, from a simple Regency Cottage, to a substantial 20th century residence, to an educational institution outfitted with classrooms and offices. It also features many historic interior features, including several fireplaces and a curved stairway.

As part of Trent University's Catharine Parr Traill College campus, the Hutchinson-Kerr House has excellent contextual value. Removed from the street by a wide lawn, the house is set north of the Robinson-Scott House, and has been blended into the campus of modern and historic buildings by winding pathways and a mature treed landscape.

CURRENT OWNER: Trent University

ORIGINAL OWNER: Thomas Hutchinson

ARCHITECT: Unknown

DATE OF CONSTRUCTION:
1853 – Stacked plank main house
1870 – Gothic Revival addition

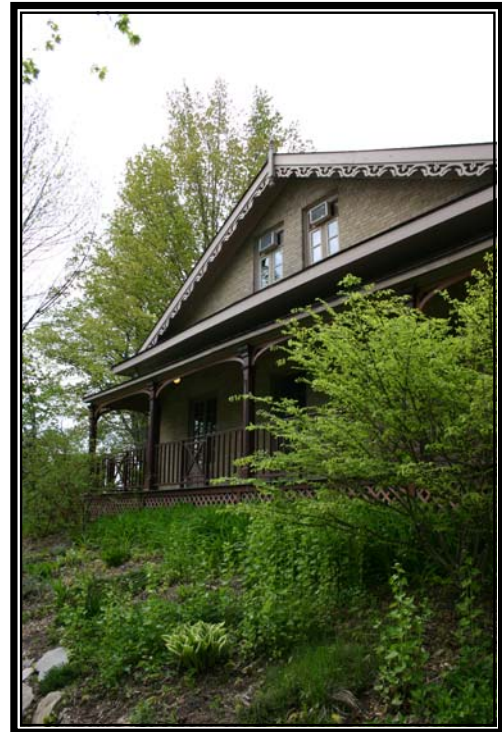
BUILDER: Unknown

CONTEXT- SITE AND SETTING:

The Hutchinson-Kerr House is located to the north of Scott House on Trent University's Traill College campus. It is mostly obscured from the street by mature trees and shrubs, and is accessible from London Street by winding paths that loop around the campus. Perched on the London Street hilltop, the house can be seen more clearly from the rear campus entrance on Dublin 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:

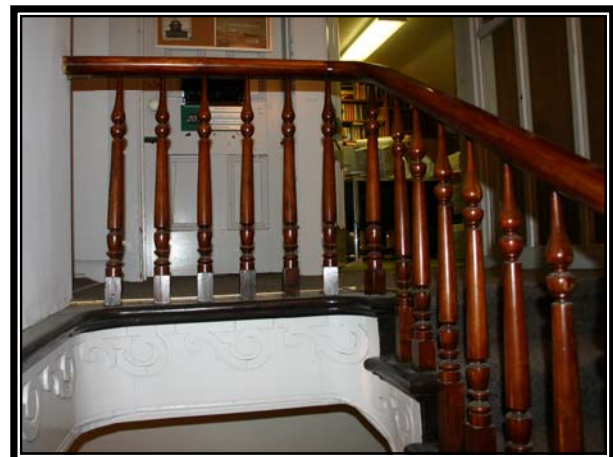
Exterior Elements:

- The south 1853 original building, constructed of stacked planks and clad in buff brick
- The north 1870s addition, constructed of buff brick, with two storey projecting bay on the east facade
- The low gable-end hipped roof, including chimneys
- The wood bargeboard trim, with finials and eave returns
- The wrap-around verandah (south and east façades), including railings, posts and trim
- The fenestration, including French windows, flat and segmental tops, 1/1 and 2/2 double hung sash
- The main entrance, including 4 panel door, transom, sidelights with recessed wood panel topped with 2 lights



Interior Features:

- Historic trim and mouldings
- Paneling and built-in bookcases in the Wilson Reading Room
- All fireplaces
- Curved stairway, including baluster and railings



Heritage Designation Brief



The Moore-Crawford House

310 London Street

Peterborough Architectural Conservation Advisory Committee

February 2008

HERITAGE DESIGNATION STATUS SHEET

| | |
|------------------------------------|--|
| Street Address: | 310 London Street |
| Roll Number: | 030020003000000 |
| PIN Number: | 281080036 |
| Short Legal Description: | LT A PL 130 PETERBOROUGH CITY; LT I PL 130 PETERBOROUGH CITY; LT J PL 130 PETERBOROUGH CITY; LT K PL 130 PETERBOROUGH CITY; PT RUBIDGE ST PL 1 TOWN OF PETERBOROUGH BTN N LIMIT LONDON ST & THE S LIMIT DUBLIN ST, AS CLOSED BY R165644, AS IN R177148, S/T R177 |
| Names of Owners: | Trent University |
| Owners' Mailing Address: | 1600 West Bank Drive Peterborough, ON K9J 7B8 |
| Owners' Concurrence: | No |
| PACAC Application Review Date: | February 21, 2008 |
| On Site Evaluation Date: | February 14, 2008 |
| Evaluation Category: | B |
| Evaluators: | Susan Schappert |
| Heritage Type: | Built Structure |
| Designation Type: | Ontario Heritage Act – Part IV |
| Designation Brief Completion Date: | February 20, 2008 |
| PACAC Application Approval Date: | February 21, 2008 |
| Designation Brief Completed by: | Susan Schappert |
| Submission Date: | March 17, 2008 |
| Objections Noted: | |
| Comments: | |

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STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Heritage Evaluation Criteria Note:

Category 'B': The properties in this category are of distinctive importance by virtue of architectural, historical, and environmental criteria, 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.

The Moore-Crawford House has good cultural heritage value in its historic associations with two Peterborough businessmen, its architecture, and in its



contextual setting as part of Trent University's Catharine Parr Trail College.

The house was built in 1872 for William H. Moore, a local barrister. Moore was highly involved in public affairs, serving on Peterborough Town Council for 8 terms, as well as Chairman of the Town (later City) Trust Commission for over 18 years. A well-known member of the

Knights of Columbus, Moore was also a Director and then Chairman of the Little Lake Cemetery Company for many years.

Moore used the house at 310 London Street as his home and office, a trend that continued with the next owner, Thomas C. Ephgrave, who bought the property in 1925. Ephgrave was a building and general contractor, who also specialized in insurance appraisals and adjustments. His company, a member of the Canadian Construction Association, was responsible for the construction of new buildings and alterations to some of Peterborough's most prominent businesses and institutions, including: the YMCA, Peterborough Canoe Company, Brinton-Peterboro Carpet Co., DeLaval Company, Mark Street Church, St. John's Church, Bank of Montreal, A. Comstock & Sons, and the Peterborough Lockworks.

In 1964, the house was purchased by Mr. Meyer Levine who never actually resided there, as the property was almost immediately acquired by Trent University for its downtown campus.

The original design of the house is attributed to John E. Belcher, a well-known architect and engineer in 19th century Peterborough. Though relatively simple in appearance, at the time of its construction this house would have fit in well with the other large 19th century residential homes at the top of the London Street hill.



Several changes appear to have been made to the house circa 1920, including the front porch and main entrance. The noted architect Ron Thom, who designed the award-winning Symons Campus at the north end of Peterborough, also made some

changes to the house in the mid 1960s. Overall, the changes made to the house have been relatively sympathetic, and it remains a well-preserved example of simple Victorian architecture.

Originally, the house was part of a well-to-do Victorian neighbourhood. Today, it has good contextual value as part of Catharine Parr Traill College, which consists of a number of converted Victorian buildings and modern structures and additions that have served as classrooms, offices, and student residences. The Moore-Crawford House is partially attached to Wallis Hall, a modern building designed by Ron Thom, and also retains its original carriage house, now used as a lecture hall.

In keeping with Trent University's practice of naming the Traill campus buildings for prominent Peterborough women, the house was named 'Crawford House' in honour of Isabella Valancy Crawford, a late Victorian poetess and authour.

CURRENT OWNER: Trent University

ORIGINAL OWNER: William H. Moore

ARCHITECT: Attributed to John E. Belcher

DATE OF CONSTRUCTION: 1872

BUILDER: Unknown

CONTEXT- SITE AND SETTING:



Located on the north side of London Street, Crawford House looks down the hill at another Traill College building, Langton House. Wallis Hall, the most modern building on campus, wraps around Crawford House on its west façade. The carriage house is located at the northeast corner of the main house.

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:

- The 2 storey brick walls, simple rectangular plan, and symmetrical front façade
- The hipped roof, including double stacked chimney, wide overhanging eaves, soffits and fascia
- The front porch, including paired square columns on bases, railings, stairs
- The fenestration, including flat and segmental arch topped windows, 2 over 2 sash
- The main entrance, including sidelights and transom
- The carriage house lecture hall, including gable roof, fenestration and entrances



Heritage Designation Brief



Scott House

300 London Street

Peterborough Architectural Conservation Advisory Committee

February 2008

HERITAGE DESIGNATION STATUS SHEET

Street Address: 300 London Street/579 Stewart Street

Roll Number: 030020172000000

PIN Number: 281080036

Short Legal Description: LT A PL 130 PETERBOROUGH CITY;
LT I PL 130 PETERBOROUGH CITY;
LT J PL 130 PETERBOROUGH CITY;
LT K PL 130 PETERBOROUGH CITY;
PT RUBIDGE ST PL 1 TOWN OF
PETERBOROUGH BTN N LIMIT
LONDON ST & THE S LIMIT DUBLIN
ST, AS CLOSED BY R165644, AS IN
R177148, S/T R177

Names of Owners: Trent University

Owners' Mailing Address: 1600 West Bank Drive
Peterborough, ON K9J 7B8

Owners' Concurrence: No

PACAC Application Review Date: February 21, 2008

On Site Evaluation Date: May 15, 2007

Evaluation Category: A

Evaluators: Susan Schappert

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: February 20, 2008

PACAC Application Approval Date: February 21, 2008

Designation Brief Completed by: Susan Schappert

Submission Date: March 17, 2008

Objections Noted:
Comments:

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SHORT STATEMENT OF REASONS FOR HERITAGE DESIGNATION

Heritage Evaluation Criteria Note:

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.

Scott House has excellent cultural heritage value in its historical associations with significant Peterborough personalities, its architecture, and contextual setting as one of the historic former residences that have been used as Trent University's Catharine Parr Traill College since the 1960's.



Originally built for Thomas and Jane Robinson in 1882, the Scott House was designed by local architect and engineer, John E. Belcher. It had the modern conveniences of running hot and cold water, and gas lighting, but unfortunately, the Robinsons ran into financial difficulties and had their modern, architect-designed home taken from them by the Ontario Bank within the year. Adam Hall, the owner of a prosperous stove and tinware dealership, moved into the house in 1883 and remained there until 1916.

Originally built for Thomas and Jane Robinson in 1882, the Scott House was designed by local architect and engineer, John E. Belcher. It had the modern conveniences of running hot and cold water, and gas lighting, but unfortunately, the Robinsons ran into financial difficulties and had their modern, architect-designed home taken from them by the Ontario Bank within the year. Adam Hall, the owner of a prosperous stove and tinware dealership, moved into the house in 1883 and remained there until 1916.

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In the spring of 1916, G.A. MacDonald, head of the Peterborough Quaker Oats factory, and his wife Margaret bought the house and lived there until 1934, when they were transferred to western Canada. During their occupancy the sun porch on the east façade and the front verandah, connecting the two projecting bays were added to the building.



In the 1940s the building was subdivided into apartments. In 1963, the building was sold to Trent University for its downtown campus. Architect Ron Thom, who designed the award-winning Symons Campus at the north end of Peterborough, sympathetically adapted the building to meet the college's needs, while retaining the Belcher core of the house. Like all of the original buildings of Traill College, which was originally the women's college of Trent University, the house was named for a locally prominent historical woman, Jeannette Scott, who was the daughter of Peterborough pioneer, Adam Scott.



Scott House is a typical example of Belcher's architecture in 19th century Peterborough, which is a Victorian adaptation of Italianate design. It retains many original and/or historic features, with the Ron Thom additions blending relatively harmoniously into the historic building.

As part of Trent University's Traill College Campus, Scott House has excellent contextual value. Looking over the southern buildings of Traill College from its terraced hilltop on London Street, Scott House is the centre of this campus, consisting of modern and historic buildings connected by winding pathways and a mature treed landscape.

CURRENT OWNER: Trent University

ORIGINAL OWNER: Thomas and Jane Robinson

ARCHITECT: John E. Belcher

DATE OF CONSTRUCTION: 1882

BUILDER: David Carlisle, Contractor



CONTEXT- SITE AND SETTING:

Scott House sits on a hill overlooking Peterborough to the southeast. The building is set back from the street near the rear of the lot, with a large front lawn descending in two terraces from the front of the house down to London Street. A number of mature trees dot the property, as well as winding paths that loop around the Traill College campus.

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:

- The painted brick exterior walls on a coursed granite foundation, with 2-storey projecting bay flanking the main entrance
- The irregular shaped, low hipped roof
- The 1920s 2-storey sunroom to the east of the main entrance
- The fenestration, including square and segmental topped windows, double hung 9/9 sash, French doors, and round topped window with Gothic arched pattern
- The main entrance, including solid wood door with single fielded panel, floor length sidelights each with 14 panes, semi-circular transom with 3 concentric rings, and moulded entablature and pilasters
- The two storey verandah connecting the two story projections on the south façade
- The decorative brickwork, including dentilled bed moulding under the eaves, string courses and voussoirs
- The Ron Thom-designed 1 storey additions wrapping the north, east and west facades, including fenestration and wide overhanging eaves with wood soffits



Heritage Designation Brief



Wallis Hall

310 London Street

Peterborough Architectural Conservation Advisory Committee

February 2008

HERITAGE DESIGNATION STATUS SHEET

Street Address: 310 London Street

Roll Number: 030020003000000

PIN Number: 281080036

Short Legal Description: LT A PL 130 PETERBOROUGH CITY;
LT I PL 130 PETERBOROUGH CITY;
LT J PL 130 PETERBOROUGH CITY;
LT K PL 130 PETERBOROUGH CITY;
PT RUBIDGE ST PL 1 TOWN OF
PETERBOROUGH BTN N LIMIT
LONDON ST & THE S LIMIT DUBLIN
ST, AS CLOSED BY R165644, AS IN
R177148, S/T R177

Names of Owners: Trent University

Owners' Mailing Address: 1600 West Bank Drive
Peterborough, ON K9J 7B8

Owners' Concurrence: No

PACAC Application Review Date: February 21, 2008

On Site Evaluation Date: February 14, 2008

Evaluation Category: A

Evaluators: Susan Schappert

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: February 20, 2008

PACAC Application Approval Date: February 21, 2008

Designation Brief Completed by: Susan Schappert

Submission Date: March 17, 2008

Objections Noted:

Comments:

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STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Heritage Evaluation Criteria Note:

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.

Wallis Hall, the most prominent modern building of Trent University's Catharine Parr Traill College, was also the first large building Ron Thom designed for Trent University.



Constructed in 1963-64 as a student residence and office space for Catharine Parr Traill College, it helped to unify the collection of older buildings purchased for the college.

The first floor contained individual faculty offices, seminar rooms, a common area with a fireplace, and three dons' apartments with fireplaces.

While the offices and seminar rooms still exist, most of the other spaces have been converted into offices, but it is still possible to imagine the original plan. A college pub was accommodated in the northeast wing. The second and third floors were devoted to individual student study bedrooms.

Wallis Hall illustrates well Thom's debt to the principles of the American architect Frank Lloyd Wright. The long, low building hugs its site. It takes advantage of the slope of the landscape, sinking into the hillside with the first floor on the east side lower than the walkway. The horizontality is



emphasized by the bands of casement windows, as well as by the wide overhanging eaves. Horizontal lines of the wood trim and fireplace mantels on the interior echo the exterior effect.

CURRENT OWNER: Trent University

ORIGINAL OWNER: Trent University

ARCHITECT: Ron Thom

DATE OF CONSTRUCTION:
1963-1964

BUILDER: Unknown



CONTEXT- SITE AND SETTING:

Built into the hillside of the Traill College campus, Wallis Hall is surrounded by historic buildings that are representative of several architectural styles of the later 19th century. This explicitly modern building connects to Crawford House on its south east corner, and runs north in a long horizontal line back to Dublin 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:

- The long horizontal lines and rectilinear form of the building, consisting of brick walls and pilasters dividing the exterior bays, and horizontal bands of stucco
- Overhanging wood slat assemblage on south façade, and wood overhang on the northeast entrance
- Vertical wood paneling between windows



- Wooden fascia and deep overhanging eaves
- Overhanging wood sunshades on northeast and northwest corners
- High parapet walls on northeast and northwest corners
- Brick retaining walls forming terraces
- Fenestration, specifically the existing pattern of fixed and casement windows
- Entrances, including shallow staircases, overhangs, doors and associated glazing

Interior Features:

- Exposed brick walls
- Low ceilings, including timber panels
- Timber baseboards and trim
- All fireplaces
- Remaining Ron Thom-designed furniture

