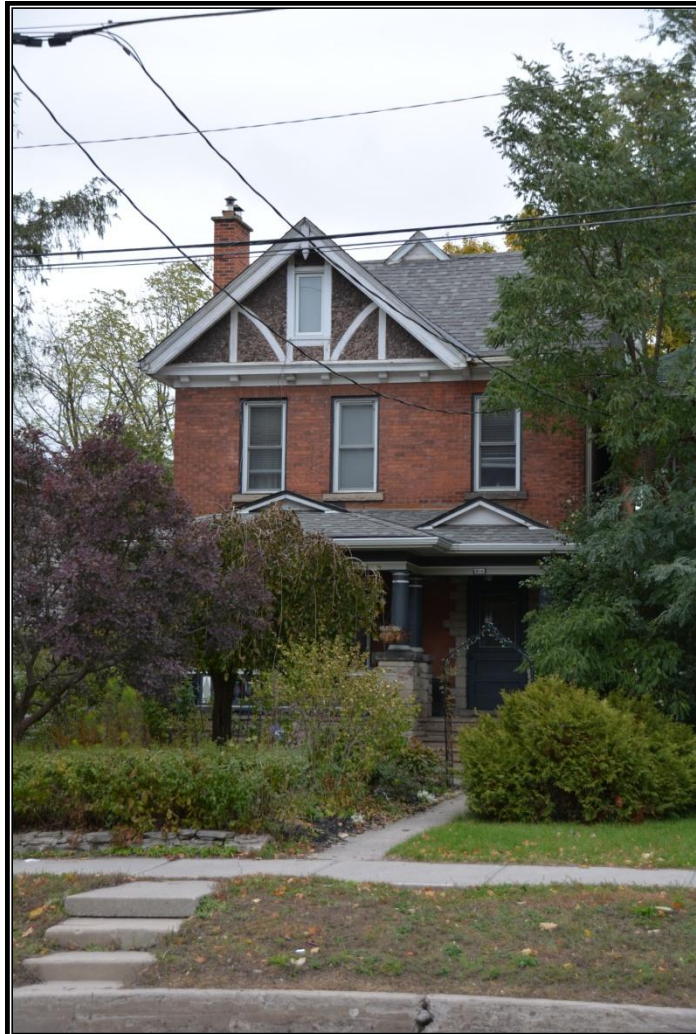


Heritage Designation Brief

“The J.W. Miller House”



212 McDonnel Street

Peterborough Architectural Conservation Advisory Committee

May 2019

Heritage Designation Status Sheet

Street Address:	212 McDonnel Street
Roll Number:	040061027000000
Short Legal Description:	PT LT 6 W OF GEORGE ST & S OF LONDON ST PL 1 TOWN OF PETERBOROUGH; PT LT 6 W OF GEORGE & N OF MCDONNEL ST PL 1 TOWN OF PETERBOROUGH AS IN R415721, S/T & T/W R415721; PETERBOROUGH CITY
PACAC Application Review Date:	May 2, 2019
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	April 2019
Designation Brief Completed by:	Emily Turner
Comments:	

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any one** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 212 McDonnel Street has cultural heritage value or interest and merits designation under the *Ontario Heritage Act*.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:

212 McDonnel Street is a representative example of a late Victorian residential building in Peterborough. It demonstrates a number of features that were used extensively during this period as part of the Queen Anne style including half timbering and asymmetrical massing. It is also a good example of the use of cobblestone infill in the gable end. This finishing method is relative rare in Peterborough and has been retained at 212 McDonnel Street. The interior of the house also retains a rare surviving example of nineteenth century leather paper in the front hallway and stairwell and an Art Nouveau fireplace.

ii. displays a high degree of craftsmanship or artistic merit:

212 McDonnel Street displays a high degree of craftsmanship in the front porch of the house which contains a range of decorative classical details which are extremely well executed. These include: the railing and balustrade; decorative window surround; Doric columns; and rusticated, arched surround on the front door.

iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

2. The property has historical value or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

The property has direct association with John Wesley Miller, a local military man who fought in the American Civil War and the Fenian Raids and was one of the first members of the 57th Regiment in Peterborough, serving as its commanding officer from 1893 to 1914. He was also involved in local government and charitable activities.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

212 McDonnel Street yields additional information about Peterborough's significant and important military history through its occupant, J.W. Miller, and his involvement in the city's military community.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

The designer of the building is not known. It may be architect Fred Bartlett who also designed 204 McDonnel Street and King George and Queen Mary public schools.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in maintaining the residential character of the local neighbourhood which is comprised primarily of late nineteenth homes.

ii. is physically, functionally, visually or historically linked to its surroundings

The property is historically and functionally linked to its surroundings as part of an intact late nineteenth century neighbourhood comprised primarily of houses of a similar size along McDonnel Street between George and Aylmer Streets. It is also historically linked to the public precinct around Confederation Square and the Armoury due to its associations with military history in Peterborough.

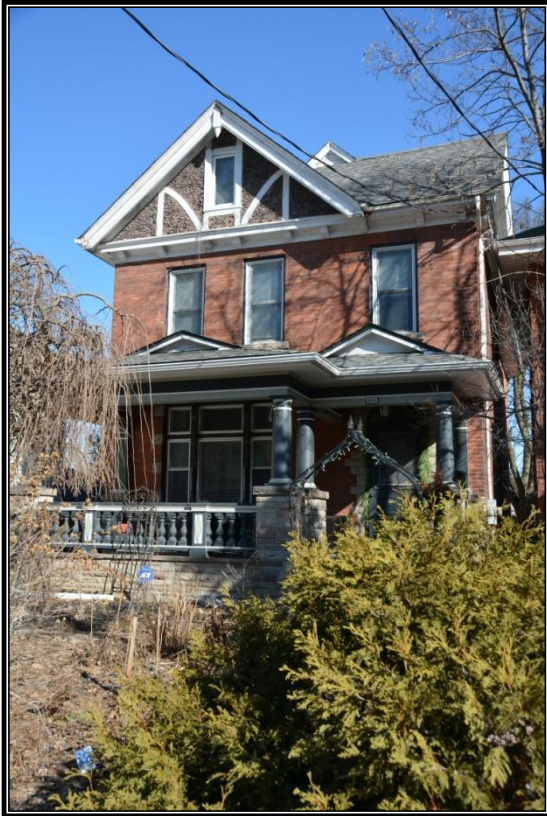
iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The property is not a specific landmark.

Design and Physical Value

212 McDonnel Street is a good example of a late nineteenth century Victorian residential property. It has features representative of two major architectural styles from this period: the Queen Anne style, in which the main body of the house was constructed and the Edwardian Classical style, in which the front porch was constructed, potentially as a later addition.

The current house replaced a smaller one-and-a-half storey house of an unknown date which appears on the 1882 fire insurance map, and again in 1889. The new house was constructed further from the street on the deep lot and was



significantly larger than the earlier structure. The city's assessment rolls suggest the current house was constructed around 1896; it was certainly in place by 1904 when it appears on an updated fire insurance map. The property was originally owned by Samuel Manning, passing to his son, William H. Manning, in 1889, although the older Manning was still alive at this time. The Mannings owned a significant amount of property along McDonnel Street at this time, including lots 5 and 6, on which they had their original house at 222 McDonnel Street, as well as several others which they used as rental properties. In 1895, W.H. Manning constructed 204 McDonnel and moved into it, along with his father; it is likely that 212 was constructed the following year. Like its neighbour at 208-210 McDonnel Street, it was also used as a rental property during the late nineteenth and early twentieth centuries.

The main portion of the house is constructed in the Queen Anne style, which was popular throughout the late nineteenth and early twentieth centuries. It was developed in England during this period and quickly spread to North America where it became extremely popular for residential construction. The style drew from a wide variety of historical sources, but was itself ahistoric and eclectic, exemplifying the picturesque aesthetic which characterized many Victorian architectural styles. The sources to which to Queen Anne looked were numerous and varied, but, in particular, the style drew on elements from vernacular English, Tudor and late seventeenth century architecture; these elements were combined to form a new and varied style which was easily adapted to different buildings and the needs and preferences of their patrons. A defining feature of this style was its extensive use of decorative elements, including brackets, half-timbering, gables and decorative woodwork. However, the most important design element the Queen Anne style was its asymmetry which actively rejected the symmetrical balanced aesthetic of Classical architecture in favour of forms that were more organic and naturalistic.



Although it does not possess the extensive decorative scheme of many larger Queen Anne style houses constructed during this period, 212 McDonnell Street demonstrates a number of key features of the Queen Anne style. In particular, the house's asymmetrical massing with front gable and offset entrance is typical of this style of residential building. The half-timbering in the front gable is also a feature used frequently in Queen Anne style houses; half-timbering has its roots in English vernacular architecture from the Middle Ages and was seen as a historic feature which exemplified the domestic character of the Queen Anne. The half-timbering is infilled with a cobblestone finish. While there are a number of other houses in Peterborough with this type of gable infill, it is not common and 212 McDonnell is a particularly good, and also intact, example of this use of materials. Other decorative features include the pendant finial and corbels.



One of the notable features of this property is the front verandah which is constructed in the Edwardian Classical style and features a high degree of craftsmanship in its well executed wooden and stone elements. This porch may be a later addition to the house, likely added in the

early twentieth century although its date of construction is not definitively known. The Edwardian Classical style came to prominence in Ontario around the turn of the twentieth century as architects began to return to classical forms as the nineteenth century interest in medieval architecture began to wane. While this new interest in classical forms was particularly evident in public buildings which incorporated the forms, details and massing of Classical and Renaissance structures, the classical style also became extremely popular in residential architecture. In Peterborough, Edwardian Classical houses form a significant portion of the historic housing stock in neighbourhoods throughout the city. These houses use classical elements such as columns, pediments, and rustication as their primary classical elements, generally in window surrounds, gables, and verandahs.



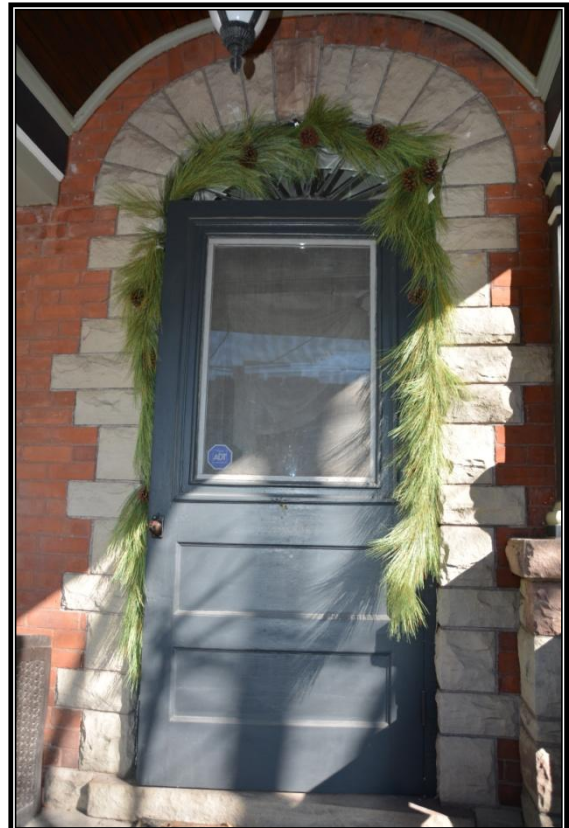
The verandah on 212 McDonnel Street is typical of an Edwardian Classical verandah constructed in the early twentieth century. It features Doric columns with an entablature, and a decorative railing with turned wooden balustrades and square columns. The piers are rusticated limestone which echoes the entrance



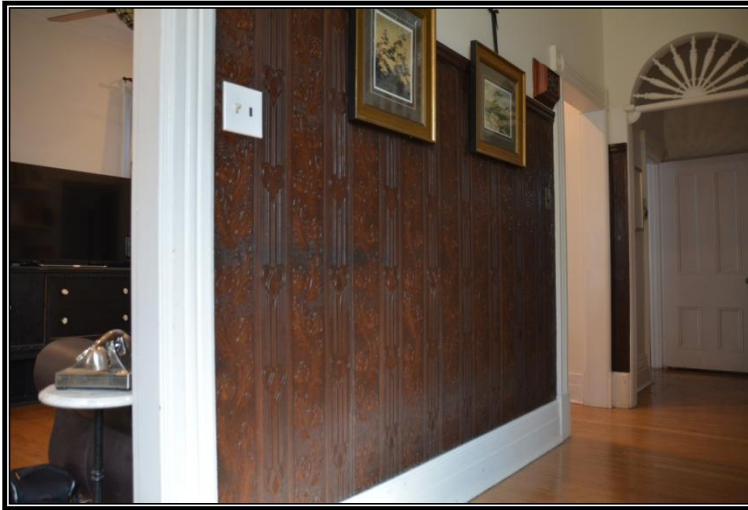
surround. The entrance surround is an excellent example of a rusticated surround featuring roughly finished limestone blocks and an arch with keystone above the door and leaded transom window. The porch also features a barrel vaulted ceiling above the front entrance which follows the rounded arch of the front door surround. The front window also has an elaborate decorative moulding which follows the styling of the verandah.

The interior of the house has also retained many of its historic features. Two of the key features on the interior of the house are the original leather paper in the front hallway, vestibule and stairwell and the fireplace and surround in the living room. The leather paper in the vestibule, hall, and stairwell is a rare, preserved example of this wall covering from the late nineteenth century which is significant both due to its survival as well as its scope. This method of wall covering became popular during this period and usually featured embossed, decorative designs, including floral and geometric motifs, such as those found at 212 McDonnel Street. Leather paper was often gilded or coloured, although the example in the subject property does not appear to have been. It is not clear when this wall covering was added to the house, as it was popular in wealthy homes throughout the late nineteenth and early twentieth centuries.

The house also retains a fireplace in the living room with decorative metalwork, geometric tile, and surround. The metalwork on the fireplace takes its design cues from the Art Nouveau style which developed around the turn of the twentieth century and was inspired by natural forms and structures, integrating flowing lines and naturalistic motifs. While Art Nouveau was applied to a wide range of artistic forms,



including architecture, it was particularly prevalent in the decorative arts and was often used in buildings for decorative features, including fireplaces. The metalwork includes gingko leaves, vegetal motifs and organic lines typical of the Art Nouveau style. The surround includes a mantle, Ionic columns, and carved floral decoration.



Historical and Associative Value

The property has historical and associative value through one of its owners, John Wesley Miller, who occupied the property between 1912 and his death in 1938. Miller has significant associations with Peterborough's military community, and was also involved in local government and charitable work. The house was owned and occupied by the Miller family until 1969.

212 McDonnel Street was constructed for W.H. Manning, a prominent local dentist, as a rental property on land owned by his father, Samuel Manning. Manning continued to rent out the house until he moved to California in 1911 and the property was sold. It was occupied by a number of tenants throughout the late nineteenth and early twentieth centuries, many of whom were involved in Peterborough's business community. These included: Robert J. Soden who owned a book and stationary store on George Street North and Leslie A. Turner, a photographer and one of the managers of Turner Brothers Card and Mat Manufacturing at 164 Sherbooke Street. In 1912, the property was purchased by John Wesley Miller, a local military veteran and militia member who would live in the house for the rest of his life.

Miller was born in Bowmanville in 1845 and, on a trip to the United States in 1861, enlisted in the 6th Regiment of the US Cavalry when he was only 16 years old, just as the Civil War was breaking out. He served with the Union Army between 1861 and 1864, fighting in iconic battles including Bull Run, Malvern Hill, Antietam, Fredericksburg, and Gettysburg. He was



wounded at both Malvern Hill and Gettysburg, and taken prisoner at the latter. After Gettysburg, he was transported to Libby Prison, the infamous Confederate prison in Richmond, Virginia where he was held until he was exchanged in a prisoner swap several months later. By the time he returned to Canada in 1864,



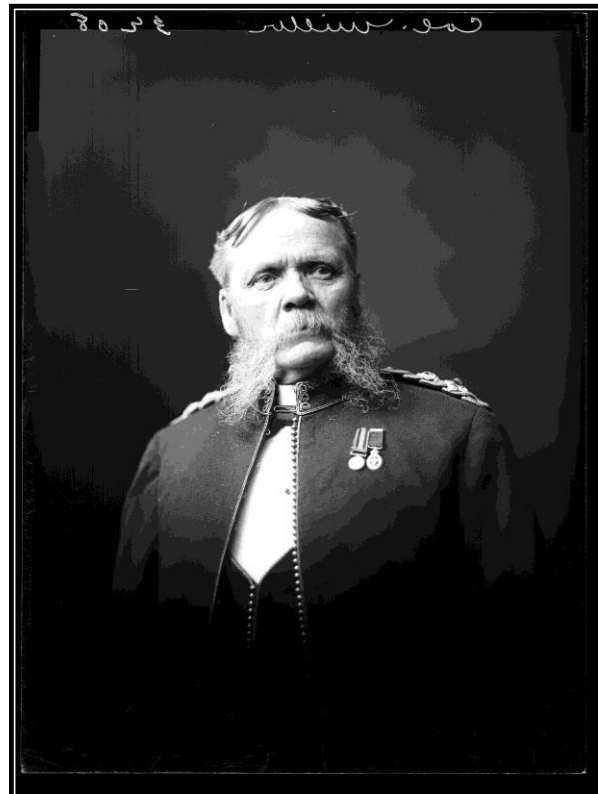
he had risen to the rank of Quartermaster-Sergeant and claimed to have met Abraham Lincoln on several occasions.

Shortly after his return to Canada, Miller volunteered with the Peterborough Rifle Company in the Fenian raids of 1866 and was of the founding members of the 57th Regiment, the local militia, in 1867. He was active with the Regiment for the rest of his life, rising to the rank of Colonel and serving as their

commanding officer from 1893 to 1914. In his 1938 obituary, the Peterborough Examiner even reported that he had volunteered to serve in the First World War but was rejected based on his age. At the time of his death in October of that year, he was one of the last surviving Canadian veterans of the American Civil War and likely the only one who attended the 75th anniversary commemoration of Gettysburg in June 1938. He was also the last surviving veteran of the Fenian raids from the over 200 volunteers who served from the Peterborough area.

Miller was also actively involved in city life outside of military circles. He was a longtime member of the Oddfellows, serving as the District Grandmaster, and an honorary member of the Kinsmen and Orange Lodge. He was an active member of George Street Methodist, later United Church, teaching Sunday School for many years. He also served on city council as an alderman and was a longtime member of the Board of Education.

Through its association with Miller, 212 McDonnell Street yields information about the military history



of the city because of his significant connections to the development of the militia in Peterborough and its members' involvement in various conflicts in the late nineteenth and early twentieth centuries, including the Fenian Raids and the First World War. While the earliest record of a militia presence in Peterborough County dates back to the 1830s, the militia in Peterborough developed in the late 1850s with the establishment of the First Volunteer Militia Rifle Company and the First Volunteer Militia Company of Infantry in Peterborough, as well as the First Militia Company of Infantry in Ashburnham. These companies, which included Miller and a number of other prominent members of the Peterborough and



Ashburnham communities participated in the Fenian Raids in 1866. Along with companies from Lakefield, Norwood, and Hastings, they amalgamated in 1867 to form the 57th Regiment, which, throughout the late nineteenth and early twentieth century, was the centre of Peterborough's military community and a key part of the development of the city's military identity.

The architect of this property is not known. However, it is possible that the house is the work of architect Fred Bartlett who also designed a house for W.H. Manning at 204 McDonnel Street around the same time as 212 McDonnel Street which has a number of noticeable design parallels to the subject property. Completed in 1895, 204 McDonnel Street was designed for Manning himself and, like its counterpart at 212 McDonnel Street, is constructed of red brick and is of similar massing. It also features a front gable with half timbering and cobblestone infill

and a Classical porch with Doric columns and an entablature. Both houses also have a tripartite front window with transom which originally had very similar moulding. While Bartlett is not confirmed as the architect of the subject property, the similarities between the two and the fact that they were constructed around the same time and commissioned by the same person makes it likely that he was the architect of both. Bartlett is also the designer of King George and Queen Mary Public schools.

Contextual Value

212 McDonnel Street forms part of an intact historic landscape from the late nineteenth and early twentieth centuries surrounding Confederation Square that includes institutional, religious, and residential structures. With several notable exceptions, such as City Hall, these structures date from the late nineteenth and

early twentieth centuries and create a cohesive landscape at the north end of Peterborough's downtown.



212 McDonnel Street supports the character of this area through its visual and historical connections to the surrounding landscape and area.

The streetscape on the north side of McDonnel Street developed in the late nineteenth century with the construction of a number of large houses facing toward Confederation Square, although there are several

houses on the street between George Street North and Aylmer Street North which predate this period. Between the 1870s and 1900, houses were constructed, generally for wealthy occupants or tenants, in a variety of architectural styles that were popular in the late nineteenth century. This was a desirable neighbourhood during this period, primarily because of its adjacency to the park and the ease of access to the downtown, where many of the property owners or tenants worked or owned businesses. In particular, a significant number of houses were constructed by and for the Manning family who rented them out or sold them; this include 212 McDonnel Street, 208-210 McDonnel, 204 McDonnel, occupied by W.H. Manning, and 222 McDonnel Street, his father Samuel's house. 212 McDonnel Street is a contributing property to this intact historic residential landscape because of its visual connections to the surrounding properties, through its use of a late nineteenth century architectural style and features, and its historic connections as part of the development of this late nineteenth-century neighbourhood and as part of the



Manning family property.

212 McDonnel Street is also part of a wider historic landscape centered around Confederation Square, which features a significant collection of intact historic buildings dating from the late nineteenth and early twentieth centuries. By the early twentieth century, this area had developed a key institutional hub in Peterborough, and included religious buildings such as George Street Methodist Church (1873) and Murray Street Baptist Church (1911), civic buildings such as the Peterborough YMCA (1895), Carnegie Library (1910-1911), and Peterborough Collegiate and Vocational School (1908), and military structures which included, in succession, the militia drill hall (1867) and the Peterborough Armoury (1909). This landscape, which remains an important part of historic Peterborough, also included a residential component along the north side of McDonnel Street. Taken together, this area, which includes 212 McDonnel Street, retains its character and importance within the wider context of Peterborough's historic architectural fabric.

212 McDonnel Street has specific historic connections to the Peterborough Armoury and Confederation Square because of J.W. Miller's association with the military in Peterborough. Confederation Square has long been associated with Peterborough's military forces, with a drill shed constructed there in 1867 after the formation of the 57th Regiment, followed by the Peterborough Armoury in 1909. The park was used extensively for military training, including during the First World War, because the central location and size of the grounds lent itself well for this purpose. Particularly during Miller's tenure as the commanding officer of the militia, the location of the house adjacent to the military centre of Peterborough was an important connection between the property and its surroundings. The property also has additional historic military links to a number of houses in the immediate vicinity occupied by other military men, including Joshua Collins at 194 McDonnel Street and Henry Rush at 182 McDonnel Street, both of whom served with Miller during the Fenian Raids.

"The short statement of reason for designation, including a description of the heritage attributes along with all other components of the Heritage Designation Brief constitute the "Reasons for the Designation" required under the Ontario Heritage Act. The Heritage Designation Brief is available for viewing in the City Clerk's office during regular business hours."

SHORT STATEMENT OF REASONS FOR DESIGNATION

212 McDonnell Street has cultural heritage value or interest as representative example of a late Victorian residence. Constructed primarily in the Queen Anne style and featuring elements such as asymmetrical massing and a half timbered gable, the house also has a well-executed front porch in the Edwardian Classical style. It also retains a number of excellent, intact interior elements including turn of the century leather paper in the hallway, vestibule, and stairway and an Art Nouveau fireplace. The property has strong historical associations with Peterborough's military history through one of its occupants, John Wesley Miller, who lived in the house from 1912 until his death in 1938 and was a prominent member of Peterborough's military community. Miller was a veteran of both the American Civil War (1861-1865) and the Fenian Raids (1866-1871). He was also one of the first members of the 57th Regiment and its commander between 1893 and 1914. The property also has contextual significance as part of a late nineteenth century neighbourhood, specifically the surviving row of large detached and semi-detached dwellings from this period on McDonnell Street between George and Aylmer Streets.

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 façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, and glazing, their related building techniques and landscape features:

Exterior Features

- Two-and-a-half-storey red brick residential building
- Asymmetrical massing
- Granite foundation
- Hipped roof
- Front gables
- Chimney
- Half-timbering with cobblestone infill
- Pendant finial
- Corbels
- Soffits and fascia
- Bargeboard

- Front door and associated moulding
- Fenestration including:
 - Original wooden windows;
 - Original window openings;
 - Window openings and their associated elements including sash, moulds, jambs, and trims;
 - Stone lug sills
 - Leaded fan window above main entrance
 - Lattice window on east elevation
 - Decorative moulding
 - Rustication
- Verandah including:
 - Stone piers, base, and steps;
 - Railing and balustrade
 - Columns
 - Entablature
 - Pediments
 - Roof
 - Barrel vault in front of the entrance
- Offset entrance with rusticated stone surround including arch and keystone
- Views of Confederation Square and PCVS from the property
- Views of the house from McDonnell Street
- Relationship of the property to the Confederation Square Precinct

Interior Features

- Vestibule
- Interior vestibule door including:
 - Stained glass
 - Moulding
- Leather paper in hallway and stairway with vegetal and geometric motifs
- Arched doorway in hall with radiating spokes
- Original pocket doors
- Interior wooden trim and moulding
- Staircase including:
 - Railings
 - Balustrade
- Living room fireplace including:
 - Mantle
 - Surround
 - Ionic columns
 - Carved flower motifs
 - Tile with lattice work design
 - All decorative metalwork