



City of
Peterborough

To: **Members of the General Committee**

From: **Sandra Clancy, Chief Administrative Officer
and Acting Commissioner of Community Services**

Meeting Date: **June 3, 2019**

Subject: **Report CSACH19-008
Designation of Heritage Properties – 27 Charles Street, 239
Burnham Street, 181 Stewart Street and 212 McDonnell Street**

Purpose

A report to recommend that Council designate several properties under Part IV, Section 29 of the **Ontario Heritage Act** as being a property of cultural heritage value or interest to the City of Peterborough.

Recommendations

That Council approve the recommendations outlined in Report CSACH19-008, dated June 3, 2019, of the Chief Administrative Officer and Acting Commissioner of Community Services, as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the properties at 27 Charles Street, 239 Burnham Street, 181 Stewart Street and 212 McDonnell Street as heritage properties under Part IV, Section 29 of the **Ontario Heritage Act (R.S.O. 1990, c.O.18)** being of “cultural heritage value or interest” be approved; and
- b) That Council’s intention to designate be advertised in a newspaper having general circulation in the municipality as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3)**; and

- c) That the owners of the properties to be designated, and the Ontario Heritage Trust, be served with a Notice of Intention to Designate as per the **Ontario Heritage Act R.S.O. 1990, c.O.18, s.29 (3)**.

Budget and Financial Implications

181 Stewart Street and 212 McDonnel Street are located within Schedule 'J' of the Official Plan and are therefore eligible to participate in the Heritage Property Tax Rebate Program (HPTRP). 27 Charles Street and 239 Burnham Street fall outside of Schedule 'J' of the Official Plan but can apply to Council for an exemption to the current HPTRP boundary. An exemption from the program boundaries can be made by by-law at Council's discretion on a case-by-case basis.

Municipal Address	Historical Name	Total Relief	Education Portion	Municipal Portion
Properties in Schedule 'J'				
181 Stewart Street		\$1,324.16	\$157.76	\$1,166.40
212 McDonnel Street	The J.W. Miller House	\$2,091.83	\$249.22	\$1,842.61
Properties Outside of Schedule 'J'				
27 Charles Street	The Henry T. Strickland House	\$3,119.19	\$371.62	\$2,747.57
239 Burnham Street	Bellevue	\$2,976.50	\$354.62	\$2,621.88
Total:		\$9,511.68	\$1,133.22	\$8,278.46

Currently, the total value of the tax relief under the HPTRP is \$291,775.79. The municipal portion of the tax relief is \$229,570.95, with the remainder being the education portion of the taxes which is reimbursed by the Province. With the inclusion of 181 Stewart Street and 212 McDonnel Street in the program, the total value of the tax relief would be \$295,191.78 with the municipal portion being \$233,881.21. This currently cannot be accommodated within the 2019 budget for the program of \$220,000. By-law 18-068, which enable the program, indicates that the HPTRP is subject at all times to the availability of funding. Staff will monitor the intake of properties into the program and will propose a budget increase for Council's consideration in the 2020 budget process.

Background

Under Part IV of the **Ontario Heritage Act**, municipalities may designate individual properties deemed to be of "cultural heritage value or interest" to the community, through the passage of municipal By-Laws. The designation process strikes a balance between the freedom of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls major alterations that might otherwise harm specific heritage features.

Designation may also make property owners eligible for preservation grants and tax relief, and provides owners access to professional expertise and advice. Since 1975, Peterborough City Council has passed 132 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The PACAC administers the designation program in partnership with the Arts, Culture and Heritage Division and the City Clerk's Office.

The buildings recommended for designation in this report are considered worthy of heritage designation based on their individual merits and have been evaluated against Regulation 9/06 of the **Ontario Heritage Act** which lays out criteria for determining significance of heritage resources. All four properties have been reviewed by the PACAC which has recommended them for designation.

27 Charles Street – The Henry T. Strickland House

27 Charles Street has cultural heritage value as representative example of a mid-nineteenth century residential property constructed in the Gothic Revival style. Constructed in 1861, it employs a number of key elements of this housing type including the use of steeply pitched roofs and asymmetrical gables. The house also has a large lancet window on its west elevation which is typical of the Gothic Revival style, but not usually found in residential examples. It is also an important example of stacked plank construction, a rare construction type that was common in Peterborough during the mid-nineteenth century because of the abundance of lumber in the town at that time. The property yields significant information on the role of the lumber industrial in local architectural development.

The property has historical significance in its connection to a number of prominent local figures who occupied the house in the nineteenth and twentieth centuries. Its first occupants were Henry T. Strickland – a local businessman and son of Colonel Samuel Strickland of Lakefield – and his wife, Margaret Rogers, the niece of prominent Ashburnham businessman Robert D. Rogers. Strickland was heavily involved in the local lumber business and the development of the Midland Railway. The property was later purchased by Iva Fallis and her husband Howard. Fallis was Canada's first Conservative female senator, and served in the Senate from 1935 to 1956. The property was also owned by Hastings-born NHL player Dit Clapper who played for the Boston Bruins between 1927 and 1947. Clapper was inducted into the Hockey Hall of Fame in 1947, the first player to be living at the time of induction.

The house has contextual significance as part of an intact nineteenth century neighbourhood in the residential area of Ashburnham. As one of the oldest buildings in the neighbourhood, 27 Charles Street is a contributing property to the historic character of the area and a landmark in the local area because of its prominent placement on a corner lot and longstanding presence. It also has specific historical connections to the surrounding estate houses constructed around the same time due to the familial and business connection that developed between Ashburnham's prominent families during

the mid to late nineteenth century. It retains important views of Little Lake which have been an important feature of the house since its construction.

239 Burnham Street – Bellevue

239 Burnham Street, or Bellevue, has cultural heritage value as an excellent example of a mid-nineteenth century Italianate villa in Peterborough. Constructed in 1866, the house demonstrates the classical asymmetrical massing of this housing type as well as the classically inspired features of this style which include the hipped roof, rustication, and two-storey bays. It is also demonstrative of how houses of this style were constructed on large, unconstrained lots, because of the original size of the property on which the house was surrounded by expansive grounds, which is not typical of Italianate houses in Peterborough, most of which were constructed on small urban lots.

The property has historical and associative value through its first owners, John Burnham and his wife, Maria Rogers. John Burnham was the son of the Rev. Mark Burnham, the rector of St. John's Anglican Church and a significant landholder in Ashburnham. The younger Burnham studied for the bar under Judge Charles A. Weller and began to practice law in Peterborough in 1865. He was a prominent figure in local affairs, serving as the Reeve of Ashburnham, County Warden and Conservative MP for Peterborough East. He also served as the captain of the local militia, the 57th Regiment. His wife, Maria McGregor Rogers, was the daughter of local businessman Robert D. Rogers and older sister of Richard Birdsall Rogers, the designer of the Peterborough Lift Lock. The property yields significant information on the interrelated, prominent families of nineteenth century Ashburnham and their role in the development of the community.

The property has important contextual significance as part of the historic landscape of nineteenth century Ashburnham. As one of the oldest properties in the residential section of the former village, the house contributes to the historic character of the local area and is a landmark, due to its size, prominent location on a corner lot, distinctive architectural character, and longstanding presence. It also has contextual significance as part of the Burnham estate which included a number of other historic residences which are still extant. The property also has historical links to a number of the surrounding historic homes, including those on the Burnham estate, through the interrelated families who owned and occupied them, demonstrating the strong familial ties between Ashburnham's prominent families in the mid- to late nineteenth century.

181 Stewart Street

181 Stewart Street has cultural heritage value as a typical example of a simplified Queen Anne style house. Constructed in 1901, the house is representative of the way in which the Queen Anne style was modified and simplified for worker's and middle class housing around the turn of the century, retaining the key elements of the style, such as

the asymmetrical massing, and removed the more ostentatious decorative elements usually associated with the style. 181 Stewart Street demonstrates the asymmetrical massing of this housing type, a gables front with offset entrances, and decorative elements which include wooden brackets, a rounded gable window, and machine rolled patterned glass in the window transoms. This was a popular housing type in Peterborough in the late nineteenth and early twentieth century and 181 Stewart Street is a good example of it.

The property has historical and associative value as an example of the kind of property occupied by the workers of Peterborough's increasing industrial base during the late nineteenth and early twentieth centuries. Its succession of owners and tenants provides a cross section of workers in the city's major industries during this period, including General Electric, Quaker Oats, Canada Packers and DeLaval. It yields information about the city's growth around this time period due to the expansion and establishment of heavy industry because it was constructed during a building boom which responded to the influx of workers into the city during this time who came for the opportunities that local industries offered.

The property has contextual value as part of an intact turn of the century residential neighbourhood. Surrounded by houses of a similar age, construction method, and style, it forms part of a cohesive historic landscape and maintains the character of the surrounding neighbourhood. The majority of this neighbourhood was constructed between 1890 and 1920 during a period of significant growth in the city. It is also part of a much larger historic landscape with both residential and industrial components which extends across a wide area of the city around the Canadian General Electric factory which developed as part of the city's industrial expansion.

212 McDonnell Street

212 McDonnell Street has cultural heritage value as a representative example of a late Victorian residential building. Constructed around 1895, the building demonstrates a number of features that were used extensively during this period as part of the Queen Anne style, including its distinctive half-timbered gable with cobblestone infill and the asymmetrical massing that is a key element of this architectural style. It also includes an intact Edwardian Classical porch across the front of the house with rusticated piers, ionic columns and a decorative balustrade. The interior of the house retains a rare surviving example of nineteenth-century leather paper in the front hallway and stairwell and an Art Nouveau fireplace. Overall and in its decorative elements, the house demonstrates a high degree of craftsmanship, particularly with regard to the porch and interior elements.

Historically, the property has important connections with J.W. Miller, the occupant of the house between 1912 and 1938. Miller was one of Peterborough's most prominent military men in the nineteenth and twentieth centuries and a key figure in the development of the city's military presence. Miller was one of the last surviving

Canadian veterans of the American Civil War, where he fought at key battles including Gettysburg and Antietam, and of the Fenian Raids. He was instrumental in the development of the Peterborough militia throughout the second half of the nineteenth century.

The property has contextual value as part of the intact turn-of-the-century neighbourhood around Confederation Square. Comprised of both residential and institutional properties, this area forms a key landscape in the city's historic fabric and 212 McDonnell Street is a contributing property to that. Constructed around the same time as many of the other houses in the area, it is historically and visually linked to the development of the northern part of downtown Peterborough around the turn of the century and forms an important part of an intact streetscape.

Summary

This report recommends the designation of four properties under Part IV of the **Ontario Heritage Act**.

Submitted by,

Sandra Clancy
CAO/Acting Commissioner of Community Services

Contact Name:
Erik Hanson, Heritage Resources Coordinator
Phone: 705-742-7777 Ext. 1489
Toll Free: 1-855-738-3755
Fax: 705-748-8824
E-Mail: ehanson@peterborough.ca

Attachments:
Appendix A: Designation Brief 27 Charles Street
Appendix B: Designation Brief 239 Burnham Street
Appendix C: Designation Brief 181 Stewart Street
Appendix D: Designation Brief 212 McDonnell Street
Appendix E: Bylaw Draft 27 Charles Street
Appendix F: Bylaw Draft 239 Burnham Street
Appendix G: Bylaw Draft 181 Stewart Street
Appendix H: Bylaw Draft 212 McDonnell Street