

Heritage Designation Brief

“The Henry T. Strickland House”



27 Charles Street

Peterborough Architectural Conservation Advisory Committee

April 2019

Heritage Designation Status Sheet

Street Address:	27 Charles Street
Roll Number:	040110196000000
Short Legal Description:	PT LT 1 W OF BURNHAM ST N OF MARIA ST PL 1A VILLAGE OF ASHBURNHAM; PT LT 2 W OF BURNHAM ST N OF MARIA ST PL 1A VILLAGE OF ASHBURNHAM AS IN R388471 ; PETERBOROUGH CITY
PACAC Application Review Date:	April 4, 2019
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	February 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 27 Charles 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:

27 Charles Street is a representative example of a mid-nineteenth century Gothic Revival house. It employs a number of key elements of the style including the use of steeply pitched roofs and asymmetrical gables. It is also notable because the main part of the house is of stacked plank construction, a unique structural type in the Peterborough area. It is now clad in brick.

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

27 Charles Street displays a typical level of craftsmanship for this period and architectural type.

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 house has important associations with a number of prominent Peterborough citizens who made significant contributions to the community. They include: Henry T. Strickland, its first owner, a local lumber merchant and son of Colonel Samuel Strickland; Iva Fallis, Canada's first female Conservative senator; and NHL player and Hockey Hall of Famer, Aubrey Victor (Dit) Clapper.

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

27 Charles Street yields information about mid-nineteenth century Peterborough through its connection to the lumbering boom that took place in the town during that period. As its first owner, Henry T. Strickland, was heavily involved in that industry, and the building itself physically related to it through the use of stacked plank construction, the building provides information about the impact of the lumber industry on Peterborough and the city's architectural and social development.

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 house is not definitively known. However, it is often attributed to Walter Strickland, the brother of the first owner.

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 character of this residential area of Ashburnham as part of its broader historic landscape which is defined primarily by the large number of nineteenth-century homes.

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

The house is visually and historically linked to its surroundings as part of mid-nineteenth century residential Ashburnham. It is also historically linked to a number of properties in the immediate vicinity which were constructed around the same period as estate houses for relatives of its first owners, Henry Thomas Strickland and his wife, Margaret Rogers.

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

The property is a landmark in the community due to its prominent location on a corner lot, its longstanding presence in the area, and its connections with important historical figures in the Village of Ashburnham.

Design and Physical Value

27 Charles Street has good physical and design value as a house constructed in the Gothic Revival style in the early 1860s. Constructed in 1861, the house employs a number of important features of the Gothic Revival style as applied to residential architecture in the mid-nineteenth century and is a representative and early example of this housing type.



The Gothic Revival gained prominence in England in the early nineteenth century as architects and historians began to look back to the Middle Ages for architectural inspiration. This new interest in medieval architecture made its way to North America by mid-century and became increasingly popular in residential design, particularly with the publication of pattern books by architects and

designers such as Andrew Jackson Downing whose 1850 text, *The Architecture of Country Houses*, provided a range of designs and ideas for houses which were quickly integrated into North American design, both by architects and in vernacular construction. The patterns provided in books such as this were often in the Gothic Revival style and exemplified the major design principles that came to be associated with residential Gothic design in North America, including asymmetrical massing and steeply-pitched gable roofs. Houses constructed in this style during the mid-nineteenth century were intended to be picturesque, as opposed to historically accurate, and liberally used medieval design principles to suggest inspiration from the Middle Ages, as opposed to directly replicating its built forms. Many also included decorative details such as carved wooden bargeboard and trelliage trim on wide verandahs.

27 Charles Street is a representative example of a Gothic Revival house constructed in the early 1860s and is an excellent example of how Gothic Revival design principles were integrated into residential design in the mid-nineteenth century. The house is constructed on an offset cross-gable plan with steeply pitched gables on all elevations of the house. The roofline on south elevation is broken by two smaller gables, which emphasize the asymmetrical massing of the house overall. The roof originally had bargeboard trim and drop finials in the gables,





but these have not been retained. The western gable of the house contains a lancet window, a defining feature of Gothic Revival architecture which often drew on forms more commonly used in ecclesiastical architecture, including the lancet window. Taken together, these design features make the house a good example of this building style from the early 1860s. It is also an early example of this building style, which was only beginning to gain widespread popularity in Ontario as a residential building by 1860.

The house also has important architectural value for its use of materials. When erected around 1861, the house was executed in stacked plank construction, a relatively rare method of construction distinct to the Peterborough area. At the height of the area's lumber industry, Peterborough's lumber mills created a significant surplus of materials, meaning only the boards of

the highest quality were shipped; those of a lower quality, specifically those with knots, were used for local construction. The significant amount of material allowed the planks to be stacked horizontally to create a solid wooden wall. Given the fact that the house's first owner, Henry T. Strickland, was a lumber merchant, this construction method makes sense and is consistent with the wider architectural landscape of Peterborough in the early 1860s. While this construction method was used in other areas of North America with abundant lumber supplied during the mid-nineteenth century, it was more commonly used in Peterborough during this period than elsewhere because of the significant local lumber industry and the sheer amount of surplus timber available for this purpose. At some time prior to 1874, the house was clad in brick and enlarged with an addition on the eastern elevation which is of triple brick construction.



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The house was renovated in the late 1910s or early 1920s after it was sold by the Strickland family in 1915. While the majority of the renovations were to the



interior of the house, the exterior also underwent some changes. This included the removal of a verandah on the south and west elevations of the house, because of the subdivision of the lot which removed the western part of the property and on which a new house was constructed by 1920. As a result, the entrance was reoriented to the north side of the house and the current entrance porch was constructed. The current porch is an excellent

example of the Rustic style in early twentieth century architecture which emphasized the use of natural materials in its construction, notably in the columns and knee walls constructed of irregular granite.

Historical and Associative Value

27 Charles Street has important historical associations with a number of prominent Peterborough citizens. The land was first owned by Zaccheus Burnham, later passing to his son, the Reverend Mark Burnham. Burnham sold the land to Margaret Strickland (Rogers) in 1860 and the house was constructed by her husband, Henry T. Strickland, the following year. Strickland, the son of Colonel Samuel Strickland, one of



the most prominent pioneers in Douro and Lakefield, was an important member of the local community engaged in a number of business ventures with his brothers, William and Roland Strickland, and his brother-in-law, Harry C. Rogers throughout the late 1850s and 1860s. In particular, he was heavily involved in

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Peterborough's lumbering industry, operating ventures in both Ashburnham and Lakefield until 1870. Along with his brothers, he also worked with the Midland Railway to extend service to Lakefield during the 1860s. After 1870, he worked primarily in the real estate business, and also engaged with gold mining activities in Marmora.

Strickland was an important figure in mid-nineteenth century Ashburnham, working with Robert D. Rogers, his wife's uncle, to organize the first Ashburnham Volunteer Militia Company. Strickland was also a member of the 57th Regiment and served in the militia during the 1866 Fenian Raids. He also worked as an agent for the Canada Land Company. He lived in the house until his death in 1908, when it passed to his two daughters by Margaret Rogers who predeceased him in 1865. Strickland was an important part of Peterborough's early industrial and commercial development and connected to many of its early, prominent families, including the Stricklands, Rogers, and Burnhams.

Through its first owner, the property has important historical and associative value as a property constructed as a result of the city's mid-nineteenth century lumber boom. Peterborough's economy in the middle of the nineteenth century was driven primarily by the lumber industry; the city's placement on the Otonabee River made it an ideal location for the development of mills and the movement of timber and, by 1860s, Peterborough was one of Ontario's major lumber producers. The significant local, national, and international need for timber during this period fueled the growth of the local economy and, by extension, the growth of the town itself, both with regards to population and infrastructure. Individuals such as Strickland who ran these companies became influential and wealthy local citizens, part of a social class of prominent businessmen within the Peterborough community, many of whom had connections to the area's early settlers. Architecturally, the growth of the industry and its resultant wealth had a direct impact on the development of large homes, including Strickland's, throughout Peterborough and Ashburnham, funded by profits from the lumber business. Strickland's house, particularly, was directly funded by this industry because of his involvement in it. The property is also directly connected to the lumbering boom through its construction materials. 27 Charles Street has important associative and material connections to this vital mid-nineteenth century industry through its history as well as its construction medium and provides important information on the impact of this industry on the physical and social development of the city.





However, Strickland was not the only notable resident of the house. The property passed through a number of owners after Strickland's death but was eventually sold to Iva Fallis and her husband Howard in 1938. Fallis was born in Northumberland County in 1883 and lived on various farms in Peterborough County with her husband before moving into the city. A longtime member of the Conservative party and the first president of the Women's Conservative Organization, she was appointed Canada's first

female Conservative senator in 1935 by Prime Minister R.B. Bennett, a role in which she served until her death in 1956. Fallis was particularly recognized for her longstanding support for women's rights and advocacy for women's involvement in politics. She was also heavily involved in the local community through the Local Council of Women, the Soroptimist Club, and Trinity United Church.

Fallis and her husband sold the property in 1946 to NHL player Dit Clapper and his wife Lorraine. Aubrey Victor Clapper (Dit) Clapper was a Hastings native who played with the Boston Bruins between 1927 and 1947, the first NHL player to play 20 seasons in the league, and one of only nine in league history to do so on the same team. He won three Stanley Cups with the team in 1928-29, 1938-39, and 1940-41 and was inducted into the Hockey Hall of Fame in 1947, the first player to be living at the time of induction. He retired to Peterborough, where he ran a sporting goods store and served as a director of the Peterborough Petes. He also ran for Peterborough's seat in Parliament in 1950 as a Liberal, but was narrowly defeated. He continued to live at 27 Charles Street until his death in 1978.



The property may also have connections to an important local architect. It has been hypothesized that the house is the work of architect Walter Reginald Strickland, although this cannot be confirmed. W.R. Strickland was the younger brother of H.T. Strickland and became a well-known architect in Toronto in the second half of the nineteenth century, particularly as

part of the firm Strickland and Symons. If it was designed by the younger Strickland, the house would represent a very early example of his architectural work from the beginning of his career.



Contextual Value

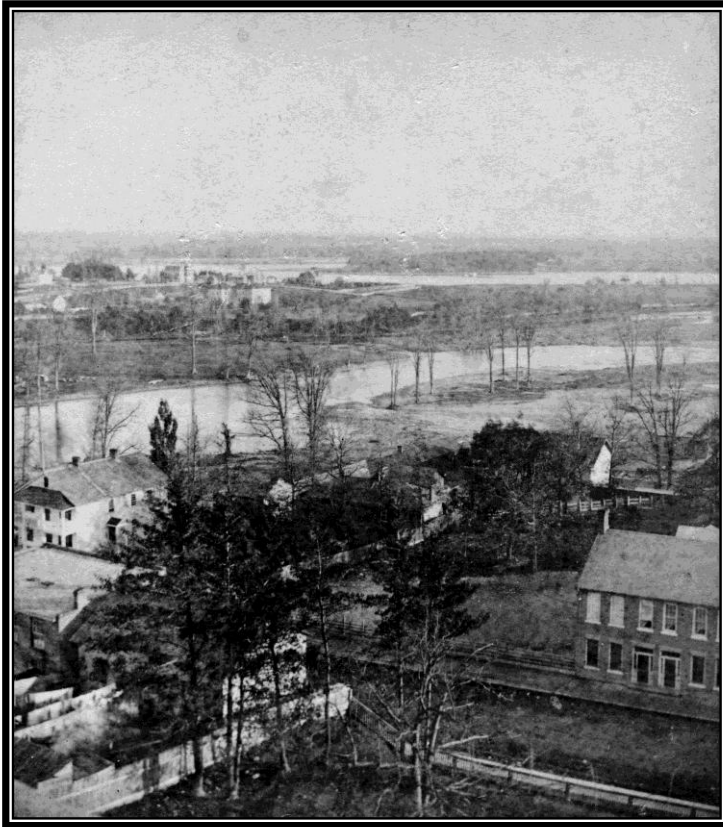
27 Charles Street has contextual value as part of the wider landscape of mid-nineteenth-century Ashburnham. It is surrounded by other stately houses of a similar age, with historical and visual connections to the surrounding properties and landscape. It forms an important part of the local residential neighbourhood which contains a significant collection of historic homes.

The historic residential area between Hunter Street East and Little Lake is comprised of a significant number of intact nineteenth-century homes. This area, which includes 27 Charles Street, forms an important and intact cultural landscape as part of the nineteenth-century development of the Village of Ashburnham, which was annexed by the city of Peterborough in 1904. 27 Charles Street, as one of the oldest buildings in this residential

area, is an important contributing feature to this historic residential area. It is a landmark in the local neighbourhood because of its prominent placement on a corner lot and its longstanding presence, dating back to the mid-nineteenth century. When the house was originally constructed, the property included the entire block from what is now Burnham Street to Birdsall Street as well as a large garden and paddocks.

Through its owners, the house also has specific historical connections to three of the surrounding properties which were also constructed around the mid-nineteenth century. 239 Burnham Street, known as Bellevue and located across Charles Street from the subject property, was constructed in 1866 for John Burnham and his wife Maria Burnham (Rogers), both of whom were first cousins to Margaret Rogers, through her mother and father respectively. 266 Burnham Street, a designated property known as the Pines, located just up the street from 239 Burnham was owned by Harry C. Rogers, Margaret's brother and Henry T. Strickland's business partner; Rogers purchased the property in 1863, although he did not build the house until 1876. Also in the immediate area of the property is the designated property Engleburn, at 260 Engleburn Avenue, which was constructed in 1853 for the Reverend Mark Burnham, John Burnham's father and a relative of Margaret Rogers. This collection of properties, including 27 Charles

Street, forms an important historic landscape of stately homes constructed for the area's prominent, and related, citizens in the middle of the nineteenth century.



These surviving properties demonstrate the familial and business connections that developed in mid-nineteenth century Ashburnham and its impact on the growth of the physical landscape of the village.

27 Charles Street also retains its important relationship with the surrounding physical landscape. Although originally located on a much larger parcel of land, the house is still surrounded by significant treed grounds which slope down towards Maria Street and Little Lake. It also retains its original views of Little Lake from the south elevation of the house and grounds, an important historic attribute of the property.

"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

27 Charles Street has cultural heritage value or interest as a mid-nineteenth century residential property constructed in the Gothic Revival style. It employs a number of key elements of the style including the use of steeply pitched roofs and asymmetrical gables, making it a representative example of this house style. The house is also an important example of the use of stacked plank construction, a unique structural type in the Peterborough area. Historically, the property has important connections to a number of prominent Peterborough citizens through the nineteenth and twentieth centuries including: local lumber merchant, Henry T. Strickland; Iva Fallis, Canada's first female Conservative senator; and NHL player Aubrey Victor (Dit) Clapper. Through Strickland, the house's first owner, the property also yields important information regarding Peterborough's mid-nineteenth century lumber industry. It is a contributing property to the historic landscape of mid-nineteenth century Ashburnham.

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

- One-and-a-half storey buff brick residential building
- Steeply pitched, cross-gable roof
- Gable ends
- Gable dormers
- Rubble stone foundation
- Stacked plank construction on the main portion of the house
- Triple brick addition
- Chimneys
- Front verandah including:
 - Rubble stone piers
 - Rubble stone knee walls
 - Stone coping
 - Entablature

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- Pediment
- Main entrance including:
 - Transom
 - Sidelights
 - Moulding
- Fenestration including:
 - Original window openings
 - Window openings and their associated elements including sash, moulds, jamb and trim
 - Buff brick voussoirs
 - Wooden windows
 - Lancet window
- Original wooden French doors with transoms
- Siting within a treed landscape
- Views of Little Lake from the house
- View of 239 Burnham Street from the house
- Views of the house from Burnham, Maria, and Charles Streets