

## Heritage Designation Brief



**The Copping Cottage**

**788 Aylmer Street North**

**Peterborough Architectural Conservation Advisory Committee**

July 2009

## HERITAGE DESIGNATION STATUS SHEET

Street Address: 788 Aylmer Street North

Roll Number: 050080210000000

PIN Number:

Short Legal Description: PLAN 101 LOTS 19 TO 21AND PART  
CLOSED LANE 0.53AC 112.00FR  
208.00D

Owners' Concurrence: Yes

PACAC Application Review Date:

On Site Evaluation Date: July 2009

Evaluation Category: A (70.25)

Evaluators: Jennifer Patterson

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: March 2010

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**

### **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.*

788 Aylmer Street was built on land originally owned by William Sr. and later his son John Dixon, some of the first colony settlers of the area. George and Emma Copping purchased the land in 1910 and the house at 788 Aylmer Street North was completed in 1912.

The property at 788 Aylmer Street North has excellent cultural and heritage value as an Arts & Crafts style home built for an upper class family from Toronto. The builders and first owners of the property, George and Emma Copping, were originally from Toronto where George was president of the Reliable Knitting Company, which was founded in 1911 (and closed in 2006 in Milwaukee, Wisconsin), was the head of the firm George R. Copping and Sons, and had an address at 72 South Drive in Toronto's south Rosedale neighbourhood. His immediate neighbour was William Moffat, chief inspector of the Imperial Bank of Canada. Copping may have belonged to the Royal Canadian Yacht Club, as it appears that his wife was chairman of the grounds committee, and he took part in lawn bowling. It is likely that 788 Aylmer Street North was the couple's 'country home', which was very popular with upper class Torontonians, and it was quite easily accessible by rail at the time.

The Arts & Crafts style was popular in the early 20<sup>th</sup> century until about 1930, in Canada. The movement was founded by English poet William Morris and began as a reaction to the mass-produced qualities and decoration of the Victorian movement and the reliance on industrial machines, which he found 'dehumanizing'. The Arts & Crafts movement put an emphasis on the hand made, and the importance of the skilled craftsman. It re-introduced an esthetic of pre-industrialization that was much more in tune with nature. This movement began in England in the 1870s and made its way to America and later to Canada.

Arts & Crafts buildings seen in Toronto were widely influenced by the English movement, which was popular with affluent members of society. By the time this style reached Canada, it focused on designing buildings intrinsically linked to

their natural surroundings and oriented to take full advantage of the movement of the sun. Entrances were typically recessed and hidden under covered porches.

The house at 788 Aylmer Street is two and half stories high and of red brick and painted wooden shingles and conveys an earthy, “homemade” feel. The house is quite large but emanates the presence of a small cottage with its long horizontal pane, reminiscent of a bungalow, and its built-in architectural features such as cabinets, shelves and seats. It has a long sloping roof that sweeps down to cover the deep wraparound verandah with broad supports and an understated entranceway. The deep eaves and exposed rafter ends are also a trademark of the Arts & Crafts, or Craftsman Style. The house is situated far back from the road, making the informal garden and large trees the focal point of the western façade of the house, giving it a secluded appearance.

**ORIGINAL OWNER: George Copping**

**ARCHITECT: Unknown**

**DATE OF CONSTRUCTION: c.1912**

**BUILDER:**

**CONTEXT- SITE AND SETTING:**



788 Aylmer Street North is located on a large lot in a quiet sub-division in close proximity to the downtown core of Peterborough. Located near many other residential homes of similar age and scale, this building fits in well with the neighbourhood and contributes to the overall historic landscape of the area. The building is west facing and its position orients toward the

informally landscaped yard and large trees.

### **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, metal and glazing, their related building techniques and landscape features:

**Exterior Elements:**

- 2 ½ -storey brick structure
- Medium pitch hipped roof with long slope over porch
- Wooden shingle exterior, painted
- Original fenestration including:
  - All original wooden windows and sashes
  - Original window openings on all storeys
  - Large set of west facing windows
- Covered porch with discreet entrance facing walkway and informal garden with built in elements



**Interior Elements**

- Main staircase at west entrance of the house
- Stained glass windows at top of first staircase
- Fireplace in living room on main floor of house with semi-circular front and egg and dart details
- Original wood flooring throughout
- Original kitchen pantry off main kitchen
- Original wooden pocket doors on main floor (2 sets)
- Coved plaster ceilings on main floor
- Original decorative radiators throughout
- Original wood trim and mouldings throughout house

