

Appendix A – Report IPGPL25-039

Heritage Designation Brief



The Stothart Farmhouse

1290 Hilliard Street

Peterborough Architectural Conservation Advisory Committee

2025

Heritage Designation Status Sheet

Street Address: 1290 Hilliard Street

Roll Number: 050171027000000

Short Legal Description: PT LT 15 CON 2 (SMITH) AS IN
R640354 ; PETERBOROUGH

PACAC Application Review Date: June 3, 2025

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completed Date: May 2025

Designation Brief Completed by: Emily Hamilton

Comments:

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has been researched and evaluated to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990 (the Act). A property is eligible for designation if it has physical, historical, associative or contextual value and meets **any two** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 1290 Hilliard Street meets criteria and has cultural heritage value or interest and merits designation under the Act.

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

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

1290 Hilliard Street is an early example of a Gothic Revival style stone farmhouse within the limits of the City of Peterborough. The style was commonly used for farmhouses and other dwellings in south and central Ontario in the nineteenth century and was popularized by plans published in *The Canada Farmer* periodical.

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

1290 Hilliard Street displays a high degree of craftsmanship in its fine rubble stone construction, executed to a high standard of quality.

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

This property does not demonstrate a high degree of technical or scientific achievement.

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

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

1290 Hilliard Street has direct associations with early farming pioneers in Peterborough County. It was originally the home of the Stothart family who were prominent dairy farmers. They contributed to the farming industry of Peterborough and the surrounding area by showcasing their farming at events such as the Peterborough Exhibition and by assisting the

Department of Agriculture in the development of farming in Canada as a whole.

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

This property has the potential to yield information that contributes to an understanding of the farming community in and around Peterborough.

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

This property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

3. The property has contextual value because it:

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

This property is not important in defining, maintaining or supporting the character of the area.

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

1290 Hilliard Street is functionally and historically linked to its surroundings as is it located in close proximity to other surviving farmhouses and, as it is on the edge of the city limits, farms still in operation.

c. is a landmark:

The Stothart Farmhouse at 1290 Hilliard Street is a landmark in the north end of Peterborough as a large stone residence on a large, treed lot, it stands out amongst its mid-century suburban surroundings. In addition, it also represents the early farmers and their contribution to the community.

Design and Physical Value

1290 Hilliard Street has design and physical value as an early example of a stone farmhouse surviving within city limits. Originally constructed in the mid-1800s, it was built with materials such as hand-cut cedar laths. The house is notable for its use of the Gothic Revival style in a rural Ontario setting.

The Gothic Revival style, part of a larger movement of revival styles, enjoyed one of the longest periods of popularity, from the late eighteenth century to the early twentieth century. It first became popular in Great Britain as people began to romanticize the Middle

Ages and became interested in castles and the elements of fortification. In the early stages of the style, the Gothic features were purely decorative. It became popular in North America through a pattern book that was produced by James C. Loudon. Later, Jackson Downing relied heavily on Loudon's theories to create two more pattern books which further popularized the Gothic Revival style. The main features are pointed arches, front facing gables, steeply pitched roofs and ornate detailing.

The style was popular amongst European settlers who were establishing farms in south and central Ontario. *The Canada Farmer* periodical published plans and elevations for a farmhouse in an execution of the style sometimes known as the Ontario Cottage or Gothic Cottage style. These were often executed in wood, but the Stothart Farmhouse is a fine stone example. Another local example, albeit in an urban context, is Hutchison House.

1290 Hilliard Street demonstrates some of the Gothic Revival style's key features including a steeply pitched roof and front-facing gables. Most examples of the Ontario Cottage style have only one prominent front-facing gable, on this house there are three. The three gables could be the result of a possible extension to the house added around 1868. This extension is noted as a memory of one of the Stothart sons, most likely James, who remembers carrying stones that were used in its construction as a teenager.



A SMALL GOTHIC COTTAGE.

“A small Gothic cottage” in *The Canada Farmer* vol. 1, no. 2, February 1, 1864

Historical and Associative Value



The historical and associative value of 1290 Hilliard Street lies in its strong links to the origins of the farming industry in and around Peterborough. 1290 Hilliard Street was originally a farmhouse occupied by the Stothart family.

John Stothart Sr. came to Canada from England. He submitted a land petition with the government of Upper Canada in 1820 which resulted in him being granted 100 acres in

Smith Township. His wife, Ann also came to Canada from England, however they married after arriving in Canada. Together they had six children: Thomas, Mary, John, Ellen, James and William. John Sr. died in 1858 leaving Ann a widow with six children. the youngest of whom, William, being around five years old. Ann died in 1873. The Stothart sons, Thomas, John, James, and William continued the farming tradition that their father started. However, only three of the sons, Thomas, John and James, would make an impact on the farming industry either locally or nationally.

The eldest, Thomas, appeared in *The Peterborough Examiner* in 1901 when the results of his sugar beets were published by Professor Shuttleworth of the Ontario Agricultural College (now the University of Guelph). Shuttleworth was exploring the possibility of creating sugar using sugar beets instead of importing it from abroad. He saw the success of the United States and theorized that Canada may be able to do the same.

Over the course of the late nineteenth and early twentieth centuries, plots were chosen to plant sugar beets which were monitored by the Ontario Agricultural College and Professor Shuttleworth. At harvest, the beets were tested for their concentration and purity of the sugar.

Peterborough's beets were the highest concentration and the purest that any of the experiments had seen so far, with Stothart's specifically taking second place.

Peterborough rejoiced at the possibility of having a sugar beet processing plant due to them being labeled the best in the province by *The Peterborough Examiner*. Due to Peterborough's strong enthusiasm and the study's high



results, Thomas E. Bradburn, pictured right, set up the Peterborough Sugar Company to try to bring this new industry to Peterborough. He lobbied Council to set up the sugar beet processing facility in the early 1900s and was successful in acquiring land and began construction of the factory using an American company that was used to building sugar beet factories. Unfortunately, the funds he had acquired were not enough for the factory's completion. However, a potential source of funds was found. The managing director of the sugar beet company in Wallaceburg would give \$100,000 to complete the factory, if several conditions some of which include him becoming president of the company and the council guaranteeing the company's bonds to the amount of \$100,000 among others. The idea passed through the council; however, a vote was put to the property owners of Peterborough. The result went against the completion of the factory, which ultimately ended the Peterborough Sugar Company, and the factory was never finished. Although the sugar beet processing never took off in Peterborough, the research done by the Ontario Agricultural College solidified that Canada could produce its own sugar by using sugar beets, therefore influencing the shape of Canada and the farming industry nationally. Thomas Stothart died in mid-January 1908 after a lengthy illness; he was unmarried.

John Stothart continued with the farming tradition by making an impact on a more local scale compared to his brother Thomas. Stothart competed in many local agriculture fairs in the late 1870s with his oxen and vegetables. He competed with his younger brother William on several occasions with both winning awards in various categories. He also served as treasurer of the Farmer's Institute of Smith Township in 1892. In addition, he was a director of the Peterborough Central Exhibition in 1899. He was also the director of the West Peterborough Agricultural Society in 1893 and the Peterborough Central Agricultural Society in 1902. John Stothart died suddenly on March 13, 1911; he was unmarried.

James Stothart's impact in agriculture came to the forefront once both Thomas and John had died by founding the City Dairy Company of Peterborough Limited in January 1903, according to *The Peterborough Examiner*. At the time, milkmen worked in competition with each other and standards of milk production varied from farm to farm. Stothart's idea was to create a central distribution facility where all the farmers would bring their milk, thus reducing competition and standardizing milk production. At the facility, the milk would be heated to kill off pathogens and be put in sterilized milk bottles, preventing disease. It would also eliminate waste as the milk would be of the same quality regardless of what farm it came from. The milkmen would work collaboratively instead of against each other to bring milk to all citizens of Peterborough and surrounding areas. The main hurdle was raising the funds necessary to build the distribution facility, \$10,000 was asked for and shares were priced at \$25 each. On March 7, 1903, *The Peterborough Examiner* reported that the City Dairy Company of

Peterborough Limited has not received enough incentive from the public to build the distribution facility, so the idea was abandoned. Although Stothart's contribution was never fully realized, it demonstrates a care for the health of the community of Peterborough and surrounding areas. James Stothart died in 1937, being the last of his siblings to live at 1290 Hilliard Street.

The Stothart sisters, Mary and Ellen, were unmarried and supported their brothers in the farm's operation. Mary died on February 14, 1917, and Ellen died on October 1, 1928. William was the only Stothart sibling to marry. He married Charlotte Lavery in Kingston on September 29, 1880. Together they had one daughter, Lottie. William continued his life in agriculture but died at the age of 47 in 1901.

Hilliard Street did not become a part of the City of Peterborough until the late 1960s. The house first appeared as its present address in the city directory of 1970. At that time the house was occupied by John Stalker. According to the directory, Stalker was a farmer. By the publication of the city directory of 1971, 1290 Hilliard Street ceased to be a farmhouse. A suburban neighbourhood was constructed on its former surrounding farmlands in the late 1960s and early 1970s.



A Roy Studios image entitled "Spring at Stothart's". Likely their farm in Smith Township.

Contextual Value



1290 Hilliard Street has good contextual value as a part of the built fabric of the residential neighbourhood in the north end of Peterborough. It is set apart from other houses on the street and the surrounding area as a nineteenth century stone farmhouse surrounded by trees in the middle of a 1960s suburb. Its distinct character, large, treed lot, and historical function make it a landmark property in the neighbourhood.

It is historically and functionally linked to other properties further north along Hilliard Street beyond city limits which or historically, or currently, also functioned as farmhouses. In Peterborough, it is one of few remaining stone farmhouses.

**Aerial photos from 1962
(above) and 1974 (below)**

"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

1290 Hilliard Street has cultural heritage value as a landmark building in Peterborough's north end. It is a unique example of the Gothic farmhouse with three gables, rare in Peterborough. It employs key elements of the rural execution of this style including rubble stone construction and hatched windows.

It has historical value as a longtime farmhouse and home of the Stothart family. The Stothart family were heavily involved in Peterborough's farming community in the late nineteenth-early twentieth centuries, organizing agricultural fairs and by contributing to agricultural science nationally. Although businesses related to their ideas or work in the community were not fully realized, they continued to showcase the farming community to the citizens of Peterborough.

1290 Hilliard Street, surrounded by modern houses, stands out as a symbol of the area's history. It stands as a reminder of the farming practices of the past while also showcasing the growth of the city.

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, plaster parging, metal and glazing, their related building techniques, and landscape features:

Exterior Elements:

- Rubble stone construction
- Asymmetrical Massing
- Gable roof
- Hatched windows
- Dormers
- Rounded windows
- Fenestration
- Lintels