



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management (Acting)**

**Meeting Date:** **April 22, 2024**

**Report:** **Designation of 140 King Street – The J. J. Turner Building, Report Number IPGPL24-008**

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## **Subject**

A report to recommend that Council designate the property municipally known as 140 King Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18 as being a property of cultural heritage value or interest to the City to Peterborough.

## **Recommendations**

That Council approve the recommendations outlined in Report IPGPL24-008, dated April 22, 2024, of the Commissioner, Infrastructure, Planning and Growth Management (Acting) as follows:

- a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) to designate the property at 140 King Street as a heritage property 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;
- 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);
- c) That the owner of the property 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);

## Executive Summary

- The owner of 140 King Street has submitted a designation request for the J.J. Turner Building
- The property at 140 King Street has been evaluated and is considered by PACAC to be a property of cultural heritage value or interest to the City of Peterborough.
- The report recommends that Council designate the property municipally known as 140 King Street under Part IV, Section 29 of the **Ontario Heritage Act**, R.S.O. 1990, c.O.18

## 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 interests of the individual property owners and the recognized need of the community to preserve its heritage resources. Heritage designation prohibits unwarranted demolition and controls alterations that might 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 140 individual designation By-laws, although this only represents a portion of the buildings in the city that are eligible for designation. The Planning, Development & Urban Design Division administers the designation program in partnership with the PACAC and the City Clerk’s Office.

The property recommended for designation in this report is considered worthy of heritage designation as it meets two or more criteria outlined in Regulation 9/06 of the Act. A designation brief for 140 King Street – The J.J. Turner Building was received by the PACAC at their meeting of March 5, 2024, and the staff recommendation to designate was approved. The PACAC is now recommending to Council that the property be designated under Part IV of the Act, as a property of cultural heritage value or interest.

### 140 King Street – The J.J. Turner Building

The J.J. Turner Building at 140 King Street has cultural heritage value or interest as a landmark building on King Street between George and Water Streets in Peterborough’s downtown core. It maintains and supports the character of the southern part of the downtown commercial core. It is visually and historically linked to its surrounding context and its form, massing and stylistic elements are representative of late Victorian industrial architecture of the Chicago style.

140 King Street is one of the few surviving buildings of this type in the south end of Peterborough's downtown, an area that once had a concentration of industrial structures and ready access to local and regional transportation infrastructure including the railway, Otonabee River and main arterial access roads, for their extensive shipping needs.

The building also has historical connections to important figures and businesses in the history of Peterborough including J.J. Turner Sr. and Jr., the J.J. Turner & Sons Company and John E. Belcher, the architect of the building.

The building also has contextual value as a reminder of Peterborough's manufacturing past, being historically, visually, functionally, and physically linked to its setting. It is also significant as the only remaining manufacturing building on the block, symbolizing the passing of an era of the city's industrial pre-eminence. The building is still widely recognized in the community as "The J.J. Turner Building".

## **Strategic Plan**

Strategic Pillar: Community & Well-being

Strategic Priority: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

The work of the Municipal Heritage Committee (PACAC) and the Heritage Preservation Office directly addresses and works to enhance the cultural aspects of our community. The PACAC's work also strives to "demonstrate strong leadership in environmental stewardship by proactively addressing issues and challenges of climate change and the environment" through the preservation of heritage as a critical part of building climate change resilience.

## **Engagement and Consultation**

The owner of 140 King Street submitted a designation request for the building in May of 2023.

## **Budget and Financial Implications**

There are no budgetary or financial implications as the result of the recommendations of this report at this time. The property is within the eligibility boundaries of the Heritage Property Tax Relief Program; however, the applicant is not eligible to apply to the program until it has been designated under the Ontario Heritage Act.

The Heritage Property Tax Relief Program is currently at capacity and is not accepting applications for new participants. Should 140 King Street enter the program at a later date, budget allowing, the total rebate for this property based on the 2023 tax rate would be \$6,848.37, the municipality's portion of this rebate would be \$4,810.29.

## Conclusion

PACAC has recommended to Council the designation of 140 King Street – The J.J. Turner Building – as a property of cultural heritage value or interest. Staff concur with the PACAC's assessment and recommendation of the designation. This report seeks Council approval of that recommendation.

## Attachments

Appendix A: Designation Brief: 140 King Street – The J.J. Turner Building

Submitted by,

Blair Nelson, P. Eng.  
Commissioner, Infrastructure, Planning and Growth Management (Acting)

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## Heritage Designation Brief



**The J.J. Turner Building**

**140 King Street**

Peterborough Architectural Conservation Advisory Committee

## Heritage Designation Status Sheet

Street Address: 140 King Street

Roll Number: 040050222000000

Short Legal Description: PT LT 3 BLK E PL 11 TOWN OF  
PETERBOROUGH; PT LT 5 BLK E PL 11  
TOWN OF PETERBOROUGH AS IN  
R655782, T/W RIGHTS IN R655782,  
EXCEPT THE T/W EASEMENT THEREIN  
; PETERBOROUGH CITY

Owners' Mailing Address:

PACAC Application Review Date: March 5, 2024

Heritage Type: Built Structure

Designation Type: Ontario Heritage Act – Part IV

Designation Brief Completion Date: February 29, 2024

Designation Brief Completed by: Jennifer Guerin

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 two** of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 140 King 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:**

This building is a representative example of wooden beam and structural brick construction with a concrete floor, which was the preferred construction method for Victorian Industrial style buildings in Ontario during this period. Its utilitarian design also showcases some elements of the Chicago style with its symmetrical, vertical window patterning, large cornice and restrained decoration.

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

The property displays a high degree of craftsmanship and artistic merit in its exterior architectural features which are executed to a high standard of quality. Specific features with notable merit include its simple, symmetrical, utilitarian façade with restrained decorative detailing including regular repeating windows divided by pilasters, painted bricks at the roofline, and a large ornamental cornice at the front of the building facing George Street. The building is distinctive for its height, size and the number of window openings. Its form reflects its function as a manufacturing building.

#### **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 subject property has value through its direct association with the prominent and longstanding Peterborough business, the J.J. Turner Company, and later J.J. Turner & Sons. The Turner family owned and operated the

building until the 1950s and is still known as the J.J. Turner Building. The building also has associative value as one of the few industrial buildings designed by J.E. Belcher, a renowned local architect responsible for many of Peterborough's significant buildings.

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

The property has the potential to yield additional information regarding the manufacturing and commercial development of downtown Peterborough in the late nineteenth and early twentieth centuries. The site also has value in its early associations with the Indigenous community as an important location near two waterways used for transportation, trade, and encampments since time immemorial.

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

The building was designed by J.E. Belcher, a significant local architect who designed many important late-nineteenth and early twentieth century buildings and landscapes in Peterborough. His designs represent an integral part of the built fabric of downtown Peterborough.

**3. The property has contextual value because it:**

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

The property maintains and supports the character of an early industrial area downtown near a rail line, the Otonabee River and Jackson Creek. The property is the only remaining manufacturing building on the block, where there were once several including the Peterborough Canoe Company. It serves as a reminder of its former use and the area's industrial past.

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

The property is historically and visually linked to its surroundings as part of a major corner of Peterborough's commercial core. The location is significant in that it was once part of an area with several other large scale industrial buildings. The property's location was advantageous in its proximity to a rail line and the Otonabee River, which made the shipping of goods convenient. The building is functionally linked to its surroundings in this regard. The building's physical form represents its former use as an industrial manufacturing site. Its location and design are ideal with easy access to a power supply, good lighting and ventilation due to many large windows, access to many transportation routes and large wall areas for advertising their products.



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

The property is a landmark within the downtown commercial district of Peterborough as the only remaining manufacturing building on the block, and one of the tallest buildings in the core, standing at five storeys. The building occupies a prominent location at the corner of George, King, and Water Streets, and marks the entrance to several consecutive blocks of George St notable for their cohesive collection of historic buildings.

### **Design and Physical Value**

140 King Street has significant design and physical value as it is representative of the Victorian Industrial style, in that its form reflects its use as a manufacturing building. Its massing is rectangular and has symmetrical facades. Its two principal entrances are located at King Street and George Street, the latter having been the main entrance when the ground floor was in use as a showroom showcasing the company's wide range of products which included flags, awnings, clothing, and tents. This side features a traditional storefront layout with large display windows and decorative arched brick window surrounds.

The structure is comprised of timber beam and structural brick, typical of Victorian era industrial construction. This type of construction was a response to the fire by-laws in place as well as a desire for long open spaces to accommodate the machinery required for manufacturing functions. The windows, evenly spaced and numerous, were incorporated to take advantage of daylight and to allow for ventilation.

140 King Street has significant design and physical value as an example of an intact industrial building in the downtown core, the building serves as a reminder and expression of Peterborough's industrial past. It also serves as a reminder that prior to any regulations and developments in urban planning, industrial production facilities could choose their locations strategically.



140 King Street was designed by J.E. Belcher and constructed in 1902 by contractors Gordon & Finney as a three-storey manufacturing building. The building displays elements of the Chicago style, which was becoming popular at the time. It featured an angled storefront to a recessed door and ground floor display area which allowed the company to showcase its wares which included awnings, signs, flags and other items. The building was completed September 15<sup>th</sup>, 1902. Two additional storeys were added between 1911-1912, also designed by Belcher. J.J. Turner & Sons took great pride in their building, and it acted as a billboard for the business. The building was featured on their company letterhead and in numerous advertisements.



### **Historical and Associative Value**

The land on which the subject building was constructed has a long history of pre-contact use by Indigenous communities due to its proximity to the Otonabee River and Jackson Creek. Its location is close to the end of the Chemong Portage, a significant travel route for Indigenous people of this area since time immemorial.

The building at 140 King Street has historical and associative value through its important role as a manufacturing facility in the downtown and as an example of work by J.E. Belcher, an important architect in Peterborough. The building yields significant information about the manufacturing activities of early Peterborough, and the trends around industrial architecture at the time. Its connections to important Peterborough figures include the J.J. Turner & Sons manufacturing company, John E. Belcher and the Turner family.

John James Turner Sr. was born in London, England in 1850 and served as an apprentice there in sail-making beginning at the age of thirteen. After working in lake shipping in Hamilton, Ontario and New York City, he established his first business venture, Turner and Roper in Colborne, Ontario.



Turner established J.J. Turner in Port Hope selling tents and awnings in 1875, and a tavern and hotel in the 1880s. J.J. Turner Sr. moved his business to Peterborough in the 1890s, due to its favourable reputation for manufacturing activities as one of the first places in Canada to generate and use hydroelectric power. That, along with its advantageous position along the Canadian Pacific Rail line that linked it directly with Toronto, Ottawa, and Montreal, and its proximity to a major waterway made it an ideal location to set up his enterprise. Turner first opened his business at 283 George Street N, directly across the street from its current location.



The J.J. Turner company gained a national reputation and produced tents, awnings, sails, flags, horse blankets, coal bags, camping gear and furniture, and mail bags. The firm, run by J.J. Turner Sr. and his four sons J.J. Jr., Reginald H., Achilles W., and Webber F.T Turner, was under the ownership of the Turner family until the 1950s. The J.J. Turner & Sons company produced and shipped products across Canada, and the United States, with large orders for hospital tents shipped extensively during outbreaks of contagious disease such as consumption. Notably, J.J. Turner received an order from the United States Department of Police and Public Health in Cleveland, Ohio for medical tents during an outbreak of smallpox there in 1902. Isolation tents were being recommended by doctors at the time for the isolation of patients during times of contagious illnesses. The J.J. Turner & Sons company had provided these to government agencies in Canada and were advertising them widely in their product catalogues.

In 1902, Turner had commissioned renowned Peterborough architect John E. Belcher to design a new manufacturing building, boasting 20,000 square feet.

Upon completion, the company advertised it as the largest and finest equipped in Canada, having all the latest and most up to date electric machinery. (Examiner, September 27, 1902) The new building was 45 by 100 feet, and three storeys high with additional basement space which was also well lit. The first floor of the new building contained a showroom with thirteen-foot ceilings and an elevator at the rear to allow goods to be moved between floors.

The new construction better suited the growing company's needs and was later expanded to five storeys in 1912. The company also set up a manufacturing operation in Regina, Saskatchewan in the 1920s, in a notable building owned by another Peterborough-based firm B.F. Ackerman, who leased space to the J.J. Turner company to allow for production in the west.

In 1907, the sons of J.J. Turner Sr. purchased the Opera House next door to their Peterborough factory from the Bradburn family. They operated the theatre which they renamed "The Grand", until 1919. The Grand was demolished in 1941 to make way for the Paramount Theatre.



Following J.J. Turner Sr.'s death in 1916 after a brief illness, J.J. Jr., Achilles, Reginald, and Webber Turner took over the tent and awning manufacturing business.



J.J. Turner Jr. was active in local politics and served as Alderman of Peterborough from 1919-1921 and 1924-1925. Turner Jr. was also president of the Chamber of Commerce for 15 years, and president of the Kiwanis Club. He was a strong advocate for trade, industry and commerce, and was instrumental in the hiring of the city's first industrial commissioner, a position created to attract new industries to Peterborough.

The building at 140 King Street also has historic significance as a representation of the work of John E. Belcher, a prominent Peterborough architect in the late nineteenth and early twentieth century. Belcher's designs have had a significant impact on the built environment in Peterborough, particularly downtown where his designs include the Morrow Building (1879), Market Hall (1889) and Peterborough Collegiate and Vocational School (1907). Belcher's career incorporated a diverse range of styles and trends, spanning a period from the 1870s until the early part of the twentieth century.

John E. Belcher was born in Ireland in 1834 and arrived in Canada in 1858 and began working as an architect in the 1870s. Belcher was also hired as Town Engineer in 1878 and held that position until 1897. In this position, he designed infrastructure projects including bridges and waterworks. Belcher was Peterborough's most significant architect during this period, and his designs have had a lasting impact on Peterborough's development.

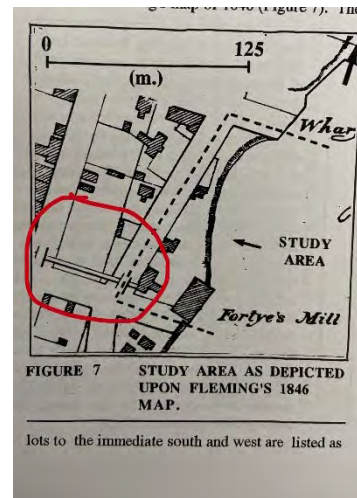


## Contextual Value

Pre-settlement, the site of 140 King Street is part of what local Indigenous groups know as Nogojiwanong, which means “the place at the end of the rapids”. This area, immediately downstream from a long section of unnavigable rapids on the Otonabee River, was one of the end points to a Michi Saagiig portage route, referred to as the Chemong portage which linked the areas of the Otonabee River and Chemong Lake to important fishing grounds and winter camps.

According to Treaty 20 Elders, present-day Peterborough was used as a camp and trading area. Early settler accounts of the area speak of native encampments near Scott’s Mill when settlers began to arrive in the area. Scott’s Mill property, one of the first mills of the settlement, was near this site, as Jackson Creek ran toward the Otonabee River. The sluiceway for Scott’s Mill ran through the subject property.

The property is a landmark within the downtown as an anchor to the George and King Street intersection. Located on the northeast corner of George and King Streets, the property extends east to Water Street. It contributes to our understanding of the area’s former industrial character, which boasted several other successful and well-known manufacturing properties within a block, including the Peterborough Canoe Co. Ltd., which it featured prominently both in its advertising and catalogues, the companies seemingly working together to advertise their complementary wares. Peter Hamilton’s Foundry, Implements, and a lumber yard were also nearby. The Canadian Pacific Railway was also close by for their shipping needs, connecting them to Toronto, Ottawa, Montreal and beyond.

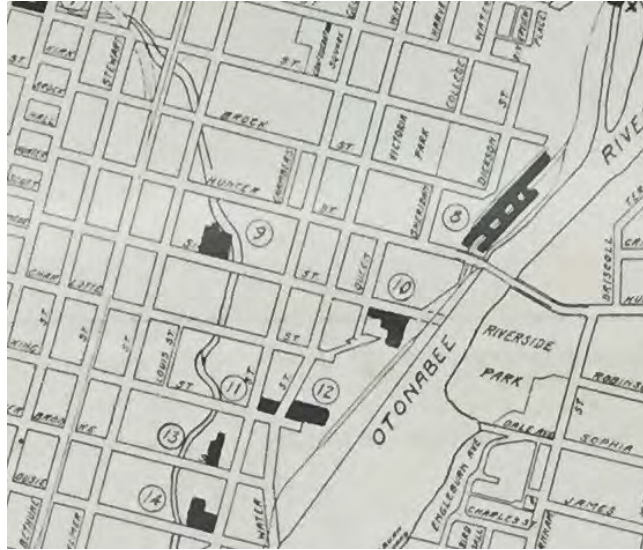


1846 Map showing property and sluiceway



This property is significant within the local context and the important role the J.J. Turner & Sons company played in the broader region where it was the main supplier of commercial signs, and canvas products including sails, tents and awnings. Their products were well-known across the country and abroad and were featured prominently at the Canadian National Exhibition and Imperial International Exhibition in London, England in 1909.

The company's products gained global recognition, receiving orders from England, the United States and Germany.



Detail of 1953 Industrial Review Map showing J.J. Turner & Sons (11), Peterborough Canoe Co Ltd. (12), Cord & Paper Works Ltd. (13), Dewart Milling Company (10)

*"The short statement of reasons 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

The J.J. Turner Building at 140 King Street has cultural heritage value or interest as a landmark building on King Street between George and Water Streets in Peterborough's downtown core. It maintains and supports the character of the southern part of the downtown commercial core. It is visually and historically linked to its surrounding context and its form, massing and stylistic elements are representative of late Victorian industrial architecture and the Chicago style.

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## **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:

### **Heritage Attributes:**

#### **Exterior Features/physical value**

- Five storey red brick construction and symmetrical composition
- Decorative painting at fifth storey roofline on north, south and east elevations
- Decorative metal cornice on the west elevation featuring dentils and brackets
- Brackets on west elevation
- Corbels
- flat roof
- Fenestration including:
  - Original window openings with symmetrical arrangement
  - Window openings and their associated elements including sash, moulds, jambs, and trim
- Decorative brick pilasters separating windows into symmetrical bays on all elevations,
- Ground floor recessed entrances including storefront layout and





- decorative arched window surrounds on west elevation
- Rusticated foundation

### Contextual value

- Unobstructed view of the property from north, south, east and west elevations
- The location of the original building on the streetscape including setback from the street

