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THE CORPORATION OF THE CITY OF PETERBOROUGH

BY-LAW NUMBER 12-077

AUG 27 2018

RECEIVED

BEING A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18 (175 GEORGE STREET NORTH, 184 LONDON STREET, 285A GEORGE STREET NORTH, 406-408 GEORGE STREET NORTH, AND 430 SHERIDAN STREET)

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF HEREBY ENACTS AS FOLLOWS:

That the hereinafter described properties be and are hereby designated to be of historical and architectural value or interest pursuant to the provisions of the Ontario heritage Act, R.S.O. 1990, c. O.18, for the reasons hereafter stated:

1. 175 George Street North

PT LOTS 1 & 2 NWOLFE & S/ DALHOUSIE W/GEO 45R-7675 PTS 1-3 & 45R-8193 PT 7 TO 9 IRREG 0.65AC 93.52FR D

REASON FOR DESIGNATION

The Canadian Pacific Railway Station at 175 George Street North has excellent cultural heritage value for its association with the early development of the Canadian Pacific Railway (CPR) and the importance of railroads in the growth of commerce in Peterborough. The CPR established the Ontario and Quebec Railway as a means to link urban centres in Ontario and Quebec with the less populated western provinces. A section was routed through Peterborough and leased to the CPR. Design of the station began in 1883, and Peterborough's first railway station opened in 1884. It was constructed of buff brick in laid in Flemish Bond, a design which is somewhat rare in Peterborough. The structure was pointed with red mortar and had a slate roof (which has since been replaced with asphalt).

The CPR Station is the only remaining railway station in Peterborough, and according to a study conducted by the Ontario Ministry of Culture and Communications in 1989 it is the oldest CPR station still situated on its original site in Ontario. Until CP abandoned the station in 1990, it was the oldest surviving station in railway use in Canada. The station was one of four designed in 1883 by architect Thomas C. Sorby, one of the most prolific architects of the late 19th century. Sorby also designed stations in Toronto, Winnipeg and Quebec, along with several CPR hotels. Peterborough's station was considered one of the most attractive on the rail line at the time of its construction, and became a prototype for many other stations throughout the country.

HERITAGE ATTRIBUTES

- a) One storey buff brick building, original 1884 & 1919 addition
- b) Solid buff brick walls (painted red at one time) laid in Flemish bond, tuck pointed with red mortar
- c) Low-hipped roof, accented by gabled pediments
- d) High cut stone foundation
- e) Decorative boxed cornices at eaves and gable ends
- f) Gables with decorative beam and four brackets across base
- g) Gables on the east, west and south elevations with bracketed wooden cornice, louvered vents and gable clad with fish-scale shingles
- h) Fenestration, window surrounds and openings including bevelled stone lintels, stone sills on windows and door openings

Interior Elements:

- a) Original (restored), and replicas of four panes transom window openings with stained glass
- b) Original interior woodwork including wainscoting, original ceiling height and mouldings, window trim
- c) Original plaster ceiling medallions

2. 184 London Street

PLAN 1 PT LOT 3 N LONDON ST W GEORGE ST IRREG 0.15AC
52.33FR 100.50D

REASON FOR DESIGNATION

The property at 184 London Street is significant in its association with the Dickson Mills neighbourhood and its proximity to the sites of two of the major lumber mills in Peterborough at the time of its construction: the Baptie Planing Mill at Dublin Street, which produced large quantities of sash, doors, blinds and other millwork used in area buildings and The Dickson Lumber Company, situated on the Otonabee River. At its peak in the 1860s, The Dickson Lumber Company was producing five million feet of lumber per year for export to Britain. The neighbourhood would have been home to lumber workers of all types from lumbermen working the raceway to carpenters, millwrights and craftspeople. The original owner of the home, James Hope, was a carpenter and contractor.

The Hope House is a typical one and a half storey brick home constructed during the 1860s and 1870s to house the labour force for the lumber businesses in the area. The building is also significant as an early masonry building in an area that was predominantly wood frame at the time. The home is also significant for having remained in the Hope family for almost 100 years.

HERITAGE ATTRIBUTES

- a) Original red brick one and a half storey construction
- b) Medium pitch gable roof with central gabled dormer in south elevation
- c) Original window openings
- d) Original decorative brickwork including painted quoins and soldier coursed voussoirs
- e) Stone foundation
- f) Simple, boxed soffits and eaves

3. 285A George Street North

PLAN 11 PT LOT 7 PT LOT 8 IN BLK E RP45R5796 PARTS 1 3 4
2217.00SF 21.19FR D

REASON FOR DESIGNATION

Built circa 1870-75, 285 George Street is valued for its architectural integrity and decorative elements. Constructed by John J. Lundy, 285 George Street was once the northern end of a block of buildings that curved around the corner and continued west along King Street.

The mansard roof and decorative elements that were added in the 1880's remain only on 285 and 285A George Street. The unique cedar shingle pattern and ornate gable window surround are distinguishing features of this building, along with the corbelled brickwork below the Mansard roof. The building is significant not only in its unusual display of decorative architectural elements, but also because it is the last remaining section of a much larger block that extended south to the corner of King and George streets and continued west on King. It is also a good representative example of an early period in the development of the 19th century

commercial streetscape of downtown Peterborough as more solid masonry structures took the place of earlier wood frame buildings. The building also has historical value in its association with John J. Lundy, for whom the building was originally built. J.J Lundy was born in Peterborough in 1834 and was Mayor of the town from 1880-1881 as well as a president of the Little Lake Cemetery Company.

HERITAGE ATTRIBUTES

- a) Rectangular massing of the building
- b) Original fenestration and window openings with wooden sash and surrounds on second and third storey
- c) Original gable window in mansard roof with wooden sash and decorative surround
- d) The original brick parapet firewall dividing 285 and 285A George Street North
- e) Mansard roof with patterned cedar shingles and masonry dentils below the eaves
- f) Decorative cedar gables and trim
- g) Corbelled brick work

4. 406-408 George Street North

PLAN 1 PT LOT 1 PLAN 5 LOTS 3 4 PT LOTS 2 AND 5 RP 45R14063
PART 2 2893.00SF 44.00FR D

REASON FOR DESIGNATION

406-408 George Street North has historical value as one of the earliest structures to be built on the block by James T. Henthorn, an early Peterborough developer. Henthorn owned and developed all of the property that stands north of Hunter Street on the East side of George Street from the time he purchased it in the 1830s until his death in 1877. In 1854, J.T Henthorn was appointed First Lieutenant of Peterborough's first Fire Brigade. At the time he was also a member of Council. Ironically, J. T Henthorn lost many of his original buildings to fire along George and Hunter Streets in the 1850s. In 1855, Council passed a by-law prohibiting any frame construction in the area east of Aylmer Street as a result of several disastrous downtown fires.

The building at 406-408 George Street North has retained its architectural integrity and is one of the oldest surviving commercial buildings in downtown Peterborough. It is flanked by late 19th and early 20th century buildings in an historic streetscape. This building is located in what was historically referred to as the "best business part of town". It has been used for commercial purposes continuously since its construction in the 1850s and has been home to a theatre, a dry goods store, florist, dentist offices and various clubs, such as the Forresters Hall and Belmont Club. In the 1930s the Liquor Control Board of Ontario was an occupant. 406-408 George Street North historically contained six separate storefronts, with residential space above available to boarders, merchants or owners of the stores below.

HERITAGE ATTRIBUTES

- a) Three-storey, three-bay painted brick rectangular structure with stretcher bond construction
- b) Flat roof
- c) Fenestration on third-storey with segmented label surrounds and radiating brick voussoirs
- d) All window openings set in elongated brick recesses
- e) Wooden details including all original wooden window surrounds and sills
- f) Decorative brickwork including dentil details along top section of third storey just below the roof

5. 430 Sheridan Street

PLAN 1 PT LOTS 5 AND 6 S BROCK ST E WATER ST REG 4567.00SF
40.00FR 114.17D

REASON FOR DESIGNATION

430 Sheridan Street has cultural heritage value in its association with Walter Sheridan, the first owner of the land on which the house currently stands. Born in Ireland in 1796, Walter Sheridan moved to Peterborough in the early 1840s and became the town's first Clerk in 1844. Also an architect, he purchased the land that now comprises Sheridan Street in 1847, and built a large estate on the land between 1847 and 1860. The Street was named Sheridan, and his home was once the only building on the street, then called Sheridan Terrace, and conveniently was built behind the County Courthouse, where he was Clerk from 1851-1870.

In 1884, Sheridan sold his land to Martha Sheridan, who then sold part of the property, where 430 Sheridan Street was constructed, to George Fitzgerald, partner of Fitzgerald & Stanger Carriage Works on Brock Street. Fitzgerald & Stanger was a prominent business in Peterborough and undertook work for companies such as D. Bellegheem Furniture Dealer & Undertaker to refit and build funeral coaches. George Fitzgerald is listed as living at the address from 1884-1915.

The building's simple architectural features are typical of the design of houses built for middle class business owners during this time period. All of the homes on this street would have been constructed during the latter part of the 19th century.

HERITAGE ATTRIBUTES

- a) Two-storey red brick construction with rear unit
- b) Low hipped roof
- c) Fieldstone foundation
- d) Original window openings (new wooden windows) with 2/2 sash
- e) Sand coloured brick voussoirs
- f) Original front door opening with replacement wooden door and sidelights

By-law read a first, second and third time this 4th day of June, 2012.

(Sgd.) Henry Clarke, Acting Mayor

(Sgd.) John Kennedy, City Clerk