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IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O.
1990, CHAPTER O.18;

PLAN 14 BLK E PT LOTS 11,12 & 20 45R-5635 PARTS 1,3,4,6 & 7 CORNER
0.54AC 96.76FR D

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Trust
10 Adelaide Street
Toronto, ON M5C 1J3

TAKE NOTICE THAT the Council of The Corporation of the City of Peterborough intends to designate the property, including land and building, known municipally as 91 Langton Street, as a property of architectural and/or historic interest or value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of 91 Langton Street is attached.

NOTICE OF OBJECTION to the designation may be served on the City Clerk within thirty (30) days, or before 4:30 p.m. on the 9th of May, 2011.

Nancy Wright-Laking, City Clerk
The City of Peterborough
500 George St. N
Peterborough, ON K9H 3R9

April 6, 2011

91 Langton Street – The Higgins House

91 Langton Street has good cultural heritage value. The structure was built on land originally owned by George Hilliard, a prominent land owner and Conservative Member of Parliament who counted Sir John A. MacDonald among his supporters. The original land was divided into twenty small lots and sold off in 1881, one of which was purchased by John C. Higgins, carpenter, millwright, and sawyer. This property remained in the Higgins family until the 1970s.

Of significance is the later addition to the house that is an early example of a major innovation in building technology, the early residential use of concrete in this area. In 1904, Fred Tuggey, a stone mason, was approached by a local builder, Thomas McKee, who had a contract to build a house at 633 Aylmer Street. McKee had purchased a machine for hand casting concrete blocks that resembled rough cut stone and needed an experienced mason to try the new technique. That same year, John Higgins was contracted to build a house on Water Street and hired Tuggey and McKee to build it of the block. So impressed was Higgins by the durability and speed of construction using concrete that he had a large addition to his home at 91 Langton constructed of it as well. The cement was purchased exclusively from the Lakefield Portland Cement Company Limited in Lakefield, Ontario, which opened in 1901 to provide cement for the construction of the Liftlock, and had closed by 1909. That cement was unique in its composition, given the strength requirements of the Liftlock. This makes the addition at 91 Langton Street a rare example of an intersection of significant historic events, the arrival of an innovative building process, now commonplace, and the use of a rare type of cement only available for a brief period during the construction of an internationally significant engineering wonder.
