



PETERBOROUGH HERITAGE REVIEW



A Newsletter of the Peterborough Architectural Conservation Advisory Committee

Spring 2007

A Word From City Council

The Hunter Street Bridge is much more than just a roadway from Downtown to East City. It was not only the world's longest poured concrete structure in its time (an amazing feat on its own!), but it is of monumental importance to the City of Peterborough. It is a vital link between the hearts and minds of Peterboroughians with their shared past. One of the oldest baseball parks in Central Ontario is nestled at the foot of the bridge. The Peterborough Lift Lock, the Peterborough Centennial Museum and Archives, and Quaker Oats are all indisputably linked to the Hunter Street Bridge.

We are fortunate to have such a historically significant structure playing a critical role in the daily lives of the residents of Peterborough. We should all park our cars and take a walk across this glorious landmark and truly enjoy its unique architectural features!

Dean Pappas, PACAC

RESTORATION WORKSHOP:

Saturday, April 28th, 2007

Edifice Magazine presents its "Old House Seminar & Forum" with restoration expert Chris Cooper at Sadleir House, 751 George St. N., Sat. April 28th, 2007, 10 a.m. to 3 p.m.

Register at wagner@edificemagazine.com or 519-752-9801. Cost is \$55, lunch extra (all proceeds benefit the Peterborough Chapter, Architectural Conservancy of Ontario). See you there!

FROM TRAGEDY TO ICON

Have you ever noticed PACAC's logo (hint – look in the banner of this newsletter), or thought about why it was chosen? Quaker Oats' fire over 90 years ago, that took the lives of 23 people and altered the futures of many more, begins our story. At 10 a.m. on Dec. 11, 1916, just 15 years after the "American Cereal Company" opened its doors in Peterborough, an explosion and fire destroyed the factory. The fire burned for four days, damaging the neighbouring County Court House, and affecting the incomes of five hundred local families.

Last fall, building on momentum established by Gord Young of Lakefield Heritage Research, Pepsi/QTG and the City of Peterborough honoured the fallen workers. On October 23rd, 2006 at the plant offices, about 75 people attended the unveiling of a memorial plaque bearing the names of the lost men. Dignitaries spoke of the losses suffered that day and descendants pledged never to forget their loved ones. Outgoing Mayor Sylvia Sutherland remarked that many families still grieve that tragic day. She thanked the company for casting the plaque and "for giving physical reality to that expression". It is now installed in Quaker Park off Hunter Street East.



G. Corbett, G. Young, P. Basciano, M. Townsend at plaque unveiling (Sheryl Smith photo)

About 50 descendants and interested community members met again on Dec. 11th, 2006 at the East City Lions Club, to mark the actual 90th anniversary. Like many who spoke, Gina Martin of Trent Valley Archives remembered the stories behind the names, and the eventual good that came from such a terrible event. Historian Elwood Jones cited the economic boom that followed during and after the reconstruction of the Quaker plant, calling the immediate post-War period up to 1921 "the golden age of labour" in Peterborough.

In 1916, the Whipple Truss Bridge over the Otonabee (built by the Wrought Iron Bridge Company of Canton, Ohio in 1875) was perfectly serviceable but the rise in popularity of the car was causing problems with traffic jams when trains unloaded grain at Quaker. According to Jones in his paper *Intermittent Ambition: Bridges Over the Otonabee Since 1825*, "the decision to rebuild the plant at the same location was conditional on the city building a



Whipple Truss Bridge, P.C.M.A. photo (1979-010)

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A Message from the Chair

As I write this, I keep looking at the title. I am not yet used to being identified as the Chair of PACAC, having just been voted into the position at our February meeting. Our past Chair, J-P Pawliw, manned the helm of PACAC very skillfully (thank you J-P!), and I now have some very big shoes to fill. But I am looking forward to working with the committee in the coming year. Some exciting events are planned, including the official launch of our revised website, a Spring workshop by Edifice Old Home Magazine on restoration, and partnering on another superb Doors Open event in the Fall.

Four new members have joined the ranks of PACAC this year, and many of our former members continue to attend as associates. This is a wonderful testament to the interest and passion that Peterborough residents have for their architectural history.

We are fortunate to live in a city with structures that let us glimpse our commercial, industrial and residential past. These buildings evoke a sense of community, of the labour of love put into their construction, of details and design. To me, the best kind of community is one that includes a mix of old and new – the old to show us the beautiful architecture of days gone by, and the new to show us the wave of the future. PACAC's role is to assist your City Council in ensuring that the old is preserved, so that our children and grandchildren can continue to have that sense of our architectural history.

Sue McGregor-Hunter, PACAC

Evaluating Properties

Over two years ago when I first became a member of PACAC, I recall conversations involving the evaluation of buildings that were mystifyingly classified as Category A, B, etc. I knew little about what these letters meant at the time. I thought it would be helpful for property owners to have some background on what we mean when discussing "A"s, "B"s, and so on.

When property owners request heritage designation of their property, the City's Heritage Preservation Office (HPO) visits the site and evaluates the structure. PACAC has devised an Evaluation Manual to provide standards for measuring one property against another. The evaluation includes a score sheet out of a total 100 possible points based on five criteria: Architectural, Historical, Integrity, Environmental and Rarity. Each is weighted differently, and the results are translated into Category A, B, C, or D ratings.

Category A properties, according to our Evaluation Manual, have outstanding heritage significance and score in the range of 100 down to 70. Often these properties hold provincial and/or national significance. Category B properties are of "distinct" importance, hold city-wide significance, and score between 69 and 45. Category C and D contain some or little heritage value with scores ranging from 44 down to 0.

While the Designation Sub-Committee can review and recommend any properties, our guideline is to recommend only those that score a 55 (mid-B) or higher for designation as "heritage". With the surge in interest from City residents for the heritage designation program, this ensures that Council's agenda is not overwhelmed by a long list of mediocre designations to pass. Having such a guideline also helps the HPO to put priorities on the thorough research needed to prepare designation briefs before taking them to the Designation Sub-Committee. The Evaluation Manual is available from the HPO and is on PACAC's refreshed and revised website (www.pacac.ca).

Geoffrey Eve, PACAC



PACAC Website

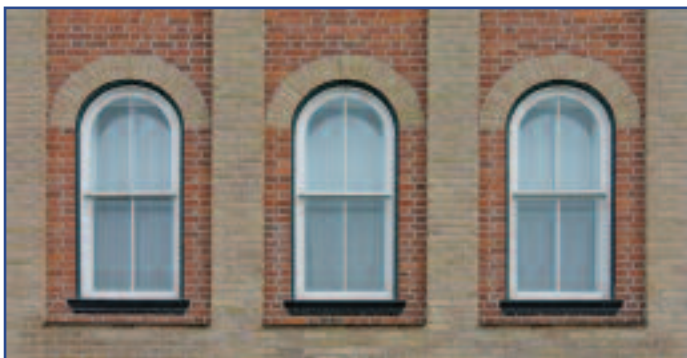
PACAC's website has been revamped! Check it out at www.pacac.ca and let us know what you think. It contains a lot of useful information about architectural styles, heritage conservation, news and events. There are also links to many partner organizations.

A Word About Windows

"The windows of an old house are its eyes, and they express its soul as no other feature does."

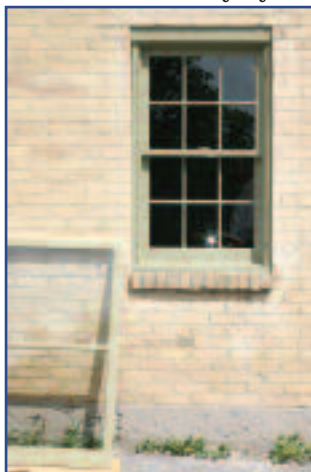
(Caroline Sly, Architectural Joiner and Cabinet Maker)

Peterborough is blessed with thousands of historic buildings vividly expressing our community heritage. And the unique character of these houses and commercial blocks is seen in the myriad ornaments and details not often found on the buildings of post-war North America. Perhaps the most important architectural feature on older buildings is original wood (or, on industrial structures, metal) windows. They give historic architecture a richness and feel that cannot be replaced.



Original windows restored with interior storms

But we all know that old windows are like holes in the wall, and new, high-tech replacements will make all the difference to our heating bills and comfort, right? Well - no, not really! In fact, builders of 100 years ago didn't have 'high tech' climate control solutions, but they did know how to build in energy saving features. They made the most of natural sources of heating and ventilation. A study by the U.S. Energy Research and Development Association actually found that the worst buildings for energy efficiency were built between 1940 and 1975. Older buildings used simple devices like awnings, shades and good storm windows to maximize physical comfort. Builders oriented buildings to take advantage of the sun's warmth or withstand the icy blast of prevailing winds. The most common historic window is the double hung unit, which opens top



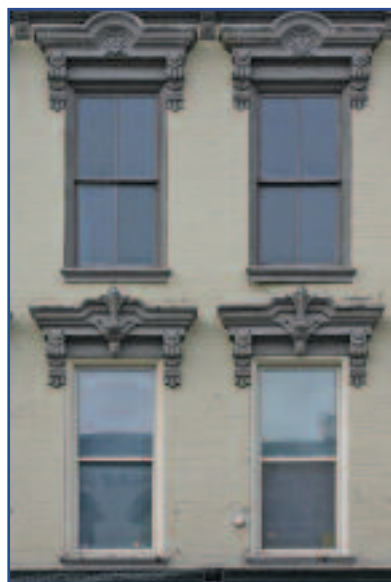
Example of accurate wood replica window with matching storm

and bottom. Open the top and bottom at night and warm air escapes above, while cool air flows in below. Clever and simple - no argon gas or low-e glass needed.

But the windows are old and worn out, you say, and I want to protect my investment. Fair enough, but look at the 'real story' behind window replacement, not the one the salesman tells you. The argument is that new windows will pay for themselves quickly in energy savings. But, remember that the real payback cost includes either the interest on a home improvement loan or the lost interest on money taken from savings. Make sure you have included the cost of money in the equation. This is important because a new window doesn't do much for the resale value of your home. According to www.ontariocontractors.com/ (an independent clearing house for renovation information), only installing a swimming pool has a lower resale payback as an investment in your home. You are likely to get back only 55% of the cost of the windows when you sell.

The real answer is that replacing windows in historic buildings is unnecessary. The vast majority of heat loss from a window is not through the glass, it is through drafts. For a fraction of the replacement cost, a window 'tune-up' targetting air leakage and adding a tight-fitting storm window will give you nearly the same thermal performance of a replacement. Caulk the joints, foam insulate all cracks, have a good carpenter re-glaze the glass and tightly fit the sash. You will be amazed at how comfortable your house becomes - and how healthy your bank account stays!

Erik Hanson, Staff



Replacement windows below with cladding over trim, original windows above

*All windows featured here are on Peterborough buildings.
Erik Hanson photos*

Peterborough Heritage Review is a publication of the Peterborough Architectural Conservation Advisory Committee (PACAC) through the City of Peterborough. For information on the Heritage Property Tax Relief Program, contact Erik Hanson, Heritage Presentation Officer at 742-7777 ext 1489 or email him at: ehanson@city.peterborough.on.ca

Recent Heritage Property Designations



17 Merino Road, 'Merino'

Built in 1851, Merino was the home of James Wallis, a Scottish immigrant, and the founder of Fenelon Falls, and his family. Katherine Wallis, daughter of James and Louisa, studied art with Auguste Rodin, and became an internationally renowned sculptress. Merino is one of the last remaining stone farmhouses in the City of Peterborough.



432 George Street North 'Henry Newton Building'

Built circa 1870, the Henry Newton Building has a notable history of commercial occupants: first as Henry Newton's Home Furnishings, a bicycle shop, a dry goods emporium and china store. A good representative of Victorian commercial architecture, the building is the northern anchor of several continuous blocks of three storey historic buildings on George Street.



189 Hunter Street West 'Clancy's Hotel'

Built in the early 1880's Clancy's Hotel (The Red Dog) is one of the oldest operating public houses in Peterborough. A landmark on Hunter Street, Clancy's Hotel also retains its characteristic Mansard roof, dormer windows, and original fenestration on the second storey.

Sue Schappert, Staff

PACAC Members in 2007 are:

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| Sue McGregor-Hunter, <i>Chair</i> | Dean Pappas, <i>Council Representative</i> |
| Peer Christensen | |
| Geoffrey Eve | Sheryl Smith, <i>Associate</i> |
| Bob Green, <i>Associate</i> | Michael Townsend, <i>Associate</i> |
| Chris Greene, <i>Associate</i> | Don Willcock |
| Dean Jeffrey | Alan Wilson |
| Mary Lavery, <i>PHS Representative</i> | Gordon Young, <i>Associate</i> |
| Katie O'Keefe | Erik Hanson, <i>Staff</i> |
| Jean-Pierre Pawliw | Sue Schappert, <i>Staff</i> |

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new bridge that would permit the unloading of grain... and that would provide access to the plant from the road level of the bridge".

Gail Corbett's family ran the Peterborough Mattress Factory on Hunter Street West, just south of the original Quaker facility. She has several old family and historical photos of the Whipple Truss bridge and the mattress factory, which suffered several fires as a result of combustible materials being used. That factory was later moved brick by brick to the rear of a property on Mark Street (where it still stands) because it was in the way of the western end of the new bridge.



Mattress factory next to Whipple Truss Bridge (Gail Corbett photo)

Frank Barber, a leading bridge engineer, oversaw the project and chose noted architect, Claude Bragdon, to design a new high level bridge with five spans on the west side, so trains and trucks could unload at the factory without causing traffic tie-ups. The long un-reinforced centre arch is complimented by five smaller spans on the east side, finally landing at Burnham Street. Bragdon also designed the light standards, the rough concrete finish and the distinctive multi-coloured terracotta medallions (88 in all) that line the main span; sadly, City Council vetoed lining the entire bridge with medallions, citing construction and cost overruns. When completed, it was the longest clear span concrete arch in Canada at 234 feet.



Hunter Street Bridge today (Sue Schappert photo)

The Hunter Street Bridge stands as a landmark in our city, an engineering wonder linking Ashburnham and Peterborough. PACAC is pleased to feature a medallion from the bridge as its logo, in celebration of the iconic status of the Hunter Street Bridge in the history of modern Peterborough.

Sheryl Smith, PACAC