

# 4 Riverview Road

## Heritage Designation Report

Lindsay

PL 15P LOT 4 LOT 5 LOT 6N; RIVERVIEW RD

September 2019



## Evaluation 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 one of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 4 Riverview Road, Lindsay fulfils the following criteria:

### 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:

4 Riverview Road is a typical example of an Ontario Gothic cottage. Constructed prior to 1875, it displays the typical features and layout of this structural type including the rectangular massing and central gable on the front elevation. The property is representative of this style but has had a number of modifications which have changed the built fabric of the structure.

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

The subject property does not display a high degree of craftsmanship or artistic merit.

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 or associative value because it:

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

The property has direct associations with James Growden, a local builder who constructed the house and lived on the property until his death in 1925. Growden is significant to the community because of his role in the construction of significant nineteenth and twentieth century buildings in the town and was regarded as one of the pioneer builders of Lindsay. It also has associations with the development of Purdy's Mill as part of the former Purdy property.

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

This property yields information about Lindsay in the late nineteenth century.

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

The property was likely designed and constructed by James Growden, a local mason, who owned and lived on the property from 1863 until his death in 1925. While it is not definitely established that Growden designed and constructed the building, it is extremely likely given his trade and experience. Growden is significant in the community as a builder because of his contributions to many late nineteenth and early twentieth century structures in Lindsay.

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

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

The subject property supports the character of the area which is defined primarily by single family homes.

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

The subject property is historically linked to some of the surrounding properties which are of a similar age.

iii. is a landmark.

The subject property is not a specific landmark.

### Design and Physical Value

4 Riverview Road is a typical example of an Ontario Gothic cottage and displays the key attributes of this style. The house appears on the 1875 Bird's Eye View Map of Lindsay and was likely constructed just prior to that period, although its exact date of construction is not definitively known. The lot was purchased by James Growden, the likely builder of the house, in 1863 and he probably constructed the current house shortly after his purchase.

The Ontario Gothic style developed around the mid-nineteenth century and was probably the most popular domestic architectural style in the province during this period for both urban and rural settings. The generally ornate Gothic Revival style had entered into the province around the 1840s, but was generally applied to larger home for wealthier clients. Simultaneously, there was increasing concern and interest in assisting lower and middle class individuals, particularly in the newly developing towns in the province with houses that were both architecturally fashionable, but affordable and functional.

The Ontario Gothic cottage, as it became known, was popularized in print media which published various patterns for cottage architecture in both Great Britain and North America during this period. The form that became the ubiquitous Ontario Gothic design was first published in *The Canadian Farmer*, a rural periodical, in 1864. This publication regularly devoted space to provided architectural patterns for its rural readers, but these designs also became very popular in towns and cities for their architectural interest and affordability.

The primary design elements of this house type was its rectangular massing, gable roof, and central gable. In generally, the building was arranged symmetrically with a central entrance and a window, often rounded or a lancet, in the central gable. The patterns promoted the use of decorative elements, such as carved bargeboard and gingerbread, quoins, and window hoods, and a verandah to enhance what was otherwise a fairly simple design. Many patterns also included a rear addition, generally for a kitchen, that was one storey and usually not visible from the front of the house. This was the typical form of the Ontario Gothic cottage in the province and innumerable of these houses were constructed in the second half of the nineteenth century integrating the basic elements of this style with various decorative elements as the builder and homeowner desired.

4 Riverview Road is recognizable as an Ontario Gothic cottage from its layout, massing, and details. The main portion of the house is constructed on a rectangular plan with a gable roof and central gable, the typical massing of this structural type. Like most Gothic cottages, the house has a rounded window in the central gable, which has retained its original shape, and symmetrical placement of windows on the front (south) and east elevations. The house was originally constructed using red brick on the exterior, although this has now been painted over; the rusticated surrounds around the south elevation windows are not original decorative features as the windows originally featured radiating voussoirs.

The property has had a number of modifications since its construction which have changed the original built fabric of the structure. While the building is representative of this house type in its overall form and massing, it is not an exemplary illustration of the stylistic and decorative development of this important housing type in mid- to late nineteenth century Ontario. The property lacks a number of key elements which are usually associated with this style, namely a central entrance and a verandah which may have been moved or removed as part of the building's evolution since the 1870s. It also has both a side and rear addition, which do not appear on the 1875 map although the side addition is likely from the late nineteenth century as early photographs of it show both buildings clad in matching brick of a similar age. Because of the modifications to the property, it does not display the craftsmanship or artistic merit which is usually associated with good examples of the Ontario Gothic style.

### Historical and Associative Value

The subject property has historical and associative value for its associations with the development of the town of Lindsay in the mid- to late-nineteenth century. In particular, the property has direct associations with Purdy's Mill, which was important as part of the early industry in the area, and with James Growden, the first owner of the house who is significant in the history of the community as a mason and builder who was credited with the reconstruction of downtown Lindsay after the 1861 fire.

The subject property has historical significance in the early development of the town as part of the Purdy property. It originally formed part of Lot 20, Concession 6 of Ops Township, a large parcel of land which encompassed land on both sides of the Scugog River and was part of a parcel granted to William Purdy in 1828 when he entered into a contract with Upper Canada to build a saw mill on the river. The land patent was signed in May 1843 and, nine months later, passed to Purdy's two sons. When the Town of Lindsay was incorporated in 1857, these lands formed the nucleus of the new settlement and the mill property in particular was an extremely important structure to the early development of Lindsay. Shortly after incorporation, the section of the Purdy property on the north side of the river was surveyed and subdivided into streets and lots. The subject property was originally known as 4, 5, 6 Kent Street East and the address not changes to its current form until into the twentieth century.

The property was purchased in 1863 by local mason James Growden who is likely the builder of the house and who occupied it with his wife, Harriet, and their family until his death in 1925. Growden was born in Cornwall around 1836 and immigrated to Canada in 1857. He married his wife Harriet in Wentworth County and had moved to Ops Township by the early 1860s when he



appeared on the 1861 census. In 1863, he purchased the land from a William McDonnell, and by 1875 had constructed the present house where he lived with his wife and their eight children.

Growden's significance to the local community is due to his job as a mason and builder in the 1860s. In 1861, a fire consumed the vast majority of downtown Lindsay, nearly 100 buildings, most of which were of timber construction. The next decade saw a near complete reconstruction of Kent Street West and its cross streets. The reconstructed streetscape was comprised of three storey commercial blocks built primarily in the commercial Italianate style; this is the current form of downtown Lindsay and is an important part of the town's architectural history and identity. Growden is credited as one of the primary bricklayer who was responsible for the construction of many of these commercial buildings and, as a result, an integral figure in the development of Lindsay in its current form.

Growden's work was not limited to the downtown and, throughout the next several decades, he became a well-respected mason and builder in Lindsay, working on a significant range of projects, including residential, industrial, commercial and institutional buildings. Some of his most important projects include the construction of St. Andrew's Presbyterian Church in 1887, the enlargement of St. Mary's Catholic Church in 1894, and the construction of the East Ward School (1894; now Queen Victoria Public School) and the original Lindsay Collegiate Institute (1909). Growden is likely also the mason for the Lindsay Fire Hall as he appears to have been the only bricklayer to have submitted quote in the request for tender in 1901. By the early twentieth century, he was recognized in the community as one of the town's pioneer builders.

Growden was also extremely active in the political life of late nineteenth century Lindsay. He ran for a seat on the town council, both successfully and unsuccessfully, and was engaged in municipal matters throughout his life.

## Contextual Value

4 Riverview Road has some contextual value as part of a residential neighbourhood comprised primarily of single family homes, some of which have historic value. The neighbourhood in which the subject property is located began as part of the Purdy property and was eventually divided into lots and streets after the creation of the Town of Lindsay in 1857 which included this parcel. The 1875 Bird's Eye View map shows a number of homes which had been constructed by this time on the former Purdy property, along with 3 Riverview Road.

There are a number of other extant properties in the local neighbourhood which were constructed in the late nineteenth century and are contemporaneous with the subject property. These include 3 St. David Street, which is immediately adjacent to 4 Riverview Road, and 12 St. David Street which also appears on the 1875 Bird's Eye View map. The majority of the properties which appear on the Bird's Eye View map and were constructed during the same period as the subject property are located along King Street and Queen Street to the north. The neighbourhood has evolved throughout the nineteenth and twentieth centuries and does not present an intact historic streetscape as there are structures of many different styles and ages in the surrounding area. While the property is known within the local neighbourhood, it is not a specific landmark in the town of Lindsay.

## Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Evaluation Report, constitute the Reasons for Designation required under the Ontario Heritage Act.

### Short Statement of Reasons for Designation

4 Riverview Road has cultural heritage value or interest because of its historical associations with the development of the Town of Lindsay in the mid- to late nineteenth century.

Architecturally, the property is a typical example of an Ontario Gothic cottage. Constructed between 1863 and 1875, the house displays the main attributes of this structural type including the gable roof, central gable with rounded window, and the symmetrical placement of the windows. Its primary significance lies in its historical associations with members of the Lindsay community and the development of Lindsay in the late nineteenth century. The property was occupied, and likely constructed by, local mason and builder James Growden. Growden is a significant figure in the history of the local community as the mason credited with the reconstruction of many commercial buildings in downtown Lindsay after the 1861 fire. They were reconstructed in the Italianate style which now defines the Lindsay's commercial core; Growden had an important role in that development as one of the key workman in the construction process. He was also the mason for a number other important public buildings in late nineteenth and early twentieth century Lindsay and has been recognized as one of the town's important pioneer builders.

### Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

- One and a half storey construction
- Gable roof
- Central gable with rounded window
- Fenestration
- West side addition