



CAMDEN TERRACE

Architectural Conservancy Ontario - London Region

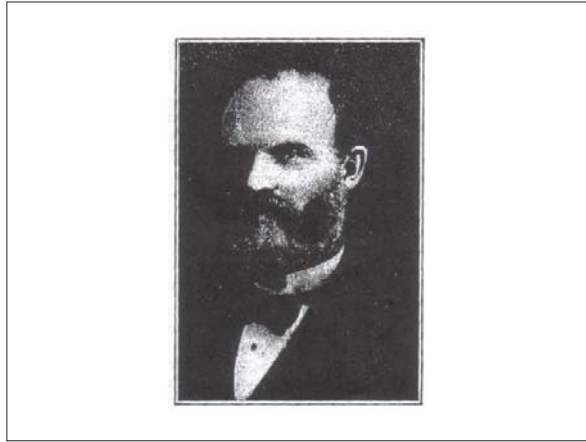
Delegation to the
Planning and Environment Committee
September 6, 2016



CAMDEN TERRACE

The Importance of Samuel Peters and Camden Terrace

Janet Hunten
Mark Tovey



Who was Samuel Peters, and why is he important?

He was an early surveyor, engineer, and architect in London, known to local historians as Samuel Peters, Jr., as a way of distinguishing him from his uncle, who was also a man of importance in London.

Samuel Peters, Jr. was born in Torquay, England in 1832. He trained as a civil engineer under Sir Isambard Brunel, England's most distinguished engineer of the 19th Century.

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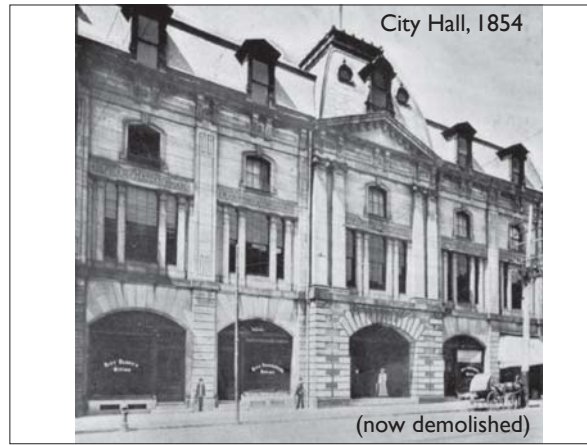


Like many other early surveyors and engineers, he also practiced as an architect, usually regarded as part of a surveyor's profession at that time. By 1852 he was Town Engineer for London. As the town of London became a city in 1855, Peters became the first City Engineer.

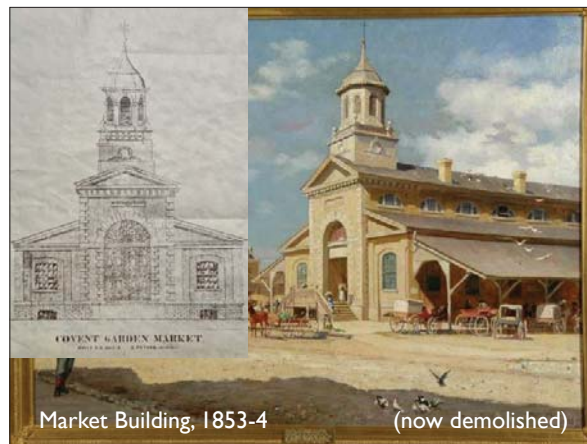
Samuel Peters drew and published a map of the new city in 1855. It shows his concern as a city planner for having an accurate survey. Peters' map shows all of the lands that had been surveyed, by himself and others in the city at the time. It shows in amazing detail where the concentrations of buildings were.

In his capacity as Town Engineer and City Engineer he served London in many ways, designing elements of our infrastructure like our first sewer system, and levelling and grading our streets. He also designed and supervised the construction of London's first municipal buildings.

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Peters designed London's first City Hall in 1854.

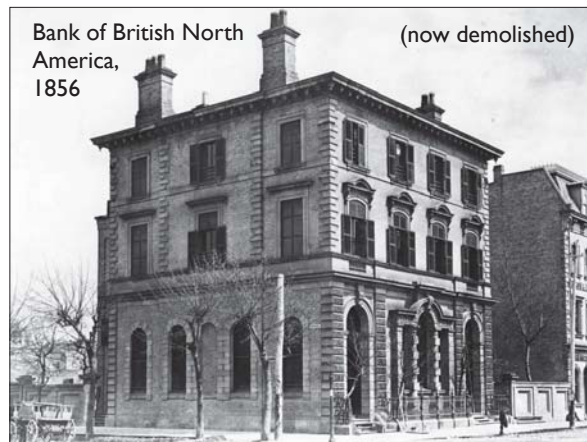


Peters was also the architect for the original market building in 1853-4. He placed a drawing of it in the corner of the 1855 map. Here is that drawing from the 1855 Peters map, next to the representation of the market in the well-known Paul Peel painting.



Grosvenor Lodge, 1853

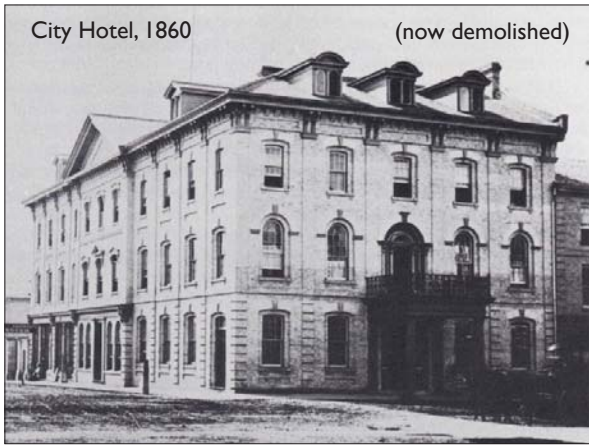
As a private architect, he designed Grosvenor Lodge in 1853.



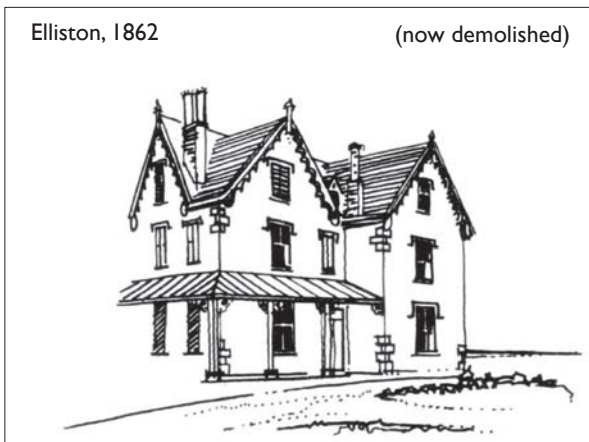
Bank of British North
America,
1856

(now demolished)

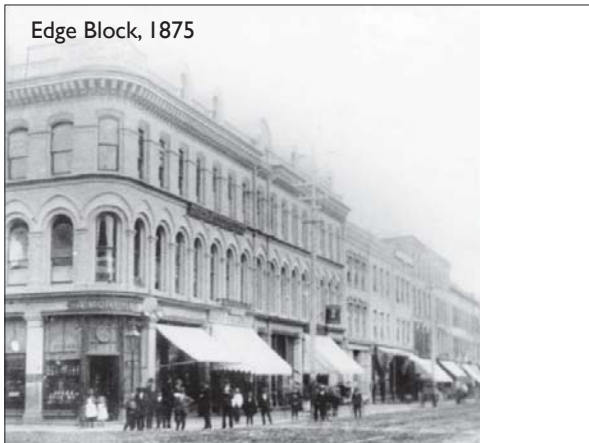
He designed the Bank of British North America building at Richmond and Queens in 1856.



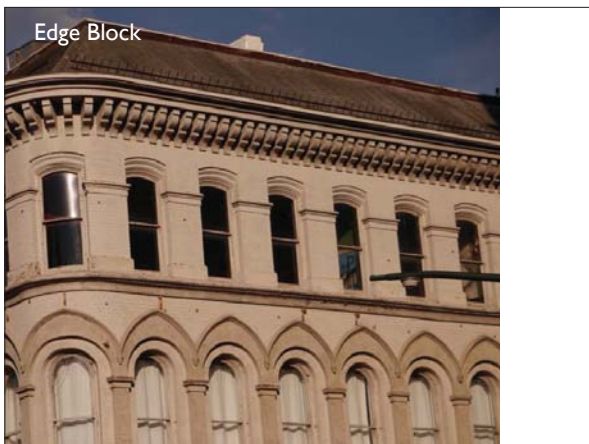
Peters was the architect for the City Hotel on Talbot Street in 1860.



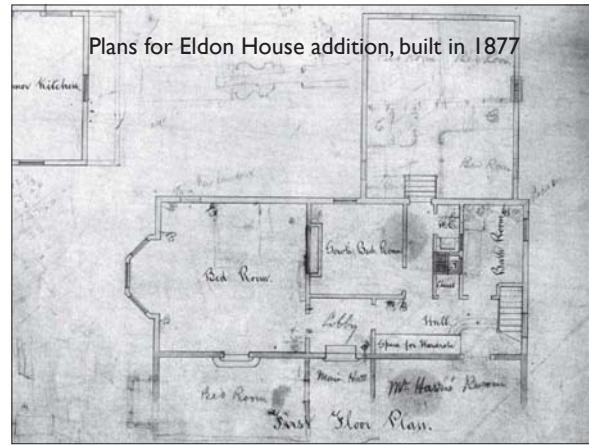
He designed Elliston, the core of the Adam Beck House, for Ellis Hyman in 1862.



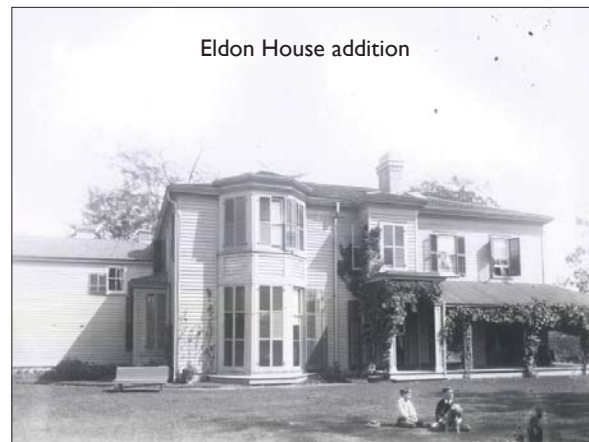
He also designed the Edge Block, in 1875,



on the south-east Corner of Dundas and Richmond.



He designed the addition to Eldon House in 1877,



which included the drawing room.

93 Dufferin St.



Samuel Peters lived in this building at 93 Maple Street, now 93 Dufferin St.



As well, he designed and lived in, this building,



Camden Terrace.



The windows on Camden Terrace are unique because the headers at the top of the windows curve, then level off at the corners. Over the bay windows, they all connect.



The buildings of Camden Terrace are in the Classical tradition, with some Italianate touches such as the substantial brackets at the ends of each double unit.

19



Notice the intricate brick detailing under the edge of the roof, featuring a rare "brick drop" design.

20



The terrace is divided into groups of two, each of which has good Classical proportions.

21



The whole is well-balanced, forming a harmonious design.

22



When Samuel Peters died, his lengthy obituary in both the Daily Free Press and the London Advertiser lists his many civic accomplishments.

He was involved in important railway engineering works in the Province, was President of the Dominion Savings Society, and was a Director of the Ontario Loan and Savings Society.

The architecture firm Peters founded went on to design more than 100 commercial, residential, ecclesiastical and institutional buildings.



CAMDEN TERRACE

The Future Potential of Camden Terrace

Sandra Miller



Urban Design Peer Review Panel - personal notes taken by Sandra Miller during Panel discussion (June 15, 2016)

The Panel repeatedly and strongly urged retention, restoration, and incorporation of Camden Terrace in place as a signature feature of the new development. They noted that the creativity required can be seen in other many other developments and that Camden Terrace could be used in the development marketing as a feature of a unique project.

Julie Bogdanowicz (Panel member and City of Toronto, Architect) to the applicants: "you have a real gem here" and compared "extraordinary" Camden Terrace to buildings in upscale, historic Yorkville shopping district of Toronto; she urged applicants to leverage Camden Terrace for its unique value.

The Panel felt retaining Camden Terrace in place should be the first priority; it would help ground the new complex, break up the abundance of glass, and give balance to the project.

25



The Panel referred to the proposed heritage "commemoration" facade as "Disneysque" and "pastiche"; fictional composition of individual elements, not even a partial facade replica.

26



Little has changed with the revised commemoration.

When asked by the Panel why they didn't propose keeping Camden Terrace in situ, the applicants noted that it was "purchased in a state of disrepair" and that it "doesn't fit with the central entrance" planned by the architect.



In Toronto, there are examples of condo towers incorporating low-rise historic buildings.

One such example is the "FIVE Condo development" in Toronto, built in 2015.

"Five Condo's incorporation of heritage elements has given it a competitive edge, helping the project to stand out in Toronto's crowded condo market."

— Stephen Price, President & COO, Graywood Developments (Toronto Star, Sept. 11, 2013)

- Restoration & adaptive re-use of five 19th century buildings, new 48-storey condo tower, six levels of underground parking
- 1905 Gothic Revival brick warehouse facade around the corner was refurbished and incorporated into the tower as the main entrance
- Podium is composed of historic buildings with retail on ground level and loft residential suites on upper



Another such example is the "1 Yorkville" development in Toronto (currently under construction, 2018), featuring:

- Restoration & adaptive re-use of row of 19th century buildings, new 58-storey condo tower, four levels of underground parking.
- Yonge Street and Yorkville Avenue heritage buildings will have commercial and retail.
- Residential tower will be accessed by a public laneway behind heritage buildings which will also provide access to the parking garage.
- Roof terrace on top of the 3-storey heritage podium building.

[Bazis Group, Plaza Developments, Rosario Varacalli (architect), E.R.A. Architects]



Camden Terrace and surrounding properties offer opportunities for a similar development to the Toronto developments just described:

- Site offers great potential for high-rise infill development and conservation / adaptive reuse of main front portion of Camden Terrace and the Dufferin Street heritage buildings.
- A remarkable opportunity to build a landmark, award-winning project raising the bar for London's architectural development.
- Heritage re-use appeals to young Millennials, empty-nest Baby Boomers, and high-tech professionals such as London is working to attract and retain.
- The adaptive re-use of existing buildings is a key component in making London one of Canada's greenest cities as proposed in the newly approved London Plan.
- Downtown London is becoming a vibrant hub for arts and culture, and heritage architecture is a key indicator of how we value the arts in our community.
- It is important to note that the the applicant still has Council's approval for a tower development at 100 Fullerton, and could begin building there tomorrow.



Photo sources include: London and Its Men of Affairs (1916), Ivey London Room, London Public Library, Museum London, Eldon House, Canada's Historic Places, Reflections on London's Past (1975), Megan Arnott, Pat Coles, Lois Marshall, Sandra Miller, Mark Tovey, Downtown London: Layers of Time (2000)