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THE CORPORATION OF THE TOWN OF PORT HOPE

56 QUEEN STREET, (P.O. BOX 117) L1A 3V9

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CLERK'S OFFICE

May 4th, 1989

Ontario Heritage Foundation
77 Bloor Street, West
Toronto, Ontario
M7A 2R9

Dear Madam/Sir:

At the Council Meeting held February 27, 1989, Port Hope Municipal Council passed By-law 21/89, being a by-law to designate certain properties in the Town of Port Hope as being of historic value or interest.

A copy of by-law 21/89 is enclosed herewith for your information and records.

Please accept this letter as notice in accordance with the Ontario Heritage Act that the following properties have been designated:

- ✓ 73 Mill Street South
- ✓ 159 Bruton Street
- ✓ 46 Cavan Street
- ✓ 14 Queen Street
- ✓ 90 Brown Street
- ✓ 20 Ward Street
- ✓ 89 Brown Street.

Yours very truly,

N. Wakely
Clerk - Administrator
Town of Port Hope

ms

encl.

cc: file copy
cc: Mr. T. Cruickshank



TOWN OF PORT HOPE
BY-LAW NO. 21/89

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE TOWN OF PORT HOPE
AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS The Ontario Heritage Act, 1980 authorizes the Council of the Municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Port Hope deems it desirable to designate the following properties:

1. 73 Mill Street South
2. 159 Bruton Street
3. 46 Cavan Street
4. 14 Queen Street
5. 90 Brown Street
6. 20 Ward Street
7. 89 Brown Street

and has caused to be served on the owners of the respective lands and premises, and upon The Ontario Heritage Foundation, Notices of Intention to designate the aforesaid real properties and has caused such Notices of Intention to be published in a newspaper having a general circulation in the municipality once a week for each of three consecutive weeks, namely the "Port Hope Evening Guide";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-7" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" to "B-7" attached hereto;

AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;

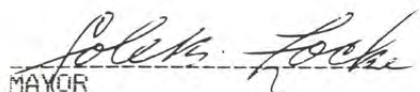
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

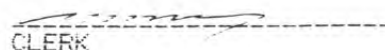
1. There are designated as being of historic and/or architectural value or interest the following real properties as important components of the Town of Port Hope:

- (1) "73 Mill Street South" being more particularly described in Schedule "A-1" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.
- (2) "159 Bruton Street" being more particularly described in Schedule "A-2" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this By-law.
- (3) "46 Cavan Street" being more particularly described in Schedule "A-3" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this By-law.
- (4) "14 Queen Street" being more particularly described in Schedule "A-4" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
- (5) "90 Brown Street" being more particularly described in Schedule "A-5" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this By-law.
- (6) "20 Ward Street" being more particularly described in Schedule "A-6" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-6" attached hereto and forming part of this By-law.
- (7) "89 Brown Street" being more particularly described in Schedule "A-7" attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule "B-7" attached hereto and forming part of this By-law.

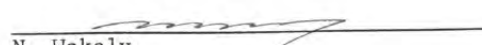
2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with The Ontario Heritage Act, 1980.

READ a FIRST, SECOND AND THIRD time and finally passed in Open Council this 27th day of February, 1989.


MAYOR


CLERK

I, N. Wakely, Clerk-Administrator of the Corporation of the Town of Port Hope, do hereby certify this to be a true copy of By-law 21/89 for the Town of Port Hope.


N. Wakely
Clerk-Administrator

Schedule A-1
73 Mill Street South
Legal Description

From instrument # 89038 , registered

Part of Town Lot 27, Stewart Plan, designated as
Parts 4 and 5, Plan 2R-1899 for the Town
of Port Hope in the county of Northumberland

Schedule B-1
73 Mill Street South

ARCHITECTURAL DESCRIPTION:

This is a three-storey block, prominent as the tallest building in the vicinity and located at a main intersection. In size and scale, it is obviously a commercial building, thought to have been built as a hotel. The main facade faces Mill Street, dominated by a central front door (note heavily moulded panels) with sidelights. In the corner toward the intersection is a second, less prominent entrance that opens to a small shop. Large shop windows are notable. The rest of the fenestration is more domestically scaled, adopting the tall narrow proportions of the Victorian era, topped with flat brick arches. The main floor facing Mill Street has five bays; the upper floor four and the Peter Street elevation bears three per floor.

The building is constructed in brick, laid in stretcher bond. It is not quite rectangular in plan - rather it conforms to the oblong shape of the adjacent intersection of streets.

The cornice offers decorative bands of brick; remnants of chimneys can be seen along the roofline, but the roof itself, a shed form, can only be seen from the rear.

A large, one-storey, concrete block wing has been added at the rear and should not be considered in this designation.

HISTORICAL DATA:

The building is known historically as Turner's Tavern, but little else has been determined about its history.

Schedule A-2
159 Bruton Street
Legal Description

Instrument number 86912

Lot 17 on the south side of Bruton Street, Ridout Plan #1, in the
Town of Port Hope, County of Northumberland.

Schedule B-2
159 Bruton Street

ARCHITECTURAL DESCRIPTION:

This is a diminutive example of the Ontario cottage style so prevalent in Fort Hope. It is typical with a hip roof, front gable with fanlight and end chimneys, the whole set over a high basement so that the rear allows more light to the cellar. The verandah has been removed and the stoop, which extends the width of the facade, is rather unsympathetic, finished in concrete.

The facade has a centre door with transom above, flanked by French windows.

The building has a rear wing. The exterior is rendered in roughcast, but there is evidence of the original stucco finish scored to look like ashlar.

HISTORICAL DATA:

Early history is not known at this time.

Schedule A-3
46 Cavan Street
Legal Description

Instrument 66527.

Part of Town Plot 70, Stewart Plan, Part of South Street
designated as Parts 2 and 3 on Plan SR1000, Town of Port Hope,
County of Northumberland.

Schedule B-3
46 Cavan Street

ARCHITECTURAL DESCRIPTION:

Abutting the intersection of Cavan and South Streets, the Chalk Works is one of the few buildings that remain from Port Hope's industrial heyday. The brick structure stands three storeys high with a gable roof (hipped on the Cavan Street front), and regularly spaced windows. Iron tie-rods add structural stability. Of special note is the rounded corner in header bond, a device seen in several other local commercial buildings.

The building retains enough of its early character to be worthy of designation but has suffered from neglect and subsequent misguided "improvements". The windows have been replaced with contemporary glass with fake "snap-in" muntins that detract from the character of the building. The masonry has been sandblasted and parts of the walls, especially the rear elevation, are showing serious decay that requires immediate attention. Repointing has not always been completed with authenticity in mind, and the replacement doors and balcony, including the porch door directly above are not necessarily sympathetic to the early character.

HISTORICAL DATA:

Robert Chalk, an English immigrant, settled in Port Hope and established a wagon and carriage-making business. His shop was divided into three storeys - the ground floor was the showroom and woodworking department; the second floor was the painting department; the third floor was for trimming. A second floor porch, where the painted carriages were left to dry, has been removed.

Under other owners, the business survived until the 1930s. It stood idle for a time and was converted into apartments in recent years. A huge apartment block was built around it, which many would say only pays lip service to the character of the old structure. At least it survives as a reminder of Port Hope's industrial past.

SCHEDULE A-4
14 QUEEN STREET

LEGAL DESCRIPTION

Part of Lot 10, Registered Plan 33, Port Hope and Parts of Town Plot Lot 53, Stewart Plan, Port Hope, and more particularly described as Parts 3 and 5 on Plan 9R-2163.

LEGAL DESCRIPTION -

Part of Lot 10, Registered Plan 33, Port Hope and Parts of Town Plot Lot 53, Stewart Plan, Port Hope, more particularly described as PARTS 3 and 5, Deposited Plan 9R-2163.

TOGETHER WITH Rights-of-way over those parcels described as follows:

- A Over those Parts of Town Plot Lot 53, more particularly described as PARTS 6 and 7, Deposited Plan 9R-2163;
- B Over that Part of Town Plot Lot 54, more particularly described as PART 8, Deposited Plan 9R-2163;
- C Over that Part of Lot 9, Registered Plan 33, more particularly described as PART 1, Deposited on Plan 9R-2163, but subject to the right of the Owner of the said Lot 9 to erect and maintain buildings over and above the said right-of way at a height above the surface of the lane of not less than ten feet four inches (10'4");
- D Over that Part of a Laneway shown on Registered Plan 33, more particularly described as PART 2, Deposited Plan 9R-2163;

TOGETHER WITH the right, at any time, to enter upon that Part of Lot 10, Registered Plan 33, more particularly described as PART 4, Deposited Plan 9R-2163, for the purpose of laying down and constructing pipes for water under and upon the said lands, and of keeping and maintaining the same at all times in good condition and repair, and for every such purpose the Grantee shall have access to the said lands at all times by its servants, employees and workmen.

The Easement hereby granted being to lay down, construct, keep and maintain water pipes in any location below the Street level of Queen Street through PART 4, Deposited Plan 9R-2163

TOGETHER WITH AND SUBJECT TO an agreement that the wall, along the centreline of which the south limit of the said PART 4 passes, is a party wall, to the use of which the owners of the said PARTS 3 and PARTS 4 are jointly entitled, and for the maintenance and upkeep of which they are jointly responsible.

SUBJECT TO a covenant with the owner of the lands to the south and east of the said PART 5, that, subject as hereinafter provided, no buildings or structures shall be erected on that part of Town Plot Lot 53 described as PART 5, Plan 9R-2163; provided however, that the said covenant shall be deemed to be complied with if an area seven feet (7') by eight feet (8') is at all times left unbuilt on about in the location of the PART 5, notwithstanding that walls or structures may encroach upon the said PART 5, it being intended that an area of the said dimensions shall be left unbuilt upon for the purpose of a light well in approximately the location of the said PART 5.

TOGETHER WITH whatever right the Transferor may have to a right-of-way over that part of Town Plot Lot 54 more particularly described as PART 27, Plan 9R-1365.

SCHEDULE B-4
14 QUEEN STREET

ARCHITECTURAL DESCRIPTION:

The Capitol Theatre occupies 15 feet of frontage on Queen Street. This section contains a hall lobby and expands in the rear to a 500-seat theatre. Throughout, the theatre adopts an atmospheric theme, namely the courtyard of a medieval Norman castle.

Facade: The castle theme is heralded by a number of exterior architectural elements, including diamond-paned windows, stucco finish (which bears the word "CAPITOL" along the cornice. The original marquee (since removed) was rectangular, and has been likened to a drawbridge. The sign seems to have little to do with the ancient theme, but is none the less an important original component of the facade, as is the whimsically designed rainhead.

Foyer/Lobby: The original front doors are long gone, and the lobby ceiling requires attention, but other components of the lobby still exist, including mirrored display panels. Excellent photos are available that show how this part of the theatre can be restored to its original decorating scheme. Offices and other non-public spaces need not be included in this designation. The concession stand at the end of the lobby is not original, and is of little significance.

Theatre: The theatre is supposed to resemble the castle courtyard, and is a virtual fairyland of architectural effects. However, some are showing signs of decay. Foremost is the ceiling frescoes, depicting the sky and a host of foliage. The walls, topped by a cove cornice, are painted to resemble ashlar stone and medieval shields guard the walls. Two "turrets" in "stone" complete with lighted windows, flank the stage. The proscenium arch is painted in the same manner.

HISTORICAL DATA:

The Capitol Theatre has a significance that reaches beyond the Town of Port Hope. As the first theatre in the country built expressly for "talkies", it is a benchmark of national importance. It is one of only a handful of early "atmospheric" movie theatres in well-preserved condition. Some say it rivals the more famous Winter Garden in Toronto, which was designed by the same architect.

SCHEDULE A-5
90 BROWN STREET

LEGAL DESCRIPTION

INSTRUMENT NUMBER: 85096

Subdivision Lot D, Plan 40, Town of Port Hope,
County of Northumberland.

Schedule B-5
90 Brown Street

ARCHITECTURAL DESCRIPTION:

Save for its tower and verandah, this is a rather austere two-storey hip-roofed building, not without significance for its vernacular character and especially its prominence on a corner lot in a well-preserved neighbourhood. In plan, it is L-shaped, with a curved verandah filling the angle. Verandah detail is distinguished by turned columns supported by brick piers. Elsewhere detail is plain, except for the tower which boasts large windows with curved-arched transoms in stained glass, and brackets under the eaves (elsewhere windows and lintels are flat). Directly below the eaves is a textured frieze course in brick. A two-storey bay window projects from the south elevation.

The main entrance is not prominent (and is not thought to be original), but is noteworthy for its transom and sidelights.

HISTORICAL DATA:

The building was likely under construction or standing when Robert Devell bought the property in 1877 after its builder encountered hard financial times the year previously. The son of the first miller in Millbrook, Devell had been in business as a druggist on Walton Street since 1860.

LEGAL DESCRIPTION

Instrument 92150

Part Town Plot Lot 17, Stewart Plan, Town of Port Hope, County of Northumberland (formerly County of Durham), designated as Part 1.
Deposited Plan SR 2182 and a free and uninterrupted right-of-way over, along and upon that certain parcel of land described as follows: namely All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Port Hope, County of Northumberland, Province of Ontario being Part Town Plot 17, Stewart Plan, Town of Port Hope, County of Northumberland (formerly County of Durham) and being composed of a right-of-way over, along and upon a concrete sidewalk having a perpendicular width of two and five tenths feet (2.50') through part of Town Plot Lot Number 17, Stewart Plan, Town of Port Hope, the centre-line of the said right-of-way being described as follows: COMMENCING at the point of intersection of the said centre-line and the north-westerly limit of Ward Street, said point being distant south-westerly on the north-westerly limit of Ward Street three hundred and ninety-one and forty-seven one hundredths feet (391.47') from the south-easterly angle of said Town Plot Lot Number 17, said point of commencement being distant north-easterly in the north-westerly limit of Ward Street eight and eight tenths feet (8.80') from the south-westerly limit of the lands described in Instrument Number N12719.

THENCE North 37 degrees 53 minutes West along the said centre-line a distance of eighty-two and seven tenths (82.70') to a point;

THENCE North 21 degrees 14 minutes West continuing along the said centre-line a distance of forty-nine and six one hundredths feet (49.06') to a point;

THENCE North 18 degrees 19 minutes West a distance of forty-six and forty-five one hundredths feet (46.45') more or less to the South limit of the lands herein conveyed.

SCHEDULE B-6
20 WARD STREET

ARCHITECTURAL DESCRIPTION:

A superb example of the "Ontario cottage" style, this single-storey hip-roofed home bears a 3-bay symmetrical facade arranged around a centrally placed entrance. It is not a pretentious dwelling--rather its character is derived more from its diminutive size and its wealth of original detail. Focus of the composition is the doorcase with its curious 'eared' corner moulded trim (which is echoed on both facade windows). Sidelights, divided into regular half-panes are unusually long, confining the transom to rather limited proportions; the original 6-panel front door is still in place. Above the front door is a gable of modest pitch, topped by a spike finial and drop. A semi-circular fanlight accents the gable and is glazed in radiating panes. The windows are long and graceful and contain their original 6-over-6 sash. The chimney is a replacement of the original.

The tail (kitchen wing) to the rear is thought to predate the front, with its early-style pilastered doorcase and smaller-paned windows. The historical finish for both the front and rear is stucco. The porch addition on the rear is a good example of sympathetic improvement, and ought to be considered in this designation.

HISTORICAL DATA:

This hip-roofed house is worthy of designation because of its pleasing proportions in the Ontario cottage style, so characteristic of early Port Hope. Its excellent state of preservation, with most of its period detail intact, marks this an especially memorable component of local heritage.

SCHEDULE A-7
89 BROWN STREET

LEGAL DESCRIPTION

Part of Lots 10 and 11 on the south side of Bedford Street,
registered Plan No. 18, designated as Part 1 on Plan 9R1663, Town of
Port Hope as in Deed 55617.

Instrument 77404

SCHEDULE B-7
89 BROWN STREET

ARCHITECTURAL DESCRIPTION:

This is a simple storey-and-a-half clapboard house with its gable end forming the facade. To the rear is a diminutive kitchen tail, also topped by a gable roof. The whole is a modest composition, but not without charms, standing on a corner lot as a vital and highly visible part of a well-preserved streetscape.

Original 6-over-6 sash survive as part of the original composition and although the wide arched show window is later (perhaps c.1905) it does not detract from the facade. Likewise, the glazed vestibule about the front door is a complementary feature. The chimney is in what appears to be the original position, but lacks its original cap treatment.

HISTORICAL DATA:

Little historical data has been collected at this time.