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Northumberland



THE CORPORATION OF THE TOWN OF PORT HOPE

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

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CLERK'S OFFICE

5 April 1991

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

Dear Madam/Sir:

At the Council Meeting held April 2, 1991, Port Hope Municipal Council passed By-law 30/91 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 30/91 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:

- ✓ 64 Walton Street
- ✓ 71 Pine Street North
- ✓ 184 Walton Street
- ✓ 44 Blooms Grove Avenue
- ✓ 200 Walton Street

Yours truly,

M. Rostetter
Deputy Clerk-Administrator
Town of Port Hope

mda

encl.

cc: Mr. Tom Cruickshank, LACAC (encl)
File

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IN THE OFFICE

APR 10 1991

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

ONTARIO HERITAGE
FOUNDATION

APR 9 1991

Nancy Smith

CORPORATION OF THE TOWN OF PORT HOPE
BY-LAW NO. 30/91

A BY-LAW TO DESIGNATE CERTAIN PROPERTY 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 property:

1. 64 Walton Street
2. 71 Pine Street N.
3. 184 Walton Street
4. 44 Bloomsgrove Avenue
5. 200 Walton 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 property 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-5" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" to "B-5" 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 is 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) **"64 Walton Street"** being more particularly described in Schedule "A-1" attached hereto and forming part of this 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) **"71 Pine Street North"** being more particularly described in Schedule "A-2" attached hereto and forming part of this 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) **"184 Walton Street"** being more particularly described in Schedule "A-3" attached hereto and forming part of this 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) **"44 Bloomsgrove Avenue"** being more particularly described in Schedule "A-4" attached hereto and forming part of this 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) **"200 Walton Street"** being more particularly described in Schedule "A-5" attached hereto and forming part of this 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.

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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** and **SECOND** time this 2nd day of April, 1990.



MAYOR



CLERK

READ a **THIRD** time and finally passed in Open Council this 2nd day of April, 1991.



MAYOR



CLERK

By-Law No. 30/91

Schedule A-1

64 Walton Street

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Port Hope, in the County of Northumberland (formerly in the County of Durham) and Province of Ontario and being composed of part of portions of Town Plot Numbers 71 and 72 of the said Town, heretofore transferred and registered under Instrument Number C4265; which said parcel is further described as follows, that is to say:

PREMISING the bearings of the northerly limit of Walton Street being the southerly limit of Town Plots Lots 71 and 72 has an astronomic bearing of North 67 degrees 40 minutes West;

COMMENCING at a point in the northeasterly limit of Walton Street distant 39 feet 9 inches measured on a course South 67 degrees 40 minutes East along the said limit from its intersection with the easterly limit of Ontario Street, which said point is the centre of a division wall within a Block known as Tempest Block;

THENCE South 67 degrees 40 minutes East along the said limit of Walton Street 19 feet 9 inches to the centre of another division wall within the said Tempest Block;

THENCE North 22 degrees 20 minutes East along the centre of the said division wall 63 feet 2 inches to the face of the southwesterly wall of building now standing in the rear of the said Block;

THENCE southeasterly along the said face of wall 6 inches to the southern angle of the said building;

THENCE North 22 degrees 20 minutes East along the southeasterly face of the wall of the said building and along its production a distance of 68 feet 10 inches more or less to the southwesterly limit of Brogdin Lane;

THENCE North 67 degrees 40 minutes West along the said limit of Brogdin Lane 20 feet 7 inches more or less to the production of the southwesterly face of the said building;

THENCE South 22 degrees 15 minutes West along the said production of the southwesterly face of building, along the face of the said building and along the first mentioned centre of division wall within the said Block 132 feet more or less to the Place of Commencement as shown outlined in yellow on a survey attached to Instrument C5850;

TOGETHER WITH the right to maintain the eaves of the said building in the rear of the said Block, which now overhand the adjoining properties on either side of the above described parcel as shown on the said survey and also the use of the stairs along the northeasterly wall of the said building as shown on the said survey and which may be particularly described as follows;

COMMENCING at a point in the northeasterly limit of Walton Street distant 77 feet 6 inches on a course South 67 degrees 40 minutes East along the said limit from its intersection with the easterly limit of Ontario Street;

THENCE North 22 degrees 20 minutes East 132 feet to the Southeasterly limit of Brogdin Lane;

continued page 2....

THENCE North 67 degrees 40 minutes West 17 feet 6 inches to the Point of Commencement;

THENCE South 22 degrees 20 minutes West along the southeasterly face of the wall of the building and production thereof standing at the rear of the Tempest Block 67 feet 11 inches to the southerly limit of the stairway shown on the said Plan attached to Instrument C5850;

THENCE South 67 degrees 40 minutes East 2 feet 8 inches to the northeasterly limit of said stairway;

THENCE North 22 degrees 20 minutes East along the northeasterly limit of said stairway and the production thereof 67 feet 11 inches to the southeasterly limit of Brogdin Lane;

THENCE North 67 degrees 40 minutes West along the southeasterly limit of Brogdin Lane 2 feet 8 inches to the Point of Commencement, **BEING** the lands described in Quit Claim Deed registered as Instrument Number 72021.

By-Law No. 30/91

Schedule B-1

64 Walton Street

ARCHITECTURAL DESCRIPTION:

Situated on a prominent corner in the heart of downtown Port Hope, this commercial property is one-fourth of a very important heritage building. It is a typical mid-Victorian commercial building, 3 storeys-high with a flat shed roof, and trimmed with attractive architectural finery. This shows in the cornice and shopfront cornice, both skilfully rendered in decorative brick patterns, and in the hood mouldings over each windows. Each bay is segmentally arched, and glazed with historic sash; the 2nd-storey windows are taller than those above. The original shopfront was lost years ago, and currently work proceeds on a renovated entrance.

REASON FOR DESIGNATION:

This store is a grand statement in mid-Victorian commercial architecture. It merits designation for its detail, and as part of a larger commercial building.

By-Law No. 30/91

Schedule A-2

71 Pine Street North

Parts of Lot 24, 25, 26 and 27, Registered Plan 18, in the Town of Port Hope, in the County of Northumberland (formerly Durham), being more particularly designated as Part 1, Plan 9R-1073.

Instrument Number 82933.

By-Law No. 30/91

Schedule B-2

71 Pine Street North

ARCHITECTURAL DESCRIPTION:

This is a commodious 2-storey painted-brick structure with a hip roof. It comprises a central block of 3 bays with a symmetrically placed front door. Centre bay projects noticeably from the facade and is topped by a gable; the gable rises higher than the ridge of the main roof. To the rear is a 2-storey wing of lesser importance.

The house has endured any number of changes; today it presents an eclectic mix of styles. It continues to be altered (notably the windows). None the less, there are enough historic features, not to mention the basic silhouette, which make the structure worthy of designation:

- Chimneys: triple-flue design with projecting sill and panelled base. In line with the windows below, these appear to "float" over the windows in an unusual manner.
- Each corner of the facade has Ionic pilasters that stretch the full height of the house. The pilaster at left is missing.
- Front door (glazing is new) and pilastered doorcase fit within a fanlight opening. Fanlight glazing is of note.
- Windows and balcony door are outlined with elaborate mouldings; glazing, while perhaps energy efficient, is glaringly new.
- Portico over front door boasts 6 turned posts (of Doric derivation) and 2 pilasters. Railing on 2nd-storey balcony is plainly appointed.
- Gable window trim with disproportionate cornice, thin pilasters and heavy spandrel panel perhaps best expresses the building's inherent eclecticism.
- Fire escape lean-to at left of main block should not be considered part of this designation, nor should lean-to addition in front of the back wing; merits of frame addition to south are debatable.

REASON FOR DESIGNATION:

This house, once home to the influential Seymour family, is an eclectic mix of various periods, but much of the historic fabric stands intact. It is worthy of designation as one of Port Hope's grand old homes, and as a complement to the streetscape.

By-Law No. 30/91

Schedule A-3

184 Walton Street:

Parts 3 and 4 on plan 9R562, Part Lot 2, Plan 21.

By-Law No. 30/91

Schedule B-3

184 Walton Street

ARCHITECTURAL DESCRIPTION:

This building is half of a duplex. A mirror image of its twin next door, it stands 2 storeys high with a gable roof. It has an "urban" feel to it, confined by a relatively narrow frontage and enhanced by a parapet firewall, corbel, and attractively styled end chimneys. Sadly this feature is lacking on the house next door and although this example has been patched, it is still a worthy feature.

The composition is enhanced by a gabled "frontispiece", which projects slightly from the facade. This in turn is graced by a bay window (at ground level), complete with cornice and brackets. At 2nd-floor level, the "frontispiece" bears 2 windows.

All the bays are segmentally arched, except the louvred attic vent, which is round arched. Original 2-over-2 sash remain in each window. Entrance is a 4-panel door; the upper two panels are glazed.

The house is built in running bond brick which exhibits spalling in places. Cornice is not ornamented. Arches and sills are painted, although this finish is debatable as a heritage item.

REASON FOR DESIGNATION:

With its tall, upright appearance, the building complements the urban character of upper Walton Street and merits designation for its Victorian design.

By-Law No. 30/91

Schedule A-4

44 Blooms Grove Avenue

Part of Lot Number 30 and Lots Number 31 and 32 on the north side of Blooms Grove Avenue, Plan No. 6, Town of Port Hope, County of Northumberland.

Last deed Number 86997.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Port Hope, in the County of Northumberland (formerly Durham) containing together by admeasurement a fraction of an acre, be the same more or less and being composed:

FIRSTLY: Part of Lot Number 30, Plan 6, Port Hope, and which said parcel or tract of land hereby conveyed or intended so to be may be better known and described as follows, that is to say:

COMMENCING at the south-westerly corner of said Lot Number 30;

THENCE north-easterly along the north-westerly limit of Blooms Grove Avenue, twenty-five feet, neither more or less, to a point;

THENCE north-westerly in a straight line parallel to the south-westerly boundary of said Lot Number 30 to a point in the north-westerly boundary of said Lot Number 30, distance twenty-five feet from the north-westerly corner of said Lot Number 30;

THENCE south-westerly along the north-westerly boundary of said Lot Number 30, twenty-five feet to the north-westerly corner thereof;

THENCE south-easterly along the south-westerly boundary of said Lot Number 30 to the place of beginning, and

SECONDLY: Lots Number 31 and 32 on the North side of Blooms Grove Avenue in the said Town of Port Hope and marked on the above mentioned Plan 6.

Instrument Number 91381.

By-Law No. 30/91

Schedule B-4

44 Blooms Grove Avenue

ARCHITECTURAL DESCRIPTION:

This is a 2-storey brick residence in running bond with a hipped roof, quite conventional for its time, but not without its share of architectural prowess. It adopts a 3-bay facade; the sidehall plan places the front door at the left. (Neither the door nor the doorcase appear to be original and should not be considered part of this designation). Windows are regularly spaced under flat arches and glazed with 2-over-2 sash. Louvred shutters add to the facade composition.

Of special note is the verandah with its slender, chamfered posts (note collar trim) and restrained use of gingerbread. Railing with plain squared balusters is a handsome detail. The same pattern appears on a small stoop verandah at the rear. (Iron rail and concrete steps are recent, and perhaps could be replaced someday). The cornice is plain, save for brackets; metal ornaments on the crest of the roof are of interest.

The house has lost its chimneys. Existing furnace flue is another item that might be removed in the future. To the rear is a brick kitchen wing, 2-storeys high on one side, a single storey high on the other.

REASON FOR DESIGNATION

This Victorian brick house complements the streetscape and is also worthy of designation as a representative of domestic Victorian architecture.

By-Law No. 30/91

Schedule A-5

200 Walton Street

Part of Lot 9, Baldwin Plan, Town of Port Hope, County of Northumberland, designated as Part 1, on Plan 9R-2333.

As described in Instrument Number 96846.

(Instrument Number 102355)

By-Law No. 30/91

Schedule B-5

200 Walton Street

ARCHITECTURAL DESCRIPTION:

This house is a variation on the urban "town house" theme seen frequently on local houses of the 1840-60 period. It adopts the typical upright appearance, with sidehall plan, though this house has a flat shed roof unlike the gable parapet more typical of the genre.

The house stands 2 storeys high at front; the lot slopes to the rear, allowing the basement to open at ground level at the back. The medium is brick, with a flemish bond facade; patterned brick cornice is also of note.

The facade has 3 bays, the sides are blind, again typical of the "urban" style. Windows are slender, especially on the main floor, all are glazed with original 6-over-6 sash. Front door is placed to the left; above is a small rectangular transom.

Of equal significance is the cast-iron fence, with its lyre shaped pattern, that cordons off the tiny front yard. It is a rare extant example of the founder's art.

REASON FOR DESIGNATION

A dignified house of superior design, this building exemplifies an "urban" approach to domestic architecture. It stands in well preserved condition, prominent along the upper Walton Street Streetscape.