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Northumberland

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CORPORATION OF THE TOWN OF PORT HOPE

BY-LAW NO. 42/93

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, R.S.O. 1990 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. 72 Augusta Street
- ✓ 2. 160 Walton Street
- ✓ 3. 118 Bruton Street
- ✓ 4. 118-120 Walton Street

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Foundation, Notice of Intention to designate the aforesaid real properties and has caused such Notice 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 land of the subject properties are more particularly described in Schedules "A-1" to "A-4" attached hereto and the reasons for designating the respective properties are set out in Schedules "B-1" to "B-4" attached hereto;

AND WHEREAS no notification of objections to the proposed designations have 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:

DIRECTOR'S OFFICE
SEP 09 1993
HERITAGE POLICY BRANCH


- (1) "72 Augusta 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) "160 Walton Street" 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) "118 Bruton 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) "118-120 Walton Street" 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.

BY-LAW NO. 42/93

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, R.S.O. 1990.

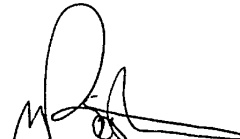
READ a FIRST and SECOND time this 30th day of August, 1993.

Elizabeth A Collins
MAYOR


CLERK

READ a THIRD time and finally passed in Open Council this 30th day of August, 1993.

Elizabeth A Collins
MAYOR


CLERK

Schedule A - 1

Address: 72 Augusta Street

All of Lot 462, Smith Estate Plan Town of Port Hope, County of
Northumberland.

As in Deed #69278 - Registration #205811.
Instrument #68482.

Schedule B - 1

ARCHITECTURAL DESCRIPTION:

This is a storey and one half brick cottage perched high on a hill with a grand overlook to the south. The simple centre hall plan is punctuated by a protruding centre bay entrance. The porch is a recent addition but photos exist of the house with its original porch which is charming and it would be desirable that it was restored. The brick has been painted, but evident are the fanned brick arches over the windows. The original stone foundation has been stuccoed. The main windows are large 2 over 2 windows with original sash and storms. The shutters are new and not authentic. At the rear is a new framed porch which has no historic merit. The house appears to have been built circa 1870. The roof has been replaced with asphalt shingles. Originally it was likely wood shingles and restoration of the roof would add greatly to this house. The dramatic setting on a street of historically important houses make this modest cottage as worthy of designation.

REASON FOR DESIGNATION:

The dramatic setting on a street of historically important houses make this modest cottage as worthy of designation.

Schedule A - 2

ADDRESS: 160 Walton Street

Part of Town Plot Lot 69 and 70, Stewart Plan, designated as Part 1, Plan 9R-1292, Town of Port Hope, County of Northumberland. Instrument #51712.

Schedule B - 2

ARCHITECTURAL DESCRIPTION:

This is a two storey Georgian Style house built circa 1852, now used as offices. The construction is brick masonry in good condition. The house is a centre hall plan with a central entrance and symmetrically placed large 2 over 2 windows. The window lintels and sills are wood. The roof is a cottage roof with large overhangs with an asphalt shingle roof. The porch, possibly added later, has a more Victorian flavour with wood columns and cut out decorative wood trim. The front door has been changed, but evidence of two sidelights remains. The inside of the house has an interesting stair with a large and unusual interesting window lighting it from the east. The existing simple square house was added to prior to 1910 with a brick addition with a stone foundation. In this addition lintels are fan brick arches and window configuration is different from the original but with similar 2 over 2 windows. A wood porch at the rear has no historic merit.

HISTORICAL DATA:

In 1852 James Madison Andrews and his wife, sold this property to Joseph Newman for \$200.00. This property remained in the Newman family until 1901 when it was vested in Charlotte Elizabeth Hannah Choate. C.E.H. Choate is listed as the property owner in the 1904 newspaper article listing freeholders on Walton Street.

REASON FOR DESIGNATION:

This fine property situated on the main street is worthy of designation.

Schedule A - 3

ADDRESS: 118 Bruton Street

Parts of Lots #6 and 7 on the north side of Bruton Street according to the Ridout Plan #1 for the Town of Port Hope, registered in the Registry Office for the County of Northumberland and designated as parts 1, 2, 3 and 4 according to Plan #39R-6394. Together with right of way as described.
Instrument # 213962.

Schedule B - 3

ARCHITECTURAL DESCRIPTION:

This is a simple one storey Ontario Cottage style house built likely circa 1860. The symmetrical front facade has two large 6 over 6 windows and a central door with side lights. This entrance has been restored and although some of the wood detailing is not authentic, the overall impact is sympathetic with the period of the house. The 6 over 6 windows have aluminum storm windows replacing original wood storm windows and shutters which are not authentic. The brick is a red brick laid in running bond which has been cleaned. In some areas there is evidence of brick spalling. The windows have attractive flat arch headers. The rear portion of the house has had new windows added replacing the original but do not detract from the character of the house. At the rear is a new board and batten frame addition and is not part of this designation. The roof is a low slope cottage roof with asphalt shingles. Originally shingles could have been wood. New aluminum soffits have replaced original wood soffits. The foundation is stone. A new wood front stoop has been added and is not in character with the original house.

This house, despite some of its improvements, is a good example of an Ontario Cottage style prevalent in Port Hope making it worthy of designation.

HISTORICAL DATA:

The land was purchased by Thomas Gibbs Ridout in 1844, and subsequently sold in 1854 to James Leslie. He immediately built a house on the property and sold it the same year to Samuel Sevey for 400 pounds. The house is shown in existence on a map of the Town dated 1854.

REASON FOR DESIGNATION:

This is an excellent example of a "working man's" Ontario Cottage and certainly deserving of designation.

Schedule A - 4

Address: 118-120 Walton Street

That parcel or tract of land and premises lying and being in the Town of Port Hope, in the County of Northumberland, (formerly in the County of Durham) and being composed of Lot #2, Registered Plan 12, (which is a sub-division of part of Lot #70) also being part of Town Lot #56 in the said Town and which said parcel or tract of land and premises may be more particularly described as follows:

COMMENCING at a point in the northerly limit of Walton Street distant therein Westerly 73 feet 3 inches from the westerly limit of Cavan Street;

THENCE north 17 degrees 40 minutes 30 seconds east in and along the easterly face of the easterly wall of the building occupying the herein described premises and its production northerly 101 feet 9 inches more or less to the southerly limit of an eight foot lane or right-of-way;

THENCE westerly along said limit which is also the northerly face of a brick wall 21 feet 3 inches to the limit between Lots 70 and 56;

THENCE north 1 degree 31 minutes west along said last mentioned limit 52 feet 9 inches;

THENCE north 74 degrees 1 minute west along the northerly face of a barn and shed and their production westerly 49 feet 11 inches to a stake;

THENCE south 17 degrees 40 minutes 30 seconds west 58 feet 1 inch;

THENCE south 72 degrees 13 minutes 30 seconds east 15 feet 9 inches;

THENCE south 17 degrees 40 minutes 30 seconds west 91 feet 11 inches more or less to the northerly limit of Walton Street;

THENCE south 72 degrees 13 minutes 30 seconds east in the said last mentioned limit 73 feet 1/2 inch to the point of commencement.

Deed instrument #205007.

Schedule B - 4

ARCHITECTURAL DESCRIPTION:

This, the oldest surviving structure in the commercial section of Walton Street, is a typical building of the period. The stone front was restored from evidence in old photographs and utilized the original doors to the shop which housed a bakery for many years. Original sash survive in the front, lintels and flat splayed arch shape are stone and, like the sills, are tooled. Shutters are part of the original treatment. This three storey brick building also has a gable roof, parallel to the street, with parapet walls. There is an interesting brick motif on the facade of the block located between the bays on the third storey of the facade. The later one storey addition to the west is not part of the original building and is not included in this designation.

HISTORICAL DATA:

This building was erected between 1840 and 1841, to be used as offices of the Bank of Upper Canada. In 1857 the bank moved and the building was then occupied as a fruit stand and bakery. The block and premises were sold to George and Frederick Wilson in 1884. The Wilson's published the Guide at this location. The property remained in the Wilson family for 85 years. This is the oldest surviving structure in the commercial section of Walton Street.

REASON FOR DESIGNATION:

This is the oldest surviving structure in the commercial section of Walton Street, and is a typical building of the period.