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Northumb's land



THE CORPORATION OF THE TOWN OF PORT HOPE

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

TELEPHONE (416) 885-4544

CLERK'S OFFICE

May 26th, 1983.



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

Dear Sirs:

Please be advised that By-law #31/83, being a by-law to designate the following buildings as being of architectural and/or historical value or interest, was passed by Council on May 16th, 1983:

- | | |
|-------------------------------------|--|
| (a) 6 Baldwin Street <i>cottage</i> | (d) 5 Blooms Grove Avenue <i>house</i> |
| (b) 59 Francis Street <i>house</i> | (e) 35 Walton Street |
| (c) 8 King Street <i>cottage</i> | (f) 13 King Street <i>house</i> |

Please accept this as notice in accordance with section 25 (6) (A) (ii) of the Ontario Heritage Act.

A copy of By-law #31/83 is enclosed.

Yours very truly,

M. Rostetter,
Deputy Clerk-Administrator
Town of Port Hope.

jmt

Encl.

TOWN OF PORT HOPE
BY-LAW NUMBER 31/83

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

WHEREAS SECTION 29 of The Ontario Heritage Act, 1974 authorizes the Council of the Municipality to enact by-laws to designate real property, including all of 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. 6 Baldwin Street
2. 59 Francis Street
3. 8 King Street
4. 5 Bloomsgrave Avenue
5. 35 Walton Street
6. 13 King 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 newspapers having a general circulation in the municipality once a week for each of three consecutive weeks, namely in "The Port Hope Evening Guide" and the "Port Hope Independent";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-6" attached hereto and the reasons for designating the respective properties are set out in "B-1" to "B-6" 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) "6 Baldwin Street" being more particularly described in Schedule "A-1" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-1" attached hereto and forming part of this By-law.
 - (2) "59 Francis Street" being more particularly described in Schedule "A-2" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-2" attached hereto and forming part of this By-law.
 - (3) "8 King Street" being more particularly described in Schedule "A-3" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-3" attached hereto and forming part of this By-law.

1. (4) "5 Bloomsgrave Avenue" being more particularly described in Schedule "A-4" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
 - (5) "35 Walton Street" being more particularly described in Schedule "A-5" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-5" attached hereto and forming part of the By-law.
 - (6) "13 King Street" being more particularly described in Schedule "A-6" attached hereto and forming part of the By-law. The reasons for the designation of the property are set out in Schedule "B-6" 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, 1974.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council
this 16th day of May , 1983.


MAYOR


CLERK

SCHEDULE "A-1"

6 BALDWIN STREET

All and singular that certain parcel or tract of land and premises situate, lying and being all that portion of Lot 11, according to the Baldwin Plan, in the Town of Port Hope, in the County of Northumberland, formerly County of Durham designated as Part 3 on a reference plan deposited in the Land Registry Office for the Registry Division of Durham East as Plan 9R-485.

SCHEDULE "B-1"

Reasons for the Designation of 6 Baldwin Street.

ARCHITECTURAL SIGNIFICANCE: 6 Baldwin Street may be described as a semi-detached, two storey (second storey at ground level), three bay house built in the Regency Cottage style. It has a low hipped roof and a boxed cornice with frieze and brackets. The three-panel front door with simple sash, unglazed transom and panelled enbrasure is flanked by pairs of French windows. A fine gallery runs along the front of both this house and its almost identical semi-detached neighbour, 8 Baldwin Street, with lyre-shaped supports on the railing very similar to those at Barrett's Terrace.

At the time of construction, the ground floor was composed of three bedrooms and a parlour; bedrooms are now located on the floor below and the kitchen and living-room have been moved upstairs. An original mantel may still be found in the south-west bedroom, formerly the dining room.

HISTORICAL SIGNIFICANCE: Robert Youdan, the assumed builder of this cottage, is listed as a subscriber and a builder on the 1853 Wall and Forrest "Map of Port Hope, Canada West". The property is shown in the map with his name, although two detached buildings are depicted. The present two sections of the semi-detached structure were built a few years apart judging from the brick work and structural details.

Robert Youdan is listed in the Port Hope Directory of 1856-57 (printed by Steele and Gladman) as a builder on Charles Street. At that time Baldwin Street was not named as such but was presumably an extension of Charles Street.

Phyllis Smith, descendent of Port Hope founder, Elias P. Smith, owned this house in the 1930's and, we believe, wrote her "Memoirs" living here.

REASONS FOR DESIGNATION: 6 Baldwin Street is an outstanding example of a well-preserved semi-detached Regency-style cottage. This style originated during the period of 1811-20, when George, Prince of Wales (later George IV) was the British Regent, would have been in favour as a building style in the New World well after those dates.

SCHEDULE "A-2"

59 FRANCIS 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 Durham and the Province of Ontario, and being composed of all of Lot 9 and part of Lot 10 on the South Side of Francis Street according to Registered Plan Number 11 for the Town of Port Hope, the boundaries of the said parcel being described as follows:

Bearings herein are astronomic and are referred to the north-easterly angle of Lot 4, Concession 1, Township of Hope;

COMMENCING at an iron bar planted at the north-westerly angle of said Lot 9;

THENCE north 71 degrees 16 minutes east along the southerly limit of Francis Street a distance of 136.38 feet to an iron bar;

THENCE south 18 degrees 48 minutes 40 seconds east in and along a picket fence a distance of 228.43 feet to an iron bar planted in the line of a wire fence running in a westerly direction;

THENCE south 69 degrees 51 minutes 40 seconds west in and along the said wire fence a distance of 136.76 feet to an iron bar planted in the line of a fence running in a northerly direction;

THENCE north 18 degrees 43 minutes west in and along with last mentioned fence a distance of 231.80 feet more or less to the point of commencement.

THE HEREINABOVE described lands containing by admeasurement 0.721 acres be the same more or less.

SCHEDULE "B-2"

Reasons for the Designation of 59 Francis Street.

ARCHITECTURAL DESCRIPTION: This Picturesque Revival house of the mid 1860's display decorative elements of Gothic Revival origin: decorative trim, steeply pitched gables, board and batten siding, and irregular shape. The windows have quatrefoil surrounds in the upper panes, a feature to be found in several other Port Hope houses of the same era. The windows are of varying shape, divided by heavy wood mullions.

Significant original interior features are drip mouldings and a fine staircase. Some interior changes have taken place: a fireplace added; kitchen extended; south window in second parlour replaced by French doors; and basement stairs sacrificed for cupboard. Low ceilings upstairs have been removed to reveal earlier higher ceilings.

Early photographs reveal that a porch ran the length of the west half of the facade.

HISTORICAL BACKGROUND: This land was originally part of the King's College grant of land from the Crown in 1828. The first transaction of this property appears to be in 1864 when John Might bought several lots through the King's College bursar, David Buchan. In 1865 John Might left the property to his children, Samuel Might and M. Dickson. Samuel Might had saddlery establishments in Port Hope on Mill Street and in Lindsay and Peterborough. During this period the house was lived in by sailors.

Robert and William T. Roberts listed in the 1869-70 Port Hope Directory. A telescope of the Roberts was found in the house by later owners. The exotic bushes and trees to be found in the garden were reputedly brought to Francis Street by the sea-faring Roberts.

In 1873 the property changed hands again when William Garnett bought the house and lot from Samuel Might for \$400.00. In the 1880 Dodds Directory, George Garnett is listed as a gentleman, owning a house on Francis Street. In 1882 Garnett and wife sold the property to Edward H. Sanders for \$1,600. Presumably some changes had been wrought by the Garnett builders to have quadrupled the price of the house in nine years. In 1889, Sanders sold the house and lot to Robert Wade for \$1,350. The property was bought in 1920 by Roland and Marion Jex, then in 1969 by their daughter, Madelon Kelly. Present owners are J. and B. Bilkstys-Richardson.

REASONS FOR DESIGNATION: 59 Francis Street is a fine local example of the Picturesque Revival house, a style popular between 1850-70. The Picturesque house typically reflects the individual tastes of builders and owners and displays decorative elements of Gothic Revival origin: irregular shape, decorative trim, steeply pitched gables, and board and batten siding.

SCHEDULE "A-3"

8 KING STREET

ALL AND SINGULAR those lands and premises located in the following municipality, namely, in the Town of Port Hope, in the County of Northumberland (formerly in the County of Durham) and being composed of all of Lot Number 4 on the west side of King Street according to Plan Number 8 being a Plan of Town Plot Lot Number 18 and having a frontage on King Street and an even width throughout from front to rear of sixty-seven and a half feet be the same more or less. Said lands being those lands intended to be described in registered instrument Number 34028.

SCHEDULE "B-3"

Reasons for the Designation of 8 King Street.

ARCHITECTURAL DESCRIPTION: This 1½ storey Regency Gothic cottage has three bays to the ground floor, and is constructed of brick laid in Flemish bond with a coarse rubble foundation. The steep pitch of the gable roof, the three steeply pointed gables containing pointed windows are distinguishing Gothic characteristics. While the French doors on the ground floor and the front door with sidelights and ogee transom are typical of the Regency style.

On the gable ends of the house are returned eaves. The porch in front of the main entrance, with its carved detail is a later addition.

HISTORICAL BACKGROUND: On the 1847 "New Armour Plan" map, this lot is shown without a house, as belonging to Robert Mitchell.

On the 1853 Wall and Forrest Map of Port Hope, this house is depicted with the name R. Mitchell. On the list of subscribers on the map, Robert Mitchell has no profession named. In the 1869-70 Port Hope Directory, George and Jonathan Mitchell, of G. & J. Mitchell Druggists, are both listed as living on King Street, however the 1853 map shows several Mitchell residence on King Street. It is known that early in this century the Misses Mitchell, Beulah, Tish, and Jane whose brother, Eddy Mitchell who ran Mitchell's Gardens, lived here.

REASON FOR DESIGNATION: 8 King Street is an outstanding example in Port Hope of a cottage built in the Regency Gothic style.

SCHEDULE "A-4"

5 BLOOMSGROVE AVENUE

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 County of Durham) and Province of Ontario being composed of Lot Number Four as laid down on a Map or Plan of that part of Lot Number Thirty-five lying east of Ontario Street, made for John Mulligan and Peter Robertson, Esquires, by George A. Stewart, P.L.S., and duly filed in the Registry Office at Port Hope; the said Lot having a frontage of fifty feet and a depth of one hundred and twelve feet. The said Plan being Number Six for Port Hope.

SCHEDULE "B-4"

Reasons for the Designation of 5 Blooms Grove Avenue.

ARCHITECTURAL DESCRIPTION: This 1½ storey, 2 bay house is rectangular in plan and constructed of brick veneer laid in stretcher bond with a coursed rubble foundation. The roof is high gable, gable end to the street, and contains some decorative trim at the apex. The eaves consist of a plain boxed cornice. The shuttered windows on the upper storey are six over six double hung sash with plain surround and lugsills. The window on the main floor, also shuttered, has been modernized. The front entrance consists of a later bricked-in porch with what may be the original door with transom. Single chimneys are at either gable end. A porch on the west side appears to be an early addition to the house, perhaps enlarging an earlier protective cover to the side door. The decorative details on the porch are well handled and appropriately scaled, according to Peter John Stokes, C.R.A.

HISTORICAL DATA: The land on which this house stands was originally part of an eighteen acre parcel owned by Jonathan Walton and Elias Smith which in turn was part of the original crown grant of 1779. Sarah Shuter, Hocombe House, Mill Hill, Parish of Hendon, Middlesex, U.K. obtained ownership of the property (18 acres, 22 perches) in 1816 from Elias Smith for 50 pounds. (Shuter is also a Smith family name so it is likely that Elias Smith and Sarah Shuter were related in some way). In a series of transactions, including Sarah Shuter's Will, the land came into the ownership of John L. D. McGill et al, who in 1870 sold 9 acres to Peter Robertson and John Mulligan for \$3,600. Mulligan was a Port Hope merchant who owned the "Golden Anvil" Hardware store on Walton Street (listed in Conner's 1869-70 Port Hope Directory). It is believed he lived at 108 Dorset Street, West (Muidar). Peter Robertson is listed in the Conner's Directory as a gentleman, living on Walton Street.

On April 22, 1871, Mulligan and Robertson sold Lots 4 and 5 of their 9 acre parcel to Robert Horsey, Port Hope carpenter for \$400 (B & S No. 3322). It is unlikely that a house was on the property at that time. In all likelihood, Horsey constructed the house sometime in the 1870's but there are no mortgage transactions registered to provide information. In the Dodd's Directory of 1880, Robert Horsey is listed as a carpenter owning 1/8 acre on Blooms Grove Avenue. In 1898, Horsey who had married by this time, and his wife Harriet sold the Lots 4 and 5 to Faminto Scaman, widow, for \$1,800 (Deed 9075 - May 31, 1898).

In 1917, Clara M. Payne took over ownership of the property from Mrs. Scaman (she may have been a daughter) and together they sold the property Lot 5 to Mabel Wilson in 1919 for \$2,500. Mabel A. and James R. Wilson sold to James G. Walker in 1922 for \$3,500, and in 1948 the property came into the possession of Ethel May Brooks. In 1956 Alfred and Isabella Grocock bought the property (Deed 1728) and retained ownership until 1974 when Robert D. and Joyce Adams bought the house and land. The present owner, [REDACTED] bought the property in 1979 from the Adams (Deed 61724).

SOURCES OF INFORMATION: Port Hope Registry Office, Registry Division, Port Hope Number 9. Conner, J. C. The County of Durham Directory 1869-70. Dodd's Northumberland and Durham Directory 1880.

REASON FOR DESIGNATION: It is an essential element of an area which was laid out according to the planning principles of its period. (See "Criteria for the Selection of Structures for Listing", Toronto Historical Board, 1974).

SCHEDULE "A-5"

35 WALTON STREET

ALL AND SINGULAR those certain parcels of land and premises situate lying and being in the Town of Port Hope, in the County of Northumberland (formerly Durham), in the Province of Ontario, being composed of part of Lot Number Six in the First Concession of the Township of Hope, in the said County of Durham (now Northumberland) and said Province and being a subdivision of Town Plot Lot Number Fifty-three in the said Town of Port Hope, the said parcels of land hereby intended to be conveyed being designated as Numbers SIX, SEVEN, EIGHT, NINE and ELEVEN on a Map or Plan of the said subdivision of said Lot Number Fifty-three, made by William Murdoch, Provincial Land Surveyor, for Peter James Robertson, Minnie Laura Brown, the above named Maude Elizabeth Baines and Ella Margaret Montizambert, and duly registered in the Registry Division of the East Riding of the said County of Durham (now Port Hope No. 9) as No. 33.

SCHEDULE "B-5"

Reasons for the Designation of 35 Walton Street.

ARCHITECTURAL DESCRIPTION: This three storey brick commercial block with residential and/or storage space above, has a single unit facing Walton Street with two additional units on Queen Street. Originally it was part of Block 13, but an improvement scheme of 1955 saw the fourth storey removed and the facade stuccoed, destroying the decorative brick cornice. There are three bays to the main facade, including one on the rounded corner. The second and third storey windows appear as casement windows, but function as double hung and are transom over sash supported by cement lugsills. The building follows the early tradition of the street, with long pilasters separating the windows. The Walton Street shop front is of modern design with a recessed door. Originally, the door was on the corner to Walton and Queen Streets. The Queen Street front is indented to accomodate the awkward lot line as the Robertson Plan continues down the Street.

HISTORICAL DATA: Peter James Robertson acquired the land from his father, James, by 1849, comprising most of town plot lot fifty-three. Blocks 11, 13, 15 and the property on Queen Street from the corner to the Capital Theatre now occupy this land, then known as the Robertson Estate. Robertson owned this land until 1906, when he divided and sold his estate. This particular building, now Horner's Arts and Crafts, Uneda Taxi, Studio Six and the Independent, were sold by Robertson to his sister, Maude F. Baines.

It is very possible that this building was erected as early as 1850 because in 1851, R. Robertson opened his new dry goods store here "in the new brick building lately erected by Mr. Peter J. Robertson on the south side of Walton Street, directly opposite the North American Hotel". If this is so, Harvey and Hutton's dry goods store was in the block in 1851 and James Scott, barrister, had an office over Harvey and Hutton's store in 1855. Tom Long established his insurance and ticket business in this block in 1870 and until 1885, it ran in conjunction with the retail of musical instruments, which Mr. Long gave up that year leaving R. B. Williamson to carry on this business. Williamson had been in the building with Tom Long since 1872. In 1882, the Bell Telephone Company established the first telephone switch-board in Port Hope, in Tom Long's office, and it was operated by his staff. Photographs from the Cal Clayton collection place Merrifield and Fike, tailors, where Uneda Taxi is now located and Fourt's Barbershop where the Independent is now located. During 1890, Williamson moved down the street to Block 7 and Tom Long moved his business down Queen Street to the Stevenson Block at the turn of the century. According to the 1901 Insurance Underwriters Plan from the Tom Long collection, a grocery store occupied the first floor of this building. In 1909, W. D. Stephens ran a cut rate grocery store here.

REASON FOR DESIGNATION: The Robertson Building, 35 Walton Street, built around 1850, is an integral part of the southern Walton Streetscape. Located at the end of a row of architecturally harmonious buildings, and forming the anchoring corner to them, its continuing presence is of utmost importance to the rhythm of both Walton and Queen Streets.

SCHEDULE "A-6"

13 KING 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 the County of Durham, in the Province of Ontario, and being composed of Part of Town Plot Lot 12, Stewart Plan, Town of Port Hope, the boundaries of the said parcel being described as follows:

Bearings herein are astronomic and are derived from Municipal Survey #774 of Mill Street in the Town of Port Hope.

COMMENCING at an iron bar planted in the easterly limit of King Street distant 232.00 feet measured on a course of south 2 degrees 34 minutes 10 seconds east from the point of intersection of the southeasterly limit of Ward Street and the easterly limit of King Street, the said point of intersection being also the most northwesterly angle of Town Plot Lot 14.

THENCE south 2 degrees 34 minutes 10 seconds east along the easterly limit of King Street a distance of 90.0 feet to a point;

THENCE north 87 degrees 25 minutes 50 seconds east in and along a wire fence a distance of 25.0 feet to a point at an angle in the said fence;

THENCE north 68 degrees 03 minutes east continuing along the said fence a distance of 95.90 feet to an iron bar planted at an angle in the said fence;

THENCE north 64 degrees 44 minutes east continuing along the said fence a distance of 36.86 feet to an iron bar planted at an angle in the said fence;

THENCE north 54 degrees 46 minutes east continuing along the said fence a distance of 57.43 feet to an iron bar planted at an angle in the said fence;

THENCE north 67 degrees 20 minutes east continuing along the said fence a distance of 41.63 feet to an iron bar planted in the line of a fence running in a northerly direction;

THENCE north 19 degrees 04 minutes 20 seconds west in and along the last mentioned fence a distance of 68.63 feet to a point in the line of a fence running in a westerly direction;

THENCE south 68 degrees 48 minutes 50 seconds west in and along the last mentioned fence a distance of 173.94 feet to a point;

THENCE south 74 degrees 56 minutes 50 seconds west continuing along the last mentioned fence a distance of 53.92 feet to the point of commencement.

THE HEREINABOVE described lands containing by admeasurement 0.454 acres be the same more or less and being all the lands intended to be described in Instrument Number C6193 for the Town of Port Hope.

SCHEDULE "B-6"

Reasons for the Designation of 13 King Street.

ARCHITECTURAL SIGNIFICANCE: Once a flat-topped townhouse, this home has been capped by a steeply pitched hipped roof. The addition of the new roof necessitated the removal of a flat front parapet wall. Cedar-shingled, flat-topped dormers sit on the roof. The eaves project and house a plain boxed cornice.

All the structural openings in this common-bond brick structure are set in recessed wall panels. The panels are separated by pilasters which run up through the stepped decorative bricking found under the eaves. Most of the windows are two-panes-over-two set in flat openings with wooden lugsills and heavy lintels.

The main facade has a large, semi-elliptical picture window with a stained-and leaded-glass transom panel. A dentilled muntin separates the transom from the single pane below.

The main entrance lies to the side under an open verandah. (At one time, the entrance was on the left of the main facade and enclosed within a wooden vestibule.)

The hipped roof verandah is supported by small open brackets and bevelled posts.

On the south facade is a one-storey bay and a two-storey frontispiece with paired two-pane-over-two windows and a pedimented gable.