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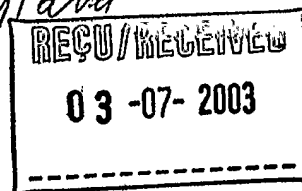
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Northumberland



June 30, 2003

Ontario Heritage Foundation
10 Adelaide Street East, Suite 302
TORONTO, ON M5C 1J3

Dear Sir/Madam: RE: Property Designation
187 Walton Street
Municipality of Port Hope

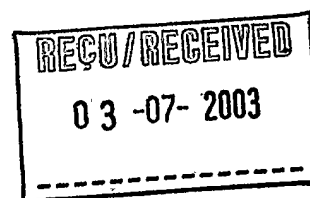
Enclosed please find copy of By-law 28/2003 designating the above noted property as being of architectural and/or historical value or interest, which was registered on title on June 27, 2003 as instrument No. 330565.

Please accept this letter and enclosure as notification as required by the Ontario Heritage Act.

Yours truly,

Connie Martinell
Deputy Clerk

CM
Encl.



7/23/03
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CORPORATION OF THE MUNICIPALITY OF PORT HOPE
BY-LAW NO. 28/2003

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE MUNICIPALITY 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 property to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Municipality of Port Hope deems it desirable to designate

187 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 property and has caused such Notice of Intention to be published in a newspaper having a general circulation in the municipality, namely the "Northumberland News";

AND WHEREAS the land of the subject property is more particularly described in Schedule "A-1" attached hereto and the reasons for designating the respective property is set out in Schedule "B-1" attached hereto;

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


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

1. There is designated as being of historic and/or architectural value or interest the following real property as an important component of the Municipality of Port Hope:

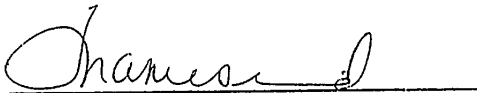
"187 Walton Street" being more particularly described in Schedule "A-1" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.

2. The Clerk and the Solicitor of the Municipality 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, SECOND AND THIRD time and finally passed in Open Council this 24th day of June, 2003.

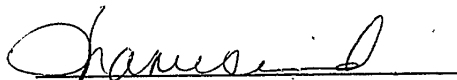


RICK AUSTIN
MAYOR



FRANCES M. AIRD
CLERK

I, Frances M. Aird, Clerk of the Municipality of Port Hope do hereby certify that this photocopy conforms to the original documents which has not been altered in any way.



Frances M. Aird, Clerk

Date: June 27, 2003

SCHEDULE "A-1"
TO BY-LAW NO. 28/2003

LEGAL DESCRIPTION:

187 Walton Street: Part Town Plot Lot 59, and part Lots 503, 504 and 612, Smith Estate Plan, designated as Part 1 on Reference Plan 9R-1566, Municipality of Port Hope, formerly the Town of Port Hope, in the County of Northumberland. As in Deed Number 293104.

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SCHEDULE "B-1"
TO BY-LAW NO. 28/2003

REASONS FOR DESIGNATION:

This former Hotel designed in the style of a City Townhouse was built in 1857 on the site of an earlier coaching inn. By the 1870s the Albion under the proprietorship of J.H. Hawkins was advertising "Finest Liquors, Best Cigars, Attentive Ostlers". By the 1890s it had changed to a Temperance Hotel and in the 20th Century, after being reduced to a Boarding House, it was divided into two semi-detached dwellings. Restored to a single house in 1985 it became a "Bed and Breakfast". It is now a single family dwelling.

Two and a half storey on a high cut-limestone foundation the exterior is symmetrical, side-gabled with parapet walls. Clad in triple brick, the façade is Flemish bond, the other elevations common bond. Important features include pilasters topped with the date, 1857, the corbelled cornice, the front entrance, and the 6-over-6 wooden windows. The interior has retained some original features.

HISTORY

In 1797 Lot 59 was granted by the Crown to Jonathan Walton and Elias Smith. Early in the nineteenth century it was the site of a coaching inn. Legend has it that William Weller chose it as a stage for his coaches because in bad weather it was important to have fresh horses for the hazardous descent into Port Hope.

Originally Lot 59 was over 26 acres in area. Between 1797 and 1856 27 transactions for various sized parcels are registered but none of the grantors or grantees are listed in the censuses as innkeepers. The conveyance was either unregistered or the innkeeper operated under a lease.

The Spry name appears on the registries for both Lots 59 and 504, James Spry's in 1843 and Thomas Spry's several times in the 1890s. They were blacksmiths and it is believed that their forge was in or behind the house which abuts 187 Walton Street on the east. By the 1890s their shop was likely behind Lot 59 on Lot 504 which fronts on Rose Street (now closed).

Until the Grand Trunk Railway was completed the stagecoach was the main means of transporting mail and passengers between Toronto and Montreal. The last coach run was made in October 1856 and large stables as well as accommodation for passengers and coachmen were no longer needed. By 1857 the coaching inn had gone and been replaced by a brick hotel, The Albion. In the 1870s the proprietor was J.H. Hawkins who advertised "Finest Liquors, Best Cigars, Attentive Ostlers". Towards the end of the century the temperance movement was in full swing and hotels serving spirits were displaced. The Albion became The Temperance.

The 20th century saw a decline in business and the hotel was reduced to a boarding house. After changing hands many times it was divided vertically into two semi-detached dwellings. In 1985 it was restored to a single house and in 1988 it became a "Bed and Breakfast", The Uppertowne Inn. In February 2000 it was bought by the present owners, [REDACTED]. It is now a single family dwelling.

SCHEDULE "B-1"
TO BY-LAW NO. 28/03

DESCRIPTION

At the bend of the Walton Street hill this large townhouse is so close to its neighbour on its east that it appears to have a one storey wing. In front the two building almost touch, at the back there is only four inches separation.

Two and a half storeys on a high cut-limestone foundation, the house is symmetrical, side-gabled with parapet walls. Clad in triple brick, the façade is Flemish bond, the other elevations common bond. Each gable end has two chimneys extending from it parapet. There is some deterioration of the brick due to improper cleaning in the past.

The roof is low pitched broken by unevenly placed bubble skylights. The owners plan to replace these with flat windows less visible from the street.

The façade and the rear elevations are symmetrical, the façade having five bays and the rear four. The windows throughout are six over six, most having the original wooden sashes and muntins. Those on the façade have attractive angled brick lintels at one time painted white. A former owner caused serious damage removing the paint. The rear elevation has simple brick lintels, the side elevations rectangular wood.

The façade is enhanced at the corners by narrow brick pilasters. These have stone capitals on which is carved 1857. The ornate corbelled cornice is similar to that of the Sculthorpe townhouse across the street. The handsome front entrance has a panelled door, sidelights and a four-paned rectangular transome light.

Close to the street a wrought iron fence protects the small front yard. Although not original to the property it is in keeping with the period. Recently brought from Pennsylvania it dates from the 1860s. At the north end of the west elevation is a door probably added when the house was divided. A 1967 photograph shows the door sheltered by a verandah.

The rear elevation has four bays and two cellar entrances, the one on the west originally led to the kitchens, pantries and sculleries, the other probably to the coal cellar. A modern addition is a wooden deck at the east of this elevation. It is not included in the designation.

INTERIOR

Many of the original elements, particularly on the west side, either have been removed or modified. Those that remain are noteworthy as they convey the ambience of the old hotel and the way of life in the mid-nineteenth century. Unfortunately, the dumb waiter for carrying provisions from the kitchens and pantries in the cellar to the main floor has been removed.

Other important elements are only hidden. Among those that the present owners hope to reveal and restore are plaster walls behind drywall and pegged pine floors under hardwood.

Interior features included in the designation are:

1. The 10 ft. ceilings on the first floor, the 9 ft. ceilings on the second.
2. The main staircase with its mahogany banister and newel post.
3. The original trim at the front entrance.

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4. The baseboard in the east room and the fragments remaining in some of the other rooms. The present owners plan to copy old baseboard and place it in areas in which modern trim has been inserted.
5. The classically designed chimney-piece in the east room. It is replicated in the Haskell house on Lakeshore Road and the William Craig house at 42 Bedford Street.
6. The panel under the window on the south wall of the west back room. It is believed that there are similar panels concealed under other windows on the main floor. The plan is to reveal them or, if destroyed, to make copies.
7. The attic floors of pine board, some as wide as 12 inches.

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