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**BROOKS, HARRISON, JONES & MANN**

BARRISTERS, SOLICITORS, NOTARIES

W. GRANT BROOKS, B.A.  
M. C. J. HARRISON, B.A., LL.B.  
CHARLES M. JONES, B.A., B.D., LL.B.  
J. DOUGLAS MANN, B.A., LL.B.

June 16, 1981

114 WALTON STREET  
PORT HOPE, ONTARIO  
L1A 1N5  
[416] 885-2451  
885-8193

The Ontario Heritage Foundation,  
77 Grenville Street,  
Queens Park,  
Toronto, Ontario.  
M7A 1E8

REGISTERED MAIL WITH  
RETURN CARD

Dear Sirs:

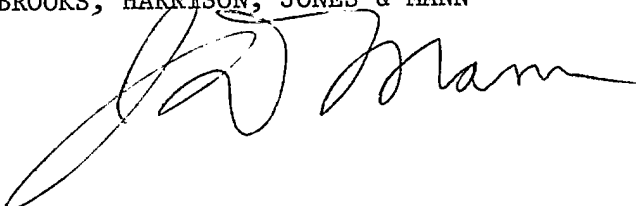
Re - Designation pursuant to The Ontario Heritage Act  
- Our reference L.A.C.A.C. No. 13  
- Port Hope City Dairy  
- Our File 782-T

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Pursuant to Section 29(6) of the Ontario Heritage Act, 1974, you are hereby served with a copy of the by-law. Schedule "B" of the by-law states the reasons for the designation of the subject property.

Yours very truly,

BROOKS, HARRISON, JONES & MANN



JDM:vct  
encl.

TOWN OF PORT HOPE  
BY-LAW NUMBER 34/81

A BY-LAW TO DESIGNATE PORT HOPE CITY DAIRY,  
86 JOHN STREET IN THE TOWN OF PORT HOPE,  
AS BEING OF ARCHITECTURAL AND/OR HISTORICAL  
VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974  
authorized 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 Port Hope City Dairy known  
municipally as 86 John Street, in the Town of Port Hope and has caused  
to be served on the owner and upon The Ontario Heritage Foundation, Notice  
of Intention to so designate the aforesaid real property and has caused such  
Notice of Intention to be published in the same newspaper having general  
circulation in the Municipality once a week for each of three consecutive  
weeks, namely in the "Port Hope Evening Guide" on the 16th day of April,  
the 23rd day of April and the 30th day of April, 1981;

AND WHEREAS the subject lands are more particularly described in  
Schedule "A" attached hereto and the reasons for designating the property are  
set out in Schedule "B" attached hereto;

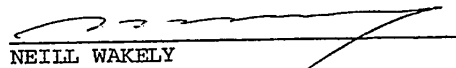
AND WHEREAS no Notice of Objection to the proposed designation has been  
served on the Clerk of the Municipality;

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

1. There is designated as being of architectural and/or historical value or  
interest the real property known as The Port Hope City Dairy at 86  
John Street, in the Town of Port Hope, more particularly described in  
Schedule "A" attached hereto.
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 AND SECOND time in Open Council this 25 day of May, 1981  
READ a THIRD time and finally passed in Open Council this 25 day of May,  
1981.

I, NEILL WAKELY, CLERK-ADMINISTRATOR OF THE CORPORATION OF THE TOWN OF PORT HOPE,  
DO HEREBY CERTIFY THE ABOVE TO BE A TRUE COPY OF BY-LAW 34/81 FOR THE TOWN OF  
PORT HOPE.

  
NEILL WAKELY  
CLERK-ADMINISTRATOR  
TOWN OF PORT HOPE

SCHEDULE "A"

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 being composed of part of Town Plot Lots 48, 49 50 and 58 according to the Stewart Plan of the Town of Port Hope, and Lot 316 according to the Smith Estate Plan for the Town of Port Hope more particularly described as follows:

COMMENCING at the point of intersection of the westerly limit of John Street and the northerly limit of Augusta Street;

THENCE northerly along the westerly limit of John Street a distance of 119.20 feet more or less to a point;

THENCE North 79 degrees 37 minutes 30 seconds west parallel to the northerly limit of Augusta Street a distance of 163.82 feet to an iron bar and continuing north 79 degrees 37 minutes 30 seconds west a distance of 1.18 feet more or less to a point;

THENCE South 10 degrees 24 minutes west parallel to the westerly limit of John Street a distance of 119.20 feet to a point on the northerly limit of Augusta Street;

THENCE South 79 degrees 37 minutes 30 seconds east along the northerly limit of Augusta Street a distance of 165 feet more or less to the point of commencement.

THE HEREINABOVE described lands being the lands intended to be described in registered instruments number D1114 and N14132.

## SCHEDULE "B"

### Reasons for the Designation of 86 John Street, Port Hope

This property is designated for the following reasons:

The building commonly known as the Port Hope City Dairy was originally built as the Bank of Upper Canada in 1857, although the builder and architect are unknown.

#### Historical significance:

The land on which the Bank of Upper Canada was built was purchased in 1855 from Almon Harris, John Roche, and Sidney Smith. For several years the Bank's Manager was Elias P. Smith, son of John D. Smith. The building was sold in 1868 to The Ontario Bank. R. A. Corbett bought it from the bank in 1881, and it was resold twice before F. Lingard purchased it in 1920 and began the Port Hope City Dairy. It has since changed hands seven times.

Since the 1940's additions have been made to the rear (north and west) to accommodate modern dairy facilities.

#### Architectural Significance:

The three storey brick structure (as built) was almost square in plan and measured 45' x 42'. It is a good example of Italianate architecture popular in the third quarter of the nineteenth century. Italianate buildings are often square, massive and blocky. Here the Italianate is further distinguished by the flat roof, the protruding eaves supported by ornamental moulded brackets, the tall and round-headed windows (sometimes grouped together) and the decorative window trim.

The exterior walls are articulated with recessed panels in the brickwork and the white brick, manufactured in Toronto, was laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure.

On the main (east) facade, there are nine openings - two windows and one entranceway on the first storey, and three windows on each of the 2nd and 3rd floors. The 1st storey windows are round-headed and 6/3 double hung - a round-headed centre pane with five surrounding panes, over three vertical panes. These windows are surmounted by moulded wooden "pedimental" surrounds, and double pilasters on each side are formed out of the brick. The second storey windows are flat 6/9 double hung sash, surmounted by moulded "entablature" surrounds with a central flourish, and bordered by single brick pilasters. The centre window has been replaced by French doors, and opens out to the cast iron railed balcony on top of the front porch. The original cast iron balconies of the other second storey windows have been replaced by plain modern iron rails. Three projecting rows of brick form the sills on the second storey fenestration. The third storey segmental windows were originally 3/6 double hung sash, but in many sash the lower portion has been replaced by a double casement sash. These windows carry segmental moulded wood heads, again have brick pilasters at the sides, and wooden lugsills with supporting brackets.

The original ashlar brock front porch contained a round-headed central entranceway with a door and semi-circular radiating fan transom, and a keystone in the surrounding arch. On either side was a long round headed window. The porch now existing is similar in size, is in brick and contains a modern door.

The fenestration on the second and third stories of the south wall follows the same pattern as on the main facade. On the first storey, however, there remains one of the two original triple grouped windows. The central window is a round-headed 6/3 double hung sash, like those on the 1st storey of the main facade, and on either side is a tall round-headed narrow 1/1 double hung sash. This triple sash has a moulded wood, flat entablature head, and sill, with narrow brick pilasters dividing the windows and bordering the grouping.

The north wall has four 4/4 double hung sash.

Although the interior has been completely altered, a small room remains in the north side which originally served as the bank's vault. Two thick pine structural supporting pillars have been uncovered on the first floor.