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THE CORPORATION OF THE TOWN OF PORT HOPE

56 QUEEN STREET, P.O. Box 117,
PORT HOPE, ONTARIO L1A 3V9

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(Northumberland)

CLERK'S OFFICE

December 12, 1996

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



Dear Madam/Sir,

Please find enclosed a copy of By-law No. 41/96, passed by Port Hope Municipal Council on December 2, 1996, designating the following properties under the Ontario Heritage Act, RSO, 1990:

62 Bramley Street South
62 Walton Street

For your information.

Yours truly,

Marie Spencer,
Deputy Clerk-Administrator,
Town of Port Hope.

bgh

cc: file copy

encl.



CORPORATION OF THE TOWN OF PORT HOPE
BY-LAW NO. 41/96

**A BY-LAW TO DESIGNATE CERTAIN PROPERTIES 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. 62 Bramley Street South
2. 62 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, namely the "Port Hope Evening Guide";

AND WHEREAS the land of the subject properties are more particularly described in Schedule "A-1" and "A-2" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" and "B-2" 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 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) "62 Bramley Street South" 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) "62 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.
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 2nd day of December, 1996.



MAYOR

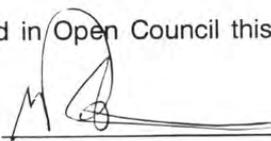


CLERK

READ a THIRD time and finally passed in Open Council this 2nd day of December, 1996.



MAYOR



CLERK

SCHEDULE "A-1"
TO BY-LAW NO.

LEGAL DESCRIPTION:

62 Bramley Street South:

Lot 13, Ridout Plan

Lot 13, west side of Bramley Street, Registered Plan #1 Ridout Plan, Town of Port Hope, County Northumberland. Save and except the westerly 33 feet of even width throughout of said Lot 13. As in 107155

SCHEDULE "A-2"
TO BY-LAW NO.

LEGAL DESCRIPTION:

62 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 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, which said parcel is further described as follows, that is to say:-

Commencing at a point in the north easterly limit of Walton Street distant 59 feet 6 inches measured on a course South 67 degrees and 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 and 40 minutes east along the said limit of Walton Street 18 feet more or less to the centre of the wall forming the north easterly limit of the said parcel registered under Instrument Number C4265 which said point is also the southerly angle of the Tempest Block;

Thence North 22 degrees and 20 minutes east along the said centre of wall and of its production 132 feet more or less to the south westerly limit of Brogdin Lane;

Thence North 67 degrees and 40 minutes west along the said limit 17 feet 6 inches to the north easterly production of the south easterly face of wall of building now standing in the rear of the said Block;

Thence South 22 degrees and 20 minutes west along the said production of the face of wall and along the said face of wall 68 feet 10 inches to the southern angle of the said buildings;

Thence North westerly along the south westerly face of wall of the said building six inches to the north westerly production of the first mentioned centre of division wall;

Thence South 22 degrees and 20 minutes west along the said centre of division wall 63 feet 2 inches more or less to the place of commencing;

Subject however to the eave of the aforementioned building now standing in the rear of the said block which overhangs a part of the above described property and the use of the stairs now adjoining the north easterly wall of the said building to the owner of the said building and subject to the right or easement in favour of the lands immediately west of the above described lands, of maintaining and using the stairway as it at present exists, in rear of the store erected upon the said above described lands and premises, which stairway also abuts the lands and premises immediately to the west with all necessary rights of ingress, egress and regress from and to the said stairway, including the right of way from the top of said stairway into the building erected upon the lands immediately to the west of the lands and premises hereby conveyed or intended so to be.

All of which is in accordance with the coloured portion on the plan of survey attached to Instrument Number C5850.

SCHEDULE "B-1"
TO BY-LAW NO.

62 Bramley Street South

ARCHITECTURAL DESCRIPTION:

This is a well maintained brick cottage of one and one half storeys with a simple gable roof constructed circa 1870.

The house is a symmetrical plan with central door and windows on either side. Over the door is a small window lighting the entry. Additions have been made to the house including a front porch, a side sun porch and a rear back porch and the rear facade has been altered by rebuilding a window altering the simple symmetry of this house. The front porch is not original, but may have replaced an earlier porch. None of the additions detract from the charm of this simple cottage.

The large windows symmetrical placed are double hung 2 over 2 windows with storms. They appear to be original and in good condition. The windows are arched by a flat brick arch. The brick appears to be in good repair with red brick and a fine tooled joint. The chimney is corbelled at the top and appears to be in good shape.

Eavestroughs and soffits are not original. The soffits are aluminum and the troughs plastic. While it would be preferable if they were replaced with original they do not detract from the historic aspect of this house.

This property is worthy of designation. It is an excellent example of a simple cottage of which there were many in Port Hope. Many have been destroyed and others so altered by aluminum siding and new windows as to be unrecognizable. This cottage demonstrates the durability of this very simple house type to adapt to modern residential needs, yet maintaining its historical character and charm.

REASONS FOR DESIGNATION:

This is an excellent example of a simple cottage. This cottage demonstrates the durability of this simple style to adapt to modern residential needs, yet maintaining its historical character and charm.

SCHEDULE "B-2"
TO BY-LAW NO.

62 Walton Street

ARCHITECTURAL DESCRIPTION:

This property is part of a block containing four storefronts. The building is characteristic of the latter phase of commercial construction on Walton Street in the latter part of the 19th century. It was built circa 1870 and appears to be a 3 storey building. However in fact the "third floor" windows are false and are in the roof space. In fact the building is a 2 storey structure with an exaggerated front facade maintaining the streetscape of this historically important street. The lower floor is a shop front whose original facade has been altered. The original front or one more in character with the 1870's storefront could be achieved. Neighbouring buildings demonstrate the character of the more original fronts. The 2nd floor of the building originally was likely a warehouse for the store below.

The building exhibits excellent use of ornamental brickwork typical of Port Hope Commercial Buildings. The front facade of the building is not load bearing and exhibits brick banding courses and cornice. The brick band above the shop front is a corbelled sawtooth pattern, while the band at the 2nd floor is a corbelled out decorative cross shape pattern. The cornice replicates wood dentals in masonry with a corbelled brick. The windows are topped by brick creating an arch motif including a key stone constructed of brick. The windows are simple arched double hung windows with higher windows on the 2nd floor. The windows appear to be original two over two. The third floor fake windows are not operable.

The building is worthy of designation due to its context within the downtown and being part of an integral block in which the other portions are designated.

REASON FOR DESIGNATION:

The building is worthy of designation due to its context within the downtown and being part of an integral block in which the other portions are designated.

HISTORICAL DATA:

The building is the fourth of four storefronts in the Tempest Block. The building was constructed in 1826 and rebuilt in 1869 after fire swept through the entire block.