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THE CORPORATION OF THE TOWN OF PORT HOPE

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

TELEPHONE (905) 885-4544
FAX (905) 885-7698

Noted JUN 17 1997

CLERK'S OFFICE

June 12, 1997

Ontario Heritage Foundation
77 Bloor Street West
TORONTO ON M7A 2R9

Dear Sir/Madam:

Please find enclosed a copy of by-law No. 21/97, passed by Port Hope Municipal Council on June 9, 1997, designating the following property under the Ontario Heritage Act, RSO, 1990:

239 Ridout Street

For your information.

Yours truly,

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

pmb

cc: file copy
encl.

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CORPORATION OF THE TOWN OF PORT HOPE
BY-LAW NO. 21/97

**A BY-LAW TO DESIGNATE A 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 property:

1. 239 Ridout Street

and has caused to be served on the owner 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 "Port Hope Evening Guide";


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;

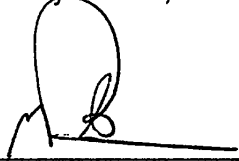
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

1. There is designated as being of historic and/or architectural value or interest the following real property as an important component of the Town of Port Hope:
 - (1) **"239 Ridout 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 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 9th day of June, 1997.




MAYOR




CLERK

READ a THIRD time and finally passed in Open Council this 9th day of June, 1997.



MAYOR



CLERK

SCHEDULE "A-1"
TO BY-LAW NO. 21/97

LEGAL DESCRIPTION:

239 Ridout Street:

Lot B, Plan 1, Ridout Plan
Plan #9R-2324, Instrument #N5004
239 Ridout Street, Town of Port Hope, south side

SCHEDULE "B-1"
TO BY-LAW NO. 21/97

239 Ridout Street

ARCHITECTURAL DESCRIPTION:

This building originally known as the Armstrong Cottage was constructed in about 1856. It is now known as Plumb Cottage due to its present colour of plum.

In the book "Port Hope a Treasury of Early Homes", Tom Cruickshank wrote:

"The quintessential Port Hope cottage, this is another of the hillside homes so typical of the town. Characterized by the low, ground-hugging silhouette and the distinctive fanlight in the gable, there are dozens of similarly styled homes locally on which to base comparisons. Without pretension, this house aspires to a noteworthy dignity with wide Venetian windows and a novel semi-octagonal entrance portico. And like many of the more innovative of the genre, the sloping site allows the basement to open at ground level. It's a composition seen many times before in Port Hope, but the intriguing details lend a measure of individuality."

Like neighbouring properties, the history of the house begins with the subdivision of lots by Thomas Gibbs Ridout, the Toronto banker who had acquired a significant portion of the lands on which Port Hope would grow. In 1855, he sold a small parcel to Robert Armstrong for 199 Pounds. To Armstrong this seems to have been a speculative venture, for only a year later he sold the property for 646 Pounds, a dramatic increase that surely indicates that the house was built in the meantime.

The buyer was Dr. A. Kellogg, but his tenure lasted only seven years, owing to financial difficulties arising from a mortgage. The house changed hands several times subsequently, and interestingly enough, it is the present family who has held the property the longest, beginning in 1930.

The cottage is brick construction with a cottage roof and gable portico. The front entrance is graced by a semi octagonal wood portico of generous dimensions. The bungalow has a "walk out" basement and the original cottage has had several additions to the rear over the years. One addition was an enclosed sun porch built around the turn of the century and the other a large addition, now housing the kitchen, built prior to 1900. Both additions are compatible with the original house and are each worthy of designation. The porch is a classical proportioned colonnade of wood columns with a wide frieze entablature with a dental moulding. The front door has sidelights and a transom of handsome proportions. Over the door in the gable is a small elegant fan light.

The front windows in the house are Venetian windows consisting of a large six over six doublehung window with sidelights on either side. Windows on the other side are six over six hung windows and appear to be original. Lintels over the windows are brick, flat arch construction. The brick on the house has been painted and has seen many different colours hence it is difficult to ascertain the original brick colour but judging from other similar cottages, it is likely red brick with perhaps buff brick detailing. There are two elegant corbelled brick chimneys on the east side of the house.

The rear sunporch is of interest. It is a frame sunporch with large windows and shingle cladding and is an attractive addition to the house and is good example of porch construction of the early part of the 20th century.

The interior of the house is well maintained and exhibits the original plan with a large central hall which widens at the rear to incorporate a dining room. Doors and trim are original and exhibit the finish carpentry of the mid 1800's. The fireplace is a classically detailed wood surround with a brick hearth. The interior structure of the house is large hewn beams with dovetailed joist connections exhibiting early construction techniques.

REASONS FOR DESIGNATION:

This house is an excellent and well maintained example of the Ontario Cottage of which there are many in Port Hope and is worthy of designation.

HISTORICAL DATA:

The property was owned by Thomas Ridout in 1853-54 and was sold to Robert Armstrong in 1855. during that year the present house was built on the property.