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JAN 22 2018

TOWN OF PORT HOPE
BY-LAW NO. 57/90

RECEIVED

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, 1980 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. 64 Augusta Street -
2. 39 South Street
3. 41 South Street
4. 41 Mill Street, North -
5. 33 South 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 a newspaper having a general circulation in the municipality once a week for each of three consecutive weeks, namely the "Port Hope Evening Guide";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-5" attached hereto and the reasons for designating the respective properties are set out in Schedule "B-1" to "B-5" attached hereto;

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

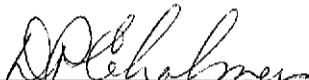
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

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) **"64 Augusta 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) **"39 South 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.
 - (3) **"41 South Street"** being more particularly described in Schedule "A-3" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this By-law.
 - (4) **"41 Mill Street North"** being more particularly described in Schedule "A-4" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this By-law.
 - (5) **"33 South Street"** being more particularly described in Schedule "A-5" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this By-law.

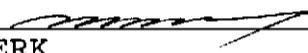
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2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, 1980.

READ a **FIRST, SECOND** and **THIRD** time and finally passed in Open Council this 9th day of July, 1990.



MAYOR



CLERK

SCHEDULE "A-1"
TO BY-LAW 57/90

64 Augusta Street:

Part Lot 461, Smith Plan, Town of Port Hope, County of Northumberland

LEGAL DESCRIPTION

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, and Province of Ontario, and being composed of Part of Lot 461, according to the Smith Estate Plan, of the Town of Port Hope, the boundaries of the said parcel being described as follows:-

BEARINGS herein are astronomic derived from the Easterly limit of Pine Street having a bearing of North 21 degrees 22 minutes 30 seconds West, as shown on a Plan by Kenneth H. McConnell, O.L.S., dated August 5th, 1959, and of record in the Office of J.L. Sylvester, O.L.S.;

COMMENCING at an iron bar planted at the intersection of the Northerly lim of Augusta Street and the Westerly limit of Pine Street, said iron bar being the South-Easterly angle of said Lot 461;

THENCE South 71 degrees 09 minutes 50 seconds West along the Northerly limit of Augusta Street a distance of 108.24 feet to an iron bar;

THENCE North 18 degrees 31 minutes 10 seconds West a distance of 74.0 feet to an iron bar;

THENCE North 71 degrees 09 minutes 50 seconds East in and along a line of a fence a distance of 104.55 feet to an iron bar planted in the Westerly limit of Pine Street;

THENCE South 21 degrees 22 minutes 30 seconds East along the Westerly limit of Pine Street a distance of 74.07 feet more or less to the POINT OF COMMENCEMENT.

THE HEREINABOVE described lands containing by admeasurement 0.181 acres be the same more or less and being the lands intended to be described in Instrument Number 33201 for the Town of Port Hope.

FOR REFERENCE SEE Survey attached to registered Instrument Number 46822.

AS in registered Deed Number 76841.

SCHEDULE "B-1"
TO BY-LAW NO. 57/90

64 Augusta Street:

ARCHITECTURAL DESCRIPTION:

This is a Victoria interpretation of Georgian style. This frame dwelling, clad in clapboard, stands 2 1/2 storeys tall with steeply pitched gable roof (sans eaves returns). The facade is 3 bays wide with front door (and sidelighted and paneled doorcase) placed centrally. Over the front door is a small pediment marked with quatrefoil trim. Windows adopt narrow Victoria proportions and are adorned with Victorian-style bracketed trim. Glazing adopts a curious 4-over-4 pattern. Only one of the chimneys (on the Pine Street elevation) appears to be original.

HISTORICAL DATA:

The builder, Wm. Cawthorne, was a prominent Walton Street storekeeper whose specialties included clocks, jewels and musical instruments. He bought the parcel on which this house stands in 1851.

REASON FOR DESIGNATION:

A Victorian version of Georgian style, this c.1852 dwelling is a prominent landmark at a corner location in one of Port Hope's older neighbourhoods. It merits designation for architectural reasons as well as its role in the streetscape.

SCHEDULE "A-2"
TO BY-LAW NO. 57/90

39 South Street:

Those lands and premises located in the following municipality, namely, 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 Town Plot Lot 70, Stewart Plan designated as Part 1 on deposited Plan 9R1233 for the Town of Port Hope.

Instrument No. 67088

SCHEDULE "B-2"
TO BY-LAW NO. 57/90

39 South Street:

ARCHITECTURAL DESCRIPTION:

This is the east (left) half of a 2 1/2 storey semi-detached brick house (in running bond), a mirror image of its neighbour. It is dominated by a wide 2-storey bay window with gable peak. The apex of the gable is trimmed with patterned 'siding'; the lower reaches of the gable is accented by similar trim. Trefoil ornament and arched form on this trim is of note.

At attic level is a narrow round-arched window. The rest of the windows are flat-arched and distinguished by perimeter panes in stained glass, not unlike those observed in other contemporary buildings in the neighbourhood. The transom and sidelights that surround the panelled front door are glazed in a similar pattern.

The verandah is of note with simple turned posts supporting a wood floor. Steps and lattice work complete the composition. This house retains its original shutters.

A tall end chimney is found on the east elevation.

HISTORICAL DATA:

Little is known of the history of this house. It and its neighbours were likely built as a speculative venture in the 1880s.

REASON FOR DESIGNATION:

As a good example of urban-style housing from the Victorian era, this semi-detached dwelling is worthy of designation. It is an important aspect of the nearby streetscape which also includes the Anglican and United Churches and the Grange.

SCHEDULE "A-3"
TO BY-LAW NO. 57/90

41 South Street:

DESCRIPTION:

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 Lot Seventy, in the Town Plot of Port Hope, designated as Parts 1 and 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Port Hope (No. 9) as Plan 9R-1109;

TOGETHER WITH:

FIRSTLY:

The right of support on Part 3 on the said Reference Plan;

SECONDLY:

The right to the use of any and all underground drains or sewers that may exist upon the lands lying to the East of the premises hereinbefore described and the right to enter upon such lands for the purpose of doing necessary repairs to the said drains and sewers doing no unnecessary harm and replacing the soil as theretofore.

SUBJECT TO the right of support on Part 2 of the said Reference Plan in favour of the owners from time to time of the lands lying to the East of the premises herein conveyed namely that part of Town Plot lot 70, Stewart Plan, designated as Part 1, Plan 9R1233.

INSTRUMENT NO. 94506.

SCHEDULE "B-3"
TO BY-LAW NO. 57/90

41 South Street:

ARCHITECTURAL DESCRIPTION:

This is the west (right) half of a 2 1/2 storey semi-detached brick house (in running bond), a mirror image of its neighbour. It is dominated by a wide 2-storey bay window with gable peak. The apex of the gable is trimmed with patterned 'siding'; the lower reaches of the gable is accented by similar trim. Trefoil ornament and arched form on this trim is of note.

At attic level is a narrow round-arched window. The rest of the windows are flat-arched and distinguished by perimeter panes in stained glass, not unlike those observed in other contemporary buildings in the neighbourhood. The transom and sidelights that surround the panelled front door are glazed in a similar pattern.

The verandah is of note with simple turned posts supporting a wood floor. Steps and lattice work complete the composition. This house retains its original shutters.

A tall end chimney is found on the side elevation.

HISTORICAL DATA:

Little is known of the history of this house. It and its neighbours were likely built as a speculative venture in the 1880s.

REASON FOR DESIGNATION:

As a good example of urban-style housing from the Victorian era, this semi-detached dwelling is worthy of designation. It is an important aspect of the nearby streetscape which also includes the Anglican and United Churches and the Grange.

SCHEDULE "A-4"
TO BY-LAW NO. 57/90

41 Mill Street, North:

Part Lots 33, 34 and 35, Registered Plan 13 (Armour Plan) designated as Parts 1, 2 and 3, Plan 9R-1800, Town of Port Hope, County of Northumberland

SUBJECT to right of support over Part 3 and TOGETHER WITH right of support over Part 4, SUBJECT to an easement for Parking over Part 2

(As in Instrument No. 81500)

INSTRUMENT NO. 97660

SCHEDULE "B-4"
TO BY-LAW NO. 57/90

41 Mill Street North:

ARCHITECTURAL DESCRIPTION

This is the north third of a c.1855 terrace. Port Hope is famous for this style of building: 3-storey, brick, gable roof with parapet walls and end chimneys. Most buildings of the type are commercial but this building does not appear to have had a shopfront. At ground level is the main recessed entrance, sheltered by glazed double door with transom above. The only window at street level is not a shop window but a conventional sash window with updated glazing pattern. There is a shopfront cornice, a simple moulded design that stretches the width of the building.

At second and third storeys, there are two windows glazed in original 6-over-6 sash. The brick arches are remarkable for the angle of their splay which creates a decorative pattern unusual in Port Hope. The upper cornice is distinguished by a decorative bracket and moulded boards. Parapets extend past the roofline although the parapet chimneys appear to have been sheared off. Other chimneys with corbelled caps remain elsewhere on the building on which to model a restoration.

The current paint treatment is old but need not be considered a part of the designation.

HISTORICAL DATA:

H.H. Meredith, the builder, was one of Port Hope's most successful entrepreneurs in the early 19th century. Of his downtown holdings, this building is perhaps the best preserved. His best known legacy is Hill & Dale.

REASON FOR DESIGNATION:

This is the north third of a very important terrace. It is a prominent part of the Mill St. streetscape and in itself a shining example of Port Hope's mid-19th century architecture.

SCHEDULE "A-5"
TO BY-LAW NO. 57/90

33 South Street:

Part of Town Plot Lot 70, Stewart Plan, designated as Part 1, Plan 9R-1070, Town of Port Hope, County of Northumberland. As in deed number 82102.

SCHEDULE "B-5"
TO BY-LAW NO. 57/90

33 South Street:

The Grange began as a side-hall plan with its facade facing South Street. The house stands 2 storeys high with a hipped roof. The side elevation (facing Brown Street) is 3 bays wide, including a "dummy" bay fitted with shutters but no window. The house is stone, covered in stucco and ruled to resemble ashlar. Quoins accent the corners and surround the windows while original glazing (12-over-12) and louvred shutters remain in place. Cornice detail is of note, consisting of mouldings and a pattern of modillions. The cornice gutter was restored several years ago.

About 1850, a wing was added to the facade, which removed the front door to a new location. Concurrently there were other changes: a verandah (now in a slightly reduced incarnation); two triple-flue end chimneys; a walk-on French door on the east facade of the original house. A matching chimney also appears on the wing. Still later, presumably, is the stained glass window in the rear elevation that lights the staircase.

Both the original house and the wing remain well preserved, but there are elements that have changed over the years that need not be included in this designation: a 2nd-floor balcony on the rear elevation; a lean-to porch at the rear entrance; a furnace flue on the south elevation; the front door (currently glazed, but "scars" front the original stiles remain upon which to model a restoration); a small square window on the south elevation. In all, a fascinating evolution in which much early detail remains.

This designation applies to the exterior, although designation of the interior ought to be considered at some future date.

HISTORICAL DATA:

Jas. Smith, one of J.D. Smith's sons, is credited with building the Grange. The family was instrumental in settling the Town and establishing the first mill. The descendants remained prominent in local politics and business. Jas. Smith, a lawyer, served as Mayor and M.P.P. and was a partner in building a commercial block on Walton Street.

REASON FOR DESIGNATION:

One of Port Hope's great early mansions, the Grange ranks among the Town's most important buildings architecturally. Its connections to the Smith family are also of significance.