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TOWN OF PORT HOPE

BYLAW NO. 52/84

ONTARIO HERITAGE TRUST

A BYLAW TO DESIGNATE CERTAIN PROPERTIES IN THE TOWN OF PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

JAN 22 2018

RECEIVED

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of the Municipality to enact bylaws 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. 85 Elgin Street North  | ✓ 5. 4 Baldwin Street     |
| 2. 105 Dorset Street West | ✓ 6. 108 Bruton Street    |
| 3. 143 Walton Street      | ✓ 7. 258 Ridout Street    |
| 4. 53 King Street         | ✓ 8. 47 Pine Street South |

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 in the "Port Hope Independent";

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-8" attached hereto and the reasons for designating the respective properties are set out in "B-1" to "B-8" attached hereto;

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

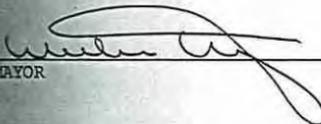
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PORT HOPE ENACTS AS FOLLOWS:

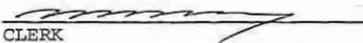
1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Town of Port Hope:
  - (1) "85 Elgin Street North" being more particularly described in Schedule "A-1" attached hereto and forming part of the Bylaw. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this Bylaw.
  - (2) "105 Dorset Street West" being more particularly described in Schedule "A-2" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this Bylaw.
  - (3) "143 Walton Street" being more particularly described in Schedule "A-3" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-3" attached hereto and forming part of this Bylaw.
  - (4) "53 King Street" being more particularly described in Schedule "A-4" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-4" attached hereto and forming part of this Bylaw.
  - (5) "4 Baldwin Street" being more particularly described in Schedule "A-5" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-5" attached hereto and forming part of this Bylaw.

- (6) "108 Bruton Street" being more particularly described in Schedule "A-6" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-6" attached hereto and forming part of this Bylaw.
- (7) "258 Ridout Street" being more particularly described in Schedule "A-7" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-7" attached hereto and forming part of this Bylaw.
- (8) "47 Pine Street South" being more particularly described in Schedule "A-8" attached hereto and forming part of this Bylaw. The reasons for the designation of this property are set out in Schedule "B-8" attached hereto and forming part of this Bylaw.

2. The Clerk and the Solicitor of the Town of Port Hope are hereby authorized to serve, publish and register copies of the Bylaw in accordance with The Ontario Heritage Act, 1974.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council  
this 29th day of October, 1984

  
MAYOR

  
CLERK

SCHEDULE "A-1"

85 Elgin Street North

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 the County of Durham) and Province of Ontario and being composed of Lot 6 on the east side of Elgin Street, North of Ward Street, according to Plan Number 11 for the Town of Port Hope.

SCHEDULE "B-1"

85 Elgin Street North

ARCHITECTURAL SIGNIFICANCE:

This Regency Cottage is two storeys and built of frame which has then been stuccoed. Below the medium-pitched hipped roof with projecting eaves sits a plain boxed cornice. From this roof project two end interior chimneys.

The main windows are all flat in structural opening, and have no apparent surround. The main-facade windows on the first storey are casement windows with six panes on either side.

The side windows are recessed and have double-hung sashes with six panes over six.

The main entrance, found on the second storey, is flanked by French doors with casement transom panels. It is centred with a recessed wooden surround, housing recessed light mullioned sidelights and a bold recessed light mullioned transom panel.

A raised second-storey balcony runs the full length of the front facade. It has a shed roof with a plain boxed cornice and an unadorned frieze. Vertical flushboard is employed as the triangular end fill.

Holding the roof are square wooden posts sitting on concrete piers. The railing, running the length of the balcony, is plain with square spindles and plain, unembellished balusters on the stairs.

To the right of the building, the south facade, there is a one-storey clapboard addition with a slightly sloped roof and a railing matching the front balcony's. The addition itself is a glassed-in area with six-over-one windows.

HISTORICAL SIGNIFICANCE:

Eulalie Dorion Waller purchased Lot 6 in 1856 from King's College (now Trinity College School). No record of this appears until 1936 when her grandson registered a Statuary Declaration that "The University of the City of Toronto sold the land to my grandmother, Eulalie Waller, but she was presented no deed of sale".

Two advertisements appeared in the Port Hope Watchman of February 13, 1850 referring to Waller's husband, Walter. One advertisement lists him as a "general agent and broker" and another says "To Let - the distillery in Port Hope in the occupation of Walter Waller". Later, in the 1856-57 town Directory, Waller is listed as Port Hope's town clerk, then residing on Elgin Street, at this house.

SCHEDULE "A-2"

105 Dorset Street West

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the Town of Port Hope, in the County of Northumberland (formerly Durham) and being composed of the whole of Lot Number 452 and that portion of Lot Number 451 according to the Smith Estate Plan registered in the Registry Office for the East Riding of the said County of Durham, described as follows:

COMMENCING at a point on the west side of Catherine Street one hundred and seventy-three feet southerly from the intersection thereof with the Base Line, being the north-east corner of said Lot 451;

THENCE southerly along the said west side of Catherine Street Two Hundred and three feet more or less to the intersection thereof with Elizabeth Street being the south-east corner of said Lot 451;

THENCE westerly along the north side of Elizabeth Street fifteen feet more or less to the division line between said Lot Number Four Hundred and Fifty-one and Lot Number Four Hundred and Fifty-Two on said Plan;

THENCE northerly along the said division line two Hundred and seven feet;

THENCE easterly eighty-one feet six inches more or less to the place of beginning.

SCHEDULE "B-2"

105 Dorset Street West

This essentially late Victorian form has the appearance of cottage architecture related to the shingle style of the resort houses of the Eastern seaboard. Built around 1880. The Smith House, in the Queen Anne Revival is typical of the genre, often described as the Shingle Style and popular about the turn of the century. The house is a high storey and a half frame building facing north to Dorset Street and, because of the steep hillside property, on the south side is set over a full storey basement built of squared fieldstone.

The house has all the details beloved of the Late Victorian and Edwardian periods when "Queen Anne" was the rage. The highly ornamental and picturesque Dorset Street front is marked by a wide bay dominated by a gable overhanging the splayed sides and another smaller gable adjacent, both with paired windows. The entrance is insignificant from the approach, but a generous verandah wraps around the end of the house, to become an open deck across the south face, possibly also roofed originally. The rear elevation has a pair of two-storey bays giving spectacular views towards the lake. A large chimney stack stands roughly amindships; to the west is a lower wing, a high single storey to Dorset Street and with a basement on the south side.

The house is remarkable also for its siting with the approach from Dorset Street above to a level forecourt and the treed slope towards the rear. The building exhibits a great amount of characteristic period detail in patterned shingling combined with narrow clapboard and gable lozenges, but it is the playful silhouette and picturesque outline which form the hallmark of the Queen Anne Revival or Shingle Style.

SCHEDULE "A-3"

143 Walton Street, Port Hope,

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 the County of Durham) and Province of Ontario and being composed of part of Town Plot Lots 67 and 68, Stewart Plan.

SCHEDULE "B-3"

141 Walton Street, Port Hope, Ontario

Part Lots 67, 68, Stewart Plan

**ARCHITECTURAL DESCRIPTION:** This two-storey rectangular brick house constructed in Flemish bond has three bays with a centre entrance and a gabled roof with parapet walls and end chimneys. The cornice is boxed with a sloped soffit. The windows are six over six sash with flat arches of radiating brick, wooden lug-sills, and shutters; several windows on the west wall have been bricked in. The front door has a flat transom light and is recessed with a carved embrasure; the door surround is composed of carved wood with a decorated lintel. An 1878 photograph of the south side of Walton Street reveals a verandah on the front of this house. This building shares many of the features of the original Bank of Upper Canada building - Block 28 - which is of almost the same era.

**HISTORICAL DATA:** In 1816, John David Smith purchased one acre, six perches from his father, Elias, who had had a quit claim deed on the land signed by Johnathan Walton in 1815. John David Smith and his mother, Augusta Louisa, sold the one acre and six perches of land to Port Hope blacksmith, Thomas Wilcock, for \$330 in 1845. On the 1853 Wall and Forrest map of Port Hope, this corner lot, butted and bounded by Pine and Walton Streets, is still owned by Thomas Wilcock. At least until 1850, Wilcock's blacksmith shop was across Walton Street on the north-west corner of Walton and Brown Streets.

In 1866, Wilcock sold this property to William Cox Lelean, local merchant, for \$2200. Lelean then sold off pieces of the property and, in 1871, this westernmost section of his purchase was bought by Port Hope saddler, Thomas Earl, for \$3100. In 1903, Edgar H. Earl, physician from Rochester and administrator of Thomas Earl's estate, sold the property to Norman Stanley Choate for \$2000. Upon the death of Mr. Choate, Ralph Choate Wilson became the owner of the land and premises, through an executor's deed in 1950. Two years later, Mr. Wilson sold the house and lot to Charles Murray Thompson and his wife, Aleta. The property was bought by Gerrard Joseph Castelyns in 1978 and is subdivided into apartments.

According to the billheads from the collection of Cal Clayton, Thomas Earl had his shop in the Opera House Block on the south-west corner of John and Walton Streets in the 1890s.

SCHEDULE "A-4"

St. Mark's Rectory

53 King Street, Port Hope, Ontario.

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 (formerly the County of Durham), being composed of Lots 6 and 7 in the Town Plot of Port Hope, lying on the east side of King St. Part 2 on a Plan received and deposited Nov. 22, 1977 as Plan 9R-933 for the Registry Division of Port Hope (No.9).

SCHEDULE "B-4"

St. Mark's Rectory,  
53 King Street, Port Hope, Ontario.

Town plot Lot 6 and Lot 6, Stewart Plan

ARCHITECTURAL DESCRIPTION:

St. Mark's Rectory is a good example of the late Victorian villa in red brick complete with its essential exterior details of two storey bay window, paired brackets to eaves, and gables, elaborate front verandah, Victoria sashing and entrance doorcase.

HISTORICAL DATA:

Property was purchased in 1956 by Charles Howard Boulden, Rector, of St. Mark's Anglican Church and Church Wardens, Andrew Cowie Morris and J. Randel Perry. Property was purchased from Jessie Berniece Thompson now residing at Maple Court, Shuter St., Port Hope. Mr. J.H. Thompson operated Durham Hardware Store on Walton St., Port Hope. Property was previously owned by Martha Margaretta Clark (nee Waddell) 1951. House vacant from 1934 - 1951. Mr. James Clark operated a toy and gift shop on Walton St., Port Hope. Andrew George Waddell (1909) and Thomas Neelands (1898) were former owners.

SCHEDULE "A-5"

4 Baldwin Street

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, Province of Ontario, being Part 4, Lot 11, Baldwin Plan; part 4 of Plan 9R485.

SCHEDULE "B-5"

4 Baldwin Street

ARCHITECTURAL SIGNIFICANCE:

Number 4 may briefly be described as part of a semi-detached Regency cottage. It has a number of characteristics common to this style of architecture. The building is two storeys high, but the main floor and the verandah are at what would normally be the second-storey level, and beneath the ground floor there is no basement. By studying the brickwork and the roof, one can tell that one of the two adjacent cottages was built sometime after the other. The roof itself is attached to yet a third building. Basically, it is a hipped roof with a cornice decorated by small brackets.

Four solid brick columns support the verandah floor along the front and four wooden columns support the verandah roof. The latter are square-based, have bevelled edges, and are decorated with turned and pierced supports above their capitals. The supports for the railing, which runs between these columns and down the sides of the steps, are decorative S-shaped and inverted S-shaped pairs (similar to the porch supports on Barrett's Terrace). At the foot of the steps there are two more wood S-shaped scrolls serving as newel posts.

Three doors open onto the verandah. Located in the centre is the front door, which, incidentally, is not centred exactly with the steps. On either side are double doors. All these openings have lintels above. The three-panel front door has a single sash, an unglazed transom and a panelled embrasure.

Otherwise on the main facade, there are two six-and-six-paned vertical sash windows. On the west facade, on the main floor, there are two small casement windows.

On the north facade, there are three six-over-six double-hung sash openings on the main floor, and on the ground floor, there are two more such windows that are equally wide but somewhat shorter. These are fitted with voussoirs, plain wood mouldings and wood or concrete lugsills. Also on this facade, there are tar markings where there was once a barn roof.

SCHEDULE "A-6"

108 Bruton Street, Port Hope, Ontario.

LEGAL DESCRIPTION:

All and singular that certain parcel or tract of land and premises situate, lying and being in the said Town of Port Hope in the County of Durham and Province of Ontario, aforesaid, being composed of Lot Number Four on the North side of Bruton Street at the West Corner of Bruton and Julia Streets, and being a building Lot laid out by the late Thomas Gibbs Ridout, Esquire, in Lot Number Eight, in the First Concession of the Township of Hope in the County of Durham in the Province of Ontario aforesaid as marked and described in the survey and plan of John K. Roche, Esquire, D.P.S. and registered in the Registry Office for the said County of Durham (East Riding).

SCHEDULE "B-6"

108 Bruton Street

A mid-nineteenth century Ontario Cottage with a semi-circular window in the central gable.

The Hay house is a typical Ontario Cottage form of a single storey frame house with hipped roof. Here the end chimneys have been replaced by modern stacks attached to the outside walls. This version of the Ontario Cottage is notable for its three bay front distinctively treated with a handsome doorcase with gable and half moon window above and Venetian windows on either side. The entrance has an eared architrave of Greek Revival inspiration framing a boldly detailed door, now glazed above but with original moulded and fielded panels below repeated in the spandrels below the sidelight, now plain and without nuntins, and the transom still with its wide diamond lozenge pattern. The gable window has regrettably lost its divisions, but was likely a fan design common to other small houses of similar date. The Venetian windows have a centre light with two vertically sliding sash of four panes over four, the narrow sidelights two over two.

The building is particularly noteworthy for its exterior cladding, a wood flushboarding foined to imitate cut stone. This finish covers the entire main block and part of the rear extension which include a gabled wing and part lean-to.

However, the sun porch now masking the front is a much more recent addition and may replace an earlier verandah, a feature to be expected on the south face.

SCHEDULE "A-7"

258 Ridout Street, Port Hope, Ontario.

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 Durham, containing by admeasurement one-fourth of an acre be the same more or less being composed of Lot Number Five on the north side of Ridout Street and being a building lot laid out by Thomas Gibbs Ridout in Lot Number Eight in the First Concession of the Township of Hope in the said County of Durham as may appear in a map or plan thereof made by John K. Roche, Deputy Provincial Surveyor and recorded in the Registry Office of the East Riding of the said County of Durham.

258 Ridout Street

ARCHITECTURAL SIGNIFICANCE:

This brick house displays a collection of forms from various building styles and can not really be defined as pure style. The gable peak on the main roof line would point to the Ontario Cottage form, and the wide eaves belong to the Greek Revival, while the roof line is Regency. The brick of the house is in the stretcher bond and the house built on a limestone foundation.

The steeply pitched, hipped roof with its centre gable has wide projecting eaves. The cornice is plain and boxed with a tongue-in-groove soffit below.

This is a three-bay house, with a centre-hall plan. The large windows are two-over-two and double-hung. They sit on either side of the central opening on both storeys. The second-storey, centre window is narrower, to balance the height and slimmess of the main entrance below, and to fit aesthetically into the lines of the gable peak above. All the windows have wooden lugsills below, a soldier course of brick above and horizontally lowered shutters. The circular window in the gable peak, apart from decorating the main facade, allows light into the attic storey of the house.

The main entrance has a set of panelled and windowed doors with a mullioned transom above. The door surround is moulded and the transom recessed.

The impressive verandah on the main facade has a flat roof. Its roof railing is comprised of simple, squared spindles with thick, square, tooled posts as supports. Except for the triple posts at the corners, the supports sit in pairs. The verandah is quite deep and is supported by paired columns. At the corners of the verandah, these columns are also tripled. They rest on rusticated block piers and therefore suggest this is an addition to, and not part of, the original structure. Between the block piers is a handrail supported by squared spindles.

The east facade of the house has a two-storey projecting bay which is five-sided and capped with a hipped roof. The bay has three windowed sides which all have cast-stone lugsills, a soldier course of brick above and leaded glass in the upper portion of the opening.

At the back of the house is a large, hipped-roof addition with hipped-roof corners. It is dressed in clapboard. Apart from this, another addition at the back is the one-storey sunroom which has leaded glass in the top panes of its windows.

HISTORICAL SIGNIFICANCE:

The Weekly Guide of November 17, 1857 mentions this house in an article called "Improvements in Port Hope". Amongst other new houses they listed as being recently built, they talk of "the large and handsome, brick dwelling house erected by John Lynn. It is not yet entirely completed. Workmen are at present engaged in putting up a verandah at the front which will add greatly to its appearance."

John Lynn previously lived on Ward Street. In 1845, the decision was made by the town "not to continue the building of the sidewalk on Ward Street past the home of John Lynn, but rather carry it on northward". In 1847, Lynn was the fire warden for Port Hope. He is best known for building and running the North American Hotel on Walton Street. It appears that he started that venture in 1844. The building, still standing remained a hotel until 1911.

SCHEDULE "A-8"

47 Pine Street South

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 Durham) and Province of Ontario and being composed of Part 1 on Plan 9R1591 for the Town of Port Hope.

SCHEDULE "B-8"

47 Pine Street South - Hill and Dale

ARCHITECTURAL DESCRIPTION:

Hill and Dale represents a fascinating composite of periods now essentially Edwardian from the major renovations to the interior and addition of rectangular bays, new entrances and extensive verandahs. It exhibits signs of its earlier history in some of the arrangements and interior trim.

The house is now essentially a two-storey brick-faced structure, all-shaped in plan, with hipped roof and gabled front to the addition. The exterior is notable for its brackets, of long console form in two sizes belonging to its first phase of c.1851, the eared trim and four-paned windows and Italianate gable belonging to the second phase of the mid or late 1870s, the bay windows, east entrance and new south entrance plus the columned verandahs of c.1903.

The interior layout largely survives from the original main block facing east, incorporating a centre hall plan with internal chimney between the front and rear rooms on the north side and the chimney against the hall partition on the south side. Interior detail of note includes fragments of earlier trim belonging to the 1850s, a substantial amount, particularly in the north wing, of the 1870s, and a most significant complement of late Victorian detail, including the cherry staircase, and significant Edwardian improvements. These last comprise new mantelpieces throughout the main block, most with mechanical tile surrounds and metal linings to fireplaces, one a glass mosaic facing decorated with a neo-Classic design of garlands and torches, and panelled wainscots in the dining and breakfast rooms on the north side, and fretwork and spindlework grilles at the tops and or side of principal openings. Above in the north-east bedroom is a noteworthy Art- Nouveau mantelpiece with a decorated tile surround to the fireplace. Plasterwork exhibits detail of different periods including a simple cove appearing to be a later change of the 1920s or 30s.

In addition to the above, the beaded wainscotting on the circular stairs to the attic must be mentioned.

HISTORICAL DATA:

Richard Barrett at one time owned the land. The Smith Estate Plan shows a lot purchased by Richard Barrett from John D. Smith in 1844 for £150. Mr. Barrett also acquired the lot to the south from James Grant in 1845 for £ 250. He also acquired for £ 112.10 lots 62-64 on the corner of Pine and Augusta. He was then declared bankrupt on May 9, 1846 by George Morss Boswell, Judge of the District Court of the District of Newcastle. He moved to Peterborough and all his lands were sold at public auction Sept.8, 1846, to John Wade of the Township of Hamilton. He then sold the parcels mentioned above to Henry Howard Meredith in May 1847 for only £ 475. Meredith then purchased the "Brewery Lot" lot 57 for £ 350 in April, 1851 from one William Garnett. As far as can be ascertained, Hill and Dale is built on the former Barrett lot, but extremely close to the boundary line of the former Brewery Lot. It is shown on the 1854 map. In 1869 Meredith sold Hill and Dale for \$15,000, to H. Covert. In 1901 George H. Ralston purchased the house. Ralston became a general and has had a street named after him in Port Hope. The local Legion Hall is named after him.