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MUNICIPALITY OF
PORT HOPE

TOWN HALL

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July 21, 2022

REGISTERED MAIL

Provincial Heritage Registrar
Ontario Heritage Trust
10 Adelaide St. E.
TORONTO ON M5C 1J3

Dear Sir or Madam,

Notice of Designation By-law – 18 Princess Street, Port Hope

Please be advised that the Council of the Municipality of Port Hope at its regular meeting held Tuesday, July 5, 2022 passed By-law 51/2022 to designate the property municipally known as 18 Princess Street as a property of cultural heritage value of interest, pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV, Section 29.

Attached is a copy of the designation By-law 51/2022 along with a full list of heritage attributes and site plan illustrating the area of cultural heritage value or interest for the Property.

Please be advised that in accordance with Section 29 of the Ontario Heritage Act, a notice of appeal to the designation by-law, together with a statement of the reasons for the objection to the by-law and all relevant facts, accompanied by the fee charged by the Tribunal may be served on Ontario Land Tribunal and the Municipal Clerk before the 15th day of August, 2022.

Yours truly,

Brian Gilmer,
Director, Corporate Services / Clerk

cc: file copy



THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 51/2022

Being A By-law to Designate the Property Known Municipally as, 18 Princess Street in the Municipality of Port Hope, as Being of Cultural Heritage Value or Interest Pursuant to the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures, thereon, to be of cultural heritage value or interest;

AND WHEREAS in order for a municipality to designate a property under Section 29, Part IV of the Ontario Heritage Act, it must be demonstrated that a property meets one of the criteria as prescribed under *Ontario Regulation 9/06*;

AND WHEREAS 18 Princess Street was evaluated against said criteria, and it was determined that the property has cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Municipality of Port Hope has caused to be served on the owner of the lands and premises known as 18 Princess Street, in the Municipality of Port Hope, in the Province of Ontario, and upon the Ontario Heritage Trust, Notice of the Designating By-law for the aforesaid real property and has caused such notice to be published in a newspaper having general circulation in the municipality;

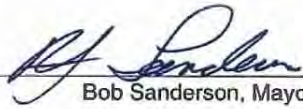
AND WHEREAS no notice of the objection to the proposed designation was served to the Clerk of the Municipality of Port Hope;

AND WHEREAS the reasons for designation being the Statement of Cultural Heritage Value or Interest are set out in Schedule "B" hereto;

NOW THEREFORE BE IT RESOLVED THAT Council of the Municipality of Port Hope enacts the following:

1. To designate under the authority of Section 29, Part IV of the Ontario Heritage Act, as being of cultural heritage value or interest, the real property known as 18 Princess Street, in the Municipality of Port Hope, in the Province of Ontario, more particularly described in Schedule 'A' hereto
2. That a copy of the Designating By-law shall be registered against the property affected in the proper land registry office. The Clerk of the Municipality of Port Hope is hereby authorized to cause a copy of this By-law to be served on the owner of the land described in Schedule "A" hereto and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in the in a newspaper have general circulation within the Municipality.
3. That the Municipality of Port Hope reserves the right to install a designated property plaque or interpretive panel.
4. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN
COUNCIL THIS 5th DAY OF July, 2022.


Bob Sanderson, Mayor


Brian Gilmer, Clerk

Schedule 'A'
Legal Description

The legal description for the property is as follows:
PT LT 45 PL SMITH ESTATE PORT HOPE; PT TOWN PLOT LT 14 PL
STEWART PORT HOPE AS IN NC305362; PIN 510750077

Schedule 'B'
Reasons for Designation

Description of Property

18 Princess Street in the Municipality of Port Hope is located on the west side of Princess Street near the intersection of Princess Street and Ward Street. The rectangle-shaped lot is approximately 0.08 hectares in size with a frontage of approximately 15.1 metres. The main building on the property, notably the Mitchell House, is a one-and-a-half story frame building. A driveway is located north of the house. The house is positioned close to the street.

Statement of Cultural Heritage Value or Interest

The subject property has cultural heritage value or interest for its physical/design, historical/associative and contextual values.

The subject property has physical value and design value because of the main residence. This residence, known as the Mitchell House, dated to the early 1870s, is a representative example of a vernacular front gable house from the latter half of the 19th century in Port Hope with Classical Revival influences.

The subject property has historical/associative value for its association with the Mitchell family who were important early builders in the town of Port Hope. Notably forming a pair of brick houses along with 16 Princess Street, the houses were built by the children of William Mitchell who along with his brother Robert was responsible for the construction of many early buildings.

The subject property has contextual value because it supports the character of the area. The character of the area is defined by a number of residential and commercial buildings that developed by the late 1860s and constructed by the Mitchell family. It is also part of a neighbourhood that developed around and was connected to St. Mark's Church on King Street. The setback and positioning of the main residence with respect to Princess Street contribute to its character.

Heritage Attributes

The cultural heritage value or interest of the subject property is represented in the following heritage attributes:

- The setback, placement, and orientation of the building on Princess Street (*which illustrates its physical/design and contextual values*);
- The main building, including:
 - The one-and-a-half storey form, scale, and massing of the building (*which illustrates its physical/design and contextual values*);
 - The rectangular footprint of the house (*which illustrates its physical/design and contextual values*);
 - The red brick in a stretcher bond pattern and coursed rubble foundation composed of rough stones of irregular shape (*which illustrates its physical/design and contextual values*);
 - The front facing gable with moderate overhanging eaves and a medium pitched roof (*which illustrates its physical/design and contextual values*);
 - The off-centre main entrance with a semi-elliptical shaped transom window with single light (*which illustrates its physical/design and contextual values*);
 - The open verandah which extends the full length of the front façade supported by tapered columns with plain balustrades and a decorative dentil moulding in the fascia (*which illustrates its physical/design and contextual values*);

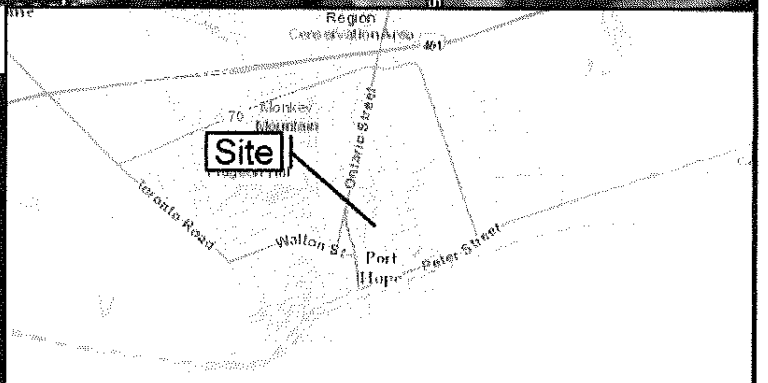
- The double hung wooden segmental arched windows with matching wooden storm windows with two-over-two and six-over-six sash with plain lugsills, plain surrounds and brick radiating voussoirs (*which illustrates its physical/design and contextual values*);
- The polychromatic brick work on the arched voussoirs in contrasting buff brick on the upper and lower semi-elliptical windows (*which illustrates its physical/design and contextual values*);
- The south-west rear entrance door to the kitchen extension set in a stepped parapet wall with a semi-elliptical single light transom with storm door and a two pane interior wooden door (*which illustrates its physical/design and contextual values*); and
- The south-west rear entrance door header which incorporates polychromatic brick work with arched voussoirs in contrasting buff brick (*which illustrates its physical/design and contextual values*).

Schedule 'C'
Site Plan to By-law 51/2022

Site Plan drawing illustrating the area of cultural heritage value or interest is on file with Municipality of Port Hope Clerk.




18 Princess St. Port Hope, ON L1A 2P8



● Subject Property

Scale 1:100,000

Legend

 18 Princess St. Port Hope, ON L1A 2P8

 Front Setback

 Area of Cultural Heritage Value or Interest

REFERENCE(S)

1. Service Layers Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Notes:

All locations are approximate

18 Princess St. Port Hope, ON L1A 2P8

2022-04-27

Legal Description: PT LT 45; PT TOWN PLOT LT 14, Plan SMITH ESTATE; STEWART

File Number:

Prepared and Designed By: SB

