



# Municipality of Port Hope

## Staff Report

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**Report Title:** Section 29, Part IV Notice of Intention to Designate for 10 Armour Street, 18 Princess Street, and 46 Dorset Street East

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**Report to:** Planning & Development Committee

**Date of meeting:** April 19, 2022

**Report Author:**

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**Department responsible:**

Planning & Development

**Report Number:** PD-11-22

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### Recommendation:

1. That a resolution be presented to Council to serve a Notice of Intention to Designate for the property located at 10 Armour Street, known as the Harvey Milton Rose House, as a property of cultural heritage value or interest following the requirements of Part IV Section 29 of the Ontario Heritage Act; and
2. That a resolution be presented to Council to serve a Notice of Intention to Designate for the property located at 18 Princess Street, known as the Mitchell House, as a property of cultural heritage value or interest following the requirements of Part IV Section 29 of the Ontario Heritage Act; and
3. That a resolution be presented to Council to serve a Notice of Intention to Designate for the property located at 46 Dorset Street East, known as the Thomas B. Spiers House, as a property of cultural heritage value or interest following the requirements of Part IV Section 29 of the Ontario Heritage Act.

### Highlights:

- Heritage Port Hope Advisory Committee (HPH) reviewed 3 designation reports at their February 2022 meeting and recommended all three for designation.
- 10 Armour Street, 18 Princess Street and 46 Dorset Street East are all appropriate properties to receive heritage designations according to the provisions of the Ontario Heritage Act.
- Notices of Intention to Designate have to be circulated for 30 days through the appropriate channels before Council can pass the requisite by-laws.

- Once the notice period is satisfied staff will bring forward the appropriate by-laws or in the unlikely event there is an objection a further report for Council consideration.

**Background:**

The purpose of this report is to recommend that Council publish 3 separate Notices of Intention to Designate for 10 Armour Street, 18 Princess Street and 46 Dorset Street East according to provisions of Section 29, Part IV of the Ontario Heritage Act. The property owners for each property have requested this Ontario Heritage Act designation. This staff report is based on the HPH recommendations from their February 28, 2022 meeting. At that time all three properties were reviewed and discussed with the committee unanimously recommending that Council move forward with the process of designation by providing notice. A Notice of Intention to Designate, including a Statement of Cultural Heritage Value and Interest and the list of heritage attributes is attached for 10 Armour Street (Attachment 1), 18 Princess Street (Attachment 2) and 46 Dorset Street East (Attachment 3).

**Discussion:****10 Armour Street:**

10 Armour Street in the Municipality of Port Hope is located on the west side of Armour Street south of Ward Street. The lot is approximately 0.03 hectares in size and nearly square with a frontage of approximately 19 metres. The main building on the property, notably the Harvey Milton Rose House, is a one-and-a-half story frame building. A driveway is located south of the house. The house is positioned close to the street. The house has a rectangular plan, with a one storey rear frame extension finished in wood siding

Heritage Port Hope completed an O. Reg. 9/06 evaluation of this property. An evaluation against these criteria is required to designate a property under the provisions of Section 29, Part IV of the Ontario Heritage Act. A revised evaluation below has been prepared using the reports by and to HPH, including its Designation Statement and its Designation Report.

Ontario Regulation 9/06 - Criteria	Reason 10 Armour Street Meets Criteria
1. The property has design value or physical value because it, i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	The property has design value and physical value because the Harvey Milton Rose House is a representative example of a mid to late 19th century vernacular front gable house with Classic Revival influences.
2. The property has historical value or	10 Armour Street has historical value and associative value for its connection to

<p>associative value because it,</p> <ul style="list-style-type: none"> <li>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</li> <li>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture</li> </ul>	<p>prominent local 19th century businessman Harvey Milton Rose, who commissioned the house at 10 Armour Street. Rose was an early member of the community who was a successful businessperson known for his retail shoe store on Walton Street and his contributions to the local community. He was a prominent local resident who maintained a presence on Walton Street for many years and who was a member of the nearby St. Mark's Church on King Street. The second owners of the house resided at 10 Armour Street for over fifty years. William D. Stephens and family were also associated with a retail establishment on Walton Street for many years.</p>
<p>3. The property has contextual value because it,</p> <ul style="list-style-type: none"> <li>i. is important in defining, maintaining or supporting the character of an area,</li> <li>ii. is physically, functionally, visually or historically linked to its surroundings</li> </ul>	<p>The property has contextual value because it supports the character of the area and is historically linked to its surroundings. The character of the area is defined by a number of residential and commercial buildings that developed by the late 1860s. 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 Armour street contribute to its character</p>

#### 18 Princess Street:

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 with a rectangular plan. A driveway is located north of the house. The house is positioned close to the street.

Heritage Port Hope completed an O. Reg. 9/06 evaluation of this property. An evaluation against these criteria is required to designate a property under the provisions of Section 29, Part IV of the Ontario Heritage Act. A revised evaluation below has been

prepared using the reports provided by and to Heritage Port Hope, including its Designation Statement and its Designation Report.

Ontario Regulation 9/06 - Criteria	Reason 18 Princess Street Meets Criteria
1. The property has design value or physical value because it, i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	The Mitchell House has design value as it displays a well-preserved residential house form that is an historically authentic example of a late nineteenth century Ontario vernacular front gable house design that displays artistic merit and craftsmanship and incorporates Classical Revival design elements.
2. The property has historical value or associative value because it, i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	18 Princess Street has historical value and associative value with the Mitchell family who were important early builders in the town of Port Hope. The house was built by the children of William Mitchell who along with his brother Robert was responsible for the construction of many early buildings.
3. The property has contextual value because it, i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings	The Mitchell House has contextual value because it is notable as part of a pair of brick houses that were built in the early 1870s on a lot at the northern end of the intersection of Princess and Ward Street. The area was an important early residential neighbourhood known as Protestant Town located near St. Mark's Church which was constructed in 1822 on King Street and one of the most prominent buildings in Port Hope's early years. Noteworthy residences constructed in the area in 1834 included the Bluestone (21 Dorset Street East), the Little Bluestone (117 King Street), 15 King Street, and 18 King Street, which was the residence of the local builder, William Mitchell Sr.

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**46 Dorset Street East:**

46 Dorset Street East in the Municipality of Port Hope is located on the north side of Dorset Street East in Port Hope's historic neighbourhood of Protestant Town near St. Mark's Church. The rectangle-shaped lot is approximately 0.1 hectares in size with a frontage of approximately 22.8 metres. The main building on the property, known as the Thomas B. Spiers House, is a one-and-a-half story frame building with a square plan finished in light red brick. A driveway is located east of the house. The house is positioned away from the street.

Heritage Port Hope completed an O. Reg. 9/06 evaluation of this property. An evaluation against these criteria is required to designate a property under the provisions of Section 29, Part IV of the Ontario Heritage Act. A revised evaluation below has been prepared using the reports provided by and to Heritage Port Hope, including its Designation Statement and its Designation Report.

Ontario Regulation 9/06 - Criteria	Reason 46 Dorset Street East Meets Criteria
1. The property has design value or physical value because it, i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method.	The Thomas B. Spiers House has design value as an excellent example of Arts and Crafts inspired architecture popular in the early 20th century of which there are few examples in Port Hope. The bungalow exemplifies a particular period in the town's development (1920-1935) and represents the local adoption of a widely popular form of house design. The dwelling exhibits quality detailing and workmanship and retains its integrity. Unique to the design is a cross gable, partial width inset side porch, prominent overhanging eaves, rich textural and colour contrast in the exterior finishes, prominent elevated front entrance with staircase and porch, and the form and pattern of original double hung wooden sash windows.
2. The property has historical value or associative value because it, i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	46 Dorset Street East has historical value and associative value having been completed in 1923 and is valued for its association with owner and builder, Thomas B. Spiers, a Port Hope engineer and owner of a local milling and lumber business.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	
3. The property has contextual value because it, i. is important in defining, maintaining or supporting the character of an area, ii. is physically, functionally, visually or historically linked to its surroundings	The Thomas B. Spiers House has contextual value due to its location on Dorset Street East across the street from the Bluestone. 46 Dorset Street East complements the neighbourhood and makes an important 20th century architectural contribution to neighbouring 19th century houses adding to the character of this important historical residential neighbourhood of Port Hope.

Next steps in the heritage designation process include:

1. If the municipal Clerk does not receive a Notice of Objection within thirty (30) days from the publication of the Notice of Intention to Designate, then Council may approve a Designation By-Law for the Property.
2. Staff will provide a draft designation By-law following the completion of the 30-day objection period.
3. Council must pass the heritage designation By-law within 120 days of Issuing the Notice of Intention to Designate. After the 30-day appeal period 90 days remain for Council to pass the By-law.
4. A copy of the By-law and notice of appeal rights must be served on the Property Owner, anyone who objected –if any—and the Ontario Heritage Trust.
5. Notice of appeal rights must also be published in a newspaper with circulation in the municipality.
6. If no one appeals the heritage designation By-law within 30 days, it comes into force.
7. The Clerk then registers the By-law on Title for the property and serves a copy on the Ontario Heritage Trust.
8. The Municipal Heritage Register must be updated to include the Property.

If anyone objects to this heritage designation staff will prepare a report outlining steps to be followed.

**Financial Considerations:**

There are marginal costs associated with the process of designating a property including various expenses related to providing notice through newspaper advertising and registered postage. These costs are within the 2022 Heritage port Hope budget allocation.

Once the property is designated there is a further expense related to the production of a heritage plaque installed at the designated property. Each plaque currently costs \$225, and these funds are paid from the Planning and Development annual operating budget and are within the 2022 allocation.

**Communication and Public Engagement:**

Under Section 29 (3), Part IV of the Ontario Heritage Act, Council must serve a Notice of Intention to Designate with the property owner and the Ontario Heritage Trust and publish the Notice of Intention to Designate in a newspaper having general circulation in the Municipality.

**Conclusion:**

The properties at 10 Armour Street, 18 Princess Street and 46 Dorset Street East are all eligible for designation under Part IV Section 29 of the Ontario Heritage Act and Heritage Port Hope Advisory Committee have recommended that Council move forward with the process as described in this report.

**Attachments:**

Attachment 1 – Notice of Intention to Designate – 10 Armour Street

Attachment 2 – Notice of Intention to Designate – 18 Princess Street

Attachment 3 – Notice of Intention to Designate – 46 Dorset Street East