

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 50/2022

Being A By-law Designate the Property Known Municipally as 10 Armour 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 10 Armour 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 10 Armour Street, in the Municipality of Port Hope, 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 10 Armour 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 16 PL 8 PORT HOPE AS IN NC278963; PORT HOPE; PIN 510750005

Schedule 'B' Reasons for Designation

Description of Property

10 Armour Street in the Municipality of Port Hope is located on the west side of Armour 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.

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 Harvey Milton Rose House, dated to 1868-1870, 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 Harvey Milton Rose who had the house built circa 1868-70. 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.

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. 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.

Heritage Attributes

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

- The minor setback, placement, and orientation of the main building on a narrow lot on Armour Street (*which illustrates its physical/design and contextual values*);
- The main building, including its;
 - The 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*);
 - One-and-a-half-storey frame building (*which illustrates its physical/design and contextual values*);
 - The one storey rear extension (which illustrates its physical/design and contextual values);
 - The wood siding (*which illustrates its physical/design and contextual values*);
 - Front gable with moderate overhanging eaves and a medium pitched roof (*which illustrates its physical/design and contextual values*);
 - Symmetrical front façade featuring a three-bay design with an off-centre main entrance (*which illustrates its physical/design and contextual values*);

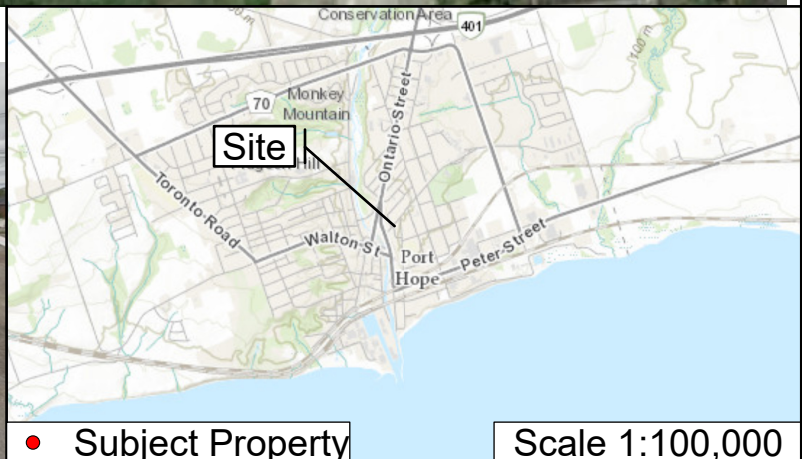
- The open verandah extending the full length of the front façade with a roof that includes a moulded cornice, wooden beadboard ceiling, metal roofing and is supported by six narrow round columns (*which illustrates its physical/design and contextual values*);
- The curved northeast corner of the veranda roof (*which illustrates its physical/design and contextual values*);
- wooden window frames on the front, rear and side elevations with moulded flat trim (*which illustrates its physical/design and contextual values*);
- Wood two-over-two sash windows with matching winter storm windows (*which illustrates its physical/design and contextual values*);
- Rectangular window openings with a plain lugsill (*which illustrates its physical/design and contextual values*);
- The main entrance sidelights trimmed with pilasters and moulded panels below the sidelights (*which illustrates its physical/design and contextual values*);
- The original transom shelf trim (*which illustrates its physical/design and contextual values*);
- The wooden front door with lower moulded panel matching the lower sidelight panel (*which illustrates its physical/design and contextual values*);
- The single chimney on the north elevation (*which illustrates its physical/design and contextual values*); and,
- The rear south inset porch in the one-storey rear extension with plain window and door surrounds (*which illustrates its physical/design and contextual values*).

Schedule 'C'
Site Plan to By-law 50/2022

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




10 Armour St., Port Hope, ON L1A 2S4




● Subject Property

Scale 1:100,000

Legend

 10 Armour St., Port Hope, ON L1A 2S4

 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

10 Armour St., Port Hope, ON L1A 2S4

2022-04-27

Legal Description: PT LT 16 - Plan 8

File Number:

Prepared and Designed By: SB



**MUNICIPALITY OF
PORT HOPE**