

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 52/2022

*Being a By-law Designate the Property Known Municipally as 46 Dorset Street East, in the Municipality of Port Hope, Ontario, 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 46 Dorset Street East 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 46 Dorset Street East, 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; and

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 46 Dorset Street East, 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 5<sup>th</sup> DAY of July, 2022.

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Bob Sanderson, Mayor

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Brian Gilmer, Clerk

**Schedule 'A'**  
Legal Description

The legal description for the property is as follows:  
PT TOWN PLOT LT 6 PL STEWART PORT HOPE AS IN NC304001; PORT  
HOPE; PIN 510750032

## Schedule 'B' Reasons for Designation

### **Description of Property**

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, notably 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 far from 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 Thomas B. Spiers House, dated to 1923, is a representative 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 subject property has historical/associative value for its association with owner and builder, Thomas B. Spiers, a Port Hope engineer and owner of a local milling and lumber business.

The subject property has contextual value because it supports the character of the area through its architectural style, setback, and positioning with respect to Dorset Street East. The main residence complements the neighbourhood and makes a noteworthy 20th century architectural contribution to neighbouring 19th century houses adding to the character of the historical Protestant Town residential neighbourhood of Port Hope.

### **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 Dorset Street East (*which illustrates its physical/design and contextual values*);
- The main building, including:
  - The one-and-a-half storey form, scale and horizontal 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*);
  - Cross-gabled with partial-width inset side porch supported by a brick pier (*which illustrates its physical/design and contextual values*);
  - Prominent overhanging eaves on all elevations (*which illustrates its physical/design and contextual values*);
  - Side gable roof incorporating a gable dormer on the front and rear façade (*which illustrates its physical/design and contextual values*);
  - Rich textural and colour contrast between the exterior light red brick finish and pebble dash finish in the gable ends on all elevations, on the front porch gable, and roof dormers (*which illustrates its physical/design and contextual values*);
  - Internal red brick chimney (*which illustrates its physical/design and contextual values*);
  - Prominent elevated front entrance with staircase and porch (*which illustrates its physical/design and contextual values*);
  - Large projecting gable roof supported by two wood columns (*which illustrates its physical/design and contextual values*);

- Inset front entrance with original panelled door, sidelights, and seasonal storm insert (*which illustrates its physical/design and contextual values*);
- Multi-paned wooden French doors (*which illustrates its physical/design and contextual values*);
- Form and pattern of fenestration incorporating windows in single, double, and triple assembly (*which illustrates its physical/design and contextual values*);
- Original double hung wooden sash windows with patterned multi-paned upper sashes (*which illustrates its physical/design and contextual values*);
- High foundation incorporating concrete blocks with a “rock-face” finish intended to imitate the appearance of roughly chiseled stone blocks (*which illustrates its physical/design and contextual values*);

**Schedule 'C'**  
Site Plan to By-law 52/2022

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



46 Dorset St E., Port Hope, ON L1A 1E3




● Subject Property

Scale 1:100,000

**Legend**

 46 Dorset St E., Port Hope, ON L1A 1E3

 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

46 Dorset St E., Port Hope, ON L1A 1E3

2022-04-27

Legal Description: PT TOWN PLOT LT 6Plan: STEWART

File Number:

Prepared and Designed By: SB



**MUNICIPALITY OF PORT HOPE**