

THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE

BY-LAW NO. 45/2022

Being A By-law Designate the Property Known Municipally as, 65 Ward Street (PT LT 21-31 PL SMITH ESTATE PLAN PORT HOPE; PIN 51075-0087), in the Municipality of Port Hope, in the Province of 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 65 Ward 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 65 Ward 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 94 notice of the objection to the proposed designation was served to the Clerk of the Municipality of Port Hope;

AND WHEREAS the subject designation pertains to the entire property, but heritage attributes concern only the buildings and spaces on Lot 23-31;

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. THAT the real property known as 65 Ward Street, in the Municipality of Port Hope, in the Province of Ontario, more particularly described in Schedule "A" hereto be designated under the authority of Section 29, Part IV of the Ontario Heritage Act, as being of cultural heritage value or interest.
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 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 21st DAY OF June, 2022.



Bob Sanderson, Mayor



Brian Gilmer, Clerk

Schedule 'A'
Legal Description

The legal description for the property is as follows:
LT 21-31 PL Smith Estate Plan Port Hope; Municipality of Port Hope [PIN 51075-0087] municipally known as 20 & 36 to 38 Hope Street and 65 Ward Street, Port Hope, Ontario.

Schedule 'B'
Reasons for Designation

Description of Property

The subject property municipally addressed as 65 Ward Street is located on the south side of Ward Street, bounded by Princess Street to the west and Hope Street South to the east in the Urban Area of the Municipality of Port Hope. The property has a lot area of 1.14 ha (2.82 acres) with 91.54 metres (300.35 feet) of frontage on Ward Street and a front yard setback of 11.36 metres (37.27 feet). Three buildings on the property, notably the former Port Hope Hospital, the Original Hospital / Cottage Hospital, and Power House are built heritage resources of significant cultural heritage value or interest.

The Property includes four buildings with a parking lot between the buildings, which include:

- The Port Hope Hospital, built from 1915-1921;
- The Power House;
- The Port Hope Hospital / Cottage Hospital, c. 1865; and,
- Hope Terrace Care Facility.

Statement of Cultural Heritage Value or Interest

PORT HOPE HOSPITAL, 1915, ADDITION 1921

The Cultural Heritage Value of the Port Hope Hospital as laid out in Regulation 9/06 of the Ontario Heritage Act is evident in its design value, historical associations, and contextual value. The Port Hope Hospital is a fine representative example of the Classical Revival style. The building displays a high degree of craftsmanship and artistic merit. The brickwork displays masonry skill including brick quoins, arches, corbelled brick detail, and brick voussoirs. The windows and entrances are fine examples of craftsman skill, particularly the Palladian style transom window.

The building was the first purpose-built Hospital in Port Hope, and at the time, a major recuperative centre for wounded Veterans of WWI. Constructed in the early 20th century, the Port Hope Hospital was designed by prominent architects, James Augustus Ellis and his son, C. Howard Ellis in 1915, with a later addition designed by Ellis & Ellis in 1921. The building design demonstrates the ideas of an established architect who had designed numerous schools during the previous twenty years including the Port Hope High School in 1896 located at the corner of Pine and Bedford Streets, and Central School on Pine Street North in 1911-12.

The building has associative values as a former hospital in use from 1915 which was later adapted for use as a nursing home. The building has contextual value and contributes to the character of the area. Additionally, it is historically linked to the surrounding neighbourhood of which there are a number of historically and architecturally significant buildings.

65 WARD STREET, PORT HOPE HOSPITAL POWER HOUSE, 1915

The Cultural Heritage Value of the Port Hope Hospital Power House is evident in its design value, historical associations, and contextual value. The main hospital building is a fine representative example of the Classical Revival style. The Power House was designed in the same Classical Revival style as the main building and displays the same high degree of craftsmanship and artistic merit. The brickwork displays masonry skill including detailed brick quoins, and elegant brick arched openings. The windows and entrance are fine examples of craftsman skill, and include a Palladian style transom window over the double doors of the main entrance.

PORT HOPE HOSPITAL / COTTAGE HOSPITAL, C. 1865

The original Port Hope Hospital is a fine representative example of a nineteenth century Italianate style residence. The red-brick, three bay, two storey house displays a high degree of craftsmanship.

The building has associative values as a former hospital in use from 1913-1916 which was later adapted and used as part of a nursing home complex. The building has contextual value and contributes to the character of the area. Additionally, it is historically linked to the surrounding neighbourhood of which there are a number of historically and architecturally significant buildings.

Heritage Attributes

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

- The physical relationship between the three Buildings and their orientation on the site;
- The important viewscales of the three buildings from the exterior of the property, including the setback and expansive lawns;
- the Port Hope Hospital including the following:
 - Overall two-storey construction with flat roof and ornamental frieze;
 - Distinctive plan, three-storey red-brick structure with a lower floor partially below-grade;
 - Surviving elements of the rear porches;
 - Symmetrical placement of window and door openings;
 - Classically detailed front entrance with a broad stair leading to a portico, supported by six Ionic style wood columns;
 - Single wide front door flanked by sidelights with delicate elaborate tracery and an elliptically-shaped window with radiating muntins above the door;
 - The brickwork including the quoins, arches, corbelled brick detail, voussoirs and brick arch over the window of the front entrance;
 - All original fenestration including the wood 6 over 6 double hung windows with sash cord and counterweight mechanisms.
- The Power House including the following:
 - Designed in the Classical Revival style popular in the early 20th century for institutional architecture and matching the style of the main building;
 - Distinctive square plan, one-storey red-brick structure;
 - Classically detailed with entablature and frieze;
 - Main entrance double wood door with half-round window;
 - The brickwork including the elegant brick arched openings, detailed brick quoins and stone keystones.
- The original hospital (1895), including the following:
 - Designed in a late Victorian Italianate style popular for substantial residential buildings;
 - Distinctive plan, three-bay, two-storey, red-brick house with a two-storey, red-brick kitchen tail with gable roof;
 - Cottage-style roof with large overhangs typical of the Italianate style;
 - Single-wide front door with transom light with front porch supported on slender columns;
 - All fenestration including the 6 over 6 wood windows excluding the modern Venetian style window on the north façade.

The Hope Terrace Care Facility is not considered a heritage attribute of this property.

Schedule 'C'
Site Plan to By-law 45/2022

Additional information relating to the full particulars of the reasons for designation and a Site Plan drawing illustrating the area of cultural heritage value or interest is on file with Municipality of Port Hope Clerk.



Sunshine Heights
Operative Day Care

65 Ward Street, Port Hope, ON



● Subject Property

Scale 1:100,000

Legend

 65 Ward Street, Port Hope ON

 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

65 Ward Street, Port Hope, ON

2022-21-06

Legal Description: PT LT 21-31 PL SMITH ESTATE PLAN

File Number:

Prepared and Designed By: SB



MUNICIPALITY OF
PORT HOPE