

FINAL REPORT:

Cultural Heritage Evaluation Report

**82 and 88 Victoria Street South
(Penryn Estate), Port Hope, Ontario**

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Archaeology**

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3 May 2021

Project # LHC0223

The logo for LHC (Landscape Heritage Consulting) features the letters 'LHC' in a bold, italicized, blue sans-serif font. The logo is framed by two horizontal blue lines, one above and one below the text.

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Acknowledgements

LHC would like to thank Heritage Port Hope Advisory Committee, ACO Port Hope, members of the community, and the Port Hope Archives for sharing their knowledge and time for this report.

REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of the structures in the Study Area are based on superficial visual inspection and are not a structural engineering assessment. The findings of this report do not address any structural or physical condition related issues associated with buildings in the Study Area or the condition of any heritage attributes.

With respect to historical research, the purpose of this report is to evaluate the Study Area for Cultural Heritage Value or Interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, it is the professional opinion of the authors that the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using Ontario Regulation 9/06. As such, this report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of the policy and legislation in this report was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

Due to the COVID-19 pandemic access to archives, including the National Air Photos Library, Library and Archives Canada, Archives of Ontario, Port Hope Public Library and the Port Hope Archives was limited.

RIGHT OF USE

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EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background research and limitations.

LHC and Aboud & Associates Inc. were retained in September 2020 by The Municipality of Port Hope (**the client**) to complete a Cultural Heritage Evaluation Report (**CHER**) for 82 Victoria Street South and 88 Victoria Street South (**the Study Area**) in the Municipality of Port Hope (**the Municipality**), Ontario. These properties are part of the former Penryn Estate owned by the Williams family in the 19th century. Both properties are designated under Section 29 Part IV of the *Ontario Heritage Act (OHA)*.

The *OHA* designating By-laws for these properties –By-law 3212-79 (Appendix B) and By-law 2070 (Appendix C)—were written in 1979 and 1983 respectively. These By-laws predate requirements under the *OHA* for a statement of cultural heritage value or interest with a description of heritage attributes. The existing description of the properties also focuses on specific built heritage resources found on the properties. Members of the community have expressed interest in the Study Area as a potential cultural heritage landscape (**CHL**). Furthermore, it was noted that there may be other heritage attributes on these properties that are not detailed in the existing heritage designating By-laws.

The purpose of this *CHER* is to independently consider the cultural heritage value or interest (**CHVI**) of the Properties, to provide an updated statement of cultural heritage value or interest (**SCHVI**), and to evaluate the *CHL* potential of the properties.

Based upon the research, existing conditions and evaluation LHC finds that 82 Victoria Street South and 88 Victoria Street South have *CHVI*. Heritage attributes of both properties include physical and design features. Both properties are part of the former Penryn Estate which is organized into distinct areas, characterized by built typologies and use. Planted or cultivated vegetation divides the areas or frames and enhances views. The buildings, setting, vegetation and circulation around the property support 19th century picturesque design ideals. Combined the two properties comprise the Penryn Estate *CHL*.

LHC recommends that the Municipality recognize the Penryn Estate *CHL* and implement the following conservation measures:

- Update the heritage designation By-laws for 82 Victoria Street South and 88 Victoria Street South to include a comprehensive list of heritage attributes that reflects the current requirements of the *OHA*.
- The Municipality should complete a *CHER* focused on the architectural features of Lilac Lodge, the Farm House, the Small Barn, and the Red Shed to identify heritage attributes in support of an updated *OHA* Part IV heritage designation By-law for 82 Victoria Street South.
- The Municipality work with the property owners to develop a Heritage Conservation Plan to conserve heritage attributes of the *CHL* as adjacent development proceeds.
- The municipality should review the planning tools available to them (see section 10).
- The property owner complete an *HIA* to address impacts adjacent development could have on the broader *CHL* and the individual properties.

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1 INTRODUCTION

LHC and Aboud & Associates Inc. were retained in September 2020 by The Municipality of Port Hope (**the client**) to complete a Cultural Heritage Evaluation Report (**CHER**) for 82 Victoria Street South and 88 Victoria Street South (**the Study Area**) in the Municipality of Port Hope (**the Municipality**), Ontario. These properties are part of the former Penryn Estate owned by the Williams family in the 19th century. Both properties are designated under Section 29 Part IV of the *Ontario Heritage Act (OHA)*.

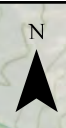
The *OHA* designating By-laws for these properties –By-law 3212-79 (Appendix B) and By-law 2070 (Appendix C)—were written in 1979 and 1983 respectively. These By-laws predate requirements under the *OHA* for a statement of cultural heritage value or interest with a description of heritage attributes. The existing description of the properties also focuses on specific built heritage resources found on the properties. Members of the community have expressed interest in the Study Area as a potential cultural heritage landscape (**CHL**). Furthermore, it was noted that there may be other heritage attributes on these properties that are not detailed in the existing heritage designating By-laws.

The purpose of this *CHER* is to independently consider the cultural heritage value or interest (**CHVI**) of the Properties, to provide an updated statement of cultural heritage value or interest (**SCHVI**)—as necessary—and to evaluate the *CHL* potential of the properties.

This *CHER* involves research and analysis of the history, current context and review of the heritage planning framework of the Property followed by evaluation for *CHVI* using *Ontario Regulation 9/06 (O. Reg. 9/06) Criteria for Determining Cultural Heritage Value or Interest of the Ontario Heritage Act (OHA)*.

1.1 Study Area Location

The Study Area—an area approximately 28.25 hectares (**ha**) in size—is part of Lot 9 Broken Front Concession and Lot 9 Concession 1 in the geographic Hope Township, Municipality of Port Hope, Northumberland County, Ontario (Figure 1 and Figure 2). It includes properties with the civic addresses 82 Victoria Street South –the Port Hope Golf and Country Club—and 88 Victoria Street South –known as the Penryn Homestead. It is bound by Strachan Street to the north, Victoria Street South on the east, the Canadian Pacific and Canadian National Railway corridor on the south and the lot line between Lots 9 and 10 Concession 1 within the Port Hope Golf and Country Club on the west. The property for 82 Victoria Street South wraps around the north, west and south sides of 88 Victoria Street South.

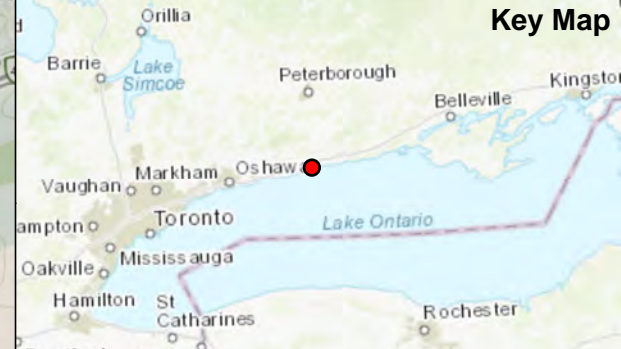


TITLE
Location Plan

CLIENT
Municipality of Port Hope

PROJECT
Cultural Heritage Evaluation Report,
82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area Scale 1:4,000,000

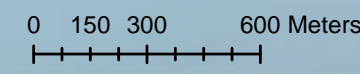
Legend
□ Study Area

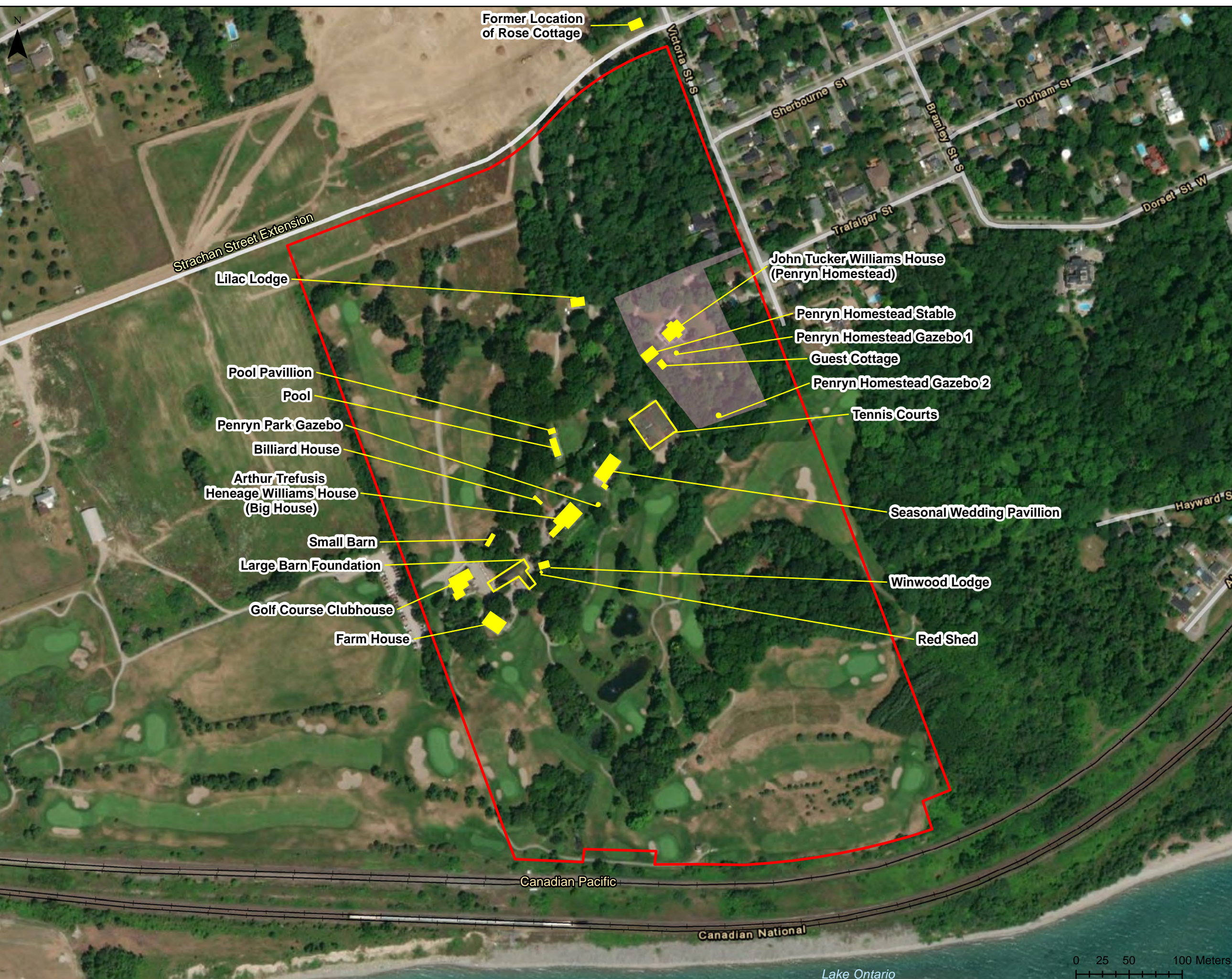
NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Ontario Railway Network (ORWN).
URL: <https://geohub.lio.gov.on.ca/datasets/mnrf:ontario-railway-network-orwn>
2. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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	CONSULTANT	YYYY-MM-DD	2020-01-28
	DESIGNED		LHC
	PREPARED		JG
	FIGURE #		1



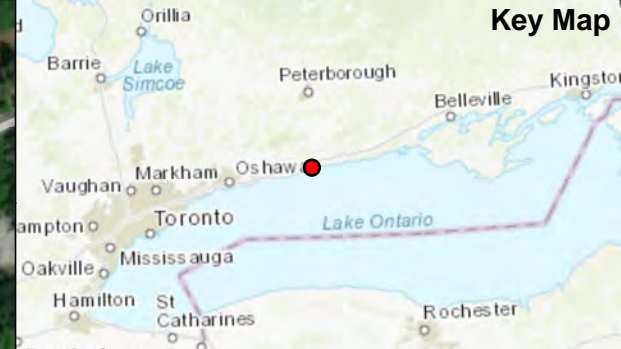


TITLE
Site Plan

CLIENT
 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223




● Study Area Scale 1:4,000,000

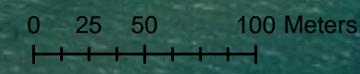
- Legend**
- Study Area
 - Buildings and Structures
 - 88 Victoria Street S
 - Ontario Railway Network (ORWN) Track
 - Strachan Extension
 - Municipal Street

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. Ontario Road Network (ORN) Segment With Address.
 URL: <https://geohub.lio.gov.on.ca/datasets/mnrf:ontario-road-network-orn-segment-with-address>
 2. Ontario Railway Network (ORWN).
 URL: <https://geohub.lio.gov.on.ca/datasets/mnrf:ontario-railway-network-orwn>
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	DESIGNED	LHC
	PREPARED	JG
	FIGURE #	2



Lake Ontario

2 STUDY APPROACH

2.1 Methodology

This CHER follows a three-step approach to understanding and evaluating cultural heritage resources:

- Understanding the heritage planning regulatory framework;
- Understanding the significance of the heritage resource (architectural, historical and contextual background research); and,
- Understanding the existing conditions of the property.

This is consistent with the recommended methodology outlined by the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) in the *Ontario Heritage Toolkit: Heritage Property Evaluation* (2006). The MHSTCI identifies three key steps: Historical Research, Site Analysis, and Evaluation.¹ This CHER also includes a policy analysis to outline applicable provincial and local legislation and policies. A glossary of heritage vocabulary is included in Appendix D.

2.1.1 Legislation and Policy Review

In the Province of Ontario, criteria for determining cultural heritage value or interest is prescribed by *O. Reg. 9/06* of the *OHA*. CHLs are understood within the context of definitions from the *Provincial Policy Statement (PPS)* and guidance from the *Ontario Heritage Tool Kit*. The legislative and policy framework for this CHER is outlined in Section 3.

2.1.2 Historical Research

Historical research was undertaken to outline the history and development of the subject property and place it in a broader community context. Research material, including air photos, mapping, local histories and photographs, were obtained from:

- Library and Archives Canada;
- The Archives of Ontario;
- The Port Hope Archives;
- Northumberland County Archives;
- The Port Hope Library;
- The National Air Photo Library;
- The Ontario Council of University Libraries;
- LHCs research library; and
- Online sources.

Specific sources used to prepare this report are listed as footnotes and in the report's reference list. LHC was able to visit the Port Hope Archives and Port Hope Library by appointment. Due to COVID-19 related limitations on access consultation with the archivist at the Northumberland County Archives was possible but no in person visit was possible. The Archives of Ontario were closed, and only virtual collections were accessed. Only virtual collections from Library and Archives Canada were able to be accessed. The National Air Photo Library and Ontario Council of University Libraries (digital topographic maps) were accessed virtually.

¹ MHSTCI. 2006a. *Ontario Heritage Toolkit: Heritage Property Evaluation*, p. 19.

2.1.3 Site Visit

On September 22, 2020 Benjamin Holthof, Marcus Létourneau and Erin Eldridge conducted a site visit of the subject property. Representatives from the Municipality, Planning Manager Theodhora Merepeza and Planner Sonia Tam, attended the site visit. Representatives of the proponent also joined the site visit. The objective was to document the Study Area and its surrounding context to understand it and record existing conditions.

2.1.4 Consultation

To understand the potential cultural heritage resources associated with the Williams family and the Penryn Estate, LHC consulted with several people and organizations through virtual meetings, in person discussions on site and a questionnaire. Communication and consultation about this project included the following people and organizations:

- The Municipality of Port Hope Community Development Staff
 - Tom Dodds – Director of Community Development
 - Theodhora Merepeza – Planning Manager
 - Sonia Tam - Planner
- Katie Kennedy – Corporate Records and Archival Services Assistant, County of Northumberland
- Rachel Arnaud – Archivist, Port Hope Archives
- The Port Hope Library
- The Heritage Port Hope Advisory Committee
- The Port Hope branch of the Architectural Conservancy of Ontario

LHC consulted with municipal staff about the general project and information on the property from municipal records. LHC consulted with library and archives personnel about the history of the area. During the site visit municipal staff and representatives of the proponent attended and LHC discussed the property, its history, the history of the golf course and recent developments and changes to the Property.

Members of the Heritage Port Hope Advisory Committee and the Port Hope branch of the Architectural Conservancy of Ontario along with individuals that members of these organizations felt could contribute to an understanding of the cultural heritage value of the Study Area as a potential CHL were invited to complete a questionnaire to assist LHC understand the former Penryn Estate lands as a potential CHL. This questionnaire was intended to solicit feedback from people with specific knowledge about the historical significance of the properties and people associated with them. The questionnaire was released through www.surveymonkey.com and asked the following questions:

1. In your opinion and based on the included images, what heritage attributes would you list for these properties?
2. Do you think the former Penryn Estate is a significant CHL?
3. If yes, why is it significant?
4. If your answer to Question 2 was yes, please describe the boundaries of this potential CHL below, sketch on the included map or upload your own image depicting the boundaries.
5. If your answer to Question 2 was yes, what do you believe the heritage attributes of the CHL are? Please list the heritage attributes.
6. Does the woodlot located north of 88 Victoria Street South represent a heritage attribute of this potential CHL? Why or why not?
7. In your opinion, is the golf course a significant landscape, independent of the former estate? Why or why not?

8. In your opinion, have any elements (heritage attributes/histories/etc.) of the potentially significant CHL been overlooked up to this point? Are there any specific aspects of Penryn Estate's history that LHC should be aware of in the evaluation of this potentially significant CHL?

Ten responses to the questionnaire were received. Section 6 summarizes feedback from the questionnaires.

2.1.5 Evaluation

The former Penryn Estate includes 82 and 88 Victoria Street South. These properties have the potential to be considered a CHL which can be protected under the provincial planning framework and/or through updated heritage designation By-laws. This CHER will use information from consultation, historic research and a site visit to identify if these properties constitute a CHL. If they constitute a CHL the CHER will identify potential CHL features and boundaries (Section 7). The discussion of the potential CHL will include comparative analysis of the landscape over time as illustrated on historic maps, drawings, aerial photographs and satellite images. Each property in the identified potential CHL has been evaluated against the criteria for determining Cultural Heritage Value or Interest from *O. Reg. 9/06* and the combined properties have been assessed using the definition of a CHL from the *PPS* (Section 7 and Section 8).

The concept of CHL in Ontario's planning framework was introduced in the 1996 *PPS*. However, it was not until the 2005 *PPS* with stronger language concerning conservation that many communities started to explore ways to address such landscapes through policy and process. *PPS 2020* refined the definition of a CHL further (see Section 3.1.2).

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscape are often used interchangeably,² and it may be more accurate to understand a CHL as a type of cultural landscape. The term "cultural landscape" embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. Some of these values may conflict with each other. In any assessment of cultural heritage landscapes defined evaluation criteria must be used that consider both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the Property.

The definition of cultural landscape, and its use for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography, there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).³ The first phase followed a curatorial method initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was followed by a second phase with an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework –or the third phase—within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. Similarly, at an international scale, the World Heritage Convention adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

² The Ontario Heritage Trust. *Cultural Heritage Landscapes – An Introduction*. Updated 2012. Accessed at: <http://www.heritagetrust.on.ca/CorporateSite/media/oht/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf>

³ Winchester, H., Dunn, K., & Kong, L. 2003. *Landscapes: Ways of Imagining the World*. Harlow: Prentice Hall.

Cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the multiple values associated with layered, overlapping, and/or nested cultural landscapes; a single property may by itself contain or be located within all three types (Figure 3).

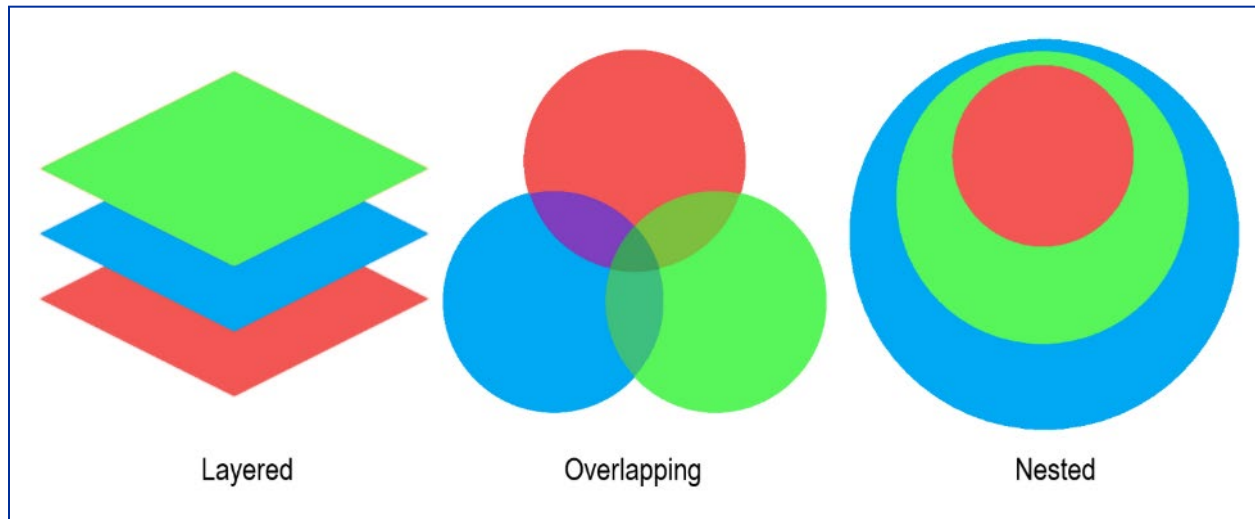


Figure 3: Graphic representation of layering, overlapping and nested cultural heritage landscapes.

The Ontario Heritage Trust has defined categories of CHLs based on UNESCO categories (and subcategories), as follows:

Designed Cultural Landscape – This type of cultural landscape is clearly defined and was created intentionally by humans. These landscapes include garden and parkland landscapes, which are constructed for esthetic reasons, and are often but not always associated with religious or other monumental buildings and ensembles.

Evolved Cultural Landscape – This type of cultural landscape results from an initial social, economic, administrative and/ or religious imperative, and has developed its present form by association with, and in response to, its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:

Relict (or Fossil) Landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period of time. Its significant distinguishing features, however, are still visible in material form.

Continuing Landscape is one that retains an active social role in contemporary society, which is closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time, it exhibits significant material evidence of its evolution over time.

Associative Cultural Landscape – The inclusion of such landscapes on UNESCO’s World Heritage List is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element, rather than material cultural evidence, which may be insignificant or even absent.⁴

⁴ The Ontario Heritage Trust. 2012.

2.2 The Study Area

For this CHER LHC examined the general history and development of Port Hope to understand the Study Area within a historical and contemporary setting. The Study Area was chosen based on land that was owned by John Tucker Williams and Arthur Trefusis Heneage Williams in the 19th century and was part of Penryn Homestead and Penryn Park. The Study Area is intended to be larger than any potential cultural heritage landscape so that this CHER can consider the area in a broad context.

When John Tucker Williams originally purchased his property, it was over 200 acres and extended as far north as what is now Jocelyn Street. Over time the Williams family and subsequent owners of the property subdivided and sold the northern sections of the lot along with other parcels on the edges of the lot. Historic and contemporary development filled in Lot 9, Concession 1 over time so that the Strachan Street extension –built in 2019—is the northern extent of the Property that is generally understood as part of the former Williams estate. The Study Area was chosen based on historic Lot 9 boundary lines on the east and west, the railway corridor on the south and the Strachan Street Extension on the north (see Figure 2).

The Study Area does not rule out views extending beyond the Study Area boundaries (e.g. views from the buildings across the railway corridor and over Lake Ontario). This CHER also does not preclude historic relationships that existed between properties in the Study Area with other nearby properties. However, areas outside of the Study Area boundaries have not been evaluated as part of this CHER.

3 LEGISLATIVE AND POLICY CONTEXT

3.1 Provincial Legislative Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act*, and the *PPS*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and the *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying historic graves. These acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is a summary of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 The Planning Act, R.S.O. 1990, c. P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁵

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which is issued under the authority of Part 1 (3) of the *Planning Act*.

The *PPS* must guide decisions made by municipalities. According to Section 5 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].⁶

3.1.2 Provincial Policy Statement (2020)

The *PPS* is issued under the authority of Section 3 of *The Planning Act* (1990) and provides further direction for municipalities regarding provincial requirements. The *PPS* sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic and social benefits. The *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

⁵ *Planning Act*, R.S.O. 1990, c. P.13, Part I (2, d).

- 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province (see section 3.1.1 above re: section 5 of the *Planning Act*). Furthermore, policy in the *PPS* is intended to be applied as relevant and as applied to the particular application. All policy in the *PPS* must be considered equally.

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*. The *PPS* defines CHL as:

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through *Official Plan*, zoning by-law, or other land use planning mechanisms.⁷

The *PPS* defines heritage attributes as:

...the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well

⁷ Provincial Policy Statement, 2020. Pdf. p. 42.

as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property.⁸

3.1.3 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of “cultural heritage value or interest.”

Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

O. Reg. 9/06 identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI. The regulation has three criteria, each with three sub-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;
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
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, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
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, or
 - iii. is a landmark.

If a property has been determined to meet the criteria of *O. Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur (elaborated on in Section 4). Municipal council may choose to protect a property determined to be significant.

Amendments to the *OHA* have been announced by the Province under Bill 108: *More Homes, More Choices Act*, but have not been proclaimed. Currently, municipal council may choose to protect a property determined to be significant under the *OHA*. After Bill 108 is proclaimed, decisions will be appealable to the Local Planning Appeal Tribunal for adjudication (2019, schedule 11). However, at present, Council’s decision is final.

⁸ PPS, 2020. Pdf. p. 44.

3.1.4 Provincial Framework Summary

Provincial legislation and policy broadly support the conservation of cultural heritage resources in Ontario. The *OHA* and its regulations establish processes for identification and evaluation of heritage resources. The *OHA* and *PPS* define key concepts for cultural heritage identification, evaluation and conservation.

3.2 Municipal Policy Context

3.2.1 County of Northumberland *Official Plan* (2016)

The County of Northumberland *Official Plan* (**NCOP**) was approved by the Ontario Municipal Board on 23 November 2016. Its purpose is to manage growth and land use decisions to 2034. This growth "...will support and emphasize the County's unique character, diversity, civic identity, urban and rural lifestyles and natural and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in the County."⁹

Section D3 of the NCOP outlines cultural heritage objectives which include:

- a) Conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;
- b) Conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
- c) Respecting the heritage resources recognized or designated by federal and provincial agencies; and,
- d) Respecting the heritage designations and other heritage conservation efforts by area municipalities.¹⁰

Section D3.5 of the NCOP outlines policies through which heritage conservation should be implemented. It notes:

- a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- b) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.
- c) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.
- d) Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.¹¹

The NCOP generally supports heritage conservation but does not outline any specific policies for the evaluation of cultural heritage properties or landscapes.

⁹ The County of Northumberland. 2016. County of Northumberland *Official Plan*. Sec. A1.

¹⁰ Ibid. Sec. D.3.2.

¹¹ Ibid. Sec. D3.5.

3.2.2 Municipality of Port Hope *Official Plan* (2006, consolidated February 2017)

The Municipality of Port Hope *Official Plan* (**OP**) was adopted by Municipal Council in 2006 and approved by the Province in 2008. The OP underwent a 5-year review as required by the *Planning Act* in 2014 and was amended with *Official Plan* Amendment No. 7 (**OPA #7**) on 25 November 2014. An objection (OMB File No. PL150785) to OPA #7 was resolved on 10 January 2017. The OP was then approved with modifications by the OMB on 10 January 2017 and was most recently updated in February 2017. The OP's purpose is to provide a framework for development over the next 20-years.

Regarding cultural heritage the OP states that Municipal Council's work:

...has resulted in the designation of over 200 residential buildings as well as community and commercial buildings as heritage properties under Part IV of the Ontario Heritage Act...The community's continuing commitment to the conservation of its heritage has helped define its unique character and charm.¹²

The direction statement in the OP states:

The Municipality of Port Hope will continue to be a community of strong and distinct urban and rural areas, with a vibrant economy and a healthy, sustainable environment, and one that will be committed to the conservation of its cultural heritage resources for the appreciation and enjoyment of future generations.¹³

The desire to conserve cultural heritage resources is reiterated in Sections B4: Growth Concepts, B8: Economic and Financial, and B9: Social Housing. Regarding infill development, the PHOP states that the Municipality will consider these applications if they "will not have a negative impact on cultural heritage resources or natural heritage features in the area."¹⁴

Section C11.2.2 outlines the principles underlying the OP's cultural heritage policies and that Council:

...shall encourage the identification, conservation, protection, restoration, maintenance and enhancement of Cultural Heritage Resources in keeping with recognized conservation principles. All new development permitted by the land use policies and designations of this Plan shall have regard for Cultural Heritage Resources and shall, wherever possible, incorporate these resources into any new development plans. In addition, all new development shall be planned in a manner that preserves and enhances the context in which Cultural Heritage Resources are situated. The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used wherever possible to guide the implementation of the heritage policies of this Plan.¹⁵

Section C11.2.3 outlines policies regarding the management of cultural heritage resources. It states:

Council shall ensure that Cultural Heritage Resources are identified, protected and managed in a manner that maintains their cultural heritage value and interest and benefit to the community. In order to achieve this goal, Council will:

¹² The Corporation of the Municipality of Port Hope. 2006, consolidated 2017. *Municipality of Port Hope Official Plan*. Sec. A1.

¹³ Ibid. Sec. B2.

¹⁴ Ibid. Sec. C.9.1.2.3.

¹⁵ Ibid. Sec. C11.2.2.

- a) Limit the demolition, destruction or inappropriate alteration of Cultural Heritage Resources;
- b) Encourage development adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character;
- c) Require the preparation, by a qualified heritage consultant, of a Cultural Heritage Impact Assessment to evaluate proposed development and site alteration and to demonstrate that the cultural heritage value or interest of cultural heritage resources will be conserved;
- g) Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration;

Policy: Use of Ontario Heritage Act

Council may utilize the Ontario Heritage Act to conserve, protect and enhance property of cultural value or interest in the Municipality through designation by by-law of individual properties under Part IV and designation of a group of properties by by-law as a heritage conservation district under Part V.

Policy: Regard for Existing Character

Council shall have regard to Cultural Heritage Resources, especially for the character of the landscapes, streetscapes, tree lines, bridges and prevailing pattern of settlement in considering development proposals and the construction of new roads and road improvements, including re-alignments and road widenings.

Policy: Guidelines

Council may from time to time adopt guidelines to elaborate on the policies of this section. These guidelines shall not form part of this Plan.¹⁶

Section C20.9 states that the Municipality may require additional reports including a Cultural Heritage Evaluation Report and/or Heritage Impact Statement "...to ensure appropriate concerns regarding development are addressed".¹⁷

Schedule C1 of the OP indicates the Study Area as Residential 1 in Special Policy Area 9 Penryn Park Estate. The OP explains that:

Notwithstanding anything in this Plan to the contrary, the land identified as *9 on Schedule C1 Land Use-Urban Area Detail, shall be developed in accordance with the approvals granted by the Ontario Municipal Board (OMB) as outlined in OMB Decisions/ Orders 1463, 1075, 1900, 0027 and 2292 issued on October 30, 2003, June 16, 2004, December 8, 2004, January 10, 2005 and August 29, 2005 respectively. Any further development approvals required for these lands shall therefore be addressed and considered in the context of those approvals only.¹⁸

¹⁶ Ibid. Sec. C11.2.3.

¹⁷ Ibid. Sec. C20.9.

¹⁸ Ibid. Sec. D8 *9.

4 HISTORICAL CONTEXT

4.1 Natural History

Shaped thousands of years ago by glacial activity, the Ganaraska River lies on Paleozoic bedrock. Its topographic and hydrogeological features include the Oak Ridges Moraine, Peterborough Drumlin Fields, South Slope and Iroquois Plain physiographic regions.¹⁹ The Study Area is located within the South Slope Physiographic Region²⁰ which includes a mix of drumlins, sand, clay and till plains.

The area is in the Lake Simcoe-Rideau Ecoregion, an area with a mild moist climate. The Study Area is comprised of a mix of urban area, field, pasture, deciduous and coniferous forest. The land generally slopes south to Lake Ontario –immediately south of the Study Area. The Ganaraska River is approximately 1.0 km east of the Study Area.

4.2 Early Indigenous History

The Property is currently within the traditional land of the Haudenosaunee, Anishinaabe and Chippewas and Mississaugas Williams Treaties First Nations.

4.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.²¹ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was dominated by spruce and pine forests.²² The earliest human occupants of the province had a distinctive stone tool kit and were nomadic big-game hunters. They hunted caribou, mastodon, and mammoth and lived in small groups. These people travelled over vast areas of land following migrating game animals and may have covered hundreds of kilometres in a single year.²³

4.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to travel following the animals they hunted. Over time they began living in larger groups and traveled within smaller territories. They refined their stone tool kit during this period and developed polished or ground stone tools. In the Middle and Late Archaic Period people engaged in long-distance trade which included items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.²⁴

4.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) was a period of significant change in the way people lived, including their subsistence patterns, burial customs, technologies, and housing. The Woodland Period saw the development of ceramic technology. This period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).²⁵ The Early Woodland is defined by the introduction of clay pots which allowed for longer preservation of food and easier cooking.²⁶ During the Early and

¹⁹ Ganaraska Region Conservation Authority. 2010. Ganaraska River Watershed Plan. p.21

²⁰ Trent Conservation Coalition Source Protection Region. 2018. Ganaraska Region Source Protection Area. Assessment Report Map 2-3

²¹ Chris Ellis and D. Brian Deller, "Paleo-Indians," (1990): 37.

²² Toronto Region Conservation Authority. 2001. Chapter 3: First Nations. 28. In: Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks.

²³ Ibid.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid.

Middle Woodland, communities grew and were organized at a band level. Hunting and foraging remained the dominant source for food.

In the Late Woodland period people transitioned from hunting and foraging towards horticulture and agriculture. Agricultural village-based communities developed at this time. The Late Woodland period is sub-divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).²⁷ In the Late Woodland period people relied on cultivation of domesticated crop plants, such as corn, squash, and beans. They also developed one to six ha palisaded village sites with large longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America – were politically organized into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the *Mohawks*, *Oneidas*, *Onondagas*, *Cayugas*, and *Senecas*, while Iroquoian communities in southern Ontario were generally organized into the *Petun*, *Huron* and *Neutral* Confederacies.^{28,29} A village in the Port Hope area was likely first settled by the Huron. They were driven out by the Iroquois who settled the area and called their village *Ganaraske*, meaning “spawning ground.”³⁰

4.3 Seventeenth and Eighteenth Century History (1600s and 1700s)

The earliest account of Europeans in the area was Samuel de Champlain, who visited an Indigenous long house north of Lake Ontario in 1615.³¹ Champlain remarked the long houses had no windows and “the smoke circulates at will, causing much eye trouble.”³² Later in the 17th century fur traders and missionaries followed Champlain to the various Indigenous communities around the Lake. In 1673 the French under Governor Frontenac arrived on the Lake and built a fort and settlement at the Cataraqui River (modern Kingston). At that time there were few Iroquoian settlements on the north shore of the Lake, but there was one at Ganaraske—the mouth of the Ganaraska River—which was settled by the Cayuga.³³ A French Sulpician priest, Father François d’Urfé, spent time at Ganaraske in 1671.³⁴ A trading route linked Ganaraske with Rice Lake.

European powers claimed control of much of North America in the 18th century. The Treaty of Paris concluding the Seven Years War (1756-1763) transferred control of New France to Great Britain. The *British Royal Proclamation* (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The boundaries were defined as extending from the Gaspé to a line just west of the Ottawa River.³⁵ In 1774 British Parliament passed the *Quebec Act* extending the boundaries into what is now Ontario south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States.³⁶ Loyalists to the British who left the United States following the American Revolution (1775-1783) put pressure on the British administration in the remaining British North American colonies to

²⁷ Ibid.

²⁸ Ibid.

²⁹ Haudenosaunee Confederacy. 2020. Who Are We. Accessed from: <https://www.haudenosauneeconfederacy.com/who-we-are/>

³⁰ Ibid.

³¹ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 3

³² Ibid. p4

³³ Adams, N. 1983. Iroquois Settlement at Fort Frontenac in the Seventeenth and Early Eighteenth Centuries. In *Ontario Archaeology* No. 46. p.6.

³⁴ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 4

³⁵ White, Randall. 1985. *Ontario 1610-1985 a political and economic history*. Dundurn Press Limited. Toronto ON. p.51

³⁶ Ibid, p.51 and Archives of Ontario. 2015a. The Changing Shape of Ontario, The Evolution of Ontario’s Boundaries 1774-1912. [online] Accessed at: <http://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx>

open land for more settlement. The Crown rushed to purchase land and signed Treaties with local Indigenous groups (see sidebar about Treaties).

In 1783 the Crawford Purchase enabled British settlers to move into what would become Eastern Ontario. Administration of what would become Ontario was enabled in 1787 with the Toronto Purchase and Johnson-Butler Purchase –also known as the ‘Gunshot Treaty’. The Treaty contained no exact description of the land covered and was meant to cover land as far as a person could hear a gunshot from the shore of Lake Ontario.³⁷ Due to the uncertainty of land surrendered and breach of terms from European settlers, several Indigenous groups contested the Johnson-Butler Purchase Treaty. At that time southern Ontario was divided into four political districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The districts were renamed the Eastern, Midland, Home, and Western Districts, respectively in 1791 when the Province of Upper Canada was formed.³⁸ The Study Area is in the Midland District. In 1792 Durham and Northumberland Counties were formed.

Land on both sides of the Ganaraska River was granted to Elias Smith in 1792.³⁹ He was a successful carpenter and owned a business in New York.⁴⁰ In 1774, at the age of 38, he joined the British Army in the American war for independence.⁴¹ Smith participated in many battles including the Battle of Bunker Hill in 1775.⁴² After the war, Elias left the United States and arrived in Quebec with his wife, seven children, and servants.⁴³ Smith then returned to New York and continued his business with his son David for another 10 years.⁴⁴

In 1792, Smith and two cousins Jonathan and Abraham Walton petitioned the British government for land in British North America.⁴⁵ The survey of the area was not complete until 1793.⁴⁶ Smith and the Waltons were granted land in Hope Township. Elias Smith received Lots 5, 6, and 7 with the condition he build

Treaties

The Study Area is located within the area covered by the Johnson-Butler Purchase, which was entered into in 1787. However, due to the vague description of land surrendered and breach of terms from European settlers, Indigenous people over the years contested this Treaty.

In 1916 a commission was set up by the Crown led by R.V Sinclair which concluded that Indigenous title to the lands had never been extinguished.

In 1923 a commission led by A.S. Williams concluded that the Indigenous peoples’ claims were valid and land that had been surrendered were done so improperly. The Williams Treaty was signed that year. It covered approximately 52,000 km² and was signed by seven Anishinaabe Nations and the Crown. However, the Williams Treaty overlapped with earlier Treaties and omitted hunting and fishing rights that were covered in earlier Treaties.

In 1992 Indigenous people within the Williams Treaty made a claim to the Crown that they had not been properly compensated and harvesting rights were denied. In 2018, a settlement was reached between those affected by the Williams Treaty and the Crown. The settlement included; \$1.11 billion in financial compensation, recognition of treaty harvesting rights and allowed each First Nation to add up to 11,000 acres to their reserves.

³⁷ Ibid.

³⁸ Archives of Ontario. The Changing Shape of Ontario, Early Districts and Counties 1788-1899. [online] Accessed at: <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

³⁹ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 13

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Craick. W.A. 1974. *Port Hope: Historical Sketches*. The Haynes Printing Co. Ltd.: Cobourg. p. 8-9

a saw-mill and grist-mill.⁴⁷ To fulfill his requirements, Smith sent his son, Peter, to construct the mill.⁴⁸ Four pioneer families moved to the area with Peter Smith in 1793. By 1798 forty-one families lived in the community.⁴⁹ Elias Smith stayed in Montreal to pursue business interests.⁵⁰ Elias Smith eventually moved to the Port Hope area in 1801 after his Montreal business failed.⁵¹ Jonathan and Abraham Walton owned land but did not actively settle in the area.

4.4 Town of Port Hope (1800s -2000s)

Port Hope was originally named Smith's Creek, after Elias Smith.⁵² In 1817, the postmaster, Charles Fothergill, preferred the name Toronto, and decided to call the new village Toronto.⁵³ The name was used for several years, but was eventually vetoed by the government because Toronto Township was already in use.⁵⁴ In 1819, the village settled on Port Hope, named after Henry Hope – who ironically, had never visited the area and died 30 years prior.⁵⁵

By 1846, Port Hope had developed into a well-established village. The population in 1844 reached 1,200 and had four physicians, three lawyers, grist mills, a foundry, a brewery, four tanneries, four bakers and other merchants that helped the village thrive.⁵⁶

In 1852, Port Hope contributed £15,000 with the help of the governments £50,000 to construct a railway through the village. In 1856, the Grand Trunk Railway operated a station in Port Hope.⁵⁷ By 1858, additional stations were added and connected Port Hope to Peterborough and Lindsey.⁵⁸ Port Hope prospered as the railways connected it to major commercial hubs such as Toronto and Montreal. Goods from surrounding townships travelled by ship or train through Port Hope and eventually several manufacturing industries were established in the community.

Beginning in the 1930s, Port Hope was the site of a processing facility for radium and uranium.⁵⁹ This eventually led Port Hope to become an industrial town and between 1935-1949, manufacturing increased by 68%.⁶⁰ New jobs attracted people to Port Hope and by 1951, the population reached 6,500 and by 1983, 10,500.⁶¹ In 2001, Port Hope amalgamated with Hope Township to form the Municipality of Port Hope.⁶²

⁴⁷ Ibid. p. 10

⁴⁸ Ibid.

⁴⁹ Ibid. p.19

⁵⁰ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 15

⁵¹ Ibid.

⁵² Craick, W.A. 1959. *Little Tales of Old Port Hope*. The Guide Publishing Company Limited: Port Hope. p. 2

⁵³ Ibid.

⁵⁴ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 23

⁵⁵ Ibid.; East Durham Historical Society. 2000. *Hope and its Port: Two Centuries of Change*. Omnigraph Inc.: Whitby.

⁵⁶ Smith, W.H. 1846. *Smith's Canadian Gazetteer*. Accessed at:

<https://archive.org/stream/smithscanadianga00smit#page/n7/mode/2up/search/port+hope>

⁵⁷ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 55-56

⁵⁸ Ibid. p. 57

⁵⁹ Ibid. p. 189.

⁶⁰ Ibid.

⁶¹ Ibid. p 191.

⁶² Morrison, K.I. 2015. *Port Hope*. Accessed at: <https://www.thecanadianencyclopedia.ca/en/article/port-hope>

4.5 Study Area Property History

4.5.1 Penryn Estate History

In 1804, Ann Ridout was granted all 200 acres of Lot 9, Concession 1 by the Crown.⁶³ Ann Ridout was wife of Thomas Ridout, Surveyor General of Upper Canada.⁶⁴ In 1823, John Tucker Williams purchased all 200 acres of Lot 9 for £250.⁶⁵ John Williams kept most of Lot 9 and sold 36 acres of it to Reverend James Coghlan for £180.⁶⁶

The passage of the *Baldwin Act* (Municipal Corporation Act) in 1849 re-aligned boundaries and created new townships within Ontario and Port Hope became the Township of Port Hope. Lot 9, Concession 1, became part of Port Hope and was known as the *Williams Subdivision*.⁶⁷ In 1854, John Tucker Williams died, and his estates and wealth was passed onto his son, Arthur Trefusis Heneage Williams.⁶⁸ Arthur and his brother-in-law, William Fraser, who married Augusta Williams (his sister), managed and divided the land.⁶⁹ Over time the Williams family severed and sold small parcels from parts of Lot 9.⁷⁰ The Williams family kept 100 acres for themselves. In 1894 Henry H. King purchased the remaining property from the Williams family.⁷¹

The estate evolved over time from private residential and agricultural land to residential land and a golf course. Historic maps, drawings and aerial photographs illustrate the continuity and change in the landscape over time (See Figure 4 - Figure 9). Tracks, pathways and roads around the site have remained in the same general locations over time. The residential or more domestic and formal parts of the estate have always been close to Victoria Street South with general agricultural and the golf course links to the northwest and south.

⁶³ LRO 39. Instrument No. Grant.

⁶⁴ Heritage Port Hope Advisory Committee. 2020. Former Penryn Estate Questionnaire.

⁶⁵ Ibid. Instrument No. CGS 635.

⁶⁶ Ibid. Instrument No. E 2143, E 2144

⁶⁷ Reeve, H. n.d. The Streets of Port Hope and how they were Named. Accessed from <http://porthopehistory.com/streetnames/streetnamespage.htm>

⁶⁸ Ibid.

⁶⁹ Reeve, H. n.d. The Streets of Port Hope and how they were Named. Accessed from <http://porthopehistory.com/streetnames/streetnamespage.htm>

⁷⁰ Transactions between 1833 to 1899 also show transactions of varying amounts of land. These transactions were of small parcels and usually less than five acres in size.

⁷¹ LRO 39. Instrument No. 23-8484, 21-8453

1853



0 50 100 200 Meters

1861



0 50 100 200 Meters

1878

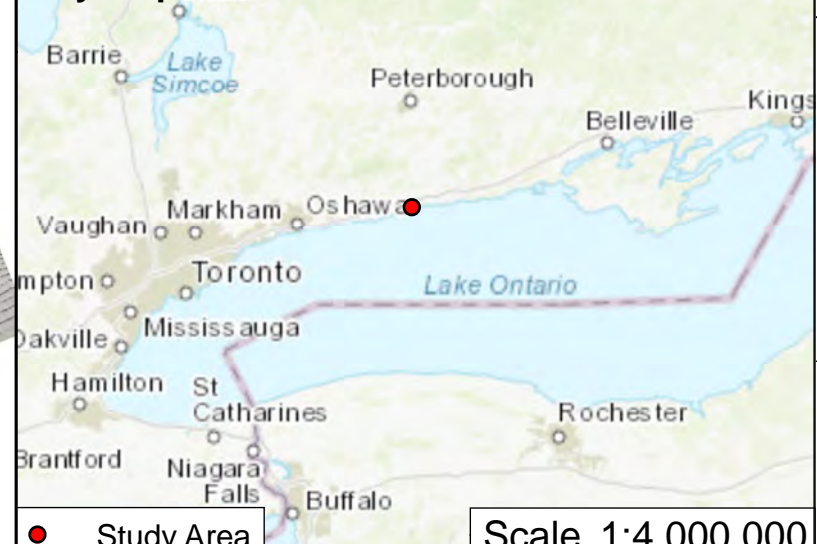


0 50 100 200 Meters

Legend

Study Area

Key Map



Study Area

Scale 1:4,000,000

TITLE
The Study Area on 1853, 1861, and 1878 Maps

CLIENT
Municipality of Port Hope

PROJECT
Cultural Heritage Evaluation Report,
82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223

NOTE(S)
1. All locations are approximate.

REFERENCE(S)

1. Wall & Forrest. Map of Port Hope, Canada West. Scale Unknown. New York: Wall & Forrest. 1853.
2. Author Unknown. Hope Township in 1853. Retrieved from the Port Hope and District Historical Society. Scale 39,600. Toronto: Geo. C. Tremaine. 1861.
3. H. Belden & Co. Plan of Port Hope Durham Co.. Scale 1:7920. In: H. Belden & Co., Illustrated Historical Atlas of the Counties of Northumberland and Durham Ont. Toronto: H. Belden & Co. 1878, pp. 9.
4. H. Belden & Co. Illustrated Historical Atlas of the Counties of Northumberland and Durham Ont. Scale Unknown. In: H. Belden and Co., Illustrated Historical Atlas of the Counties of Northumberland and Durham Ont. Toronto: H. Belden & Co. 1878.
5. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, IncrementP Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

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FIGURE #
4



1930

1969

TITLE
The Study Area on 1930 and 1969 Topographic Maps

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Cultural Heritage Evaluation Report,
82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



Legend
Study Area

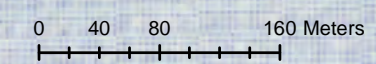
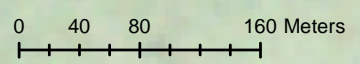
NOTE(S)
1. All locations are approximate.

REFERENCE(S)

1. Geographical Section, General Staff, Department of National Defence. *Topographic Map, Ontario, Port Hope Sheet*. Scale 1:63,360. Canada 1 Inch to 1 Mile, sheet no. 111. Ottawa: Geographical Section, General Staff, Department of National Defence, 1930.
2. The Mapping and Charting Establishment, Department of National Defence. *Port Hope, Ontario*. Edition 1. Scale 1:25,000. Canada, sheet 30 M/16f. Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources, 1969.
3. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

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	PREPARED	JG
	FIGURE #	5



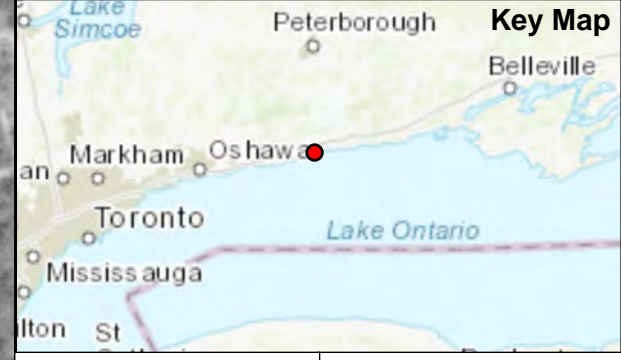


TITLE
The Study Area on 1928 Aerial Photograph

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 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



Legend

□ Study Area

NOTE(S)

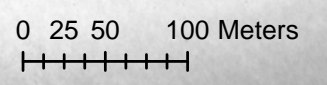
1. All locations are approximate.

REFERENCE(S)

1. National Air Photo Library. A179, photo 59. Scale 1:25,000. 61NS/A179. 59. Ottawa: National Area Photo Library, 1928.
 2. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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	FIGURE #	6



Lake Ontario

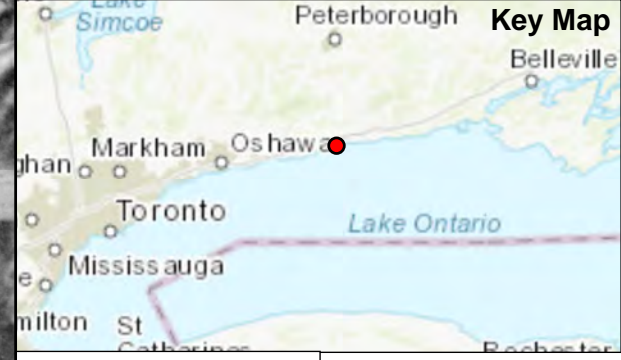


TITLE
The Study Area on 1931 Aerial Photograph

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 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area

Legend
 □ Study Area

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. National Air Photo Library. A3250, photo 82. Scale 1:15,000. 2B/A3250. 82. Ottawa: National Air Photo Library, 1931-04-14.
 2. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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	PREPARED	JG
	FIGURE #	7



Lake Ontario

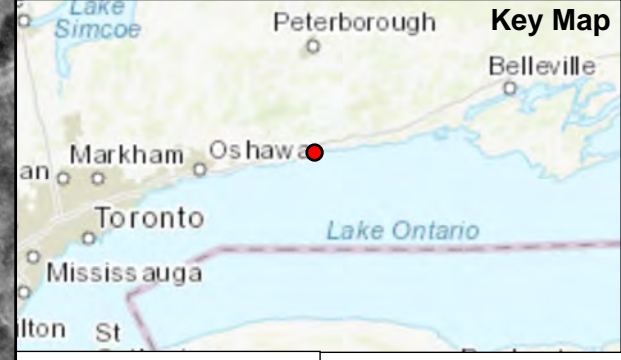


TITLE
The Study Area on 1965 Aerial Photograph

CLIENT
 Municipality of Port Hope

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 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area Scale 1:4,000,000


Legend

□ Study Area

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. Trent University Library NAPL Index. A18742, photo 60. Scale 1:20,000. 4W/A18742. 60. Peterborough: Trent University, 1965-04-29.
 2. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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	FIGURE #	8



Lake Ontario

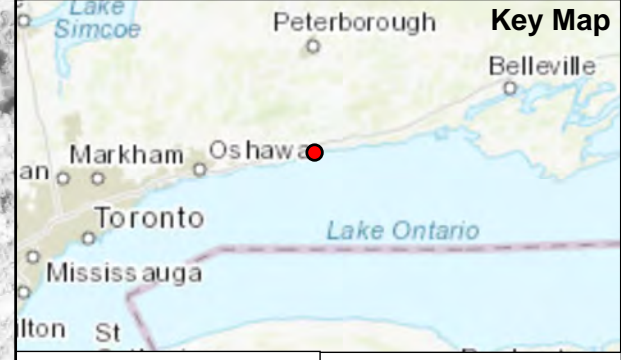


TITLE
The Study Area on 1986 Aerial Photograph

CLIENT
 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area

Legend

□ Study Area

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. National Air Photo Library. A27007, photo 52. Scale 1:9,000. 50NE/A27007. 52.
 Ottawa: National Air Photo Library, 1986-08-31.
 2. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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	FIGURE #	9

Lake Ontario



4.5.2 John Tucker Williams House (Penryn Homestead)

John Tucker Williams had the Penryn Homestead house built in 1828-1829 (Figure 10). Although the estate had been divided into two separate but related domestic spheres in the 1850s it was officially severed in 1889. At that time a parcel around the John Tucker Williams House [the contemporary property] was severed from the rest of the Williams property and sold to Norman Gould for \$2,075.⁷² During the 1890s renovations were made to the house including cladding in brick, the addition of a frontispiece on the north and south elevation with gable roofs and returned eaves, ornamental dentils. Gould sold the property to Mary Clark in 1899.⁷³ Mary Clark sold it to Marion Trust in 1913.⁷⁴ In 1921, Sir Edward Kemp purchased the property from Marion Trust.⁷⁵ The property was placed in a trust (Toronto General Trust Corporation) until 1926⁷⁶, when Kemp sold it to John Fraser for \$9,000.⁷⁷ The property remained in the Fraser family until 1956, when it was purchased by Walter Wilbur.⁷⁸⁷⁹ The guest cottage was built on the property some time between 1931 and 1965 (compare Figure 7 and Figure 8). Mr. and Mrs. Cannon purchased the property in 1960.⁸⁰⁸¹ In 1977, James and Lois Anderson purchased the property for \$75,000.⁸² In 1988, the Andersons attempted to sell Penryn Homestead, but after problems with the initial purchasers (J. Edgar Sexton)⁸³, they sold it to Robert Paterson.⁸⁴ Robert granted the property to Donald William Paterson, his son, in 1992⁸⁵ and it remained in the family until 1995. That year, Paterson sold it to Shelly Lynne Munro and Donald Barclay Roger,⁸⁶ who transferred it to Donald Barclay Roger in 1997.⁸⁷ The property was sold to the current owners Jeremy Holmes and Dianne Despot in 2017.

⁷² Ibid. Instrument No. 19-77xx. (xx are placeholders, numbers were illegible).

⁷³ Ibid. Instrument No. 24-9200

⁷⁴ Ibid. Instrument No. 29-62099

⁷⁵ Ibid. Instrument No. 32-63502

⁷⁶ Ibid. Instrument No. 33-64264, 34-64515

⁷⁷ Ibid. Instrument No. 35-65010

⁷⁸ Ibid. Instrument No. 1870

⁷⁹ Evening Guide. 1960. Home of First Port Hope Mayor Sold to Retired Scarborough Man.

⁸⁰ Ibid.

⁸¹ LRO 39. Instrument No. N7388

⁸² Ibid. Instrument No. 50970, 50991.

⁸³ Ibid. Instrument No. 95037.

⁸⁴ Ibid. Instrument No. 100518.

⁸⁵ Ibid. Instrument No. 190492.

⁸⁶ Ibid. Instrument No. 238186.

⁸⁷ Ireland, C. 2016. Homeowner as Caretaker of History in The Globe and Mail, November 19, 2016.



Figure 10: South elevation of Penryn Homestead c. 1890 before renovations (Archives of Ontario, cropped).

4.5.3 Penryn Park

Penryn Park was a part of the Lot purchased by John Williams in 1823. In 1859, Arthur Williams, son of John Williams built his home (the Big House) on a part of the lot east of his parents' house (Figure 11 - Figure 14).⁸⁸ At this time the estate was divided into two separate but related domestic spheres. Winwood Lodge was built c. 1859 as the home for a farmer on the land. In 1889 the Penryn Homestead part of the property was officially severed. In the 1890s Lilac Lodge was built for a gardener or estate manager. Arthur's part of the property was called Penryn Park. Penryn Park remained in the Williams family until it was purchased by Henry H. King in 1894.⁸⁹ King, a businessman and lawyer from Pittsburgh, purchased the property as a summer home.⁹⁰ King had the structure known as the Billiard House built in 1900⁹¹ and the structure known as the Rose Cottage built in 1904.⁹² In 1922, King granted the property to his daughter, Winnifred King Schultz.⁹³ In 1926, Schultz leased the property to a group of golfers⁹⁴ to open a golf course,

⁸⁸ Reeve, H. n.d. From list of Port Hope Houses Compiled by Herold Reeve.

⁸⁹ LRO 39. Instrument No. 23-8484, 21-8453.

⁹⁰ The Port Hope Independent.1982. The Independent's Feature of the Week. July 14, 1982.

⁹¹ Stokes, J.S. 1980. Penryn Park, 1859-61, Port Hope, Ontario in A Proposal to the Historic Sites and Monuments Board of Canada regarding the Penryn Park Estate, Port Hope.

⁹² Heritage Port Hope Advisory Committee. 2020. Former Penryn Estate Questionnaire.

⁹³ LRO 39. Instrument No. 22-63731.

⁹⁴ Poole, P. n.d. Penryn Park Golf Course back in the Family after half a Century in Port Hope Evening Guide. Note: The Port Hope Golf and Country Club website states that the course dates from 1900 but LHC has not come across any specific reference to golf on the site before 1926.

known as the Port Hope Golf and Country Club Ltd.⁹⁵ In 1950, portions of the Schultz lot was sold to Frank Long⁹⁶, Douglas Bullock⁹⁷, and Raymond Turck.⁹⁸ In 1956, the lease for the Port Hope Golf and Country Club was renewed.⁹⁹ Additionally, a portion of their property—north of the Study Area—was leased to the Town of Port Hope, to be used as a sports field, known as “King’s Field.”¹⁰⁰

In 1977, Stan Raybould leased the Penryn property¹⁰¹ to operate a country club and renamed it Penryn Park Country Club.¹⁰² By 1980, the lease had lapsed because Raybould could not pay his debts.¹⁰³ Penryn Park remained in the ownership of the Schulz Estate until 1986, when two parcels were severed and sold to Ralph Goheen¹⁰⁴¹⁰⁵ and Kenneth Alphonso Minaker.¹⁰⁶ In 1988, the property was sold to AON Inc., who are the current owners.¹⁰⁷

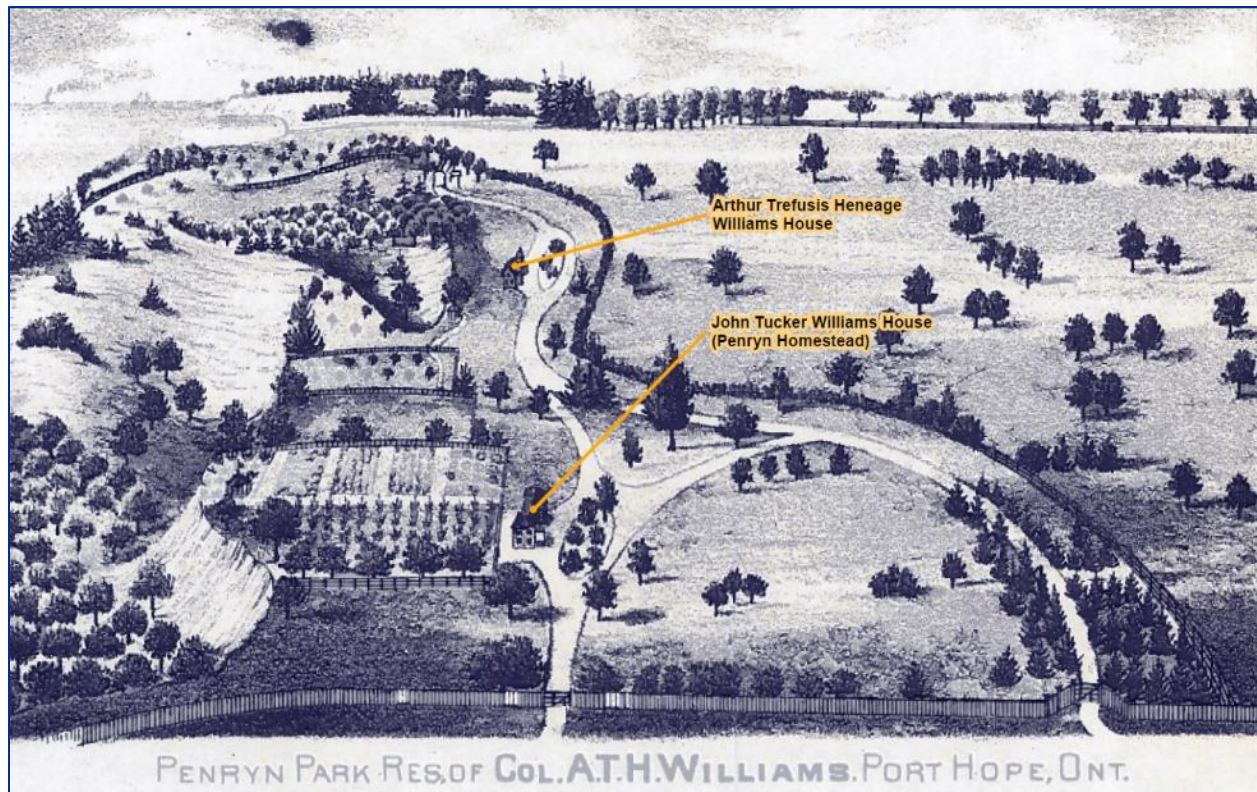


Figure 11: Sketch of Penryn Park as seen in H. Belden & Co. (H. Belden & Co. 1878).

⁹⁵ Ibid. Instrument No. 34-64688, 29-13189.

⁹⁶ Ibid. Instrument No. 41-C9530.

⁹⁷ Ibid. Instrument No. 41-C9531.

⁹⁸ Ibid. Instrument No. 42-C9733.

⁹⁹ Ibid. Instrument No. xx95 (x=illegible).

¹⁰⁰ Ibid. Instrument No. 26xx (x= illegible).

¹⁰¹ Ibid. Instrument No. 53786.

¹⁰² Port Hope Evening Guide. 1976. Port Hope Golf Club Plans Program Expansion. September 17, 1976.

¹⁰³ Martin, M. 1979. Will it open again? “Temporary” Closing for Penryn Park in Port Hope Evening Guide. January 18, 1979.

¹⁰⁴ LRO 39. Instrument No. 81135.

¹⁰⁵ Full name is Ralph Wesley Goheen. Helen Elizabeth Goheen purchased the property as joint tenants.

¹⁰⁶ LRO 39. Instrument No. 81141.

¹⁰⁷ Ibid. Instrument No. 94156.



Figure 12: Penryn Park n.d. (Port Hope Archives, Ref: 995.4.2.713).



Figure 13: Penryn Park c.1890 (Port Hope Archives, Ref: 2007.47.1.1969).



Figure 14: Penryn Park c. 1910 (Port Hope Archives, Ref: 2003.23.3.687).

4.6 Biographical Histories

4.6.1 John Tucker Williams

John Tucker Williams was born in 1789 in Penryn, Cornwall, England (Figure 15).¹⁰⁸ John Williams served as a Midshipman and Lieutenant in the Royal Navy during the Napoleonic Wars and in Canada during the War of 1812.¹⁰⁹ In 1817 he travelled to England and retired from the Royal Navy.¹¹⁰ In 1818, he returned to Canada and purchased several tracts of land including a 200 acre lot in Port Hope.¹¹¹ He also purchased 4,100 acres in Newcastle District and 3,200 acres in three other counties.¹¹²

As noted, in 1829 he built a house on Lot 9, Concession 1 in Port Hope and named it Penryn, after his hometown in Cornwall.¹¹³ In 1830, he married Sarah Ward, the daughter of Captain Thomas Ward – who was another early settler to Port Hope.¹¹⁴ They had seven children, Charles, Emma, Charlotte, Henry, Mary, Amelia, Augusta, and Arthur – who became well known in Port Hope.¹¹⁵

¹⁰⁸ Robertson, S. n.d. John Tucker Williams served Port Hope in many ways in The Port Hope Evening Guide (Founders Day Souvenir Issue).

¹⁰⁹ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 138

¹¹⁰ Robertson, S. n.d. John Tucker Williams served Port Hope in many ways in The Port Hope Evening Guide (Founders Day Souvenir Issue).

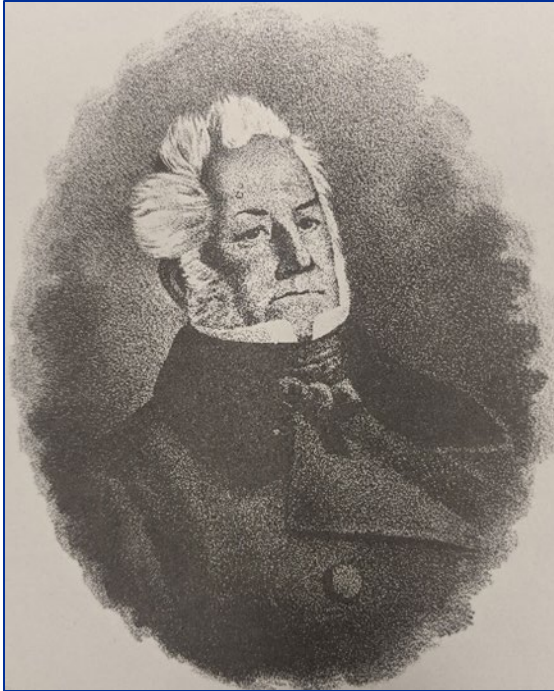
¹¹¹ Ibid.

¹¹² Archeion. n.d. Williams, John Tucker, d.1854. Accessed from <https://www.archeion.ca/williams-john-tucker-d-1854-2>

¹¹³ Ibid.

¹¹⁴ Ibid.

¹¹⁵ Archeion. n.d. Williams, John Tucker, d.1854. Accessed from <https://www.archeion.ca/williams-john-tucker-d-1854-2>



In 1837, John Williams led a group of volunteers against the Mackenzie Rebellion.¹¹⁶ His success at stopping the rebellion earned him favours among the local population and he was elected to become the first Union Parliament member for East Durham in 1840.¹¹⁷ John Williams served as MPP until 1848 and retired from public service.¹¹⁸

In 1849, with the passage of the *Baldwin Act* (Municipal Corporation Act), Port Hope became the Township of Port Hope and elected John Tucker Williams to be its first mayor.¹¹⁹ Williams, came out of retirement and served as mayor for two terms. He died in 1854 at the age of 65.¹²⁰

Figure 15: Sketch of John Tucker Williams (H. Belden & Co. 1878).

4.6.2 Arthur Trefusis Heneage Williams

Arthur T.H. Williams was born in Port Hope on June 13, 1837 (Figure 16).¹²¹ Arthur Williams was a businessman, land speculator or real estate agent, politician, and military leader.¹²² Arthur studied at the Upper Canada College and University of Edinburgh, where he studied law.¹²³ Arthur never became a lawyer and instead focused on business including real estate speculation.¹²⁴ In 1859, he married Emily Seymour, daughter of Benjamin Seymour – senator of Port Hope.¹²⁵ That same year, he built his house –the Big House—at Penryn Park (Figure 11).

¹¹⁶ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 138

¹¹⁷ Robertson, S. n.d. John Tucker Williams served Port Hope in many ways in The Port Hope Evening Guide (Founders Day Souvenir Issue).

¹¹⁸ Ibid.

¹¹⁹ Ibid.

¹²⁰ Ibid.

¹²¹ Desmond, M. Williams, Arthur Trefusis Heneage in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003. Accessed from http://www.biographi.ca/en/bio/williams_arthur_trefusis_heneage_11E.html.

¹²² H. Beldon and Co. *Historical Atlas of Northumberland & Durham Counties Ontario Illustrated*. 1878. p. 114, and Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope; Desmond, M. Williams, Arthur Trefusis Heneage in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003. Accessed from http://www.biographi.ca/en/bio/williams_arthur_trefusis_heneage_11E.html ; American Biographical Publishing Company, 1880. *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-made Men. Ontario Volume*. Toronto: American Biographical Publishing Company.

¹²³ Desmond, M. Williams, Arthur Trefusis Heneage in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003. Accessed from http://www.biographi.ca/en/bio/williams_arthur_trefusis_heneage_11E.html.

¹²⁴ Ibid.

¹²⁵ American Biographical Publishing Company, 1880. *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-made Men. Ontario Volume*. Toronto: American Biographical Publishing Company.

Arthur Williams was active in the community, serving as chairman of the Port Hope harbour commission, director of the Midland Railway of Canada, president of a Port Hope factory, and president of the Midland Loan.¹²⁶ In 1867, he was elected to the provincial legislature as a member for East Durham, a seat his father once held.¹²⁷ Arthur Williams was re-elected to the seat in 1871.¹²⁸ In 1874, he decided not to run for re-election in the provincial legislature. However, in 1875, he ran and successfully won the seat of East Durham in the federal House of Commons. He won his seat again in 1882.¹²⁹

Arthur Williams was a captain in Port Hope's volunteer militia and spent 1865 watching for Fenian attacks on the St. Clair frontier.¹³⁰ In 1885 during the conflict known variously as the North-West Resistance, North-West Rebellion, North-West Campaign, the Second Riel Rebellion and the North-West Uprising Arthur Williams was Lt. Colonel of the 46th East Durham Battalion, a militia regiment sent to Saskatchewan to assist in suppressing the resistance/rebellion. Williams was the commander of the Midland Battalion—a battalion made up of companies from several other regiments. He is credited with leading the final decisive charge at the Battle of Batoche on May 12, 1885.^{131, 132} Before he could return to Ontario, he caught a fever and died on July 4, 1885.¹³³ At the time he was considered a hero and his body was brought home in state. After his death, a statue was commissioned by the Governor General and Prime Minister, Sir John A. Macdonald.¹³⁴ The statue was built by Hamilton McCarthy and the unveiling was attended by the Prime Minister in 1889.¹³⁵



Figure 16: Photograph of Arthur Trefusis Heneage Williams (Library Archives of Canada MIKAN 3222321).

Controversy

Williams and his statue are considered controversial by some in contemporary Canadian Society. The statue was erected because at the time he was considered a Canadian military hero. However, his history is being reconsidered in a contemporary Canadian context.

This current debate is reflected in recent news coverage surrounding the future of his statue in Port Hope.¹³⁶

¹²⁶ Redelmeier, R. 2020. Former Penryn Estate Questionnaire.

¹²⁷ Ibid.

¹²⁸ Ibid.

¹²⁹ Ibid.

¹³⁰ Ibid.

¹³¹ Desmond, M. Williams, Arthur Trefusis Heneage in *Dictionary of Canadian Biography*, vol. 11, University of Toronto/Université Laval, 2003. Accessed from http://www.biographi.ca/en/bio/williams_arthur_trefusis_heneage_11E.html.

¹³² Sculthorpe, R. 2020. Former Penryn Estate Questionnaire.

¹³³ Montagnes, I. 2007. *Port Hope: A History*. Ganaraska Press: Port Hope. p. 145

¹³⁴ Ibid. p. 147

¹³⁵ Ibid.

¹³⁶ Wisniewski, Dominik. June 13, 2020. Video: Black Lives Matter rally in Port Hope draws hundreds. *NorthumberlandNews.com*. <https://www.northumberlandnews.com/news-story/10023085-video-black-lives-matter-rally-in-port-hope-draws-hundreds/>. And, Washburn, Robert. July 3, 2020. Rethinking the future of statue in front of Port Hope town hall. *Consider This Politics, Life and Journalism in Northumberland County*. July 3, 2020. [online] Accessed at: <https://consider-this.ca/rethinking-the-future-of-statue-in-front-of-port-hope-town-hall/>

4.6.3 Additional People of Note

The following people are also directly associated with the Study Area:

- **Henry H. King**
Henry King was a lawyer with extensive real estate and business holdings from Pittsburgh who owned Penryn Park from 1894 until 1922. The property was his summer home.
- **Albert Bigelow Peter Schultz Jr.**
Peter Schultz was born at Penryn Park in 1923 to Alfred and Winifred Bigelow Schultz.¹³⁷ Peter Schultz helped found the Willow Beach Field Naturalists and the Port Hope branch of the Architectural Conservancy of Ontario and was the editor and publisher of the Port Hope Evening Guide.¹³⁸ Peter Schultz lived with his wife Virginia and their three children, Henry, Amanda, and Albert, at Penryn Park.¹³⁹
- **Alice King Sculthorpe**
Alice King Sculthorpe was born at Penryn Park to Alfred and Winifred Bigelow Schultz.¹⁴⁰ Alice Sculthorpe served as President of the Architectural Conservancy of Ontario, was founding member of the Willow Beach Field Naturalists, the Port Hope Tree Advisory Committee, St. Mark's Heritage Foundation, and the Local Architectural Conservation Advisory Committee. Alice King Sculthorpe received many awards throughout her life for her work with heritage and nature conservation including the Order of Ontario and was Port Hope's Citizen of the Year in 2011.¹⁴¹

4.7 Port Hope Golf and Country Club

4.7.1 Brief History of Golf in Canada

The first recordings of people playing games like golf may go back to antiquity. Depictions of a person hitting a ball with a “club” have been found in England, Ireland, Holland, France, Mongolia, China, Japan and North America.¹⁴² Early depictions of ball and club games do not resemble the current game of golf and are not direct predecessors to the modern game.¹⁴³ The earliest example of a game like golf is from Holland, in the early 15th century, when it was known as *Het Kalven*.¹⁴⁴ This game was so popular that indoor gardens were created for the game.¹⁴⁵ *Het Kalven* eventually fell out of favour. In 1457 a game like golf was first recorded in Scotland.¹⁴⁶

In 1744, the first golf club was set up by a group of golfers in Scotland.¹⁴⁷ The group named themselves *The Honourable Company of Edinburgh Golfers*.¹⁴⁸ A century later, by the 1880s, golf expanded outside of Scotland and into neighbouring England and by 1885, there were over 130 clubs all over the British Isles.¹⁴⁹

¹³⁷ Schultz, A. 2020. Former Penryn Estate Questionnaire.

¹³⁸ Stokes, P.J. 2009. “PETER’ SCHULTZ: Port Hope’s Unlikely White Knight’. *ACO Matters*. September 2009. p.5.

¹³⁹ Ibid.

¹⁴⁰ Schultz, A. 2020. Former Penryn Estate Questionnaire.

¹⁴¹ The Globe and Mail. 2002. ‘Alice King (Schultz) Sculthorpe’. *Legacy Obituaries*. Accessed from: <https://www.legacy.com/obituaries/theglobeandmail/obituary.aspx?n=alice-king-sculthorpe-schultz&pid=189767480>.

¹⁴² Barclay, J. 1992. *Golf in Canada*. McClelland & Stewart Inc.: Toronto. p. 4

¹⁴³ Ibid.

¹⁴⁴ Kavanagh, L.V. 1973. *History of Golf in Canada*. Fitzhenry and Whiteside Limited: Ontario.

¹⁴⁵ Ibid.

¹⁴⁶ Ibid.

¹⁴⁷ Barclay, J. 1992. *Golf in Canada*. McClelland & Stewart Inc.: Toronto. p. 4

¹⁴⁸ Ibid.

¹⁴⁹ Ibid.

It is unknown when golf first came to Canada, However, the first recorded organized game of golf happened in Montreal and was advertised in a newspaper in 1826.¹⁵⁰ By 1873, the first golf club, The Royal Montreal Golf Club, opened in Montreal and other clubs in Quebec City, Brantford, Toronto, and Niagara-on-the-Lake soon followed.¹⁵¹ Golf was slow to take hold in Canada and the early clubs never developed large memberships. Many of the early clubs failed to survive into the 20th century.¹⁵² The clubs that did survive prospered, including the Royal Montreal Golf Club and several small clubs in Toronto.¹⁵³ In 1895, several clubs agreed to create a governing body and the Canadian Golf Association was founded.¹⁵⁴ In 1904, Canada held its first Canadian Open, and allowed amateurs and professionals to compete for the grand prize of \$170.¹⁵⁵ In 1913, the first Canadian Ladies' Open was held.¹⁵⁶ By 1919, golfing was no longer a sport for the rich and over 115 clubs were open in Canada.¹⁵⁷

As the sport developed in Canada the design of courses developed as well. Canadian golf course design was influenced by both British and American developments including different ideals around integrating natural landscapes into the courses.¹⁵⁸ Course design mingled different natural ideals including the picturesque, the beautiful, the sublime and wilderness.¹⁵⁹ Picturesque design in golf course settings included a variety of views, vegetation, light and dark areas, irregular forms, and rustic settings.¹⁶⁰

4.7.2 Golf at Penryn Park

Golf was being played in Port Hope by 1898, the Trinity College School reported having “very fair links”.¹⁶¹ It is unclear if a formal course existed in 1898, but boys at the school were playing golf, possibly on school grounds.¹⁶² In 1926, Winnifred Schultz leased the property to a group of golfers¹⁶³ to open a golf course, known as the Port Hope Golf and Country Club Ltd.¹⁶⁴ In 1955 the golf club purchased Idalia at 85 Victoria Street South—east of the Study Area—for a clubhouse.¹⁶⁵ In 1956, the lease for the Port Hope Golf and Country Club was renewed.¹⁶⁶ In 1977, Stan Raybould leased the Penryn property¹⁶⁷ to operate a country club and renamed it Penryn Park Country Club.¹⁶⁸ Under Raybould’s management, he expanded the golf club to include a tennis club, swimming club, and allowed social members.¹⁶⁹ Raybould also made the restaurant and dining rooms open to the public and allow catering for social functions and weddings.¹⁷⁰ Attempts to obtain a liquor license proved difficult and it was not until a year after the club opened that he

¹⁵⁰ Barclay, J. 1992. *Golf in Canada*. McClelland & Stewart Inc.: Toronto. p. 9

¹⁵¹ *Ibid.* p. 12.

¹⁵² *Ibid.* p. 39-41

¹⁵³ *Ibid.*

¹⁵⁴ *Ibid.* p. 94.

¹⁵⁵ *Ibid.* p. 132.

¹⁵⁶ *Ibid.* p. 599.

¹⁵⁷ *Ibid.*

¹⁵⁸ Jewett, Elizabeth. 2015. *Behind the Greens: Understanding Golf Course Landscapes in Canada 1873-1945*. PhD thesis, Graduate Department of History, University of Toronto. pdf. p. 60.

¹⁵⁹ *Ibid.* p. 61.

¹⁶⁰ *Ibid.* p. 61-62.

¹⁶¹ Trinity College School Record. Vol I. No.3. June 1st 1898. p.18.

¹⁶² *Ibid.* p. 60.

¹⁶³ Poole, P. n.d. Penryn Park Golf Course back in the Family after half a Century in Port Hope Evening Guide.

¹⁶⁴ LRO 39. Instrument No. 34-64688, 29-13189.

¹⁶⁵ Architectural Conservancy of Ontario. 2007. *From Georgian to Vernacular, Port Hope An Architectural and Historical Inventory*. p. 177. and, Cruickshank, 1987. *Port Hope a Treasury of Early Homes*. p. 26.

¹⁶⁶ *Ibid.* Instrument No. xx95 (x=illegible).

¹⁶⁷ *Ibid.* Instrument No. 53786.

¹⁶⁸ Port Hope Evening Guide. 1976. Port Hope Golf Club Plans Program Expansion. September 17, 1976.

¹⁶⁹ *Ibid.*

¹⁷⁰ *Ibid.*

was allowed to serve alcohol on the premises.¹⁷¹ After only a few years, the Penryn Park Country Club amassed \$244,700 in debt and by 1980, the lease lapsed because Raybould could not pay his debts.¹⁷²

Renewed interest for the golf club came from Doug Elliot and Harry Morris. The two men signed a five-year lease to operate Penryn Park Golf Club.¹⁷³ Elliot planned to redevelop the course to make it harder and change how the club operated.¹⁷⁴ Elliot and Morris eventually backed out of the lease and no changes were made for several years.¹⁷⁵ In 1982, David Sculthorpe and his sister Susan Casson, descendants of the Sculthorpes who owned the property, decided to operate the golf course.¹⁷⁶ In 1988, the property was sold to AON Inc.¹⁷⁷

4.8 Penryn Estate Architecture and Landscape Design

4.8.1 Building Architecture

John Tucker Williams House

The John Tucker Williams House at Penryn Homestead is generally consistent with the Neo-classical style of architecture popular in the first half of the 19th century (c. 1800-1860).¹⁷⁸ This style drew inspiration directly from Roman antiquity. The style included symmetrical facades and large window and door openings. Small pedimented portico or porches with narrow columns were popular.¹⁷⁹ The renovations in the 1890s were consistent with the original classically inspired architecture.

The John Tucker Williams house has some similarities to the Anglo-Italian Villa from William H. Ranlett's 1849 *The Architect, A Series Of Original Designs, For Domestic And Ornamental Cottages And Villas, Connected With Landscape Gardening, Adapted To The United States: Illustrated By Drawings And Ground Plots, Plans, Perspective Views, Elevations, Sections, And Details (Ranlett's Architecture)*.¹⁸⁰ Ranlett describes the original Italian Villas as set within "the midst of luxuriant groves, surrounded by terraces and gardens."¹⁸¹ His example of an Anglo Italian Villa is a house from a property on the south shore of Lake Ontario from Oswego New York on a large lot surrounded by vegetation, with curving paths and views overlooking the slope down to the Lake (Figure 17). Penryn Homestead demonstrates similar principles as the Anglo Italian Villa from *Ranlett's Architecture* with a classically inspired design for the house on a large lot with formal lawn overlooking a slope towards Lake Ontario. Views are constrained with vegetation around the edges and in small stands around the lot. A denser arrangement of trees with paths running through them are located on the opposite side of the house from the more open landscape facing the lake. Historic maps of the lot illustrate curving paths around the property (Figure 4).

¹⁷¹ Ibid. 1977. Penryn Park Open ... and Licensed.

¹⁷² Martin, M. 1979. Will it open again? "Temporary" Closing for Penryn Park in Port Hope Evening Guide. January 18, 1979.

¹⁷³ Port Hope Evening Guide. 1980. Penryn Park Golf Club looks to the Eighties. May 21, 1980.

¹⁷⁴ Ibid.

¹⁷⁵ Poole, P. n.d. Penryn Park Golf Course back in the Family after half a Century in Port Hope Evening Guide

¹⁷⁶ Ibid.

¹⁷⁷ Ibid. Instrument No. 94156.

¹⁷⁸ Blumenson. 1990. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*. p.13.

¹⁷⁹ Ibid. p.14.

¹⁸⁰ Ranlett's Architecture. 1849. p. 13.

¹⁸¹ Ibid.

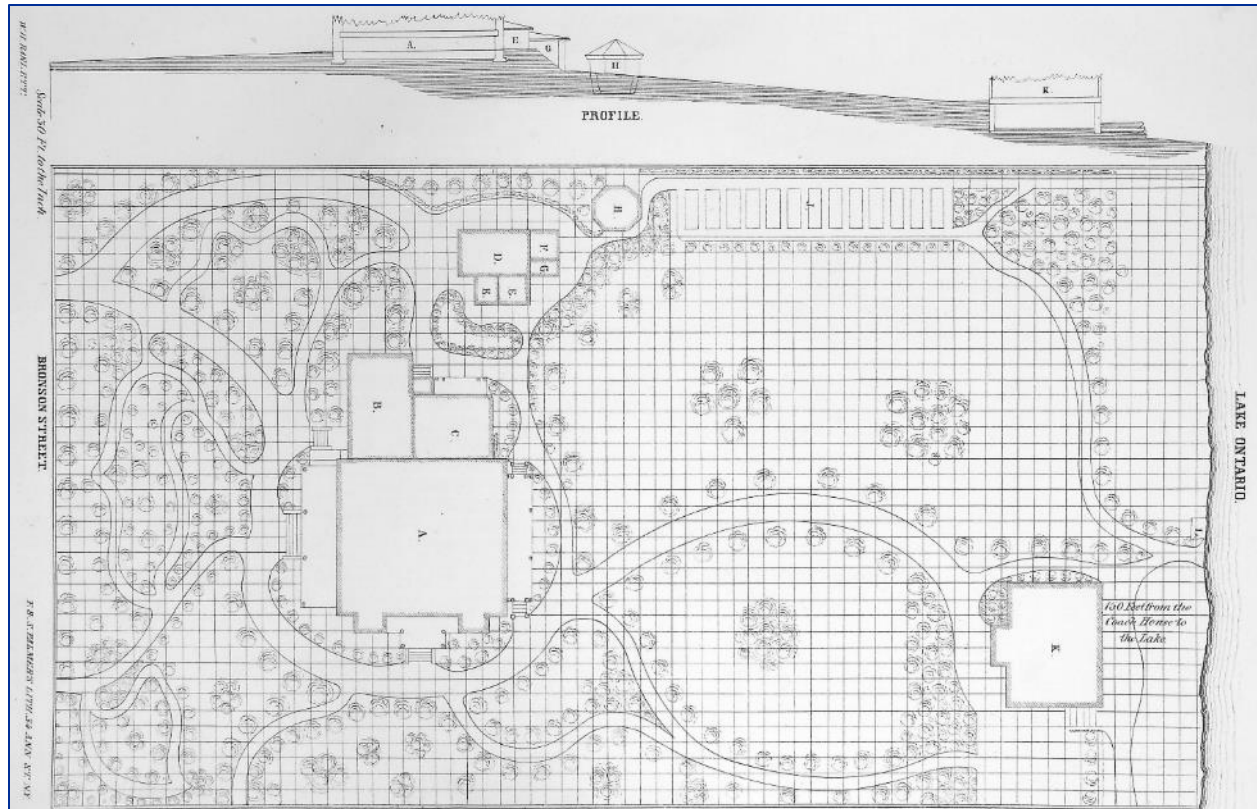


Figure 17: Plate 12 from Ranlett's *Architecture of an Anglo Italian Villa* (1849).

The Big House

Penryn Park's Big House was designed in the Gothic Revival style which was popular in mid to late 19th century (c.1830-1900).¹⁸² The Billiard House copied the same principles. Gothic styles were inspired by medieval, Tudor and Elizabethan architecture.¹⁸³ These buildings often included pointed or lancet windows, steep roofs, vergeboard or bargeboard and other decorative trim. They include hood-moulds, finials, pinnacles, bay windows, verandas, steep roof pitches and many gables and dormers.¹⁸⁴ The Gothic Revival style was closely associated with the landscape gardening and emerging landscape architecture ideals of the Picturesque.

As 19th-century architect John Papworth wrote, buildings "...should combine properly with the surrounding objects, and appear native to the spot".¹⁸⁵ This was achieved through complementary plantings which surrounded the main residence and which sometimes obscured the building from view.¹⁸⁶ The choice of architectural style was ultimately dictated by the landscape, but Gothic architecture was the most popular.¹⁸⁷ As Price wrote:

Gothic architecture is generally considered as more picturesque...The first thing that strikes the eye in approaching any building is the general outline against the sky (or whatever it may be

¹⁸² Ibid. p. 37.

¹⁸³ Ibid.

¹⁸⁴ Ibid.

¹⁸⁵ Papworth, J.B. 1818. *Rural Residences: A Series of Designs for Cottages, Decorated Cottages, Small Villas, and Other Ornamental Buildings*. London, UK: R. Ackerman. p. 25.

¹⁸⁶ Ibid. p.23.

¹⁸⁷ Mace, J. 2015. *Nation Building*. p.18.

opposed to) and the effect of the openings...In Gothic buildings, the outline of the summit presents such a variety of forms, of turrets and pinnacles, some open, some fretted and variously enriched, that even where there is an exact correspondence of parts, it is often disguised by an appearance of splendid confusion and irregularity.¹⁸⁸

Gothic was suitable for a Picturesque landscape and as a compliment to the English countryside as a rugged, irregular, and varied architectural style.¹⁸⁹ American landscape designers such as William H. Ranlett and Andrew Jackson Downing wrote books illustrated with patterns and plans –often called pattern books. These books taught property owners, architects, gardeners and builders how to create their designs and integrate them into the landscape.¹⁹⁰ Downing’s designs addressed efficiency, comfort, and style, seeking "...the harmonious union of buildings and scenery".¹⁹¹ Downing echoed earlier authors, writing that “The architecture of the Picturesque school, is the Gothic mansion...with bold projection, deep shadows, and irregular outlines”.¹⁹² An example of Downing’s Gothic style can be seen in his design for a ‘Lake or River Villa for a Picturesque Site’ which closely resembles the Big House at Penryn Park (Figure 18).¹⁹³

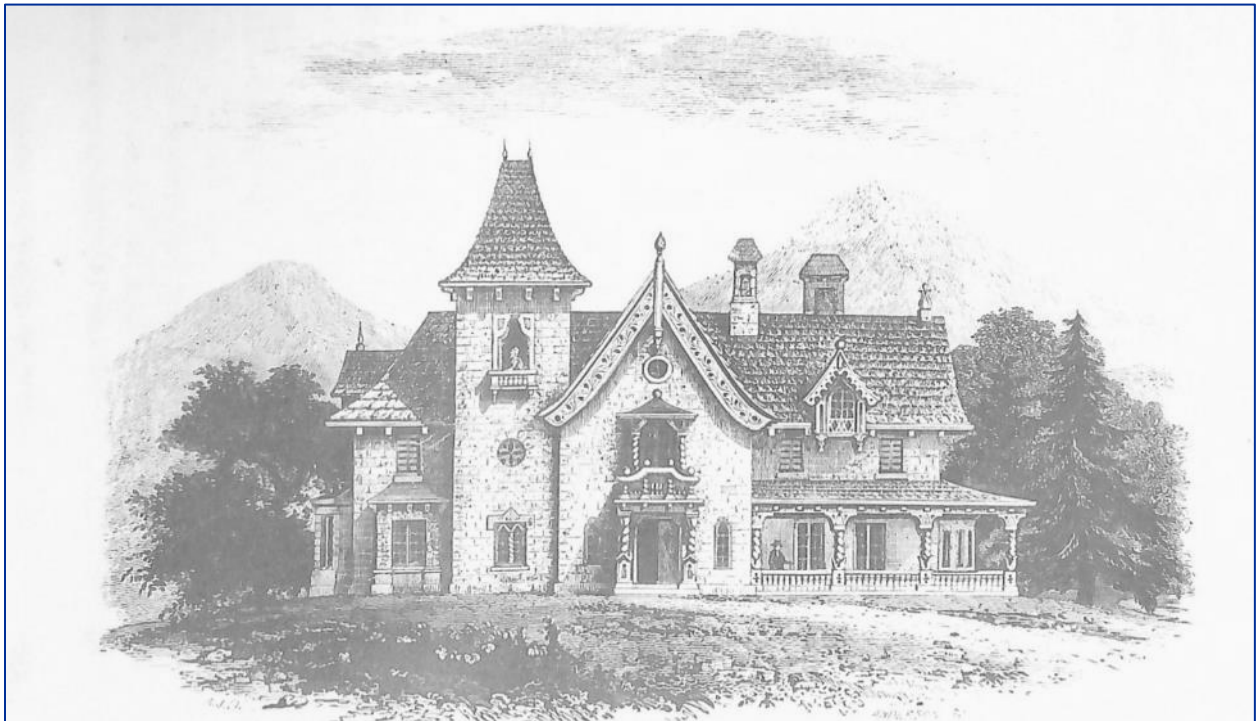


Figure 18: Lake or River Villa for a Picturesque Site. (Downing, A.J. 1853. *The Architecture of Country Houses*).

¹⁸⁸ Price, U. 1796. *An essay on the picturesque: as compared with the sublime and the beautiful; and, on the use of studying pictures, for the purpose of improving real landscape*. London, UK: J. Robson. p.63–64.

¹⁸⁹ Mace, J. 2015. *Nation Building*. p.18.

¹⁹⁰ The Art Institute of Chicago. 2013. ‘Case 3: Andrew Jackson Downing’. *19th-Century American Builders' Manuals and Pattern Books*. Accessed from: <https://archive.artic.edu/ryerson/design-inspiration/3>

¹⁹¹ Downing, A.J. 1844. *Downing, A. J. A treatise on the theory and practice of landscape gardening, adapted to North America*. 2nd Edition. New York, NY: Wiley and Putnam. p. xiii.

¹⁹² *Ibid.* p.8.

¹⁹³ Downing, A.J. 1853. *The Architecture of Country Houses; includes Designs for Cottages, Farm-Houses, and Villas, with Remarks on Interiors, furniture, and the best modes of warming and ventilating*. New York, NY: D. Appleton & Company. p.342.

4.8.2 Picturesque Landscape Design

At the start of the 18th-century, English landscapes were formal, controlled spaces defined by axial straight lines and plantings in keeping with a rationale and ordered view of nature.¹⁹⁴ This changed during the century, as English writers, gardeners and landscape architects adopted a Picturesque perspective of nature that embraced the irrational and disordered.¹⁹⁵ Inspired by 17th-century landscape artists, hence the name Picturesque, the style was seen as the intersection between the beautiful (serene) and the sublime (dramatic).¹⁹⁶ Philosophical writing at the time argued for an appreciation of beauty at the individual level emulating Romanticism thinking of the time valuing emotion, nature, and imagination.¹⁹⁷ This style is intended to produce a calm and soft feeling in the viewer, manifest through asymmetry, fluid lines, flat water bodies, irregular plantings, and recreated 'ancient' ruins.¹⁹⁸ Early 18th-century writers, landscape designers, and landowners such as William Kent and Lancelot "Capability" Brown embraced the style and integrated it into their landscapes and writing on aesthetics (Figure 19).¹⁹⁹



Figure 19: Chatworth, England grounds were designed by Lancelot 'Capability' Brown in the 1760s. Note the irregular plantings, sweeping views, and constructed ruins. (Source: Owens, M. in *Architectural Digest*, 2016).

¹⁹⁴ Wright, J. 1984. *Architecture of the Picturesque in Canada*. Parks Canada. p.14. and Don, M. 2015. 'The Secret History of the British Garden: The 18th Century'. *BBC*. Accessed from: <https://www.bbc.co.uk/programmes/b06qrfqd>

¹⁹⁵ Ibid.

¹⁹⁶ Mace, J. 2015. *Nation Building: Gothic Revival Houses in Upper Canada and Canada West, c.1830–1867*. Doctoral Dissertation, York University. p.17. and The Cultural Landscape Foundation. 2020. 'Andrew Jackson Downing. *People*. Accessed from: <https://tclf.org/pioneer/andrew-jackson-downing>

¹⁹⁷ Calley Galitz, K. 2004. 'Romanticism'. *The MET* Accessed from: https://www.metmuseum.org/toah/hd/roma/hd_roma.htm

¹⁹⁸ The Cultural Landscape Foundation. 2020. 'Picturesque'. *Styles of Designed Landscapes*. Accessed from: <https://tclf.org/category/created-landscape-style/picturesque?page=1> and Don, M. 2015. 'The Secret History of the British Garden: The 18th Century'.

¹⁹⁹ Wright, J. 1984. *Picturesque in Canada*. p.10.

Picturesque evolved into the 19th-century with influential works such as *Essays on the Picturesque* by Sir Uvedale Price, *The Landscape: A Didactic Poem* by Sir Richard Payne Knight, and *Sketches and Hints on Landscape Gardening* by Humphry Repton.²⁰⁰ Picturesque landscapes were intended to enhance and nurture nature's roughness, variety, and irregularity to combine the sublime and the beautiful.²⁰¹ Valuing nature was central to the style, as Knight wrote "...the character of nature is more pleasing than any that can be given by art."²⁰²

Picturesque properties spread across the English countryside during this time through pattern books, with more than sixty published between 1790 and 1835.²⁰³ These pattern books instructed the reader how to design both the landscape and the buildings. Repton, a landscape garden designer, was famous for his 'Red Books' which instructed landed gentry how to design their property through watercolours, detailed plans, and before and after views.²⁰⁴ In keeping with Picturesque theory, Repton designed by the principles of economy, convenience, "...and a certain degree of magnificence".²⁰⁵



Figure 20: Landscape design from Repton's 1789 Red Book of Ferney Hall. (Source: The Morgan Library & Museum).

Repton's 'Red Books' included plans for buildings as architecture was an important, although secondary, element to the Picturesque landscape. Price, Knight, and Repton all argued for a harmony in design, that architecture should conform to the landscape, and be visually interesting.²⁰⁶

When British gentry immigrated to North America in the 18th-century, they built estates that included Picturesque landscapes. The style was well suited for North America's natural landscapes and spread across America through pattern books by British architects who immigrated to North America.²⁰⁷ As British subjects –American Loyalists and

²⁰⁰ Wright, J. 1984. *Picturesque in Canada*. p.13.

²⁰¹ Ibid. p.13. and The Editors of Encyclopaedia Britannica. 2013. 'Picturesque architecture.' *Encyclopaedia Britannica*. Accessed from: <https://www.britannica.com/art/picturesque>

²⁰² Knight, R.P. 1808. *An Analytical Enquiry into the Principles of Taste*. Reprint ed., Farnborough: Gregg International Publishers, 1972. p. 160.

²⁰³ McMoride, M. 1975. 'Picturesque Pattern Books and Pre-Victorian Designers'. *Architectural History* 18: p.43.

²⁰⁴ Spooner, S. n.d. 'What were Humphry Repton's Red Books?'. *National Trust and University of Oxford*. Accessed from:

<https://www.nationaltrust.org.uk/features/what-were-humphry-reptons-red-books> and The Morgan Library & Museum. n.d. 'Humphry Repton's Red Books'. *Collections* Accessed from: <https://www.themorgan.org/collection/Humphry-Reptons-Red-Books>

²⁰⁵ Don, M. 2015. 'The Secret History of the British Garden: The 18th Century'. Stange Red Book.

²⁰⁶ Wright, J. 1984. *Picturesque in Canada*. p.18.

²⁰⁷ Wright, J. 1984. *Picturesque in Canada*. p.31.

British expatriates—moved to Canada following the American Revolution (1765-1783), they commissioned Picturesque properties like those they had in America or were familiar with from Britain.²⁰⁸ Canada experienced a large increase in British immigrants in the 1830s, and with this group came British architects trained in the Picturesque.²⁰⁹ Most Canadian Picturesque properties date from the middle of the 19th century.²¹⁰

Picturesque ideals and gothic revival architecture were central to Thomas Fuller's design for Canada's Parliament buildings from 1859 –the same year the Big House at Penryn Park was built. While Fuller designed the Parliament buildings, a Port Hope firm called Jones, Haycock and Clarke were engaged to build the East and West Blocks.²¹¹ Edward Haycock (1812-1894) from the firm had been a draughtsman for the Port Hope Railway Company.²¹² He was also a civil engineer, architect, surveyor and contractor.²¹³ He was the architect who designed the Big House at Penryn Park for Arthur Williams. Haycock was familiar with Gothic revival design and picturesque ideals and it is likely that he had access to or had read Downing's pattern books. T.C. Clarke, from the firm Jones, Haycock and Clarke also had a house –known as the Cone—built that appears derived from Downing's *The Architecture of Country Houses*.²¹⁴

Picturesque design remained popular in Canada into the 20th-century such as at Allan Napier MacNab's Dundurn Castle in Hamilton.²¹⁵ Picturesque theory has been integrated into the City Beautiful movement, Garden Cities, and Beaux Arts movement through their valuing of nature and combination of landscape and architecture.²¹⁶ Influence of the Picturesque can be seen in Port Hope with the use of the area's topography and slope down to Lake Ontario offering opportunities to integrate the natural landscape and buildings to take advantage of various views.²¹⁷

4.9 Study Area Morphology

Table 1 (below) outlines the ownership and major changes to the Penryn Estate.

Table 1: Study Area Ownership and Morphology.

Date	Property Development Penryn Park	Property Development Penryn Homestead
1804	<ul style="list-style-type: none"> Ann Ridout is granted all 200 acres of Lot 9, Concession 1. 	
1823	<ul style="list-style-type: none"> John Williams purchases all 200 acres from Ann Ridout. 	
1828-1829	<ul style="list-style-type: none"> John Williams builds Penryn Homestead. 	
1859	<ul style="list-style-type: none"> Arthur Williams commissions the construction of Penryn Park (Big House). 	
c. 1859	<ul style="list-style-type: none"> Winwood Lodge is built, as a residence for the farmer. 	

²⁰⁸ Ibid. p.31.

²⁰⁹ Ibid. p.38.

²¹⁰ Ibid. p.38.

²¹¹ Mace, J. 2015. *Nation Building*. p. 104.

²¹² Ancestry.com. Canada, Find A Grave Index, 1600s-Current [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Original data: Find A Grave. Find A Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.

²¹³ Leonard, Jim. 1992. Who Was T.C. Clarke, C.E. Bulletin (Society of the Study of Architecture in Canada). Vol 17. no. 4. p. 91.

²¹⁴ Mace, J. 2015. *Nation Building*. p. 104-107. and Downing, A. 1853. *The Architecture of County Houses*. p. 298-300.

²¹⁵ The Cultural Landscape Foundation. 2020. 'Picturesque' and Wright, J. 1984. *Picturesque in Canada*. p.68.

²¹⁶ Ibid.

²¹⁷ Cruickshank, Tom. 1987. *Port Hope a Treasury of Early Homes*. p. 3.

Date	Property Development Penryn Park	Property Development Penryn Homestead
1889	<ul style="list-style-type: none"> Penryn Park and Penryn Homestead are severed. 	<ul style="list-style-type: none"> Penryn Park and Penryn Homestead are severed. Norman Gould purchases the four - and-a-half acre Penryn Homestead part of the property.
1890s	<ul style="list-style-type: none"> Construction of Lilac Lodge as the residence of the estate manager or gardener. 	<ul style="list-style-type: none"> Renovations are made to Penryn Homestead including: brick cladding, the addition of a frontispiece on the front and rear elevations, ornamental dentils and a steeper pitched roof.
1894	<ul style="list-style-type: none"> Penryn Park is sold to Henry King. 	
1899		<ul style="list-style-type: none"> Mary Clark purchases Penryn Homestead.
1900	<ul style="list-style-type: none"> Henry King builds the Billiard House. 	
1904	<ul style="list-style-type: none"> Winnifred Schultz designs a cottage on Penryn Park, near the intersection of Strachan Street and Victoria Street South. The building was named Rose Cottage. 	
1913	<ul style="list-style-type: none"> Henry King relocates Winwood Lodge, closer to the Penryn Park (its current location). During the move, a washroom is added. This move allowed easier access for King's chauffeur.²¹⁸ A new brick farm house is constructed to replace Winwood Lodge. 	<ul style="list-style-type: none"> Marion Trust purchases Penryn Homestead.
1921		<ul style="list-style-type: none"> Edward Kemp, purchases Penryn Homestead.
1926		<ul style="list-style-type: none"> John Fraser purchases Penryn Homestead.
1933	<ul style="list-style-type: none"> An in-ground swimming pool is built on Penryn Park grounds. A change house and tennis court were also built. 	
1931-1965		<ul style="list-style-type: none"> A guest cottage is built.

²¹⁸ The Municipality of Port Hope Infosheet for 82 Victoria Street Winwood Lodge indicates that the building was moved in 1913. A manuscript by Peter Stokes in 1980 called *a proposal to the Historic Sites and Monuments Board of Canada regarding the Penryn Park Estate, Port Hope* says 1900. However, the Stokes document says the brick farm house was built in 1913. 1913 is the most likely date for this event.

Date	Property Development Penryn Park	Property Development Penryn Homestead
1956	<ul style="list-style-type: none"> A small northern portion of the lot is leased to the Town of Port Hope, to be used as a sports field, known as King's Field. 	<ul style="list-style-type: none"> Penryn Homestead is sold to Walter Wilbur.
1970s	<ul style="list-style-type: none"> A deck is built on the lake side of Winwood Lodge. 	
1977		<ul style="list-style-type: none"> James and Lois Anderson purchases Penryn Homestead.
1988	<ul style="list-style-type: none"> Penryn Park is sold to AON Inc. 	<ul style="list-style-type: none"> Penryn Homestead is purchased by Robert Paterson.
1995-1997		<ul style="list-style-type: none"> Shelly Lynne Munro and Donald Barclay Roger purchased Penryn Homestead, who transfer it Donald Roger and the current owner.
2018-2020	<ul style="list-style-type: none"> Phase 4 of the Penryn Mason Homes development –known as Lakeside Village—is approved and construction begins. 	
2019	<ul style="list-style-type: none"> The Rose Cottage is moved to Pine Street North. 	

5 EXISTING CONDITIONS

5.1 Surrounding Context

The Study Area is near the west side of the urban core of Port Hope. It is generally bounded by Strachan Street to the north. (Figure 21 and Figure 22) Victoria Street South and a woodlot comprise the Study Area's eastern boundary (Figure 23). To the south lies the Canadian Pacific (CP) and Canadian National (CN) rail lines which follow the edge of Lake Ontario; to the west the Study Area is bounded by an area of the Port Hope Golf & Country Club and a residential subdivision (Figure 24).

Beyond the Study Area to the north is King's Field, a municipal park. Vacant land that has been cleared for residential development is found to the west of the park. Further north, large residential properties line Ridout Street and Lakeshore Road. Agricultural fields extend to the north and west of Lakeshore Road and southwest of the rail corridor. A new residential subdivision also extends west of the Study Area. To the east of the Study Area lies the grid of streets and residential properties of Port Hope's historic core. There are views south from Strachan Street through the Study Area to Lake Ontario. However, views of the lake from Victoria Street South are blocked by dense trees on the slopes.

The topography of and around the Study Area is varied. Land to the north and west of the Study Area is relatively flat and slopes gently southwest towards Lake Ontario. Land east of the Study Area transitions from relatively flat to the north to steep slopes, ridges and valleys and then flattens near the lake. The land east of the Study Area generally slopes southeast towards Lake Ontario.



Figure 21: View west at the intersection of Victoria Street South and Strachan Street, north edge of the Study Area.



Figure 22: View west on Strachan Street of new residential development under construction along the north edge of the Study Area.

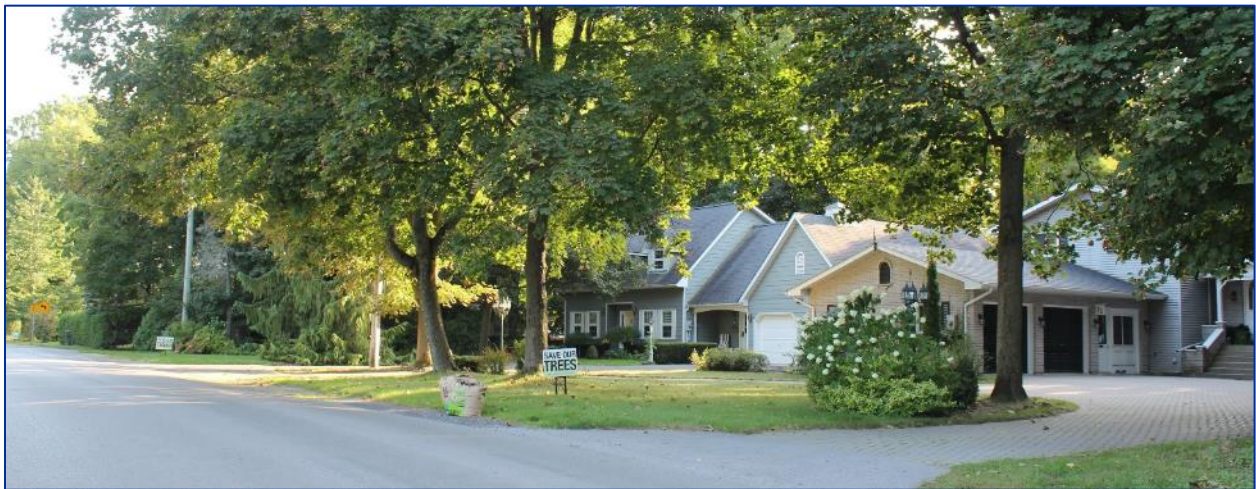


Figure 23: View southwest on Victoria Street South at properties adjacent to the Study Area.



Figure 24: View south across the Golf Course, rail corridor and Lake Ontario in the distance.

5.2 The Study Area, 82 Victoria Street South

5.2.1 Observed Land Use

The Port Hope Golf and Country Club at 82 Victoria Street South comprises the majority of the Study Area and wraps around the north, west and south sides of 88 Victoria Street South. The properties are divided by a laneway, a row of mature cedars and treed slope. Approximately half of the property –the southern half—is a designed and tended golf course and with several associated buildings. The northeast half of the property consists of a woodlot, while the northwest section of the property has been cleared in preparation for development and the construction of new roads has commenced (Figure 25 and Figure 26).

The east side of the property is generally where the buildings and formal landscaping are located. A one-and-a-half storey white clapboard clad frame house – known as Lilac Lodge — is near the southwest corner of the woodlot and northwest corner of 88 Victoria Street South. Gravel roads split and extend south from Lilac Lodge to a complex of buildings on the property (Figure 27 through Figure 29)—including those building attributes identified under Section 29, Part IV of the *OHA*. The buildings including the Arthur Trefusis Heneage Williams House (the Big House), the Billiard House, Winwood Lodge, the Red Shed, the Farm House, the Golf Course Clubhouse and a converted barn (see Figure 2). The complex of buildings is on top of a ridge that slopes southeast. This area also includes pathways, driveways, parking areas, gardens, tennis courts, a patio with seasonal tent pavilion, gazebo, pavilion, and a pool (Figure 30 through Figure 36). In the centre of the complex of buildings on the property are the foundations of a barn consisting of a combination of fieldstone, brick and concrete block with a concrete floor (Figure 37).

There are two vehicular access points to 82 Victoria Street South. The primary entrance is from the north, off Strachan Street. This entrance is a gravel driveway that extends south and then splits into an east and west access (Figure 26 through Figure 29). The west driveway bends south and passes through open space, terminating at the primary complex of golf course buildings and the parking area. The east driveway curves through the edge of the woodlot before splitting in two again at Lilac Lodge. From here, the two curvilinear drives wind their way south towards the central complex of buildings. The secondary entrance is accessed along an easement from Victoria Street South and acts as the driveway for the residence at 88 Victoria Street South. The driveway extends east between the woodlot and 88 Victoria Street South before it connects to the primary drive.



Figure 25: View south from Strachan Street across the northern section of the Study Area (CY, 2020).



Figure 26: View south at the north entrance to the Port Hope Golf and Country Club.



Figure 27: View south from Lilac Lodge along two entrance driveways.



Figure 28: View south towards the main complex of Golf Course buildings.



Figure 29: View north towards Lilac Lodge.



Figure 30: View northwest at the formal lawn area next to the Billiard House.



Figure 31: View southwest at the path and gardens around the Big House and Billiard House.



Figure 32: View southwest at the lawn and gardens around the Big House and Billiard House.



Figure 33: View southwest of the seasonal wedding pavilion and Big House.



Figure 34: View west at the pool area.



Figure 35: View west at trees and flowers north of the pool area.



Figure 36: View southwest at a garden and retaining wall south of the Big House.



Figure 37: View south at the Red Shed, barn foundation and Farm House.

5.2.2 Landforms and Topography

The topography and the proximity of the Property to Lake Ontario are defining natural features of the site. The northern and western parts of the Property slope very gently southwest, towards Lake Ontario. The southeastern section of the Property is bisected by a steep slope that descends into a small valley area containing two ponds (water features associated with the golf course). Beyond the valley, gently rolling hills undulate southeast towards the Lake.

5.2.3 Vegetative and Landscape Elements

Landscaped Areas

The area between the Big House, the Billiard House and the pool area includes formal garden spaces, paths, seating area and statues. This section of the Property is separated from the land to the northwest by a large, mature cedar hedge (Figure 30, Figure 32 and Figure 34). The gardens and landscapes associated with the buildings are described in further detail under the site-specific headings in section 5.3.4 .

Woodlot

Vegetation on the property varies. In the northwest area the land has been cleared of trees leaving various perennials and herbaceous pioneer species to colonize the open spaces. The northeast corner of the property is a woodlot area, approximately 3 hectares in size, (Figure 38 through Figure 40) comprised of a variety of tree species including Black Locust, White Pine, Norway Maple, Sugar Maple, Manitoba Maple, Black Walnut, and Ash species. The woodlot appears to have been naturalized and contains trees of varying sizes and maturity.



Figure 38: View southeast at the western edge of the woodlot.



Figure 39: View northeast through the woodlot.



Figure 40: View north in the woodlot.

Golf Course

The southern part of the Property – the Golf Course — has tended grass lawn, fairways and greens separated by mature trees, shrubs, and perennial gardens (Figure 41 through Figure 46). The western area of the golf course is characterized by larger, more open greens and fairways, with the holes oriented in an east-west direction. The eastern section of the course contains numerous densely treed pockets with the layout of the holes woven within the topography and vegetation. Numerous trails cross the course along the southern section of the property. A series of four ponds is integrated into the eastern section of the course.

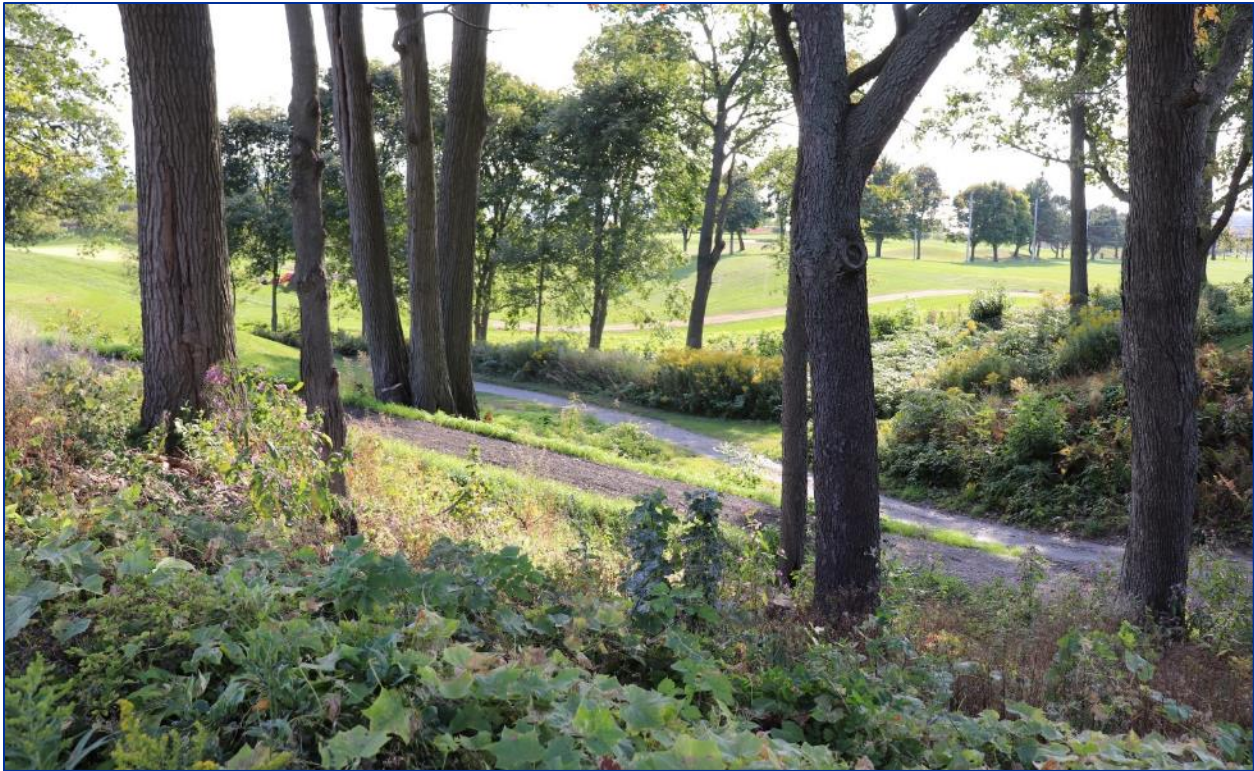


Figure 41: View southwest from the Farm House over the Golf Course.



Figure 42: View southwest from the Farm House over the Golf Course.



Figure 43: View east from the Big House over the Golf Course.



Figure 44: View south from the rear veranda on the Big House over the Golf Course.



Figure 45: View south over the Golf Course from the Farm House.



Figure 46: View southwest over the Golf Course from the Farm House.

5.2.4 Buildings

Arthur Trefusis Heneage Williams House (the Big House)

The Arthur Trefusis Heneage Williams House also known as Penryn Park's Big House is a one-and-a-half storey red brick building on a coursed fieldstone foundation. It is in the Gothic Revival style (Figure 47 through Figure 49). The main house is rectangular with a tower and wing on the north side and a long narrow wing on the southwest side. The house has a combination of steeply pitched hip roof with gable dormers and a gable on the north wing. The tower roof resembles a bellcast style. The gable ends include decorative bargeboard and tall finials and pendants.

Most of the doors and windows on the house are in plain rectangular brick opening with jack or flat arch brick voussoirs and plain wood sills. The second-floor windows have moulded wood labels above the lintel. Windows include a combination of fixed, casemate and sash styles. One window in a dormer on the south side of the house and the second-floor window in the tower on the north side of the house have pointed arch openings with corresponding pointed arch brick voussoirs and moulded label.

The main door to the house is through the tower on the north side. The door opening has a pointed segmental arch with brick voussoirs and moulded wood label. The doors themselves are wood, double doors with large door lights. The south side of the house has several sets of French doors and a central single leaf door flanked by windows out to a veranda. The veranda has a wood deck and its roof is supported by seven chamfered pillars. The veranda has bargeboard and a railing matches the millwork of the bargeboard in the gable ends.

At the Big House, the drive runs parallel with the front elevation. Here the driveway is asphalt, with decorative coloured asphalt along its perimeter. Foundation plantings of shrubs and perennials encircle the front and side facades of the house. Large, columnar cedars frame the front door, bay, and anchor the south west corner of the house. A large lilac shrub is found at the southeast corner South of the house, the lawn area terminates in a perennial border flanked by two mature cedar trees. A low brick garden wall located at the crest of the hill, frames the planting, giving the back yard a sense of enclosure. The house is on top of a treed slope. In summer, the mature trees allow only intermittent views to the southeast across the undulating landscape, down to the Lake.



Figure 47: View southeast at the front of the Big House.



Figure 48: View south at the front and east sides of the Big House.



Figure 49: View northeast at the veranda on the back of the Big House.

The Billiard House

The Billiard House is a rectangular, one-and-a-half storey, red brick building on a fieldstone foundation in the gothic revival style (Figure 50 and Figure 51). It faces the Big House and the front door is on the southeast side. The house has a steeply pitched end gable roof with two gable dormers on each side. The gable ends and dormers have finials and pendants. Bargeboard in the gable ends matches that on the Big House. The front façade of the building includes a single leaf door and single window on the first floor and a single—centrally located—window on the second floor.

The windows on the house are symmetrically arranged. They are rectangular with brick flat or jack arch voussoirs and a moulded wood label. The window openings have wood sills. The windows are 1 over 1 sash windows. The front door also has flat arch brick voussoirs and a moulded wood label. The house has a brick chimney on the centre of the northwest elevation. The chimney has two flues and corbelled cornice.

A paved pathway flanked with a picket fence and perennial border, extends northwest from the main drive to the front door of the Billiard House. Foundation plantings are found along its south and northeast side. A large lawn area extends northeast of the Billiard House. A paved pathway encircles much of the lawn, with benches and decorative statuary situated along the path's outer perimeter. A large beech tree contained within a circular planting bed, presides over the centre of the lawn. A tall, wide cedar hedge curves along the north west edge of the lawn, behind the Billiard House, enclosing this space.



Figure 50: View west at the front and side of the Billiard House.

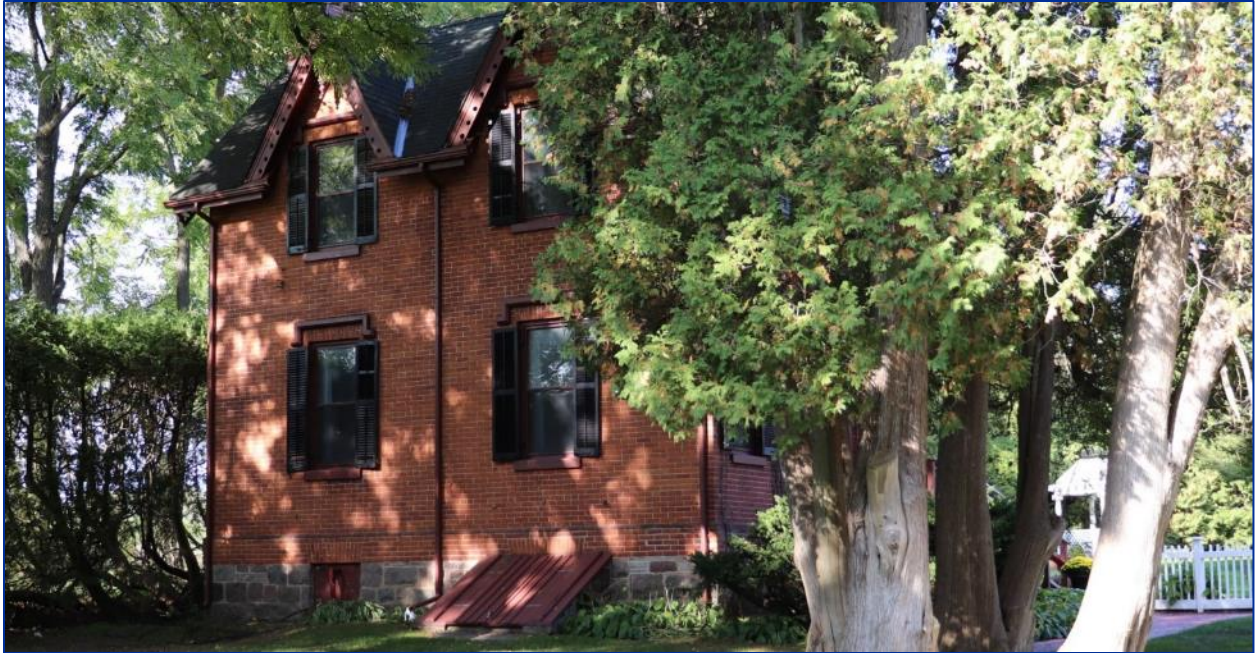


Figure 51: View north at the Billiard House.

Winwood Lodge (Green Cottage)

Winwood Lodge is a rectangular, one-and-a-half storey, frame building with low pitched side gable roof (Figure 52). It is clad in green clapboard siding. The façade of the house faces north. It has a central front door flanked by two 6 over 6 sash windows on the first floor. The second floor has three small 1 over 1 sash windows, the central one is smaller than the other two. The front door is set in a small, enclosed porch with a gable roof.



Figure 52: View south at the front of Winwood Lodge.

Farm House

82 Victoria Street South includes a one-and-a-half storey red brick house (Figure 53 and Figure 54). This building has wings on the northwest and southeast sides, a covered porch on the north east side and a wrap around enclosed porch on the south facing sides. The house has a gable roof. A wood clad sunroom with balcony roof extends from the end of the southeast wing of the building. Window and door openings in the brick parts of the building are rectangular with flat arch voussoirs. Windows in the brick part of the building are 1 over 1 sash windows and windows in the sunroom and enclosed porch are casemate windows. The house has a large one-and-a-half storey bay window on the end of the northwest wing. The house has two tall, plain brick chimneys.



Figure 53: View south at the front of the Farm House.



Figure 54: View north at the back of the Farm House.

Lilac Lodge

Near the north side of the Property is a one-and-a-half storey, frame house on a fieldstone foundation (Figure 55 and Figure 56). The house has an “L” shape footprint with a small single storey wing on the west side and another in the southeast corner. It has a gable roof with plain fascia and wood soffit. The house is clad in white clapboard siding. Windows are wood 6-over-6-sash in wood frames with metal storm windows. They are symmetrically arranged in each section of the house. The front door is a single leaf door in a plain wood frame with a narrow transom light.



Figure 55: View west at the Lilac Lodge.



Figure 56: View north at the Lilac Lodge.

Penryn Park Gazebo

The property includes a small –3m by 3m—gazebo structure on the edge of the slope approximately 18m east of the Big House (Figure 57). This structure has a hip roof with small flat section on top surmounted by metal cresting. The roof is supported on 10 plain Tuscan style pillars. It has a lattice railing.



Figure 57: View south at the Penryn Park Gazebo.

Pool and Pavilion

The property has a concrete pool and pool pavilion in an area enclosed by a large cedar hedge (Figure 58). Within the enclosure of the hedge, and just east of the pool is a large, level, open lawn area with post-mounted lighting. The pool is approximately 45m north of the northeast corner of the Big House and 42m northeast of the Billiard House. It is approximately 8.5m wide by 20m long and oriented north-south with a flagstone surround. A pool pavilion approximately 10m by 5m is located at the north end of the pool. The pool pavilion building is a frame structure with combination hip and flat roof clad in wood shingles and topped with metal cresting. The flat roof around the structure has exposed rafters supported on Tuscan style columns.



Figure 58: View northwest at the pool and pool pavilion.

Golf Course Clubhouse

The Golf Course clubhouse building is a single storey structure with an irregular “L” shape footprint. It has board and batten siding and a low-pitched gable roof (Figure 59 and Figure 60).



Figure 59: View south at the Golf Course Clubhouse.



Figure 60: View north at the back of the Golf Course Clubhouse.

Small Barn

A single storey board and batten clad barn is located approximately 45m west of the Big House and 40m southwest of the Billiard House (Figure 61). It has been converted for other uses. This building has a gable roof. It has two single leaf doors on the southeast side and wood trimmed windows around the building. This building has a plain, single stack brick chimney near the centre.



Figure 61: View east at the Golf Course Building.

5.3 The Study Area, 88 Victoria Street South

5.3.1 Observed Land Use

88 Victoria Street South –the Penryn Homestead—is a large, nearly rectangular lot with a long narrow driveway on the north side of the Property (Figure 62 and Figure 63). The property’s current use is as a single-family residence. It is bound by a woodlot to the north, three other residential properties to the east that all front onto Victoria Street South and the Port Hope Golf and Country Club to the west and south.

The property includes five structures: the house, the stable, a guest cottage and two octagonal gazebo structures. Buildings on the property are generally oriented northwest – southeast.

Access to the property is from a linear gravel drive that extends westward, along the north edge of the property, from Victoria Street South (Figure 64). This driveway connects to the driveways associated with the Golf and Country Club who have an easement right to use the driveway as a right-of-way. A row of sugar maple trees is found along both sides of the driveway (Figure 62 and Figure 63). An almost elliptical gravel driveway branches from the main drive and extends south to the front of the house and the stable building.



Figure 62: View southwest down the driveway to 88 Victoria Street South.



Figure 63: View northeast along the driveway for 88 Victoria Street South.



Figure 64: View southwest at the front drive and lawn for 88 Victoria Street South.

5.3.2 Landforms and Topography

Most of the Property is flat, however the southern end of the property drops steeply to the south at the south property line (Figure 65).



Figure 65: View southwest at the slope along the south property line of 88 Victoria Street South.

5.3.3 Vegetative and Landscape Elements

The entrance of the driveway is flanked by two square, concrete pillars decorated with spherical concrete finials. Each pillar contains a plaque; the south pillar contains the property address, while the north pillar's plaque states "Circa 1829". The woodlot borders the north edge of the driveway. While the edge of the woodlot has a naturalized appearance, with herbaceous vegetation and thickets of shrubs occupying the ground and mid-story, a row of mature sugar maple can be seen lining the edge of the drive. The elliptical form of the driveway creates a central lawn area in front of the main house. In the centre of this lawn a small, tiered fountain is encircled by a boxwood hedge. (Figure 66). The lawn is further punctuated with mature deciduous trees.

East of the house, the lawn extends to a relatively open area. The edge of the property is delineated with a shrubby thicket that transitions into a cedar hedge; large deciduous and coniferous trees are interspersed along this perimeter (Figure 67). On the eastern edge of the property a set of four concrete steps end against the cedar hedge (Figure 68).

The south lawn is much more treed than then the east lawn, creating a nearly continuous canopy. The main species of trees include large Austrian pine interspersed with black walnut. Of note is the row of black walnut that run parallel to the western edge of the property, directly south of the guest cottage (Figure 69 and Figure 70). The south lawn also

contains a small kitchen garden as well as a perennial border. The steep slope to the south of the lawn is naturally treed, creating a buffer between the private lawn and the golf course below. The property has a large cedar hedge on the west side, separating the lawn from the tennis courts to the west.



Figure 66: View south across the front lawn of 88 Victoria Street South.



Figure 67: View southeast along the east edge of 88 Victoria Street South.



Figure 68: View east at a set of concrete steps on the east boundary of 88 Victoria Street South.



Figure 69: View northwest across the back yard of 88 Victoria Street South.



Figure 70: View north across the back yard of 88 Victoria Street South.

5.3.4 Buildings

John Tucker Williams House

The John Tucker Williams House was built in the neo-classical style (Figure 71 through Figure 73). The house is a white painted brick clad two storey building. It has a generally cruciform shape with a projecting two-storey frontispiece on the front and rear elevations. The house has a hip roof with projecting eaves. Each frontispiece has a gable roof with returned eaves. The front door is under a small pedimented gable-roof portico. The front façade of the house includes large bay windows. The rear frontispiece includes three doors, one on each side. The house includes matching rear verandas on either side of the rear frontispiece.



Figure 71: View southeast at the front of Penryn Homestead.



Figure 72: View west at the back of Penryn Homestead.



Figure 73: View east at the front and west side of Penryn Homestead.

Stable

The stable is a two-storey frame structure (Figure 74). It has a rectangular footprint and is clad in board and batten siding. The stable has a hip roof with projecting eaves. The front of the stable has three large doors, two are sliding barn doors. A red and white flag is flying from a pole on the roof. A basketball hoop is mounted on the upper level. A white pickup truck is parked to the right of the stable.



Figure 74: View south at the stable.

Guest Cottage

The guest cottage is a single storey, rectangular frame structure with a low-pitched gable roof. The roof includes a small cupola at the south end. The north end includes a central window and a door. Large horizontal rectangular windows are on the east side and a patio door is on the south side.



Figure 75: View southwest of the Guest Cottage.

Gazebos

The gazebos on the property are small, single storey, octagonal wood frame structures. They have flared conical roofs clad in asphalt shingles and a finial at the peak. Gazebo 1 (Figure 76)—close to the Penryn Homestead house—is clad in white painted wood panels. Each side includes a rectangular, diamond pane transom window near the top of the wall. Wall panels are made up of a frame with a rectangular molded central panel. One of the south facing wall sections includes a window. The gazebo door is located on a southwest wall. Gazebo 2 (Figure 77)—near the south boundary of the Property—is clad in green painted wood panels. Each side includes a moulded wood panel near the ground with a lattice section. The gazebo has a door on the southwest wall.



Figure 76: View northeast at Gazebo 1.



Figure 77: View south at Gazebo 2.

5.4 Heritage Status

5.4.1 82 Victoria Street South

82 Victoria Street is a designated heritage property under Section 29 Part IV of the *OHA*. The heritage designation By-law for the property is By-law 2070. The By-law describes three smaller surveyed parcels within 82 Victoria Street South. These surveyed parcels surround three of the buildings on the property with a small buffer of land around each (Figure 78). The buildings within each parcel are described as the heritage attributes of the property and include:

- The Arthur Trefusis Heneage Williams House –the Big House;
- The Penryn Billiard House; and,
- Winwood Lodge.

Exterior heritage attributes of these buildings, as outlined in the By-law and described on the Municipality's Heritage Register and Inventory of Designated Properties are listed in Table 2.

Table 2: Penryn Park Heritage Attributes List.

By-law 2070	Inventory of Designated Properties
The Big House	
<ul style="list-style-type: none"> • Cottage Gothic style; • Fine bargeboard; • Finials and pendants; • Hood moulds; • Shutters; • Joined chimneys; • Verandah; and, • Cast iron risers. 	<ul style="list-style-type: none"> • Cottage Gothic style; • Bargeboard trim truer to the medieval pattern in their cusped and carved form than the lacy interpretation common to other buildings of the period; • Hood moulds; • Chinese pagoda roof over a rear second storey window; • Tower at the entrance; • Fine finials and pendants adorn the gables; • A long verandah with chamfered pillars along the south side of the house; • Bright red brick; • Woodwork painted Tuscan red; • Cast iron risers; and, • Joined chimney with six flues.
The Billiard House	
<ul style="list-style-type: none"> • Turn of the century architecture emulating the gothic design elements of the "Big House". 	<ul style="list-style-type: none"> • Three floor, red brick building; • Bargeboard on the gables that matches the Big House; • Pinnacles and drops (finals and pendants); • Window headers and shutters; • Glass photograph set in the wall [as a window] above the mantle; and, • Chimney flues that divide around the glass photograph window and rejoin above.

By-law 2070	<i>Inventory of Designated Properties</i>
Winwood Lodge	
<ul style="list-style-type: none"> • 3-bay frame farmhouse; • Latticed front porch; • Original door and sash. 	<ul style="list-style-type: none"> • Three bay frame farmhouse; • Original front door; • Small latticed front porch; and, • Six-over-six sash windows.

5.4.2 88 Victoria Street South

88 Victoria Street South is a designated heritage property under Section 29 Part IV of the *OHA*. The heritage designation By-law for the property is By-law 3212/79. The By-law applies to the entire property parcel. Exterior heritage attributes of the property as outlined in the By-law, described on the Municipality's *Inventory of Designated Properties* and character defining elements from the Canada's Historic Places Canadian Register are listed in Table 3.

Table 3: Penryn Homestead, Heritage Attributes List.

By-law 3212-79	<i>Inventory of Designated Properties</i>	Canada's Historic Places, Canadian Register
John Tucker Williams House		
<ul style="list-style-type: none"> • The house with its neo-classic style and renovations of the 1890s. 	<ul style="list-style-type: none"> • Brick walls laid in a stretcher pattern; • Course rubble foundation; • Medium pitch with central flat deck roof; • Projecting porches (frontispiece) on the north and south elevations with gable roof, returned eaves, ornamental dentils, small circular window below the peak; • Gable roof front porch with fluted Doric pillars and a carved radiating fan decoration on the pediment; • Double hung sash windows with one-over-one, two-over-two and twelve-over-twelve pane arrangements; and, • Shuttered casemate windows. 	<ul style="list-style-type: none"> • two storey form, with projecting frontispieces, on the north and south façade; • exterior brick walls under the original roughcast stucco; • gable roof with returned eaves over the frontispiece; • entrance portico with gable roof and Doric columns; and, • fenestration, including double hung 20/20 sashes flanked by 12/1 windows, 12/12, 1/1 and 2/2 sashes and shutters.

By-law 3212-79	Inventory of Designated Properties	Canada's Historic Places, Canadian Register
Gazebos		
Two small octagonal buildings or gazebos.	<p>Gazebo 1</p> <ul style="list-style-type: none"> • Pagoda roof with finial; and, • Panelled sides with glazed transom windows. <p>Gazebo 2</p> <ul style="list-style-type: none"> • Pagoda roof with finial; and, • Lattice walls. 	
Stable		
<ul style="list-style-type: none"> • The large board and batten stable. 	<ul style="list-style-type: none"> • White painted board and batten cladding. 	

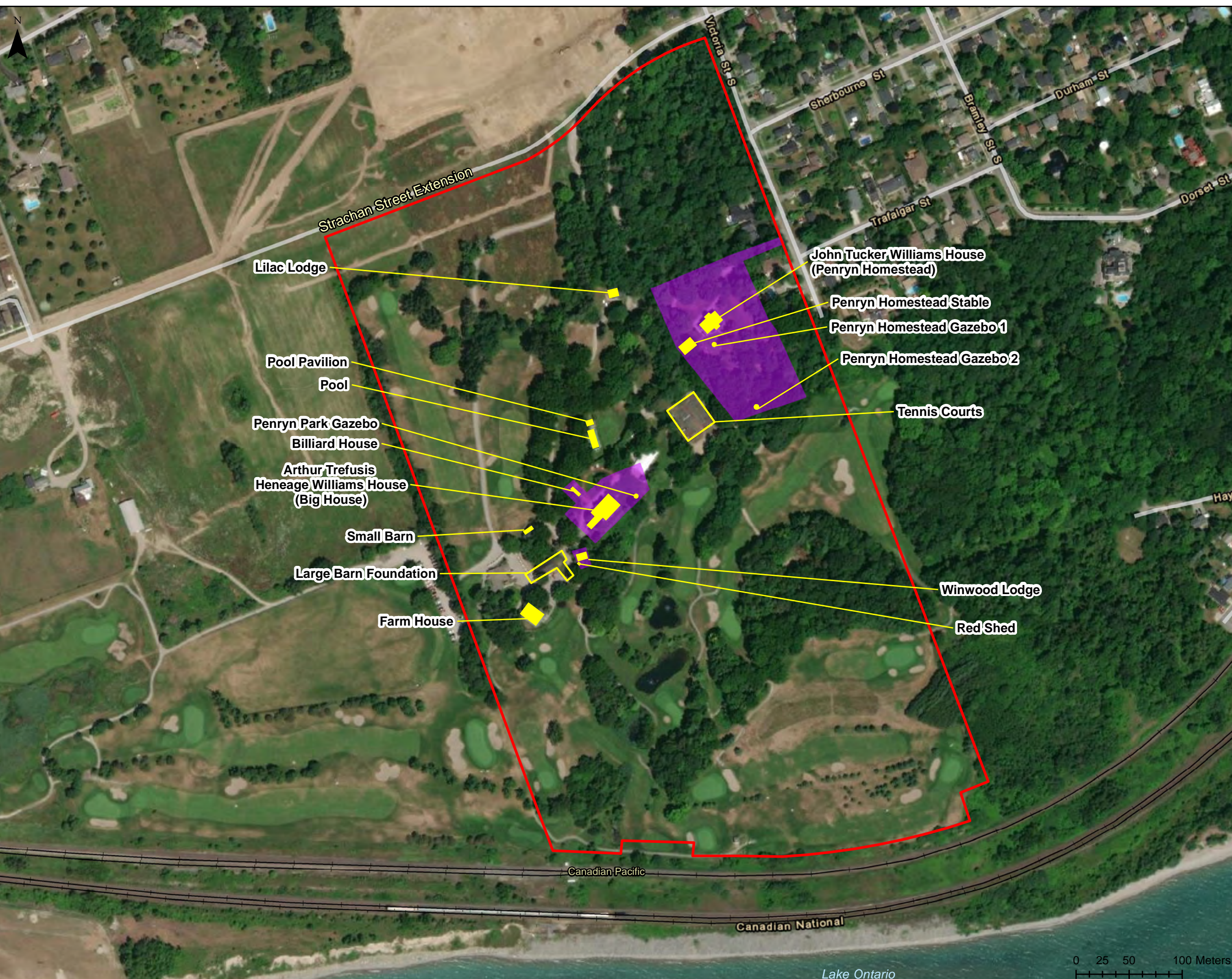
5.4.3 Surrounding Context

The Penryn Estate is close to several properties that have large 19th century residential buildings on large lots. They may be considered potential CHLs of historic estates. Two nearby properties, Dunain—the William & Augusta Fraser House at 345 Lakeshore Road—and Idalia—85 Victoria Street South—were the residences of Williams family members. Dunain was the home of Augusta Fraser –nee Williams—the daughter of John Tucker Williams. The land was severed from the Penryn Estate. Idalia was the home of Charles and Emma Seymore. Emma Seymore –nee Williams—was a daughter of John Tucker Williams.

Penryn Park and Dunain were the westernmost of these properties built in the 19th century (Figure 79). Many—but not all—of these properties are designated under Part IV Section 29 of the *OHA*. Several other properties with smaller buildings and on small lots are also designated under Part IV Section 29 of the *OHA* and are located close to the Study Area (Figure 79). Nineteenth century properties that have characteristics of such estates located near the Study Area include:

- Idalia – 85 Victoria Street South;
- Homewood – 188 Dorset Street West;
- The Hillcrest – 175 Dorset Street West;
- Terralta – 158-160 Dorset Street West;
- The Cone – 115 Dorset Street West; and,
- Dunain – 345 Lakeshore Road.²¹⁹

²¹⁹ Cruickshank, T. 1987. *Port Hope a Treasury of Early Homes*. p. 26, 31, 58, 60, 88 and 100.

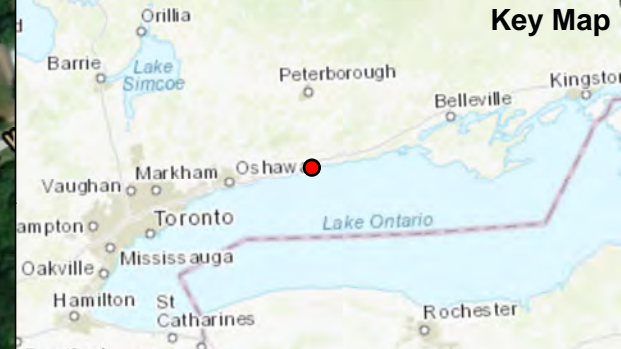


TITLE
Ontario Heritage Act Designated Areas in the Study Area

CLIENT
Municipality of Port Hope

PROJECT
Cultural Heritage Evaluation Report,
82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area Scale 1:4,000,000

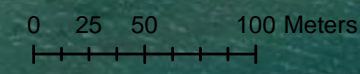
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 - Buildings and Structures
 - Approximate Designation Area
 - Ontario Railway Network (ORWN) Track
 - Municipal Street

NOTE(S)
1. All locations are approximate.

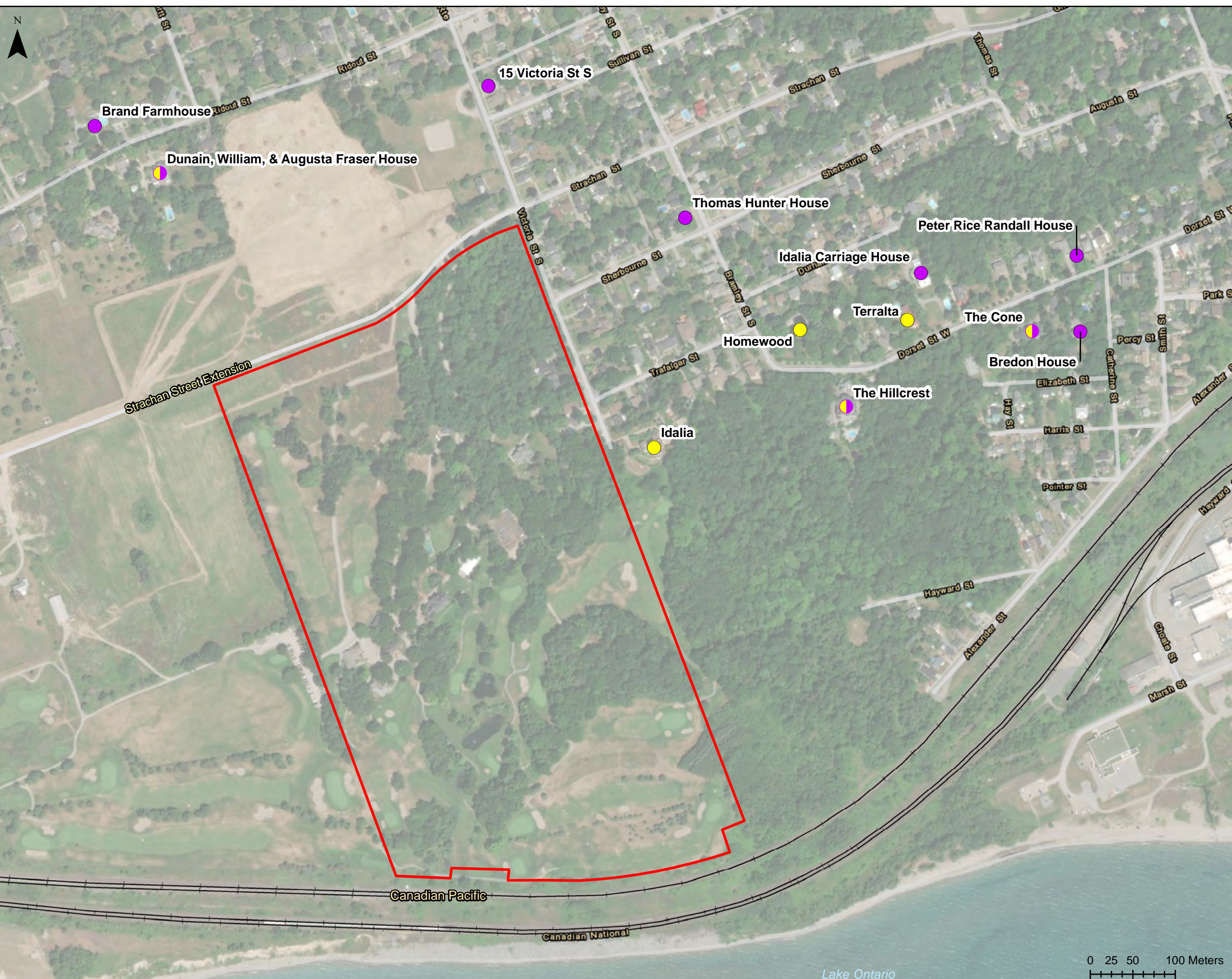
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2. Ontario Railway Network (ORWN).
URL: <https://geohub.lio.gov.on.ca/datasets/mnrf:ontario-railway-network-orwn>
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Lake Ontario

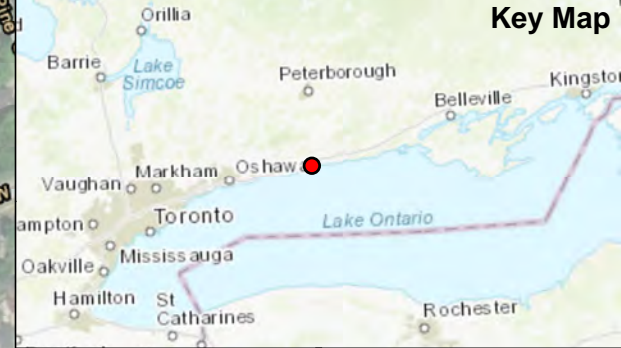


TITLE
Designated Heritage Properties and Potential Estate CHLs near the Study Area

CLIENT
 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



Key Map

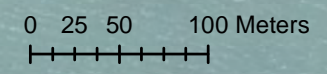
● Study Area Scale 1:4,000,000

- Legend**
- Designated Property under the *Ontario Heritage Act*
 - Potential Historic Estate CHL
 - Designated Property under the *Ontario Heritage Act* and Potential Historic Estate CHL
 - Study Area
 - +— Ontario Railway Network (ORWN) Track
 - Municipal Street

NOTE(S)
 1. All locations are approximate.

REFERENCE(S)
 1. Ontario Road Network (ORN) Segment With Address.
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 2. Ontario Railway Network (ORWN).
 URL: <https://geohub.lio.gov.on.ca/datasets/mnrf:ontario-railway-network-orwn>
 3. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap
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	CONSULTANT	YYYY-MM-DD	2021-01-28
	DESIGNED		LHC
	PREPARED		JG
	FIGURE #		79



Lake Ontario

6 COMMUNITY FEEDBACK

To understand the potential cultural heritage resources associated with the Williams family and the Penryn Estate lands LHC consulted with members of the Heritage Port Hope Advisory Committee, the Port Hope branch of the Architectural Conservancy of Ontario, and other knowledgeable individuals identified by staff through a questionnaire. The questionnaire was designed to help LHC understand the former Penryn Estate lands as a potential CHL. The scope of consultation was defined by the Municipality. Ten responses to the questionnaire were received. The following summarizes the results.

All the respondents said the potential CHL was significant. Reasons for its significance included: its association with the Williams family; the designated properties; the estate landscaping; and, the relationship between the built and natural landscape. Contributing attributes include: slopes; winding laneways; mature trees; designed gardens; and, the visual relationship between the designated properties, natural features, and Lake Ontario. A mature elm tree east of the Billiard House and several beech trees on the property were noted as significant due to their age. Responses also identified Picturesque design influences in the arrangement of the built and natural aspects of the landscape.

Some of the respondents defined the potential CHL boundaries as the designated properties and their surrounding landscape while others defined it as the original property owned by John Tucker Williams. One respondent suggested the inclusion of Idalia Estate and area south of Strachan Street from Victoria Street to the western golf course entrance. Generally, the boundary was defined as running along the west side of Victoria Street, north to the edge of 88 Victoria Street South, west to include the golf course and club house, and south to the railway tracks.

Most responses confirmed the heritage attributes listed in the designating by-laws. Some noted additional attributes including a glass photograph set over the Billiard House's fireplace and detailed architectural attributes of Penryn Homestead. The location of buildings in the landscape was considered a contributing attribute. One response suggested the Lilac Lodge, Rose Cottage, brick farmhouse, swimming pool, and gazebos are additional significant attributes of a potential CHL.

Most of the respondents believe the woodlot in the northeast corner of the Study Area is significant because of its apparent age. Others only believe the woodlot is significant if it existed as part of the former Penryn Estate. They indicated that if the woodlot grew up recently it should be considered as a separate heritage or environmental matter.

The golf course is considered significant by most of the people who responded because of its trees, ravines, proximity to Lake Ontario, Picturesque design, and contribution to Port Hope's recreational history. Some of the people who responded believe the golf course is significant only if it was part of the former Penryn Estate.

Concerns were expressed about the recent removal of trees from the Study Area.

7 CULTURAL HERITAGE LANDSCAPE EVALUATION

The Study Area's Penryn Homestead property, Penryn Park Big House property, and the Billiard House property are already identified and formally recognized cultural heritage resources. However, these By-laws do not consider the setting and landscape of the properties. This evaluation considers recommended updates to the Section 29, Part IV OHA By-laws –for each property—to ensure they are consistent with current best practices. The evaluation is intended to augment the existing heritage values of these properties and considers the potential significance of each property as a CHL, which includes other structures, buildings and landscape. To update the existing By-laws each property is evaluated using the criteria for determining cultural heritage value or interest from *O. Reg. 9/06* under the OHA as part of the evaluation (Table 4 and Table 5).

Table 4: *O. Reg. 9/06* Evaluation for 88 Victoria Street South (Penryn Homestead).

Criteria	Criteria Met	Comments
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,	Yes	The Penryn Homestead, is a CHL representative of an early 19 th century estate. The neo-classical house, the arrangement of the buildings, lawn, trees and views across the property are similar to images in 19 th century pattern books of Italian inspired architecture and landscape design. The estate is an early example of this type of estate in Port Hope.
ii. displays a high degree of craftsmanship or artistic merit, or	No	There is no evidence that the buildings or landscape at Penryn Homestead demonstrate a high degree of craftsmanship or artistic merit. The design of the estate took advantage of ideal locations on the lot but there is no evidence to suggest a high degree of imaginative skill merit went into the arrangement or design of the estate. Maintenance and evolution of the landscape over time would have only required a general level of knowledge or skill and much of the landscape appears to have developed organically rather than because of intentional design.
iii. demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest any of the buildings or landscape elements of Penryn Homestead required or involved a high degree of technical or scientific achievement in their development or evolution.
The property has associative value or historical value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	The Penryn Homestead is directly associated with significant people in the history of Port Hope and Ontario, including John Tucker Williams and Arthur Trefusis Heneage Williams.

Criteria	Criteria Met	Comments
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Yes	Evidence suggests that the picturesque ideals found at the Penryn Estate could have been part of a broader trend amongst the wealthy property owners in Port Hope in the 19 th century. Understanding this property within this context could yield information about picturesque landscape design in the community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The design of Penryn Homestead is similar to pattern book drawings but there is no evidence that the property was formally designed by a landscape designer or that it demonstrates the work of an architect, artist, builder, designer or theorist who is important to a community.
The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No	Penryn Homestead is isolated from its surroundings. Residential properties severed from it decades ago and mature lines and stands of trees separate the estate from surrounding properties. It does not maintain, support or define the character of an area.
ii. is physically, functionally, visually, or historically linked to its surroundings, or	Yes	<p>Penryn Park and Penryn Homestead are linked. They were originally part of the same large lot owned by John Tucker and Arthur Williams. The Penryn estate is historically linked to nearby properties such as Dunain at 345 Lakeshore Road and Idalia at 85 Victoria Street South. Dunain was once part of the estate and was severed for Augusta Fraser –nee Williams—one of the daughters of John Tucker Williams. Idalia was the home of Emma Seymore –nee Williams—another daughter of John Tucker Williams.</p> <p>Penryn Homestead along with several other properties in the area (see section 5.5.3) contain large elaborate homes with designed landscapes on large estate type lots. Many of these were built on top of the slope overlooking Lake Ontario. Penryn Homestead is one of several large 19th century estate lots on the high ground in the western side of Port Hope, these lots are part of a theme of similar properties in the area.</p>
iii. is a landmark.	No	Penryn Homestead is not a landmark. The property is a private residential lot surrounded trees and is isolated from general view.

Table 5: O. Reg. 9/06 Evaluation for 82 Victoria Street South (Penryn Park).

Criteria	Criteria Met	Comments
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,	Yes	Penryn Park is representative of an evolved estate. It is a 19 th century family estate that included popular architectural styles for its buildings and a picturesque setting. The site evolved over time and subsequent owners generally retained the original design of the estate. Pathways, fences, and vegetation used to delineate boundaries and line paths through the estate were maintained and enhanced over time and are generally still present. The site evolved from a residential estate and farm in the 19 th century to a residential and recreational space in the 20 th and 21 st centuries. Over time owners of the property maintained and added buildings, structures, views and vegetation consistent with picturesque design ideals of the 19 th century.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The CHL includes elements with a high degree of craftsmanship, such as the Arthur Trefusis Heneage Williams House and Billiard House. However, the landscape, including its spatial arrangement, setting, clusters of structures, vegetation and views do not. The design of the estate took advantage of ideal locations on the lot but there is no evidence to suggest a high degree of imaginative skill or merit went into the arrangement or design of the estate. Maintenance and evolution of the landscape over time would have only required a general level of knowledge or skill and much of the landscape appears to have developed partially organically rather than as a result of intentional design.
iii. demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest any of the buildings or landscape elements of Penryn Park required or involved a high degree of technical or scientific achievement in their development or evolution.
The property has historical 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,	Yes	<p>The Penryn Estate is directly associated with significant people in the history of Port Hope and Ontario, including John Tucker Williams and Arthur Trefusis Heneage Williams.</p> <p>The subsequent owners of Penryn Park, the King family, were wealthy Americans who purchased Penryn Park for their summer residence. Later generations of the King family became full-time residents of Port Hope contributed significantly to the community.</p>

Criteria	Criteria Met	Comments
		Alice King Sculthorpe was born at Penryn Park to Alfred and Winifred Bigelow Schultz. She served as President of the Architectural Conservancy of Ontario, was founding member of the Willow Beach Field Naturalists, the Port Hope Tree Advisory Committee, St. Mark's Heritage Foundation, and the Local Architectural Conservation Advisory Committee. She was awarded the Order of Ontario and was Port Hope's Citizen of the Year in 2011.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Yes	Evidence suggests that the picturesque ideals found at the Penryn Estate could have been part of a broader trend amongst the wealthy property owners in Port Hope in the 19 th century. Research into picturesque landscape design in Port Hope could yield information about the development of the broader community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	<p>The Penryn Park section of the estate appears to have been influenced by the work of American landscape designer A.J. Downing. Downing was an influential designer whose publications influenced architecture and landscape design across the United States and in Canada.</p> <p>The house was designed by Edward Haycock, who was involved with building the East and West blocks of the Canadian Parliament buildings.</p>
The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No	Penryn Park is isolated from its surroundings. Residential properties severed from it decades ago and mature rows and stands of trees separate the estate from surrounding properties. It does not maintain, support or define the character of an area.
ii. is physically, functionally, visually, or historically linked to its surroundings, or	Yes	<p>Penry Park and Penryn Homestead are linked. They were originally part of the same large lot owned by John Tucker and Arthur Williams. The Penryn estate is historically linked to nearby properties such as Dunain at 345 Lakeshore Road and Idalia at 85 Victoria Street South. Dunain was once part of the estate and was severed for Augusta Fraser –nee Williams—one of the daughters of John Tucker Williams. Idalia was the home of Emma Seymore –nee Williams—another daughter of John Tucker Williams.</p> <p>Penryn Park is linked to Idalia since both properties were owned and used by the Port Hope Golf and Country Club in the past.</p>

Criteria	Criteria Met	Comments
		Penryn Park along with several other properties in the area (see section 5.5.3) contain large elaborate homes with designed landscapes on large estate type lots. Many of these were built on top of the slope overlooking Lake Ontario. Penryn Park is one of several large 19 th century estate lots on the high ground in the western side of Port Hope, these lots are part of a theme of similar properties in the area.
iii. is a landmark.	No	Penryn Park is not a landmark. The Penryn Park property is known as the Port Hope Golf and Country Club but there is no evidence to suggest it is understood locally as a landmark.

7.1 Summary of *O. Reg. 9/06* Evaluations

It LHC's professional opinion that 82 Victoria Street South (Penryn Park) and 88 Victoria Street South (Penryn Homestead) have CHVI. The CHL for Penryn Park meets five criteria of *O. Reg. 9/06*. The CHL for Penryn Homestead meets four of the criteria of *O. Reg. 9/06*. A Statement of Cultural Heritage Value or Interest for the CHL on each property has been prepared (Section 7.2 and 7.3 below). Detailed heritage attributes of the already designated buildings have not been included in this SCHVI (see section 5.5 for already identified heritage attributes).

8 CULTURAL HERITAGE LANDSCAPE

The evaluation (Section 7) found that 82 Victoria Street South and 88 Victoria Street South have CHVI. The two properties have many intact historic features and buildings. They were linked historically and some features may cross property boundaries. Members of the Heritage Port Hope Advisory Committee and Port Hope branch of the Architectural Conservancy of Ontario who responded to the Questionnaire sent out for this CHER responded that they believe these properties are a CHL.

A Penryn Estate CHL is considered here under the PPS definition of a CHL (see Section 3.1.2) which defines CHL and heritage attributes as:

[CHL] a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through *Official Plan*, zoning by-law, or other land use planning mechanisms.²²⁰

[heritage attributes] "...the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).²²¹

The history of the Study Area (Sections 4.5 through 4.9) shows that the Williams family and subsequent owners generally had long tenures of ownership. The estate was the primary residence of the Williams families. Penryn Park was a summer residence for the King family for decades. Historic drawings, maps and air photos of the Study Area illustrate a landscape that saw incremental change over time while key features remained intact (Figure 4, Figure 5, Figure 80 and Figure 81).

The buildings, spatial arrangement of built and landscape features, including the vegetation of the estate is consistent with designs discussed and illustrated in 19th century pattern books and writings. The Big House at Penryn Park appears strongly influenced by the pattern books from A.J. Downing. The architectural styles of the John Tucker Williams House—a Neo-Classical design—and the gothic revival Big House and Billiard House, complement the setting on the large estate lot surrounded by a cultivated naturalized landscape and agricultural setting. The buildings and landscape design were consistent with picturesque design ideals. The houses and paths are set within a cultivated yet naturalistic setting.

Illustrations of the Penryn Estate on the 1853 Wall & Forrest map and 1878 Belden & Co atlas (Figure 4) show the Penryn Homestead house and stable with curving paths north of the buildings. A drawing of the property from the 1878 Atlas (Figure 11 and Figure 81) illustrates the Williams houses, outbuildings—including the stable and a gazebo structure—gardens, stands of trees and open space. A fence and hedge divide the estate. Land to the north and west of the fence and hedge is largely open space while the south and east section contains those elements associated with the private realm, including the buildings, gardens, paths and stands of trees.

²²⁰ Provincial Policy Statement, 2020. Pdf. p. 42.

²²¹ PPS, 2020. Pdf. p. 44.

Comparison of an overlay of 1928, 1931 and 1965 aerial photographs (Figure 80) and the 1878 drawing with 20th century aerial photographs (Figure 81) and show a landscape that evolved over time but generally retained its 19th century form. Paths around the estate have generally stayed in the same locations (Figure 80 and Figure 81).

The 1878 drawing illustrates rows of trees lining the path near the northern entrance from Victoria Street South. In the 1928 aerial photograph distinct rows of trees are visible along the length of the northern pathway, as well as the south entrance drive that leads past Penryn Homestead to Penryn Park. These tree-lined drives and pathways are evident throughout the 20th century, as demonstrated in subsequent aerial photographs (1931, 1965, and 1986). However, as this area north of Penryn Homestead filled in and became more densely wooded, the rows of trees planted along the drives have become less distinguishable from the general woodlot. Although the north end of the curved entrance drive has been removed as part of contemporary development and 72 and 74 Victoria Street South have been severed from the property, the woodlot and most of the curved driveway are still legible. Remaining intact rows of deciduous trees and the cedar hedge continue to mark paths and boundaries across the Study Area.

The fence and hedge along the path to the buildings on Penryn Park, as illustrated in the 1878 drawing, have evolved into a large cedar hedge and rows of mature trees. The fence and hedge separated the residential, formal, and picturesque parts of the estate from the original agricultural uses of the estate. Over time trees have filled in on the slopes and next to Victoria Street South, north of Penryn Homestead. The orchards shown on the west side of the property were removed between 1931 and 1965 and golf greens, and sand traps have been laid out in its place. It is within this same period, that the pool is constructed (c. 1933) and a tennis court and change room are also installed. These additions, paired with the removal of the orchard, indicate a shift toward the estate as a summer home and its associated leisure and recreational activities.

In early 20th century aerial photos, a narrow stream is visible south of the Big House flowing south. By 1965 two small areas on the stream appear wider but by the 1980s the stream appears narrow again. By 2002 four small ponds were built along the stream.²²²

The estate lands are organized into distinct areas, characterized built typologies and use, landscape structures and vegetation. Penryn Homestead is a distinct unit, that includes the residential and outbuildings, the lawn, gardens, and garden structures. The sugar maple can still be discerned along the driveway and a distinct row of trees can be found along the western edge of the property. Lilac Lodge is on its own, at an intersection of roads on the property. The Big House, Billiard House, formal garden and lawn area and the Penryn Park Gazebo are a cluster set on the top of a slope and function as a distinct area, delineated by the curve of a cedar hedge and, beyond the hedge, a stand of trees. The pool area is enclosed within a large cedar hedge, which is connected to the formal garden of the Big House and Billiard House.

Winwood Lodge, the brick farm house, Lilac Lodge and the foundation of the old barn represent the agricultural heritage of the estate. These buildings combined with the Small Barn, Red Shed and Golf Course Clubhouse form a distinct unit that is associated with the current golf uses of the property. The former fields and orchards that surround the estate have been replaced over time with greens and fairways as the golf course expanded.

During the late 19th and much of the 20th century there would have been views south and southeast from the houses over the valley slopes towards Lake Ontario. The 1878 drawing illustrates a relatively open landscape on the estate. The aerial photographs show trees progressively filling in the landscape. In 1928, 1931 and 1965 trees were kept clear or thin along views south and southeast from the houses on the estate. By the late 20th century the stands of trees appear thicker and fuller. Views are narrower. However, view locations from the 19th century still exist from the Penryn

²²² Google Earth. 2002-2018. Time Options slider tool.

Homestead Gazebo #2 and the Penryn Park Gazebo. The contemporary gazebo structures are on or very close to the location of similar structures in 1878 (Figure 2 and Figure 82).

The landscape of the former Penryn Estate is valued by the community. Members of the Heritage Port Hope Advisory Committee and Port Hope Branch of the ACO generally described the entire Penryn Homestead property and many of the remaining 19th and early 20th century features on the Penryn Park property as attributes of a potential CHL.

Based on historic research into the Penryn Estate properties, analysis of historic landscape design writings, assessment of existing conditions and consultation with knowledgeable members of the community potential boundaries and attributes of a CHL can be identified for evaluation. Boundaries and potential attributes allow a potential CHL to be identified according to PPS and *Official Plan* definitions.

A potential CHL on the Penryn Estate includes land originally owned and designed by and for the Williams family. Subsequent residential owners, including the King family who used the Penryn Park Estate as their summer home, and the Port Hope Golf and Country Club have generally maintained the overall design of the properties and have made their own imprints on the landscape over time. A potential CHL for the Penryn Estate is –in part—designed and –in part—evolved. The eastern half of the Study Area appears to demonstrate the design and evolution of the estate including elements such as, buildings, paths, roads, tree lines, gardens and structures relevant to the heritage of the estate.

Port Hope has a wealth of large heritage homes and estates, reflective of the town's development and the residents that abided there in the late 1800s and early 1900s. The Williams family is connected to several grand homes that were built during this time and remain within Port Hope's rich architectural fabric. Penryn Estate is near the homes of other members of the Williams family—such as the Idalia property located at 85 Victoria Road South and Dunain at 345 Lakeshore Road. The property also carries with it the narrative of Port Hope as a summering grounds for wealthy Americans, who purchased several of the large estates for use as their summer homes. In relation to the design and layout of the buildings and grounds, the property can likely be linked to broader themes of properties in Port Hope, and indeed much of Canada, that were heavily influenced by the British garden design philosophies and principals of the picturesque landscape, as outlined in A.J. Downing's pattern books (refer to section 4.8.2). A CHL on the Penryn Estate may be nested within a larger context.²²³

8.1 Cultural Heritage Landscape Boundaries

The Penryn Park estate CHL is focused on the eastern half of the Study Area. The CHL (Figure 83) encompasses the eastern half of Penryn Park and all of Penryn Homestead. Boundaries of the CHL are a mix of legal property boundaries on the east and south sides of the Study Area and a curving line through Penryn Park on the west side. The western boundary generally follows lines of trees and paths that have existed since the late 19th century and served as a boundary between the clusters of buildings and the open land to the west. It extends from Strachan Street south along the western edge of the woodlot, around the west side of Lilac Lodge, along the west side of the path/road and around the west side of the complex of former farm and current golf course buildings around a stand of trees and south to the property boundary.

The southernmost section of the CHL is on the slopes and some lowland areas of the golf course. It includes part of several course holes. This part of the CHL includes historic views from the buildings and vantage points on top of the ridge. The rolling topography and open landscape, broken by stands of trees and cultivated natural vegetation were part of the historic picturesque landscape.

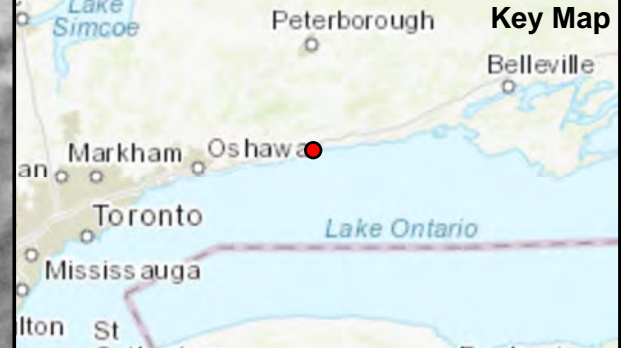
²²³ Analysis of the Study Area in a broader context is outside the scope of this CHER.



TITLE
**Overlay of Historic Aerial Photographs
 from 1928, 1931, and 1965**

CLIENT
 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report,
 82 and 88 Victoria Street South, Port Hope, Ontario




● Study Area SCALE 1:4,000,000

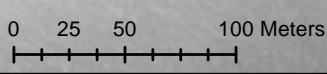
Legend
 [Red Outline Box] Study Area

NOTE(S)
 1. All locations are approximate.
 2. The overlay shown is a composite of three aerial photos from 1928, 1931, and 1965. Each aerial photo has been georeferenced and is shown at 50% transparency. This composite is intended to illustrate the limited change of the site in the time between 1928 and 1965.

REFERENCE(S)
 1. National Air Photo Library. A179, photo 59. Scale 1:25,000. 61NS/A179. 59. Ottawa: National Area Photo Library, 1928.
 2. National Air Photo Library. A3250, photo 82. Scale 1:15,000. 2B/A3250. 82. Ottawa: National Air Photo Library, 1931-04-14.
 3. Trent University Library NAPL Index. A18742, photo 60. Scale 1:20,000. 4W/A18742. 60. Peterborough: Trent University, 1965-04-29.
 2. Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

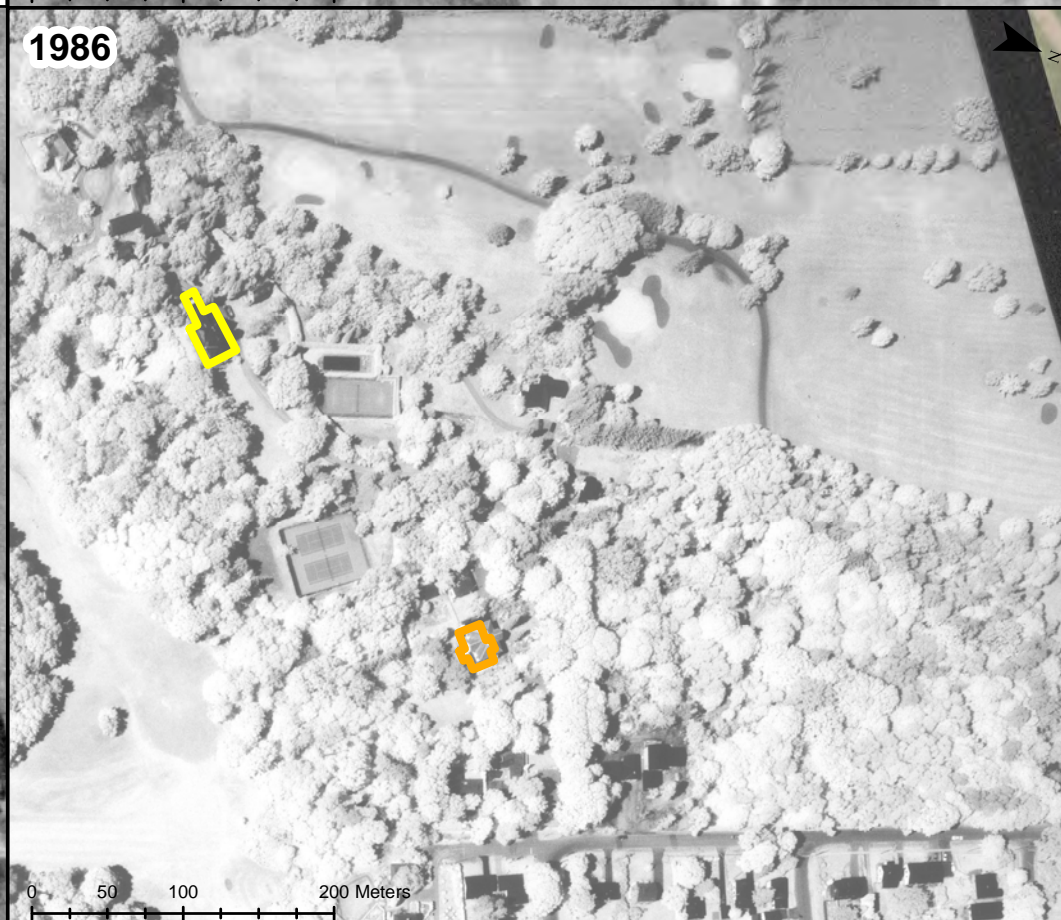
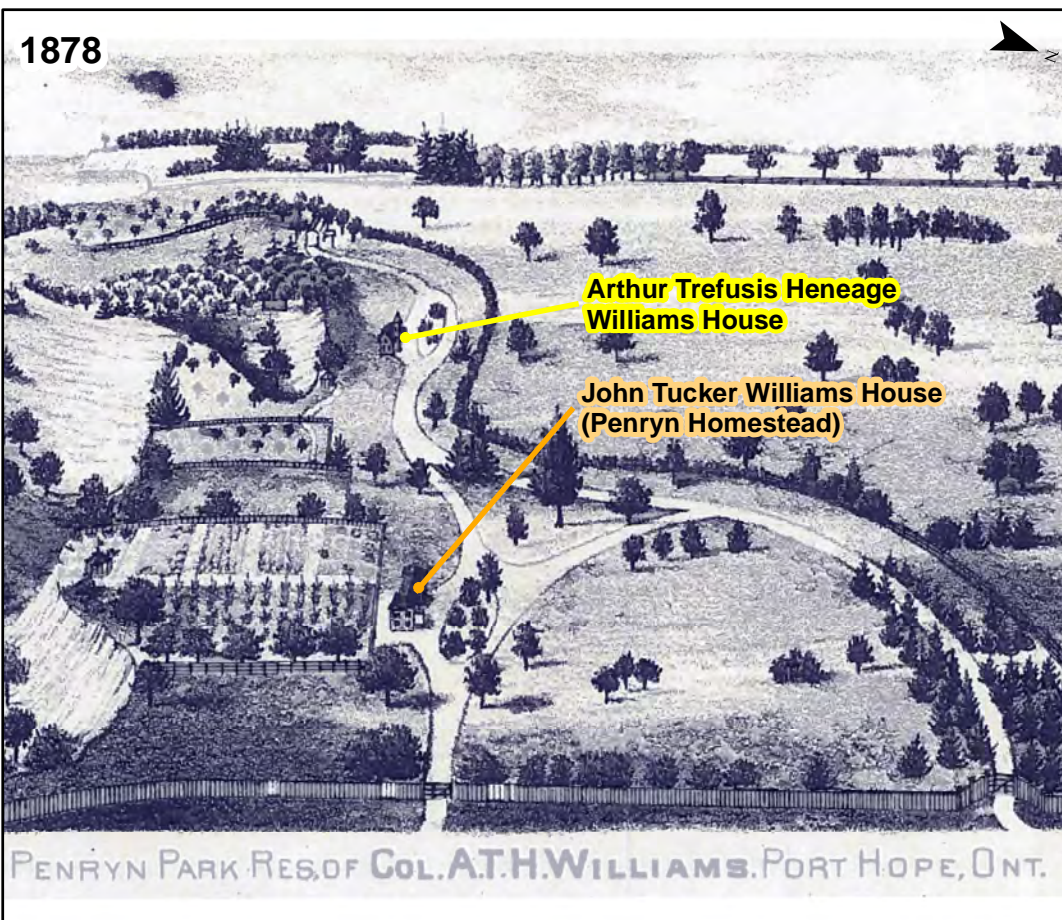
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CONSULTANT	YYYY-MM-DD	2021-01-28
	DESIGNED	LHC
	PREPARED	JG
	FIGURE #	80



Lake Ontario

Canadian National

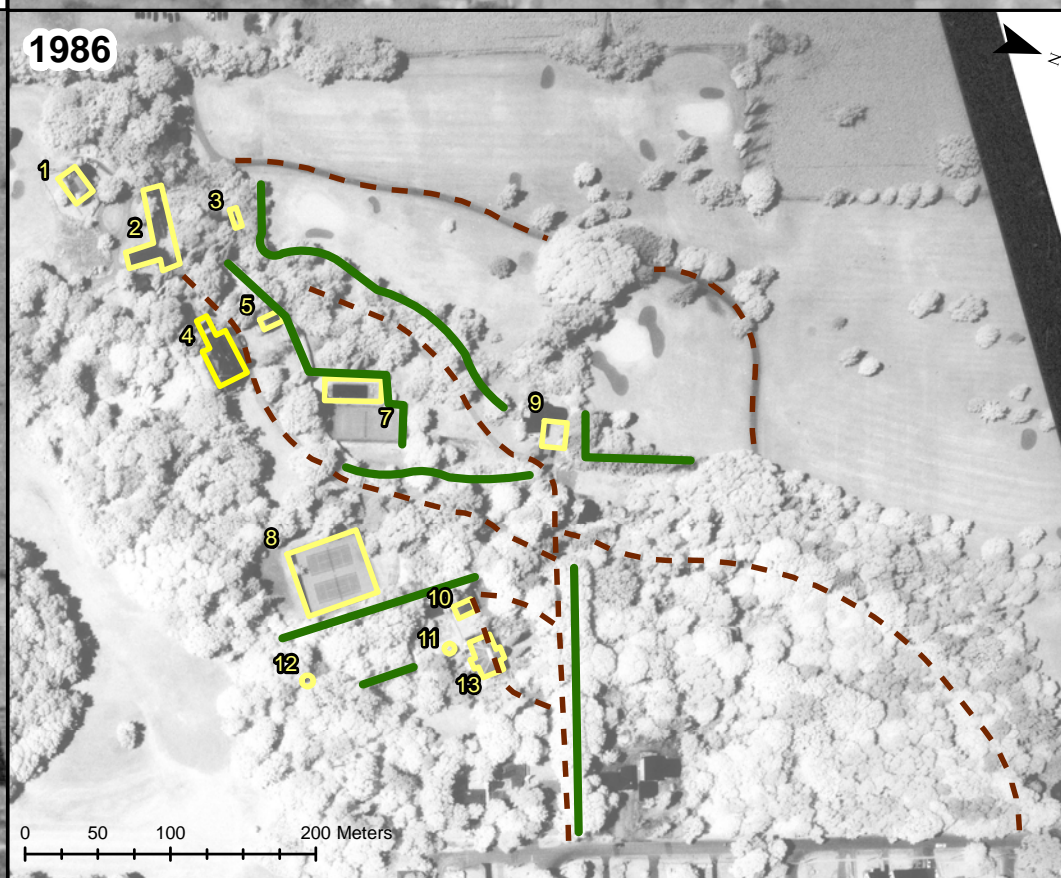
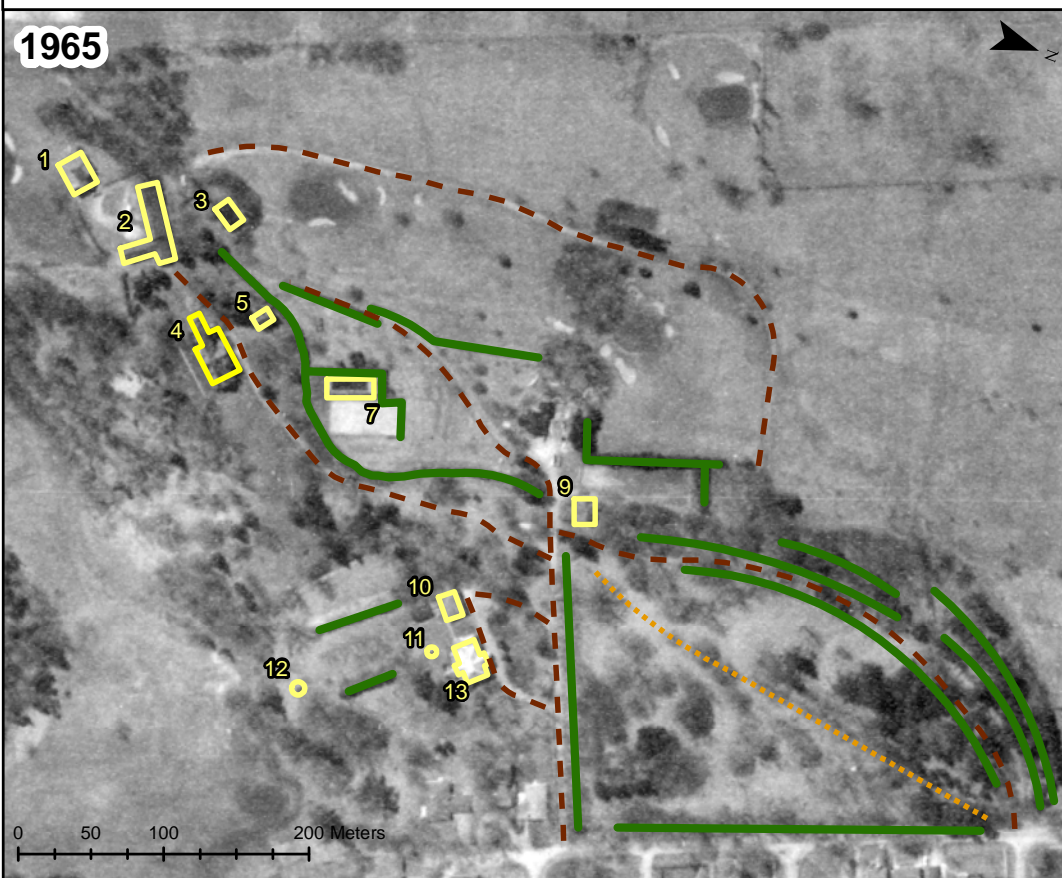
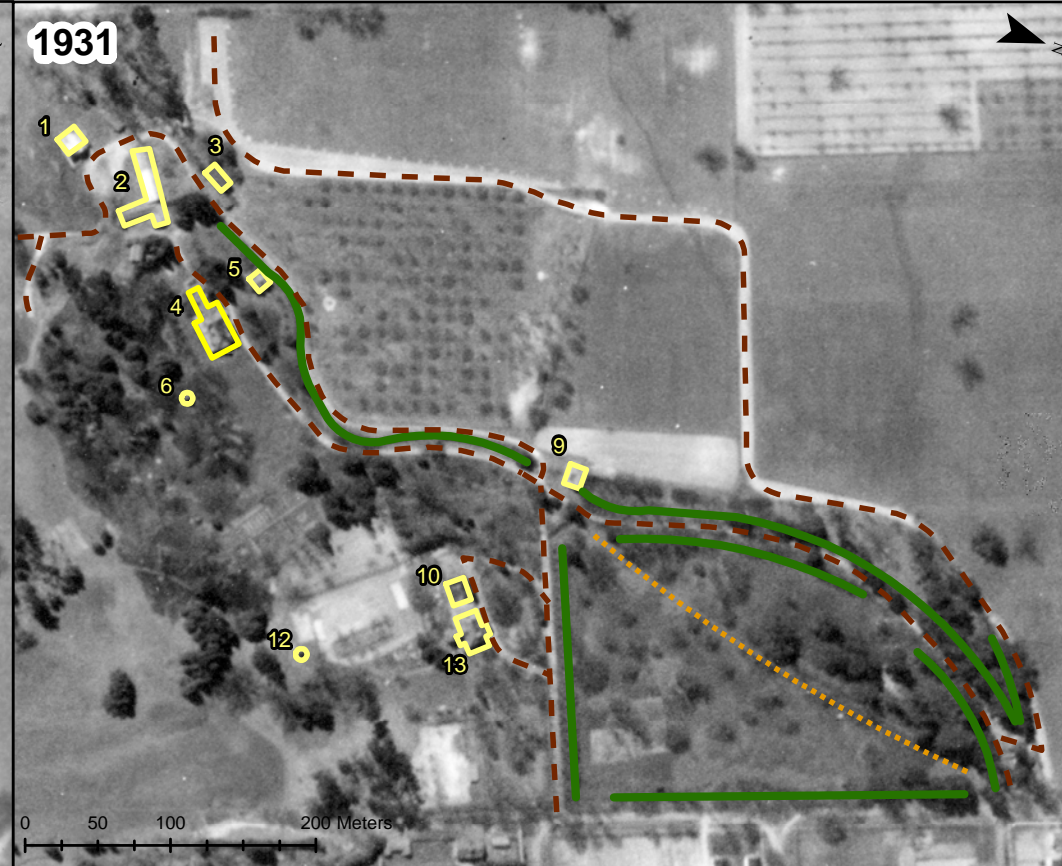
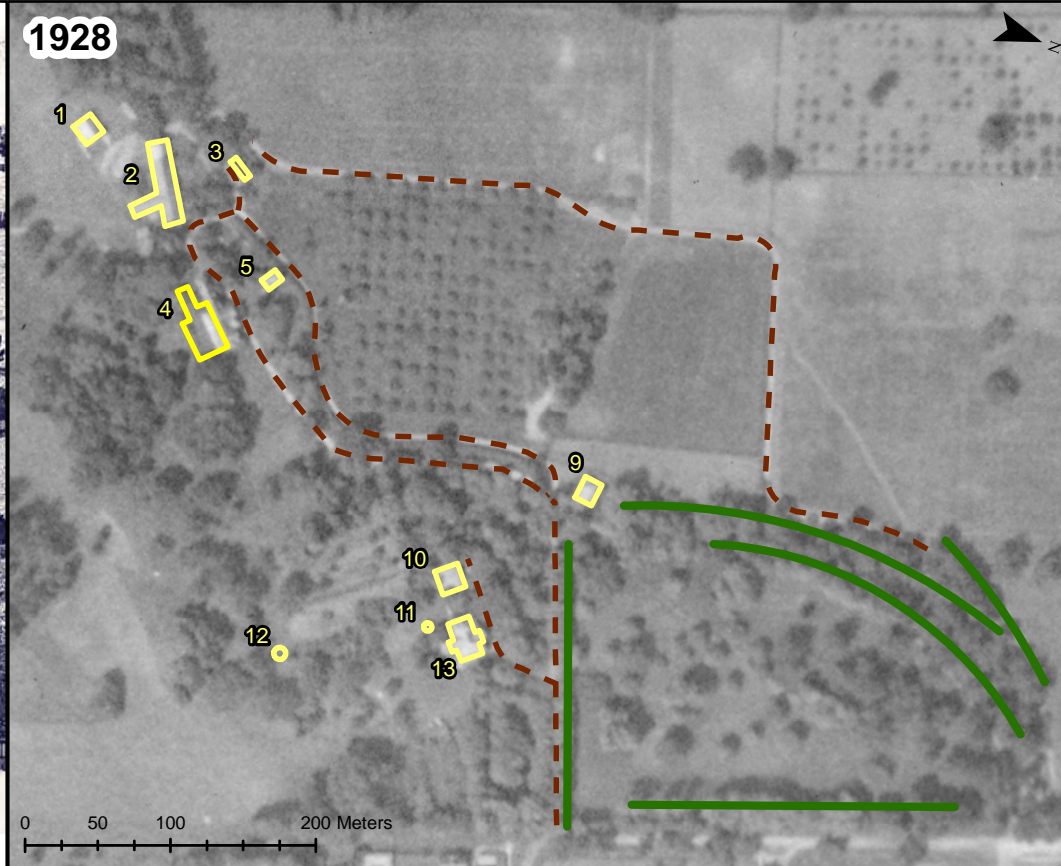
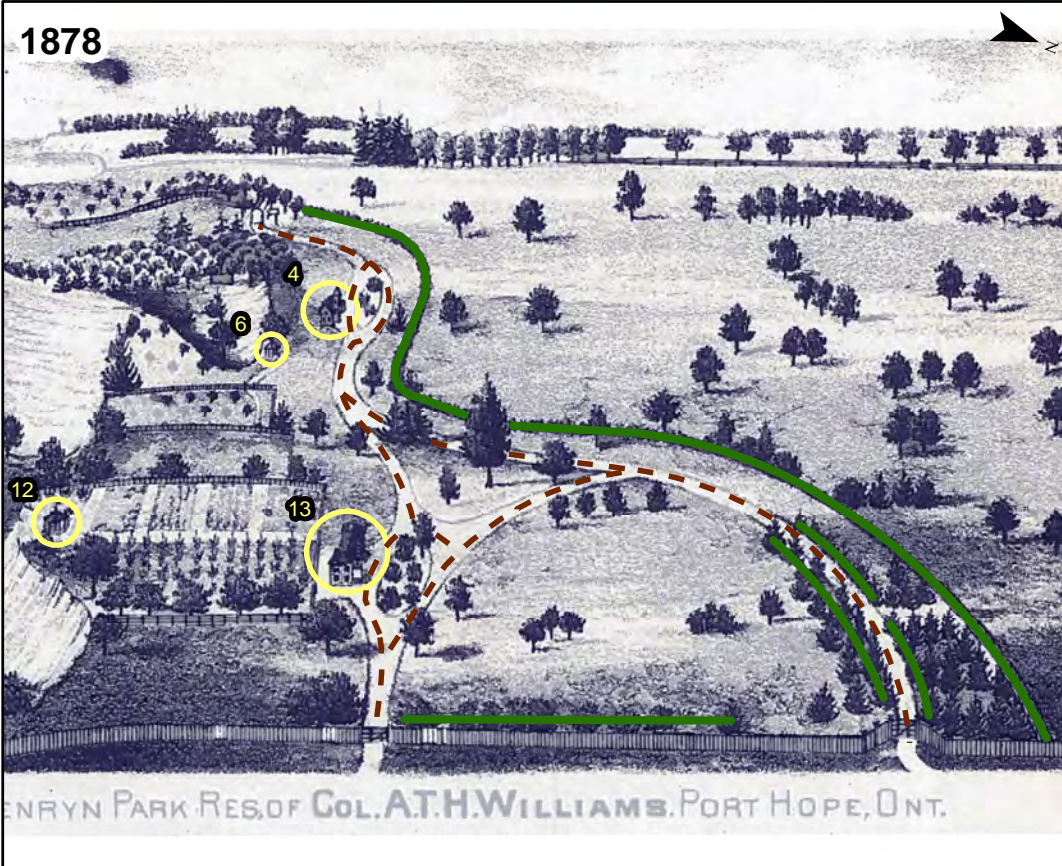


TITLE Comparison 1878 Bird's Eye View with Aerial Images	
CLIENT Municipality of Port Hope	
PROJECT Cultural Heritage Evaluation Report, 82 and 88 Victoria Street South, Port Hope, Ontario	PROJECT NO. LHC0223

Legend	
	John Tucker Williams House (Penryn Homestead)
	Arthur Trefusis Heneage Williams House

REFERENCE(S)	
1. H. Belden & Co. Penryn Park Res. of Col. A.T.H. Williams. Port Hope, Ont. Scale Unknown. In: H. Belden & Co. Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont. Toronto: H. Belden & Co., 1878.	6. National Air Photo Library. A27007, photo 52. Scale 1:9,000. 50NE/A27007. 52. Ottawa: National Air Photo Library, 1986-08-31.
2. National Air Photo Library. A27007, photo 52. Scale 1:9,000. 50NE/A27007. 52. Ottawa: National Air Photo Library, 1986-08-31.	7. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.
3. National Air Photo Library. A179, photo 59. Scale 1:25,000. 61NS/A179. 59. Ottawa: National Area Photo Library, 1928.	NOTE(S) 1. All locations are approximate.
4. National Air Photo Library. A3250, photo 82. Scale 1:15,000. 2B/A3250. 82. Ottawa: National Air Photo Library, 1931-04-14.	
5. Trent University Library NAPL Index. A18742, photo 60. Scale 1:20,000.	

CONSULTANT	
YYYY-MM-DD	2020-11-25
DESIGNED	LHC
PREPARED	JG
FIGURE #	81



TITLE
Cultural Feature Change from 1878 to the Present

CLIENT
 Municipality of Port Hope

PROJECT
 Cultural Heritage Evaluation Report, 82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223

Legend

- - - Approximate Road
- Cedar Hedge/Line of Trees
- - - - - Path

Label #	Building
1	Farm House
2	Large Barn
3	Small Barn
4	Arthur Trefusis Heneage Williams House
5	Billiard House
6	Penryn Park Gazebo
7	Pool

Label #	Building
8	Tennis Courts
9	Lilac Lodge
10	Penryn Homestead Stable
11	Penryn Homestead Gazebo 1
12	Penryn Homestead Gazebo 2
13	John Tucker Williams House (Penryn Homestead)

CONSULTANT



YYYY-MM-DD 2020-12-10

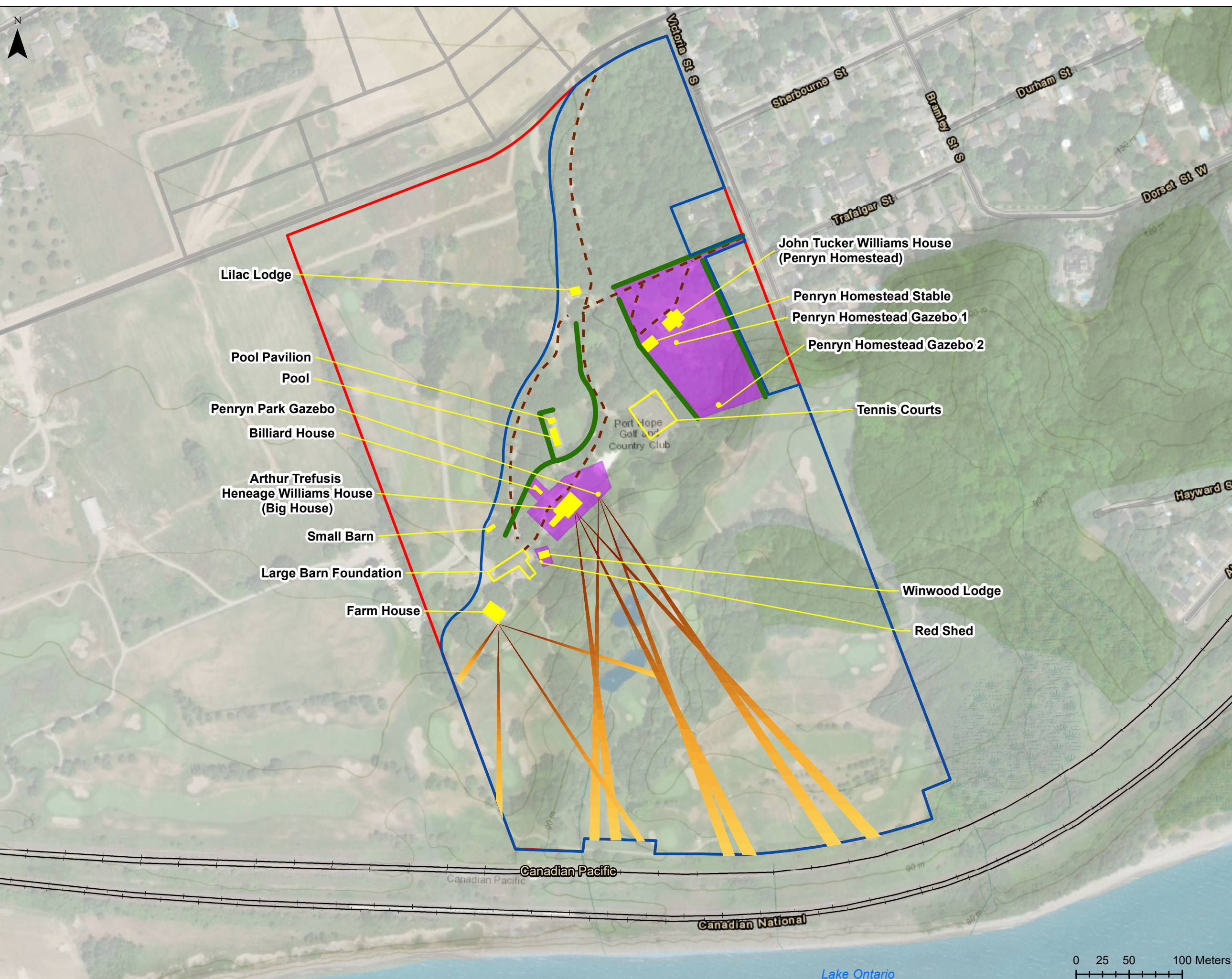
DESIGNED LHC

PREPARED JG

FIGURE # 82

REFERENCE(S)
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NOTE(S) 1. All locations are approximate.

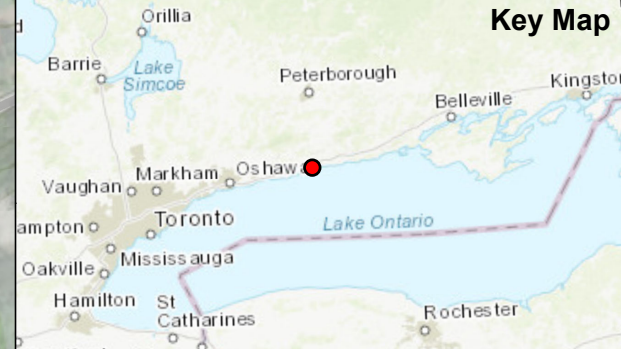


TITLE
Cultural Heritage Landscape Boundaries and Attributes

CLIENT
Municipality of Port Hope

PROJECT
Cultural Heritage Evaluation Report,
82 and 88 Victoria Street South, Port Hope, Ontario

PROJECT NO. LHC0223



● Study Area Scale 1:4,000,000


- Legend**
- Study Area
 - Buildings and Structures
 - Approximate Designation Area
 - Ontario Railway Network (ORWN) Track
 - Municipal Street
 - Cultural Heritage Landscape Boundary
 - Cedar Hedge / Row of Trees
 - Approximation of Road
 - Views

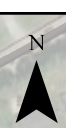
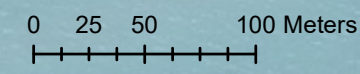
NOTE(S)
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3. Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CONSULTANT	YYYY-MM-DD	2020-01-28
	DESIGNED	LHC
	PREPARED	JG
	FIGURE #	83



9 STATEMENTS OF CULTURAL HERITAGE VALUE OR INTEREST

9.1 Proposed Statement of Cultural Heritage Value or Interest, 82 Victoria Street South (Penryn Park)

9.1.1 Description of Property

Penryn Park is in part of Lots 9 and 10 Broken Front Concession and Lots 9 and 10 Concession 1 in the geographic Hope Township, Municipality of Port Hope, Northumberland County, Ontario. The civic address is 82 Victoria Street South. The lot is irregular in shape and is located between Strachan Street, Victoria Street South and the Canadian National and Canadian Pacific rail corridor north of Lake Ontario.

9.1.2 Summary of Cultural Heritage Value or Interest

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

Penryn Park has design value or physical value because it representative of an evolved estate that included popular building architectural styles integrated within a designed picturesque landscape. The 19th century spatial arrangement of the estate is comprehensible in the arrangement of buildings, paths, vegetation and views.

Penryn Park has historical value or associative value because it is directly associated with John Tucker Williams, Arthur Trefusis Heneage Williams and Henry King. It is associated with people significant to the history of Port Hope. It is associated with the tradition of American summer homes in the area. The Arthur Trefusis Heneage Williams House was designed by architect Edward Haycock. The house and landscape is consistent with designs from pattern books by influential 19th century American landscape designer A.J. Downing. Penryn Park also has potential to yield information about the use and value of picturesque landscape design in Ontario in the 19th century. It also contributes to and can inform the story of wealthy Americans owning properties in Port Hope as summer homes.

Penryn Park has contextual value because it is linked to adjacent properties including Penryn Homestead, Dunain and Idalia which were all homes of members of the Williams family and the homes of other significant people in the history of Port Hope. The property is historically linked to other large estate lots in Port Hope with histories as summer homes or that were designed to integrate building architecture and landscape design.

9.1.3 Heritage Attributes

Key heritage attributes of the Penryn Park Cultural Heritage Landscape include:

- Arthur Trefusis Heneage Williams House (the Big House);
 - Cottage Gothic style;
 - Bargeboard trim truer to the medieval pattern in their cusped and carved form than the lacy interpretation common to other buildings of the period;
 - Hood moulds;
 - Chinese pagoda roof over a rear second storey window;
 - Tower at the entrance;
 - Fine finials and pendants adorn the gables;
 - A long verandah with chamfered pillars along the south side of the house;
 - Bright red brick;
 - Woodwork painted Tuscan red;
 - Cast iron risers;
 - Joined chimney with six flues;

- The Billiard House;
 - Three floor, red brick building;
 - Bargeboard on the gables that matches the Big House;
 - Pinnacles and drops (finials and pendants);
 - Window headers and shutters;
 - Glass photograph set in the wall [as a window] above the mantle;
 - Chimney flues that divide around the glass photograph window and rejoin above;
- Winwood Lodge;
 - Three bay frame farmhouse;
 - Original front door;
 - Small latticed front porch;
 - Six-over-six sash windows;
- The Farm House;
- Lilac Lodge;
- Barn foundation;
- Small barn;
- The concrete pool and pool pavilion;
- Lawn next to the pool;
- Tennis courts;
- Specific paths and roads on the property including;
 - The path from the northeast corner that curves through the woodlot to Lilac Lodge;
 - The path between the Big House and the Billiard House that curves and extends up to Lilac Lodge;
 - The path from Lilac Lodge north and west of the large cedar hedge;
 - The intersection of paths at Lilac Lodge and connection to the Penryn Homestead driveway;
- Cedar hedge and row of trees that extends from south of Lilac Lodge around the pool area and past the Billiard House;
- Cedar hedge and trees along the east side of the property delineating Penryn Homestead; and,
- Views from the Big House, Penryn Park Gazebo and Farm House towards Lake Ontario over the broader landscape of rolling topography, open space with stands of trees and naturalized vegetation.²²⁴

²²⁴ Amendments to the OHA have been announced by the Province under Bill 108: *More Homes, More Choices Act* and associated regulations. These changes are not yet in force and effect (at the time of writing this CHER). Proposed regulations under the revised OHA require a heritage designation By-law to contain a site plan, scale drawing, aerial photograph or other image that identifies each area of the property that has CHVI. A site plan or map of the property (such as Figure 83) may be used to illustrate heritage attributes including views.

9.2 Proposed Statement of Cultural Heritage Value or Interest, 88 Victoria Street South (Penryn Homestead)

9.2.1 Description of Property

Penryn Homestead is in part of Lot 9 Broken Front Concession and Lots 9 Concession 1 in the geographic Hope Township, Municipality of Port Hope, Northumberland County, Ontario. It has the civic address 88 Victoria Street South. The lot is located between Victoria Street South and Penryn Park at 82 Victoria Street South.

9.2.2 Summary of Cultural Heritage Value or Interest

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

Penryn Homestead has design value or physical value because it represents an early 19th century estate lot with a neo-classical style house amidst a large lawn, with trees. The landscape design is consistent with designs in 19th century pattern books and was designed to take advantage of views from the lot.

Penryn Homestead has historical value or associative value for its association with John Tucker Williams and Arthur Trefusis Heneage Williams. The estate has potential to yield information about early 19th century landscape design in the community.

Penryn Homestead has contextual value for its link to adjacent properties including Penryn Homestead, Dunain and Idalia which were all homes of members of the Williams family and the homes of other significant people in the history of Port Hope. The property is historically linked to other large estate lots in Port Hope as part of a collection of such lots in the community that were designed to integrate building architecture and landscape design.

9.2.3 Heritage Attributes

Key heritage attributes of the Penryn Homestead Cultural Heritage Landscape include:

- John Tucker Williams House;
 - Brick walls laid in a stretcher pattern;
 - Course rubble foundation;
 - Medium pitch with central flat deck roof;
 - Projecting porches (frontispiece) on the north and south elevations with gable roof, returned eaves, ornamental dentils, small circular window below the peak;
 - Gable roof front porch with fluted Doric pillars and a carved radiating fan decoration on the pediment;
 - Double hung sash windows with one-over-one, two-over-two and twelve-over-twelve pane arrangements;
 - Shuttered casemate windows;
- Gazebo 1
 - Pagoda roof with finial; and,
 - Panelled sides with glazed transom windows.
- Gazebo 2
 - Pagoda roof with finial; and,
 - Lattice walls.;
- Stable;
 - White painted board and batten cladding

- Driveway and gateposts from Victoria Street South across the north edge of the property;
- The circular drive, in front of the house;
- A line of sugar maple trees along the north edge of the driveway;
- Arrangement of the landscape with the house set in a large lawn with occasional mature trees;
- The topography of the site, with the lawn gently sloping to the south and the steep slope along the southern boundary of the property; and,
- Hedgerows of trees on the east and west boundaries.

10 HERITAGE CONSERVATION TOOLS

As outlined in Section 3.2.2 the Municipal PHOP “commits to the conservation of [the municipalities] cultural heritage resources for the appreciation and enjoyment of future generations”.²²⁵ The primary tool for heritage conservation in the PHOP is individual designation or heritage conservation district designation through Parts IV and V of the OHA. The municipality may use other tools for heritage conservation as well. To this end, Table 5 outlines a list of relevant tools available to the municipality.

Table 6: Heritage Conservation Tools.

Conservation Tool	Discussion
Ontario Heritage Act, Designation under Part IV Section 29	<p>Under the OHA, a municipality may designate an individual property and its heritage attributes. A Section 29, Part IV designation cannot be used to regulate use and its attributes must be directly related to the associated real property. The OHA (section 30.1) enables a municipality to updated existing heritage designation by-laws.</p> <p>Both properties in the Study Area are designated under Part IV of the OHA. However, for Penryn Park the heritage designation is limited to small areas around the Big House, the Billiard House and Winwood Lodge. The heritage designation By-laws for both properties do not include a specific list of heritage attributes and all physical features of each property that are specifically mentioned in the By-laws are architectural features. To conserve heritage attributes of the CHL under a Part IV heritage designation the Municipality could prepare updated heritage designation By-laws that address the CHL and include a list of heritage attributes that addresses architectural features and CHL features.</p>
Ontario Heritage Act, Designation of Heritage Conservation District under Part V	<p>Under the OHA, a municipality may designate an area as a heritage conservation district (HCD). In order to become a district, it must be studied in accordance with the OHA and any local requirements and it must be proved that there is sufficient reason from a cultural heritage perspective. If a study reveals that an area does have cultural heritage value, a plan must be developed in accordance with the requirements of the Act. An HCD cannot regulate use.</p> <p>A Part V designation under the OHA could be a tool to conserve the cultural heritage value of the Study Area. However, there are easier ways to achieve the same results. If a larger area around the Study Area has potential CHVI an HCD study may be useful.</p>
Ontario Heritage Act, Easement / Maintenance Agreements	<p>Under the OHA (Part IV Section 37) a municipality may enter a heritage easement or covenant with a property owner for the conservation of property of cultural heritage value or interest. Heritage Easement Agreements and Maintenance Agreements are a set of tools used to protect cultural heritage resources. An easement is an agreement that is entered into between the property owner and the municipality or province and registered on title. A Heritage Easement Agreement typically identifies heritage attributes that are to be retained in perpetuity and may also set out permitted alterations and development. A Maintenance Agreement is similar, but may or may not</p>

²²⁵ The Corporation of the Municipality of Port Hope. 2006, consolidated 2017. *Municipality of Port Hope Official Plan*. Sec. A1.

Conservation Tool	Discussion
	<p>be registered on title. An Easement or Maintenance Agreement is required in Ontario to receive Provincial Tax Refunds for heritage properties.</p> <p>Heritage easements or maintenance agreements may be used to conserve CHL heritage attributes.</p>
<p><i>Planning Act, Official Plan policies.</i></p>	<p>An <i>Official Plan</i> may include specific policies for the protection of cultural heritage resources. If cultural heritage policies are limited or absent, revisions to an <i>Official Plan</i> may result in a strengthened framework for heritage conservation planning such as ensuring there are adequate policies regarding adjacent properties or heritage impact assessment; changes to an OP can also address contradictions between existing policies by providing a clear policy direction. Further, as an <i>Official Plan</i> is issued under the Planning Act, a wider range of issues can be addressed, such as views and use.</p> <p>Views off of a property can be protected through the <i>Official Plan</i> if an OPA including a schedule of the location and limits of the views are identified.</p> <p>A CHL can be identified in an <i>Official Plan</i> policy and a CHL map can be included as an <i>Official Plan</i> schedule.</p> <p>The PHOP includes the following policies that may be used for the conservation of cultural heritage resources:</p> <p><i>Planning Act</i> Section 36. Holding Zones (PHOP Section E7), Council may zone lands to a specific zone category and include as a suffix, the holding symbol '(H)' or '(h)'. The holding symbol may be used until requirements for cultural heritage resource considerations have been resolved.</p> <p><i>Planning Act</i> Section 37. Bonus Provisions (PHOP Section E8), Council may use bonus provisions to allow increases in the height and intensity of a development beyond those generally permitted by the implementing Zoning By-law(s) in exchange for facilities, services or matters of public benefit. This includes the use of bonus provisions regarding the conservation of heritage resources. Bill 108 have changed how and if density bonusing can be used.</p> <p><i>Planning Act</i> Section 42. Parkland Dedication (PHOP Section E13), The municipality is entitled to receive lands for park purposes as a condition of planning approval. 5% dedication of lands within a draft plan of subdivision as set out in the Planning Act.</p>
<p><i>Planning Act, Secondary Plan</i></p>	<p>Area and secondary plans provide specific policies for areas identified within an <i>Official Plan</i> as requiring more detailed direction on topics such as land use, infrastructure, the natural environment, transportation and urban design. In some instances. Again, like an <i>Official Plan</i>, a secondary plan can address issues of use. It can also include broader policies around urban form and design than an HCD Plan.</p>

Conservation Tool	Discussion
	<p>The Municipality has a Secondary Plan –the <i>Oak Ridges Moraine Secondary Plan</i>— in Section F of the <i>Municipality of Port Hope Official Plan</i>. This Secondary Plan does not cover the Study Area.</p> <p>If a Secondary Plan is ever written for the western part of the municipality, including the Study Area, it should include cultural heritage policies to assist in the conservation of the Penryn Estate CHL.</p>
Planning Act, Zoning	<p>The purpose of a zoning by-law is to specify specific controls on land-use. Specifically, a zoning by-law outlines how land may be used; where buildings and other structures can be located; the types of buildings that are permitted and how they may be used; and, the lot sizes and dimensions, parking requirements, building heights and setbacks from the street. One of the key purposes of zoning is to put an <i>Official Plan</i> into effect.</p> <p>Zoning By-laws can be used to establish minimum setbacks from identified heritage attributes. Further, form-based zoning can be used to identify appropriate adjacent or infill development.</p>
Create policies for Neighbourhood / Heritage Character Areas	<p>A Neighbourhood Character Area policy is typically integrated into an <i>Official Plan</i> or Secondary Plan. Focused less on the heritage aspects of a community, this type of policy seeks to consider a neighbourhood’s sense of place, considering its public and private realms as a collective whole. This type of policy considers how the features of an area result in a particular character by considering what are its key attributes, uses, and characteristics, the relationship between them, and how they play out in the physical realm.</p> <p>A Heritage Character Area is similar but instead focuses more specifically on the heritage attributes. It has been used in some communities as an alternative to a full heritage conservation district plan.</p>
Design Guidelines	<p>Design guidelines can apply across an entire municipality or within a specific area. District or Area-Specific Urban Design Guidelines may focus on a particular property, block, neighbourhood or broader area, such as the development of an entire civic centre or new community and public spaces. Some of the guidelines focus on urban design matters, while others include design and other planning-related issues. They can be used to discuss issues such as infill, intensifications, new construction, streetscapes, accessibility, and how to integrate the natural/ built environments. General design guidelines tend to focus on broader design issues (although they can include sections on heritage conservation).</p> <p>As part of approval of the subdivision design guidelines could be created for development adjacent to the CHL.</p>
Community Improvement Plan	<p>A Community Improvement Plan (CIP) is tool that allows a municipality to direct funds and implement policy initiatives toward a specifically defined area within its boundaries. Authorized under Section 28 of the Planning Act, when existing OP policies are in place, a municipality can use CIPs to encourage rehabilitation initiatives and/or</p>

Conservation Tool	Discussion
	<p>stimulate development, promote place-making, and promote brownfield redevelopment. Financial tools available include tax assistance, grants or loans. CIPs are often used to promote private sector development.</p> <p>Section E2 of the PHOP addresses Community Improvement Plans and includes objectives to:</p> <ul style="list-style-type: none"> • promote cultural, social economic and environmental sustainability; and • to preserve heritage resources. <p>The entire municipality is a community improvement area.</p>
<i>The Municipal Act</i>	<p>The Municipal Act grants municipalities the authority to pass by-laws, including by-laws respecting heritage (Section 11 (3) 5.). The Municipal Act also enables a municipality to establish a program to provide tax incentives for an eligible heritage property (Section 365.2 (1)). The <i>Municipal Act</i> can also be used to establish commemorative and interpretive programs.</p>
Conservation Plan	<p>For complex properties, a site-specific conservation plan may be used to ensure the long-term conservation of the specific cultural heritage values and heritage attributes. This type of plan could be a condition of a municipal approval.</p>

Since the properties in the Study Area are already designated under Section 29 Part IV of the *OHA* a revised and updated heritage designation by-law or heritage easement may be the easiest tools to use for conservation of the heritage attributes of the CHL. An update to the heritage designation by-laws would enable the Municipality to conserve heritage attributes of a CHL in an existing framework. However, since heritage designation by-laws apply only to real property and may not extend beyond property boundaries views from each property may not be included in the list of heritage attributes. Fortunately, since Penryn Park wraps around most of Penryn Homestead views between the properties may be conserved by defining heritage attributes for each property that touch at the property boundaries.

A Conservation Plan for the whole CHL is a useful tool to outline how heritage attributes of the CHL can be conserved and maintained across property boundaries. A Conservation Plan will include implementation advice and actions to maintain significant features of the landscape. The blend of formal and natural landscape requires planning for landscape maintenance and succession so that the picturesque ideals and views are conserved.

11 CONCLUSION AND RECOMMENDATIONS

11.1 Conclusion

Based upon the research, existing conditions and evaluation LHC finds that 82 Victoria Street South and 88 Victoria Street South have CHVI. Heritage attributes of both properties include physical and design features. Both properties are part of the former Penryn Estate which is organized into distinct areas, characterized by built typologies and use. Planted or cultivated vegetation divides the areas or frames and enhances views. The buildings, setting, vegetation and circulation around the property support 19th century picturesque design ideals. Combined the two properties comprise the Penryn Estate CHL.

Penryn Homestead is a distinct unit within the larger estate. It is surrounded by lines of trees along the driveway and western edge of the property. However, views north and south from the Penryn Homestead property into heavily treed areas are part of the landscape design.

Penryn Park includes several linked units. Lilac Lodge is on its own, at an intersection of roads on the property. The Big House, Billiard House, a formal garden and lawn area and the Penryn Park Gazebo are a cluster set on the top of a slope and function as a distinct area, delineated by the curve of a cedar hedge and stand of trees. A pool area is enclosed within a large cedar hedge area, which is connected to the formal garden next to the Big House and Billiard House. The Brick Farm House, Winwood Lodge, Red Shed, Golf Course Clubhouse, and foundations of a barn comprise a cluster associated with the former agricultural and current golf uses on the property.

Views from the late 19th and much of the 20th century were oriented south and southeast from the houses over the valley slope, rolling terrain and stands of trees towards Lake Ontario. Over time the stands of trees became thicker and fuller and the views narrower. However, view locations from the 19th century still exist from the Penryn Homestead Gazebo #2 and the Penryn Park Big House and Gazebo. There were also views from Penryn Homestead and Penryn Park north to a natural area and formal entrance path onto the estate.

Port Hope has a wealth of large heritage homes and estates, reflective of the town's development and the residents that abided there in the late 19th and early 20th centuries. The Williams family is connected to several grand homes that were built during this time and remain within Port Hope's rich architectural fabric. The estate is near the homes of other members of the Williams family—such as the Idalia property and Dunain. The estate is associated with the narrative of Port Hope as a summering grounds for wealthy Americans, who purchased several of the large estates for use as their summer homes. In relation to the design and layout of the buildings and grounds, the property can likely be linked to broader themes of properties in Port Hope, and indeed much of Canada, that were heavily influenced by the British garden design philosophies and principals of the picturesque landscape, as outlined in A.J. Downing's pattern books. A CHL on the Penryn Estate may be nested within a larger context.²²⁶

11.2 Recommendations

LHC recommends that the Municipality recognize the Penryn Estate CHL and implement the following conservation measures:

- Update the heritage designation By-laws for 82 Victoria Street South and 88 Victoria Street South to include a comprehensive list of heritage attributes that reflects the current requirements of the OHA.

²²⁶ Analysis of the Study Area in a broader context is outside the scope of this CHER.

- The Municipality should complete a CHER focused on the architectural features of Lilac Lodge, the Farm House, the Small Barn, and the Red Shed to identify heritage attributes in support of an updated *OHA* Part IV heritage designation By-law for 82 Victoria Street South.
- The Municipality work with the property owners to develop a Heritage Conservation Plan to conserve heritage attributes of the CHL as adjacent development proceeds.
- The municipality should review the planning tools available to them (see section 10).
- The property owner complete an HIA to address impacts adjacent development could have on the broader CHL and the individual properties.

SIGNATURES



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APPENDIX A

Qualifications

Marcus R. Létourneau, PhD, Dipl(PACS), MCIP, RPP, CAHP – Managing Principal, Senior Heritage Planner

Marcus Létourneau is the Managing Principal and Senior Heritage Planner for LHC. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, a Contributing Associate for the Heritage Resources Centre at the University of Waterloo. Marcus currently serves as Past President of the Ontario Association of Heritage Professionals, Past President of the Kingston Historical Society, and on the Interim Board of Directors for the Heritage Resources Centre at the University of Waterloo. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract instructor teaching heritage planning at the University of Waterloo from Summer 2016 to Summer 2018; serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Board of Directors for Community Heritage Ontario. Marcus has a PhD in Cultural/Historical Geography; a MA in Cultural Geopolitics; BA (Hons) in Geography with a History Minor; a Diploma in Peace and Conflict Studies; a Professional Certificate in Heritage Conservation Planning; a Certificate in Museum Studies; and training in Marine/Foreshore Archaeology.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 230 projects as either the project manager or the senior heritage planner. He has been qualified as an expert heritage witness at the OMB, CRB, and for a judicial inquiry for the *Public Lands Act*. He is the co-author of the second edition of the textbook "Heritage Planning: Principals and Process" (Routledge, 2020).

Christienne Uchiyama, M.A. CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., CAHP – Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and, a certificate in Museum Management and Curatorship from Fleming College. Ben has consulting experience in cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Much of his consultant work has been involved in heritage for environmental assessment.

Before joining LHC, Ben worked for Golder Associates Ltd. as a Cultural Heritage Specialist from 2014-2020. Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns. Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is also a professional member of the Canadian Association of Heritage Professionals.

Hayley Devitt Nabuurs, M.Pl.– Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with Letourneau Heritage Consulting Inc. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility.

Hayley has experience in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory and property designation research. She has also worked at Lang Pioneer Village Museum and The Canadian Canoe Museum in both historic interpreter and supervisor roles. Hayley is currently a committee member with the OBIAA on the development of a provincial heritage and accessibility conference. At Letourneau Heritage Consulting Inc., Hayley has worked on various and complex cultural heritage evaluation reports, planning strategy reports, and heritage impact assessments. She specializes in policy research and analysis, and property history research. Hayley is a Candidate Member of the Ontario Professional Planners Institute and an Intern Member of the Canadian Association of Heritage Professionals.

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with Letourneau Heritage Consulting Inc. He holds a BSc with a specialist in Anthropology from the University of Toronto and an M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over five years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. Since 2019 he has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over two dozen cultural heritage technical reports for development proposals and include cultural

heritage evaluation reports, heritage impact statements, and archaeological assessments. Colin has worked with both small and large proponents and understands the needs of each group. He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest through O.Reg.9/06 under the Ontario Heritage Act.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with Letourneau Heritage Consulting Inc. (LHC). She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon.

Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

Erin Eldridge, BLA, OALA, CSLA – Landscape Architect

Erin Eldridge is a Landscape Architect with Aboud & Associates Inc. She holds a Bachelor of Landscape Architecture from the University of Guelph and is a fully stamped member in good standing of the Ontario Association of Landscape Architects and the Canadian Society of Landscape Architects.

Having completed numerous design guidelines that formed part of Heritage Conservation District Plans, Erin has also authored the Place Matters: Urban Design Guidelines for Centre Wellington, which had a deep focus on conserving and integrating the community's cultural and natural heritage systems into urban infill developments.

Her knowledge of heritage design, planning, and conservation has afforded Erin the opportunity to work on the landscape restoration and enhancement of numerous notable historic sites, including the Mackenzie King Estate in Gatineau, Quebec, and the EP Taylor Estate in Toronto, Ontario. Most recently, Erin worked with the LHC team on Phase Two of the Town of Oakville Cultural Heritage Landscape Assessment.

APPENDIX B

By-law 3212-79

BROOKS, HARRISON, JONES & MANN
BARRISTERS, SOLICITORS, NOTARIES

W. GRANT BROOKS, B.A.
M. C. J. HARRISON, B.A., LL.B.
CHARLES M. JONES, B.A., B.D., LL.B.
J. DOUGLAS MANN, B.A., LL.B.

114 WALTON STREET
PORT HOPE, ONTARIO
L1A 1N5
[416] 885-2451
885-8193

August 9, 1979.

REGISTERED MAIL

The Ontario Heritage Foundation,
77 Grenville Street,
Queen's Park,
Toronto, Ontario. M7A 2R9

Dear Sirs:

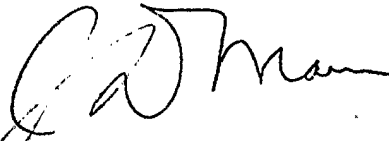
RE: Designation of Penryn Homestead by the Town of Port Hope
pursuant to The Ontario Heritage Act, 1974
Our file 656-T

We are the solicitors for the Corporation of the Town of Port Hope and as such we hereby serve you with a copy of the Designation By-Law being By-Law No. 3212/79 for the Town of Port Hope together with a copy of the reasons for the designation.

If there are any questions please do not hesitate to contact the undersigned.

Yours very truly,

BROOKS, HARRISON, JONES & MANN


J. Douglas Mann

JDM:bh
Encl.

TOWN OF PORT HOPE

BY-LAW NUMBER 3212/79

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS PENRYN HOMESTEAD, 82 VICTORIA STREET SOUTH, PORT HOPE, AS BEING OF HISTORICAL AND ARCHITECTURAL INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, as being of historical and architectural interest;

AND WHEREAS Council of the Corporation of the Town of Port Hope has caused to be served on the owner of the lands and premises known as Penryn Homestead, 82 Victoria Street South, Port Hope and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the Penryn Homestead situate on the aforesaid real property was built by Commander John Tucker Williams circa 1828 and is one of the oldest known dwellings in Port Hope; AND WHEREAS the structure exhibits features of the neo-classic style together with alterations made in the 1890's and is generally of considerable architectural significance;


AND WHEREAS no notification of objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the Town of Port Hope enacts as follows:

1. That the property known as the Penryn Homestead including the house with its neo-classic style and renovations of the 1890's, the two small octagonal buildings or gazebos, the large board and batten stable and all the land appurtenant thereto are hereby designated as being of historical and architectural interest pursuant to The Ontario Heritage Act, 1974. Said property being part of Lots 9 in Concession 1 and the Broken Front Concession and part of the road allowance between Concession 1 and the Broken Front Concession formerly in the Township of Hope and now being part of the Town of Port Hope and being more particularly described in Schedule "A" attached hereto and forming part of this By-law.
2. The Clerk-Administrator and the solicitor for the Town of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with The Ontario Heritage Act, 1974.

READ a FIRST, SECOND and THIRD time and finally passed in Open Council
this 26th day of June, 1979.





I, W. E. HUNT, CLERK OF THE CORPORATION OF THE TOWN OF PORT HOPE DO HEREBY CERTIFY THE ABOVE AS A TRUE COPY OF BYLAW 3212/79 FOR THE TOWN OF PORT HOPE.


W. E. HUNT, CLERK

SCHEDULE "A"

THE CORPORATION OF THE TOWN OF PORT HOPE

ALL AND SINGULAR that certain parcel or tract of land and premises, situate lying and being in the Town of Port Hope, in the County of Northumberland, (formerly the County of Durham), Province of Ontario, and being composed of part of Lot 9, in the First Concession and part of Lot 9 in the Broken Front Concession and part of the unopened road allowance between said Concessions One and Broken Front, Township of Hope and now being part of the Town of Port Hope, the boundaries of the said parcel being described as follows:

PREMISING the bearing of the easterly limit of said Lot 9 to be north 16 degrees west, all bearings herein are referred thereto;

COMMENCING at an iron bar planted in the easterly limit of Lot 9, Concession 1, distant northerly thereon three hundred and fifty and ninety-eight one hundredths feet (350.98') from the south-easterly angle of said Lot 9;

THENCE North 16 degrees west along the easterly limit of said Lot 9 a distance of twenty-four feet (24') to a point;

THENCE South 72 degrees 06 minutes west along the northerly limit of the lands described in Instrument Number 1870, registered November 8, 1956, a distance of four hundred and twenty-eight and eighty-two one hundredths feet (428.82') to the north-westerly angle of the said lands;

THENCE South 18 degrees 29 minutes east to and along a hedge a distance of one hundred and seventy-one and forty-two one hundredths feet (171.42') to the beginning of a fence running in a southerly direction;

THENCE South 34 degrees east in and along the said wire fence a distance of two hundred and eighty-eight and six tenths feet (288.60') to the termination of the said fence;

THENCE North 76 degrees 17 minutes east along the southerly limit of the lands described in said Instrument Number 1870 a distance of two hundred and seven one hundredths feet (200.07') to an iron bar;

THENCE North 16 degrees west a distance of two hundred and seventeen and thirty-nine one hundredths feet (217.39') to an iron bar;

THENCE North 25 degrees 16 minutes west a distance of forty-nine and sixty-four one hundredths feet (49.64') to an iron bar;

THENCE North 16 degrees west a distance of one hundred and seventy-three and thirty-six one hundredths feet (173.36') to an iron bar;

THENCE North 72 degrees 06 minutes east a distance of one hundred and forty and eight one hundredths feet (140.08') more or less to the point of commencement.

The hereinabove described parcel being shown outlined in red on a map or plan of survey by J. L. Sylvester, Ontario Land Surveyor, dated August 8th, 1960, attached to Instrument No. N7472.

SUBJECT TO the Right of Way or Roadway through the said lands reserved in the Deed from Victor Arthur Seymour Williams to one Ida Adelaide Gould bearing date the 1st day of October, A.D. 1889 and registered on the same day as altered by the grant of right of way made by the said Ida Adelaide Gould and Norman B. Gould to Henry H. King bearing date 25th April, A.D. 1895, and registered on the 27th April, A.D. 1895, as number 8592.

AND SUBJECT ALSO to the right, easement or privilege of and to the said Henry H. King. to maintain gas and water mains through the said premises, as more fully set forth in the said grant of right of way.

APPENDIX C

By-law 2070

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1980, S.O.
Chapter 337

AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING
MUNICIPAL ADDRESSES IN THE TOWNSHIP OF HOPE IN THE PROVINCE
OF ONTARIO:

NOTICE OF PASSING OF BY-LAW

TAKE NOTICE that the Council of the Corporation of the
Township of Hope has passed By-law No. 2070 to designate the
following buildings as being of architectural and/or
historical value or interest under Part IV of The Ontario
Heritage Act, 1980, s.o. Chapter 337:

- a. The Big House, Penryn Park
Concession Broken Front, Part Lot 9
82 Victoria Street South, Port Hope, Ontario

REASON FOR DESIGNATION: Penryn Park is worthy of
designation under Part IV of The Ontario Heritage Act
for both historical and architectural reasons.
Historically, it is significant as being the former
home of one of Port Hope's most noted citizens and war
heroes. Architecturally, it is an excellent example
of the Cottage Gothic style, built in 1859, and
incorporating the following significant features:
Fine bargeboard, finials and pendants; hood moulds;
shutters; joined chimneys; verandah; cast iron
risers, and in the interior: impressive staircase;
fine examples of plasterwork cornices and medallions;
fine mantelpieces; chandelier of note; and excellent
examples of stained and etched glass.

- b. Billiard House, Penryn Park
Concession Broken Front, Part Lot 9
82 Victoria Street South, Port Hope, Ontario

REASON FOR DESIGNATION: The Penryn Park Billiard
House is a fine example of turn-of-the-century
architecture emulating the Gothic design elements of
the "Big House".

- c. Winwood Cottage, Penryn Park
Concession Broken Front, Part Lot 9
82 Victoria Street South, Port Hope, Ontario

REASON FOR DESIGNATION: Winwood Lodge is a good
example of a small, mid-19th century, Ontario 3-bay
frame farmhouse, consisting of four rooms and a
latticed front porch, original door and sash.

Dated at Port Hope, Ontario, this 10th day of August, 1983

Frances Aird,
Clerk-Administrator
Township of Hope,
P.O. Box 85,
72 Walton Street,
PORT HOPE, Ontario,
LIA 3V9

THE CORPORATION OF THE TOWNSHIP OF HOPE

BY-LAW No. 2070

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE TOWNSHIP OF HOPE AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1980, authorizes the Council of the municipality to enact by-laws to designate real property, including all of the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Township of Hope deems it desirable to designate the following buildings:

1. The Big House - Penryn Park
Concession Broken Front, Part Lot 9
2. The Billiard House - Penryn Park
Concession Broken Front, Part Lot 9
3. The Winwood Lodge (Green Cottage) - Penryn Park
Concession Broken Front, Part Lot 9

AND has caused to be served on the owners of the buildings and premises and upon The Ontario Heritage Foundation, notices of Intention to Designate the aforesaid real properties and has caused such notices of Intention to be published in a newspaper having a general circulation in the municipality once a week for each of three consecutive weeks, namely in the Port Hope Evening Guide.

AND WHEREAS the lands of the subject properties are more particularly described in Schedule A-1 to A-3 attached hereto and the reasons for designating the respective properties are set out in Schedule B-1 to B-3 attached hereto;

AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of Hope ENACTS as follows:

1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Township of Hope

By-law 2070 continued....

- a. The Big House - Penryn Park
Concession Broken Front, Part Lot 9

being more particularly described in Schedule A-1 attached hereto and forming part of this by-law. The reasons for the designation of this property are set out in Schedule B-1 attached hereto and forming part of this by-law.

- b. The Billiard House - Penryn Park
Concession Broken Front, Part Lot 9

being more particularly described in Schedule A-2 attached hereto and forming part of this by-law. The reasons for the designation of this property are set out in Schedule B-2 attached hereto and forming part of this by-law.

- c. The Winwood Lodge (Green Cottage) - Penryn Park
Concession Broken Front, Part Lot 9

being more particularly described in Schedule A-3 attached hereto and forming part of this by-law. The reasons for the designation of this property are set out in Schedule B-3 attached hereto and forming part of this by-law.

- 2. The Clerk and the Solicitor of the Township of Hope are hereby authorized to serve, publish and register copies of the by-law in accordance with The Ontario Heritage Act, 1980.

READ A FIRST, SECOND AND THIRD TIME IN OPEN COUNCIL and passed this 9 day of August, 1983.

.....
Howard Quantrell, Reeve

.....
Frances Aird, Clerk

Schedule A-1 to By-law 2070

THE BIG HOUSE - PENRYN PARK

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Township of Hope, County of Northumberland (formerly the County of Durham), Province of Ontario, and being composed of part of Lot 9 in the Broken Front Concession of the Township of Hope, the boundaries of the said parcel being described as follows:

PREMISING that all bearings herein are astronomic and are derived from the westerly limit of Victoria Street and having a bearing of north eighteen degrees fifty-two minutes west, as shown on a plan of survey dated January 16th, 1968, by John L. Sylvester, O.L.S.

COMMENCING at an iron bar planted at a point distant 416.05 feet measured on a course of north 77 degrees, 40 minutes, 10 seconds east from the north-westerly angle of the said Township Lot 9;

THENCE north 43 degrees 50 minutes east a distance of 174.75 feet to an iron bar planted in the southerly limit of the road allowance between the Broken Front Concession and the First Concession of the Township of Hope;

THENCE north 67 degrees 50 minutes east in and along the said southerly limit a distance of 90.65 feet to an iron bar planted at its intersection with the westerly limit of the Town of Port Hope;

THENCE south 18 degrees 55 minutes east in and along the said Town limit a distance of 82.35 feet to an iron bar planted;

THENCE south 43 degrees 50 minutes west a distance of 219.88 feet to an iron bar planted;

THENCE north 46 degrees 10 minutes west a distance of 110.00 feet more or less to the point of commencement.

THE HEREINABOVE described parcel of land containing by admeasurement 0.584 acres be the same more or less.

Schedule A-2 to By-law 2070

THE BILLIARD HOUSE - PENRYN PARK

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Township of Hope, County of Northumberland (formerly the County of Durham), Province of Ontario, and being composed of part of Lot 9 in the Broken Front Concession of the Township of Hope, and part of the closed road allowance between the said Broken Front Concession and Lot 9 of the First Concession of the Township of Hope, the said road allowance being closed by By-law registered as Instrument No. 3239 for the Township of Hope, the boundaries of the said parcel of land being described as follows:

PREMISING that all bearings herein are astronomic and are derived from the westerly limit of Victoria Street and having a bearing of north eighteen degrees fifty-two minutes west, as shown on a plan of survey dated January 16th, 1968, by John L. Sylvester, O.L.S.

COMMENCING at an iron bar planted which may be located as follows;

BEGINNING at the northwesterly angle of said Lot 9 in the Broken Front Concession;

THENCE north 77 degrees 40 minutes 10 seconds east a distance of 416.05 feet to an iron bar;

THENCE north 43 degrees 50 minutes east a distance of 46.50 feet to the point of commencement, said point of commencement being also distant 455.40 feet measured on a course of north 74 degrees 24 minutes 40 seconds east from the place of beginning;

THENCE north 43 degrees 50 minutes east a distance of 39.00 feet to a point;

THENCE north 50 degrees 04 minutes west a distance of 70.00 feet to an iron bar planted;

THENCE south 43 degrees 50 minutes west a distance of 39.00 feet to a point;

THENCE south 50 degrees 04 minutes east a distance of 70.00 feet to the point of commencement.

THE HEREINABOVE described parcel of land containing by admeasurement 0.063 acres be the same more or less.

Schedule A-3 to By-law 2070

WINWOOD LODGE (Green Cottage) - PENRYN PARK

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Township of Hope, County of Northumberland (formerly the County of Durham), Province of Ontario, and being composed of part of Lot 9 in the Broken Front Concession of the Township of Hope, the boundaries of the said parcel being described as follows:

PREMISING that all bearings herein are astronomic and are derived from the westerly limit of Victoria Street and having a bearing of north eighteen degrees fifty-two minutes west, as shown on a plan of survey dated January 16th, 1968, by John L. Sylvester, O.L.S.

COMMENCING at an iron bar planted at a point distant 404.62 feet measured on a course of south 88 degrees 00 minutes 10 seconds east from the northwesterly angle of said Township Lot 9;

THENCE north 77 degrees 33 minutes east a distance of 50.55 feet to an iron bar planted;

THENCE south 12 degrees 08 minutes east a distance of 62.60 feet to an iron bar planted;

THENCE south 77 degrees 33 minutes west a distance of 35.50 feet to an iron bar planted;

THENCE north 25 degrees 40 minutes west a distance of 64.30 feet more or less to the point of commencement.

THE HEREINABOVE described parcel of land containing by admeasurement 0.062 acres be the same more or less.

REASONS FOR DESIGNATION OF
THE BIG HOUSE - PENRYN PARK

ARCHITECTURAL SIGNIFICANCE

Penryn Park, the main part constructed in 1859 and extended in 1861 by the original owner, is an excellent example of the Cottage Gothic house. It includes details such as bargeboard trim truer to the medieval pattern in their cusped and carved form than the lacy interpretation common to other buildings of the period. The house has the details common to the Gothic Revival of the day including hood moulds to openings and the deviations and deceits such as Chinese pagoda roof over a rear second-storey window and a tower at the entrance which might be expected of the mid-nineteenth century Picturesque. Fine finials and pendants adorn the gables. A long verandah with chamfered pillars runs along the south side of the house; originally narrow, it was widened by 3 feet in 1895. The house is constructed of local bright red brick with woodwork painted the appropriate period colour of Tuscan red. The front steps display interesting cast-iron risers. The oldest chimney is a joined chimney with six flues.

The interior contains a generous entrance hall containing a grand staircase with a heavy pierced balustrade. The plasterwork of the cornices and medallions are good examples of the style in which the house was conceived. Mantlepieces on the main floor have special interest; most are painted slate. The diningroom mantlepience came from the Forsyth House in Kingston and probably dates from c. 1820. It is in the Loyalist neo-classical style. A good example of an 1890's mantle is in the nursery.

The brass chandelier in the hall, originally for candles, has since been electrified. It is believed to be the original fixture since it was found in the attic on a high shelf and black with tarnish. Stained and etched glass at the main entrance are original. The panels on the double doors bear the initials of Col. and Mrs. Williams. The William's family crest and motto in cornish ("with God everything - without God nothing") is in the panel over the door. In other windows of the main floor can be found the few remaining pieces of the stained and etched glass.

Schedule B-1 continued.

HISTORICAL SIGNIFICANCE

Penryn Park was built for one of Port Hope's most famous citizens - Colonel Arthur Trefusis Heneage Williams. His father, John Tucker Williams, came to Canada during the War of 1812 and later settled in Port Hope to become its first Mayor. A.T.H. Williams was born in 1837 - "a most public-spirited man he held many responsible positions in the town and the country. He was Colonel of the 46th Regiment and saw service during the Fenian Invasion and the North-West Rebellion. He also served in both the Local and Dominion Houses")page 129-130, W. Arnot Carick, Port Hope Historical Sketches, 1901). He died in 1885, suffering brain fever after the famous Battle of Batoche. In 1889, Sir John A. MacDonald unviold a statue to his memory in front of the Town Hall in the then Market Square.

In 1859, Colonel A.T.H. Williams commissioned architect Edward Haycock to design his house, "Penryn Park", in Hope Township.

Schedule B-2 to By-law 2070

REASONS FOR DESIGNATION OF
THE BILLIARD HOUSE - PENRYN PARK

ARCHITECTURAL SIGNIFICANCE

This red brick building of three floors was built for Henry H. King in 1900 by local carpenter, James Tape. Its design matches that of the "Big House" with excellent bargeboard on the gables with pinnacles and drops. The window headers and shutters are noteworthy features as is the mantle piece above which is a glass photograph of the natural bridge in Virginia. The photograph is set in the wall so that the natural light may shine through it, and the chimney flues divide and join again above the photograph

HISTORICAL SIGNIFICANCE

The Billiard House was constructed for Henry H. King, owner of Penryn Park, in 1900.

Schedule B-3 to By-law 2070

REASONS FOR DESIGNATION OF
WINWOOD LODGE (GREEN COTTAGE) - PENRYN PARK

ARCHITECTURAL SIGNIFICANCE

Winwood Lodge was built in the early part to the middle of the last century and exhibits well the charming simplicity of an original farm house of the period. This small, 3-bay frame cottage has a very simple interior plan of two rooms upstairs and two rooms downstairs. The front door is original and is surrounded by a small latticed porch enclosing a seat on each side. The windows are original six over six sash.

HISTORICAL SIGNIFICANCE

This frame house was the original farmhouse on the land that is now the Penryn Park Golf Club course. It was moved to its present site in 1913 when Mr. H. H. King built the replacement brick farmhouse and housed the King family chauffeur.

APPENDIX D

Glossary

Definitions are based on those provided in the Ontario Heritage Act (*OHA*) and the Provincial Policy Statement (*PPS*) (2020), the County of Northumberland *Official Plan* (*CNOP*) and the Town of Port Hope *Official Plan* (*OP*). In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means for the purposes of cultural heritage those lands contiguous to a protected heritage property or as otherwise defined in the municipal *Official Plan*. (*PPS*).

Adjacent Lands means d) For the purposes of Section D3.5 g) of this Plan, those lands contiguous to a protected heritage property or as otherwise defined in the municipal *Official Plan* (*CNOP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (*OHA*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (*PPS*).

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (*PPS 2020*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers. (*PPS 2020*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (*CNOP*).

Build Heritage Resources shall mean buildings, structures, monuments, installations, or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (*PHOP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*PPS 2020*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*CNOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through *Official Plan*, zoning by-law, or other land use planning mechanisms. (PPS).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (PHOP).

Cultural Heritage Resource shall mean Archaeological Resources, Built Heritage Resources and/or Cultural Heritage Landscapes. (PHOP).

Heritage Attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest ("attributs patrimoniaux") (OHA).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS).

Heritage Attribute means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property). (CNOP).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (PPS 2020).