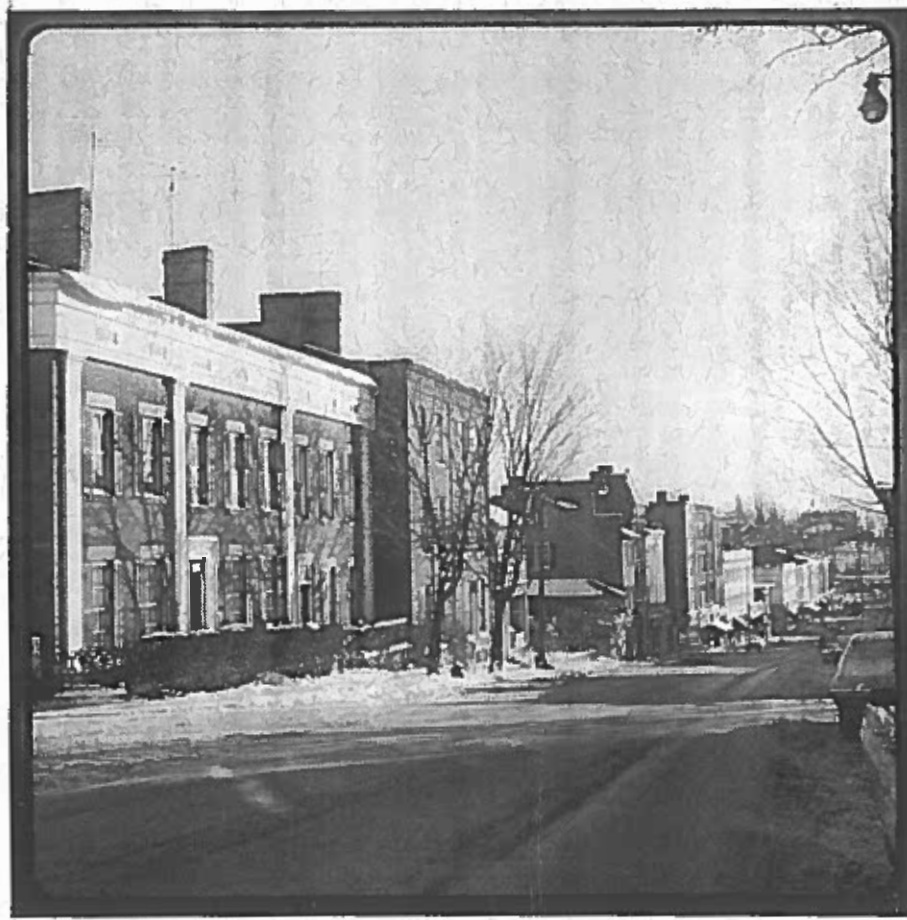


The TOWN of PORT HOPE
WALTON STREET
HERITAGE CONSERVATION
DISTRICT PLAN



July 1995

Peter John Stokes
Consulting Restoration Architect

WALTON STREET
HERITAGE CONSERVATION DISTRICT
PLAN

Prepared for the
LOCAL ARCHITECTURAL
CONSERVATION ADVISORY COMMITTEE

of the
TOWN OF PORT HOPE,
Ontario

July 1995

Peter John Stokes
Consulting Restoration Architect

Town of Fort Hope

WALTON STREET HERITAGE CONSERVATION DISTRICT PLAN

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26 August 1995

Mrs. John Armour,
Chairman,
Local Architectural Conservation Advisory Committee,
Town of Port Hope,
Town Hall,
56 Queen Street, P.O. Box 117,
Port Hope, Ontario, L1A 3V9.

Dear Mrs. Armour,

Re: Walton Street Heritage
Conservation District Study

It is with considerable pleasure and not a little relief that I submit the completed Study for the Walton Street Heritage Conservation District.

Port Hope has been served only too well by various studies previously so that part of this exercise was a review of earlier work related to the area under study or at least contributing to the understanding of the town generally and its possibilities for enhancement.

This Study therefore is the result of not only previous work on this particular aspect of the community, represented by the May 1983 draft by Totten Sims Hubicki Associates, Consultants, and attendant work by Port Hope L.A.C.A.C., but other earlier studies of the downtown area. Furthermore it emanates from other related work including The Walton Street Study of 1978 and earlier. The subsequent Port Hope Commercial Area Facade Improvement Study of 1987, by the consortium of Rod Stewart Construction Limited, Inglis & Downey Architects Inc., and Commonwealth Historic Resource Management Limited, also has important connections.

A note with many thanks must go also to earlier Chairmen of Port Hope's Local Architectural Conservation Advisory Committee, to Dean Ramsey, during whose term this Study was initiated, and to Phillip Carter for patiently supporting its continuation.

But special mention should go to Mel Chapple for her contribution to the information on file particularly with respect to the local historic building inventory and to her colleague and predecessor Jane Staunton and their teams for the wealth of material readily available.

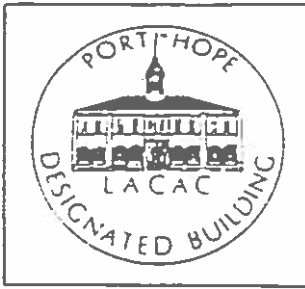
It is hoped that this study may be the basis for the Walton Street Heritage Conservation District Plan as a beginning of area preservation in a town still so richly endowed.

Yours sincerely,


Peter John Stokes

Consulting Restoration Architect

enc.



*Port Hope
L.A.C.A.C.
P.O. Box 117, Port Hope, Ontario.
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For the past ten years or more there has been a slight figure of a man, impeccably dressed, with a camera and notebook walking up and down Walton Street. This was none other than Peter John Stokes the renowned Consulting Restoration Architect.

Peter has spent most of his life informing Canadians in small towns that they have a very precious heritage in their architecture. He has been responsible for many buildings being lovingly restored and preserved for future generations.

His interest in Port Hope spans many decades. The St. Lawrence Hall (1853), Midland House (ca. 1851) on John Street, the Gillett Block (1845), St. Mark's Church (1822), Kirchoffer Block, (ca. 1845) and more recently a study on our Town Hall, have all benefited in their restoration from Peter's expertise.

This study done for the Town of Port Hope, exemplifies Peter's professional and knowledgeable approach to detail and is in itself a course in architectural awareness. It awakens the need to preserve the irreplaceable architectural features of downtown Port Hope. His historical references show the length to which he has taken this study.

The Designation of a Heritage District in Port Hope has unanimous approval from the Port Hope L.A.C.A.C. Its members cannot stress enough the importance of this designation.

On behalf of our members I wish to thank Peter Stokes for his in-depth and monumental study. We look forward to many more years of association and enlightenment.

Sascha Armour
Chair, L.A.C.A.C.

January, 1996

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Town of Port Hope
Walton Street Heritage Conservation District

Executive Summary:

Introduction:

The Walton Street Heritage Conservation District Plan is based on a Study initiated by the Town of Port Hope through its Local Architectural Conservation Advisory Committee (LACAC) in 1982. The work has incorporated a review of a previous study presented in draft form in 1983. Review of complementary reports and studies relating to the Walton Street area has also been undertaken. Such studies are mentioned in the bibliography and may be read separately if need arises, but these are treated as background material leading to the conclusions and recommendations made here.

The Ontario Heritage Act, Part V and its Implications:

Under Part V of the Ontario Heritage Act, copied in Appendix A from R.S.O 1990, the Town of Port Hope has availed itself of the opportunity to define the area of Walton Street between Mill and Pine Streets as a Heritage Conservation District, confirming this by By-law, and to undertake its study with a view to declaring the area thus, as recommended by LACAC.

The Reasons for the Walton Street Heritage Conservation District:

The downtown portion of Walton Street from Mill Street to Pine Street comprises principally the main spine of the commercial core. In its upper reaches roughly halfway in the last block between Cavan and Pine it devolves into a former residential fringe now becoming a transitional area of mixed commercial/residential use as former houses are partly converted to offices and services uses.

Walton Street, and its accompanying side streets in the downtown core, form the most significant and complete nineteenth century streetscape in the regularly designed development of contiguous and grandly conceived building blocks. Architecturally it remains the finest example of a formal main street in Southern Ontario despite losses due to flood and previous demolitions. It is also significant historically and particularly noteworthy for having been executed within a third of century from the 1840s to the 1870s with the exception of a very few modern intrusions replacing original buildings.

The Town of Port Hope has designated a number of properties within the proposed District under Part IV of the Act which under subsection 41 (2) are automatically excluded. However since some of these designations refer to the building's exterior only a mechanism for dealing with this eventuality is included.

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Whereas a Heritage Conservation District Part V designation concerns itself with the exterior of buildings it also can guide the treatment of street-scape elements and both public and private open space. However similar provisions for review of requests for changes, including demolitions, occur for Part V as for Part IV. One essential difference is that Part V dealing with the designation of an area, as a comprehensive development control, must be approved by the Ontario Municipal Board.

The special quality, historically, architecturally and visually, of Port Hope has long been recognized and respected: it provides the *raison d'être* for its continued preservation as a place apart and as an experience to enjoy. The Walton Street Heritage Conservation District is another manifestation of the community's interest and concern.

History of Walton Street's Development:

Although Port Hope's prehistory is important it is not germane to current consideration of Walton Street's preservation and enhancement. However the physiography of the downtown area of Port Hope results from the fast-flowing Ganaraska River cutting a steep-sided valley within which the commercial core is largely confined forming a tightly knit collection of buildings lining the principal thoroughfare. The river often flooded very suddenly, the merchants and inhabitants coping with this as a matter of course.

Starting as a relatively small Loyalist settlement the town (among its earlier names Toronto and Smith's Creek) adopted the title Port Hope in 1819. It was established because of its important location on Lake Ontario, its harbour later to be improved, with a convenient power source of the Ganaraska at hand and soon to be situated on the Toronto/Kingston/Montreal road. Later this cross-country communication was to be augmented by the Grand Trunk Railway, completing the Ganaraska viaduct in 1856, to be preceded by a railway to Port Hope's hinterland, the Midland, now defunct, and followed by two others early in this century, only the CPR still operating and solely as a freight line. Port Hope relied in early times on its hinterland first noted for its rich timber resources and, after clearing, for its agriculture. This combined with its power source and harbour saw the town grow as a manufacturing centre mainly catering to its own tributary area.

Port Hope remains one of the major centres forming nodes at roughly 60 miles (100 km) out from Toronto but curiously continues to vie with its very slightly larger neighbour, Cobourg, barely 7 miles (11 km) distant to the east, which still reflects the earlier settlement pattern at the scale of travel by horse or a long walk.

The impetus for Port Hope's development as an early urban centre came as a combination of forces both economic and physical to provide manufactures, commerce and employment which stimulated the rapid building period fostered by local mercantile entrepreneurs. This speculative activity occurring between 1840 and 1878 saw substantial buildings constructed in brick in various designs of remarkable dignity frequently as coordinated "block" designs of up to five store units or separated compartments, the upper storeys treated as a coordinated scheme.

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This main building boom lasted for roughly a third of a century and used various expressions in the neo-Classical idiom with one major Italianate composition, the final "rocket" being a late Italianate/Second Empire creation next door to the earliest representative. The western portion of the proposed Heritage Conservation District extends the building expression in mainly residential structures, some of later Victorian vintage, culminating in the fine 1906 St. Paul's Presbyterian Church.

Land Uses along Walton Street:

The lower two thirds of Walton Street, from Brown Street eastwards, are principally retail commercial, office commercial and residential, the upper third mainly residential, part institutional with some professional offices in a fringe area largely transitional in nature. The whole area is noted under the Official Plan and Zoning By-law as C1, General Commercial, which permits the mixture of uses now found there. However no service stations occur in the area, the last one, a self-service gas bar at the north-west corner of Mill and Walton washed out in the 1980 flood, a disaster which also resulted, with following floodway improvements, in the cavernous gap in the streetscape about the Ganaraska River.

However many older uses in the downtown area have been superseded: manufacturing has disappeared, hotels have declined and lodge rooms, meeting halls and opera houses and such places of entertainment have ceased to function, though there is now some hope for a revival of the last. Upper floors once largely storage have been converted to office and residential space, not all up to modern standards. But the street continues to be lively, encouraging enhancement.

The C1, General Commercial, Zone for the whole of the Walton Street Heritage Conservation District, and for both Sectors, described later, does not seem to be an appropriate zoning for the transitional upper end of the District which is a fringe area abutting a well-established and cohesive central area residential neighbourhood not needing such abrupt changes in zoning. It is recommended, therefore, that the Transitional Residential Sector be considered as a CR (Commercial/Residential) Zone to reflect its transitional nature allowing adaptive re-use of older dwellings while assisting in the preservation of the historical and architectural character of that part of Walton Street. Such a zone would encourage site landscaping, modify signage and prevent unsightly parking in front yards, in the manner of a similar by-law in the City of Guelph. Uses permitted would discourage retail commercial except perhaps that related to a home occupation in art and craft manufacture carried on within the main structure, but would permit professional and institutional offices as well as continuing residential use. This would provide a better buffer to the adjoining neighbourhood.

Street Pattern and Effects:

The Walton Street Heritage Conservation District comprises the spine formed by the street itself and the fronting properties between Mill and Pine Streets. Side streets emanate from this forming T-junctions, often at a slight angle which local builders solved innovatively with rounded, angled and shaped corners. Some streets like Cavan and Brown are also curved as they approach Walton, their configuration acting as ideal traffic "calmers", a point to be remembered in reconsidering mooted "improvements" to Cavan. As Walton proceeds westwards,

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particularly beyond Ontario Street, the street rises more sharply, the grade change accommodated by steps in the floor levels below a continuous shopfront cornice as in Mervin Austin's 1853 St. Lawrence Hotel (Block 35). West of Brown Street the buildings are mainly residential in character, and mostly separate structures in landscaped lots.

Walton Street is part of the Provincial highway system, No. 2, the premier highway across southern Ontario, and therefore built to urban highway standards. It connects with Highway 28 from the north at Mill. Other side streets are normal municipal thoroughfares without any special status as collectors or arterial roads, and are stop streets, only Ontario, the alternate connection to Highway 28, and the Mill Street intersection being controlled by traffic lights.

Parking within the downtown area is reasonably generous with both metred parking lots and on-street parking in the core area and additional free lot and curbside parking beyond within easy walking distance. There, are, however, many opportunities for additional shared private parking and landscaped areas including tree planting behind Walton Street buildings which might be developed in concert to provide vehicle space for business operators, tenants and possibly some customers too.

The Two Sectors of Walton Street in the Heritage Conservation District:

Walton Street is effectively two thirds a concentrated commercial core of joined buildings comprising Blocks 1 to 41 (3 and 5 having been removed) on the south side and (2 having disappeared) 4 to 28 on the north side, this denoted as the Original Commercial Sector.

The western remainder of the District including Blocks 47 to 57 (43 and 45 having been removed) on the south side and Blocks 30 to 52 on the north side is referred to as the Transitional Residential Sector.

Various Segments of Walton Street:

The streetscape was broken down further into segments roughly corresponding to sections between intersections and note made of the different sizes, by number of storeys, of the buildings in each segment.

In this exercise it was found that the maximum height was 4 storeys, the minimum, one, the average two and a half. The lowest average building height occurred in Segment 5, the western end, as might be expected, the highest in Segment 1 at the eastern end, with Segments 3, 2 and 4 in decreasing order from the latter.

Frontal Shapes:

A study of frontal shapes relating to roof form also proved to be of interest in establishing the architectural character of the street. It was discovered that the majority (21 or 44%) have parapet fronts where the roof is not visible from the street, the next most common, the gable parallel to the street (at 16 or 32%), hip following a poor third (7 or 14%), a lone broken-pitched saltbox and a single mansard (accounting for the remaining 4%).

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Architectural Assessment and Approach to Treatment:

The buildings within the Heritage Conservation District were assessed as to their significance in relation to the District as a whole and classified into four categories, 'A' or landmark status, 'B' anchor quality, 'C' streetscape value and 'D', non-contributor. Both 'A' and 'B' buildings are worthy of retention, 'C' suitable for enhancement, 'D' dispensable. A 'B' building, if originally more significant, but so classified because alterations and loss of historical-architectural features relegated it to that category, might be upgraded by judicious restoration. Likewise, if historic, so could a 'C' building, now seriously mutilated, be improved, but generally this category included modern infilling still deserving enhancement to render them more compatible with the historic examples or allowing such replacement. A 'D' building, likewise could be so replaced, or removed entirely for more beneficial site treatment.

Analysis of Structural History of Walton Street Buildings:

The blocks of the Original Commercial Sector are relatively simply constructed with bearing cross walls of masonry and front and rear enclosures performing mainly as curtain or screen walls, much pierced with openings, often reinforced by a pilaster or pier treatment, but carrying little more than their own weight.

Thus loading was much reduced on the front wall permitting wide, open shopfronts spanned by timber beams originally often reinforced by intermediate cast iron posts and supported at the ends by the cross wall termination occasionally bolstered by a stone pier or cast iron pilaster.

Hence the floors performed as separate panels independent of the front and rear walls in most cases where settlements occur in the latter but floors remain relatively level except for extreme cases of flexure occasionally or localized distortion due to imprudently executed alterations such as stair relocation.

The structural evolution of roof systems is of considerable interest. Starting with conventional sloped rafter framing bearing on front and back walls to create a gable roof this soon evolved into a comparable form effected by a series of stepped cross joists bearing on the cross walls which relieved the curtain walls of any superimposed loading. From this it was a natural evolution to a low-slope shed roof, facilitated by sheet metal roof coverings and the appearance, about 1858, of the first built-up membrane roofing using tar-saturated felt in multiple layers topped by a protective gravel coating. Such single slope roofs were usually masked by a decorative front parapet in brick.

Chimney stacks, though often no longer functional, still remain important features of the architectural silhouette and can be made to serve as ventilators. These frequently occurred at end walls and in conjunction with firewalls protruding through roofs.

Most of the units in the Transitional Residential Sector are conventional masonry bearing wall and timber-floored structures or timber-framed buildings of the heavier type, most being older than the lighter stud-framed construction common to day.

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Design Development of Walton Street Fronts:

Formal fronts of the Original Commercial Sector of Walton Street subscribe mainly to the neo-Classical tradition exploring many architectural notions seeking both visual interest and economy. The proportions are determined by necessity, a high shopfront, a generous second storey possibly for reception space and diminishing heights thereafter, the window proportions usually corresponding.

This evolutionary history begins with the simple punched opening in a flat wall surface, the opening itself sometimes decorated with raised trim or cast-iron ornament. The next development is a recessed panel framing windows with plain broad piers, serving as reinforcement, between. Next comes the more elegant and architecturally more striking neo-Classical pilaster treatment, the panels between containing, as before, the windows, the pilasters often with capital as well as base. This is followed by a distinctive double pilaster treatment in three buildings west of Queen on the south side of Walton. There is then a return to horizontality and the emphasis on decorated band courses and linear designs in cornices and parapets. Then a final burst of eclecticism arrives in the last example combining the late Italianate with the Second Empire.

Exterior Wall Construction:

The main material used is brick, accounting for 44 or 88% of the buildings, five being frame, a sixth brick-faced, likely a later veneer, for the remaining 12%. Both red and "white", or buff, brick is seen, the former predominating.

Evolution of Shopfronts:

By reason of technology larger glass panes were not readily or economically available early on and early shopfronts were usually divided into three or more panes high by three or more in width occupying most of the shopfront from floor to ceiling. The vertical rectangular subdivision of glazing respected the neo-Classical tradition.

Only when plate glass became more readily available in the later nineteenth century and less expensive did new shopfronts use this or old ones became modernized to take advantage.

However it was improved show-window lighting which wrought the greatest change to shopfront design. Formerly there was little if any such enhancement and the first gas fixtures were relatively simple devices exhausting into a vent over the recessed entrance. Then a radical change came with electric light whose early fixtures were not very seemly and reflectors and shades better not seen, these to be masked by transoms, often obscured with patterned or leaded glass, created in the upper section of the window. Often at the same time the floor of the show window was raised to create a better viewing angle and mounting for displays. To increase show window space the entrance might be deeply recessed as in the former Nesbitt store.

The sign, normally reserved for the shopfront fascia fronting the supporting beam and below the projecting cornice, was a modest well lettered identification of the business. Later in the twentieth century signs became undisciplined and crept down the transom to create disproportionate signs, often with poor

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graphic design, unsightly logos and other advertising. Then synthetic modern materials and occasionally rustic finishes were introduced to "modernize" the front, usually seriously dating the effort and only too often of very limited durability.

General Policies Applicable to Buildings in the Heritage Conservation District:

The basic principle here is to foster minimum intervention concomitant with maximum conservation. This includes conserving and restoring original detail, using accurate records and proper conservation procedures with correct materials and methods.

Alterations shall be compatible, extensions and additions sympathetic and, in the case of the Transitional Residential Sector, shall not intrude unduly into the setting of the building and the separate nature of these buildings shall be respected.

Then follows a list of details considered important historically and architecturally and worthy of special attention.

Detailed Policies with Regard to Buildings:

These considerations are outlined in Appendix E: Case Studies.

Policies with Regard to Building Replacement:

Because of the intrinsic worth of most of the buildings of the Heritage Conservation District their conservation and restoration is considered of paramount importance. Where other buildings of lesser status occur these may be considered for enhancement or replacement, in the latter case infill having to be compatible with that remaining. In no case will new building of less than two storeys nor more than four be allowed and no new structure shall differ from its neighbour by more than one storey. Frontal materials shall be brick, fenestration of the punched type with vertical rectangular proportions, horizontal details aligned with or between those of adjoining buildings.

Policies with Regard to Shopfront Design and Signage:

Restoration of original shopfronts and later storefront designs up to 1914 is encouraged where documentation such as historical photographs is available. Use of such documented designs in compatible buildings can also be considered providing that these are not earlier in date than the building above. Historical renovations up to 1914 should also be conserved. Due concern for well-designed newer shopfronts such as the former Nesbitt Store must be shown. However, when replacement becomes due modern designs with material and detail of high calibre may also be considered providing these are compatible with the building they accompany and respect the streetscape and the neo-Classic proportion of the vertical rectangle. Glazing bars or muntins, however, are to be real, not false and artificial patterning. Colour schemes for shopfronts may be bolder than the coordinated treatment of upper storeys.

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Early photographic records may serve as inspiration for signage and awnings, the latter to be the retractable type, preferably canvas. Signs are to be restricted to the shopfront fascia and may use a signboard with painted or carved letters and real or simulated frame, the lettering preferably of legible traditional types to identify the business and possibly the number of the premises but eschewing advertizing. Sign and directory boards can be used for upstairs businesses and reverse-painted signs on glass of entrances. Hanging symbols should also be investigated and possibly encouraged.

The Town of Port Hope Sign By-law shall include the special requirements of the Heritage Conservation District.

Attention to signs in the public space is also required to ensure not only the neat, functional disposition of essential traffic and directional signs, but also to determine suitable symbols to indicate shopping amenities on side streets.

General Policies Concerning Public Space:

Because of the extensive rebuilding of Walton Street just prior to the 1980 flood most of the improvements made then are still acceptable and only minor attention is suggested. Lighting is considered admirable, but future replacement of the lantern posts with the historic pattern is to be encouraged. Trees are not an historic complement of the Original Commercial Sector and should be confined to pavement bays where proper soil can be provided, but replanted along the roadway and/or sidewalks in the Transitional Residential Sector.

Benches are suggested for sidewalk bays and movable planters and hanging baskets recommended for colourful floral relief in summer. The proper disposition of other street furniture is also mentioned and treatment of sidewalk bay paving and grilles noted.

Additional needs and further opportunities for enhancing the District pertain to commemorative entrance devices at the Mill and Pine Street corners. Furthermore specially designed screen extensions to the building fronts could help close the "Ganaraska Gap" and a focal feature at the railway right of way opposite Ontario Street would mark the centre of the commercial core.

Treatment of Existing Designations:

Many of the existing Part IV designations include only the exteriors of buildings, the only concern of the Part V Heritage Conservation District designation proposed; it is recommended that these be retained. Notwithstanding their exclusion from the District they remain contiguous and the area integral nevertheless.

Implementation:

The implementation of the Heritage Conservation District Plan based on this study will be effected by the Council of the Town of Port Hope, to be followed by a public meeting and Ontario Municipal Board Hearing which confirms its acceptance and ratification of the corresponding by-law. This study should be noted as an inseparable complement to the Plan.

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Obtaining a Heritage Permit:

With the Walton Street Heritage Conservation District in place a Heritage Permit will be necessary for any remedial work or alteration or addition to any structure or modification of site development within the District.

Such applications have to be accompanied by adequate information including drawings with graphic scales (to facilitate comprehension due to reduction in copying), photography and, with repainting, samples of colours selected.

For seeking grant assistance evidence of original features and finishes will also be needed requiring photographic corroboration or confirming research.

The application for a Heritage Permit shall be made to the Building Department which may also require the submission for a Building Permit should the proposal involve structural alteration or additions.

In this process it is important to understand at the outset the intrinsic worth of the subject building and to make a full heritage inventory of parts, features and details likely to be affected by the proposed work with a view to safeguarding the value of the building as a complement to the District and to ascertain if any grant assistance might be available. It is advisable to consult with LACAC on a preliminary basis, perhaps in a less formal way, before committing final decisions to paper, for LACAC may help to guide the development of a proposal towards acceptance.

Review of the proposal submitted will be undertaken by LACAC with due diligence and dispatch. It may be approved and recommended for issuance of a Heritage Permit or refused and a resubmission requested. Alternatively LACAC may request a meeting with the proponent to seek clarification, recommend modifications or seek alternatives.

With the recommendation of LACAC to accept the proposal the Council of the Town of Port Hope shall issue the requisite Heritage Permit.

The execution of any work under a Heritage Permit shall conform to the conditions spelt out in the acceptance and approval of the work. Any deviation, unless sought officially and amending the Original Heritage Permit, will not be allowed. However, noting the difficult nature of building conservation projects where unforeseen conditions may require review of previous approvals, every assistance to cope with such contingencies should be expected.

In this the Chief Building Official is considered the principal inspector of projects governed by a Heritage Permit and should be allowed, by authorization of Town Council, to seek the assistance of a sufficiently qualified member of LACAC to accompany and assist him.

Incorrect execution of work governed by a Heritage Permit shall have the remedies for correction available under the Ontario Building Code or such conditions as may be approved by the Council of the Town of Port Hope.

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Conclusion:

Walton Street between Mill and Pine Streets, selected for study, has proved on investigation to be an ideal candidate for designation as a Heritage Conservation District under Part V of the Ontario Heritage Act. Its essential quality, visual attractiveness and compactness complement its historical and architectural integrity, its cohesiveness, variety, distinctiveness and high degree of originality, to which both sectors of the District subscribe.

Walton Street, because of its noble architectural quality, related to its physiography and compactness, can well stand alone, to display the finest formal nineteenth century commercial streetscape of Southern Ontario. Although certain general enhancement is suggested, including the entrance markers, the screens to close the "Ganaraska Gap" and the commemorative centrepiece, it does not require other twentieth century embellishment to mask it.

The continuing conservation of existing buildings, the restoration of missing detail, compatible changes and additions and complementary treatment of public and private spaces, all encouraged under Part V designation, and already in place where buildings are protected under Part IV, will secure and enhance the remarkable built heritage of Port Hope's Walton Street.

July 1995

Peter John Stokes
Consulting Restoration Architect

Town of Port Hope

Walton Street Heritage Conservation District

Introduction:

Port Hope's Walton Street has received its just recognition for many years as perhaps the most handsome and complete mid-nineteenth century formal main street of Southern Ontario. For a town of some 12,500 souls to have managed to sustain such a remarkable example of a fine building tradition within a 100 kilometre radius of Ontario's burgeoning Toronto metropolitan centre is no mean feat, but its people and interested organizations have been constantly aware of the need to conserve it, notwithstanding the periodic ravages of flood, fire and explosion. Walton Street, in particular, survives as a great credit to the community and should always be capable of drawing visitors to marvel at it and, not accidentally, also to shop there and help it to continue. Furthermore this downtown area still provides a considerable amount and variety of residential accommodation which contributes to its liveliness.

The current (1994) version of the background Study to the Walton Street Heritage Conservation District relies heavily upon previous studies and reports prepared on behalf of the street's preservation from the last two decades or so. In particular the present study is basically a collation of two related studies dedicated to the same subject, namely the initial draft report prepared by Totten, Sims, Hubicki Associates in May 1983 and the undated but subsequent revision undertaken by L.A.C.A.C. (the Local Architectural Conservation Advisory Committee of the Town of Port Hope) which is prefaced by an introduction attributed to Jane Staunton. The latter was considerably fuller in background detail contributing valuable basic information as a proper foundation to such a study, perhaps adding much, more appropriately contained in appendices, so that the document comprising the Walton Street Heritage Conservation District Plan would be shorter to read and perhaps more easily and readily comprehended. What follows is an attempt to bring out the best of these two and other "worlds" in as short, succinct, but complete exploration of the proposed heritage district and the ways and means to achieve its protection and long-lasting enjoyment. In so doing information has been gleaned from previous studies, but the presentation here is primarily that of the author.

The Ontario Heritage Act, Part V and its Implications:

For the purposes of simplicity the Ontario Heritage Act (R.S.O. 1990) provides in Part V for the designation of a Heritage Conservation District

whereby groups of buildings and their attendant private properties and public spaces, the last usually the accompanying street, can be declared, by reason of their historical and architectural importance and integrity, as worthy collections to be protected and so subject to the conditions spelt out in the Act. Such protection, however, is confined to the exteriors of buildings and the attendant private and public space. Designation under Part IV, on the other hand, provides the opportunity for designating the interiors of buildings and accompanying details as well. Nevertheless Part V covers any action, whether repair, replacement of finishes, maintenance including painting, renewal of details or similar intervention, such operations normally not necessarily requiring the issuing of a building permit, as well as those alterations comprising alterations, structural changes or additions where a building permit is mandatory.

It is, therefore, important to realize that any external change is subject to review and requires the application for a Heritage Permit, to be issued by the Council of the Town of Port Hope following its approval or acceptance after L.A.C.A.C. has passed on its recommendations as to the appropriateness of the proposed work. L.A.C.A.C. may seek the cooperation of the proponent, may advise the proponent to make revisions to the submission and, generally, serves as a guide and reviewer of all applications. It is recommended, therefore, that L.A.C.A.C. be advised in advance of the contemplated work to help expedite the review and approval process. This will help ensure that adequate opportunity is made available to discuss alternatives should the proposed work affect the reasons for designation or in any way compromise the integrity and worth of the structure to its detriment.

Equally important is the concern for open spaces and in the case of those privately owned this involves particularly open areas surrounding buildings which may be the subject of landscaping and enclosure especially in the upper reaches at the western end of the Walton Street Heritage District, where properties are houses still mainly in residential use. This concern, however, can also extend to commercial premises and rear yards to provide an opportunity for coordinated treatment and enhancement of the backs of downtown buildings and contiguous open areas usually devoted to parking, often not well organized by reason of property boundaries and differences in level.

Part V of the Act provides guidance to the Town itself in its treatment of public spaces, principally Walton Street itself, but also public lanes and other public access and the Ganaraska River and flanking open areas creating a

gap as a result of demolitions after the 1980 and previous floods. The concerns here are with street lighting and furniture, street surfaces and sidewalks, plantings and decorative landscape as well as the disposition of private paraphernalia like newspaper boxes. Regrettably some public utilities have shown a reluctance to be advised as to where their services may be placed, and persuasion must still be relied on here. Part V, however, does afford the Town, with or without support and sponsorship, opportunities to create architectural or landscape incidents to help "repair" previous devastation like the "Ganaraska Gap", just mentioned, and the only open hole, namely the railway right of way, which pierces the Walton Street fabric at the heart of the downtown.

It is also within the purview of Part V of the Act to assist in the control of signage which by extension involves such shopfront accoutrements as awnings, both the retractable kind which are complementary to an historic streetscape and the fixed variety which may not be compatible. However it is important to make sure that the general sign by-law acknowledges the specialty of the Heritage Conservation District so as to permit only those signs which are deemed appropriate in order to encourage compatible signage. The retractable awning can be a very attractive and functional adjunct to the shopping street, particularly on the sunny sides, but fixed awnings tend to disturb the street scene, often obscuring also the historical architectural features of older buildings.

Finally it should be understood that, where grants for conservation are made available, buildings which contribute to the Heritage Conservation District become eligible for assistance in any intervention which concerns the reasons for their designation, that is their historical and architectural integrity and their historic and/or original features and finishes. However in order to qualify adequate documentation and/or research is required as background. L.A.C.A.C. can offer advice and direction to owners who wish to explore such advantage.

In conclusion it should be noted that designation under Part V of the Ontario Heritage Act, although encouraging restoration of missing detail and original or historic appearance, does not require owners to undertake such work. Neither does it preclude alteration, enhancement or improvement. Nor does it interfere with the sale of the property. In fact it encourages stability in an area where all premises are viewed and treated similarly. It is the review and consultation process which is offered that can prove the greatest benefit to owners, tenants and the District as a whole.

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The Reasons for the Walton Street Historic Conservation District:

Walton Street qualifies as a Heritage Conservation District by reason of its concentrated historical architectural material, which, incidentally, is accompanied by an outstanding visual quality. Its physical arrangement confined by the steep sides of the Ganaraskavalley, the crossing of the river itself and the unusual layout of side streets curiously angled to Walton and terminated by this main street provide special opportunities which have been explored in the details and designs of buildings while affording the special attribute of focal points to side streets. Walton Street itself, terminated at the eastern end by Mill Street and its western section, effectively cut off by the rising hill and curve beyond, creates a well-defined entity for the downtown.

Walton Street, especially in the original Commercial area as it now appears, is mainly the survival of an expanding speculative building period of only about a third of century beginning just after 1840. It is the expression, in traditional building styles and forms of its day, of great local enterprise where structures were designed as grand fronts principally of neo-Classic inspiration in a harmonious but highly varied collection. More substantial than many communities of its size and history these buildings continued to serve nobly their original purpose and adaptive re-use. More recently encouragement to conserve and enhance this remarkable stock has been mounting steadily from individuals undertaking conservation works to local organizations sponsoring studies and promoting improvement, and including the Town of Port Hope's efforts to encourage designation of buildings in the area and promote the Façade Improvement Study, downtown development opportunities and this current study and its predecessors.

Although the present scope of the Walton Street Heritage Conservation District Study is confined to both sides of the thoroughfare between Mill and Pine Streets the historic area of the downtown core branches off this down the side streets including, from east to west, Mill, Queen, Ontario, John and to a lesser extent Cavan, Brown and Pine Street South and North. The north side of the core area could be considered from the back of Barrett's Terrace across Martha and Ontario Streets to the east side of Mill and to extend southwards to the harbour and back along Pine Street to return eastwards down South Street. Continuing this larger area is the extension of Walton/Ridout Street westwards to the Toronto Road, being the main east entrance to Port Hope, the area known as Englishtown on the west hill and its counterpart about King Street on the east hill, all areas worthy of consideration eventually.

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History of Walton Street's Development:

Port Hope's prehistory is important, but not germane to current considerations for Walton Street's preservation and enhancement. Suffice it to say that the physiography of the downtown area of Port Hope with the fast-flowing Ganaraska River creating a relatively narrow and steep-sided valley with intersecting ravines provided the townsite and its core with interesting topographical features, and, scenically, much visual variety. The river itself, subject to rapid and devastating flooding after the deforestation of the hinterland has always plagued the downtown area but until relatively recently, never stymied it. The vagaries of the river were accepted as part of life, the fronts to vulnerable premises barricaded against possible damage by ice and the lower area allowed to perform as a relief reservoir until ice dams in the river, sometimes aggravated by narrow bridges, gave out and allowed flood waters to escape.

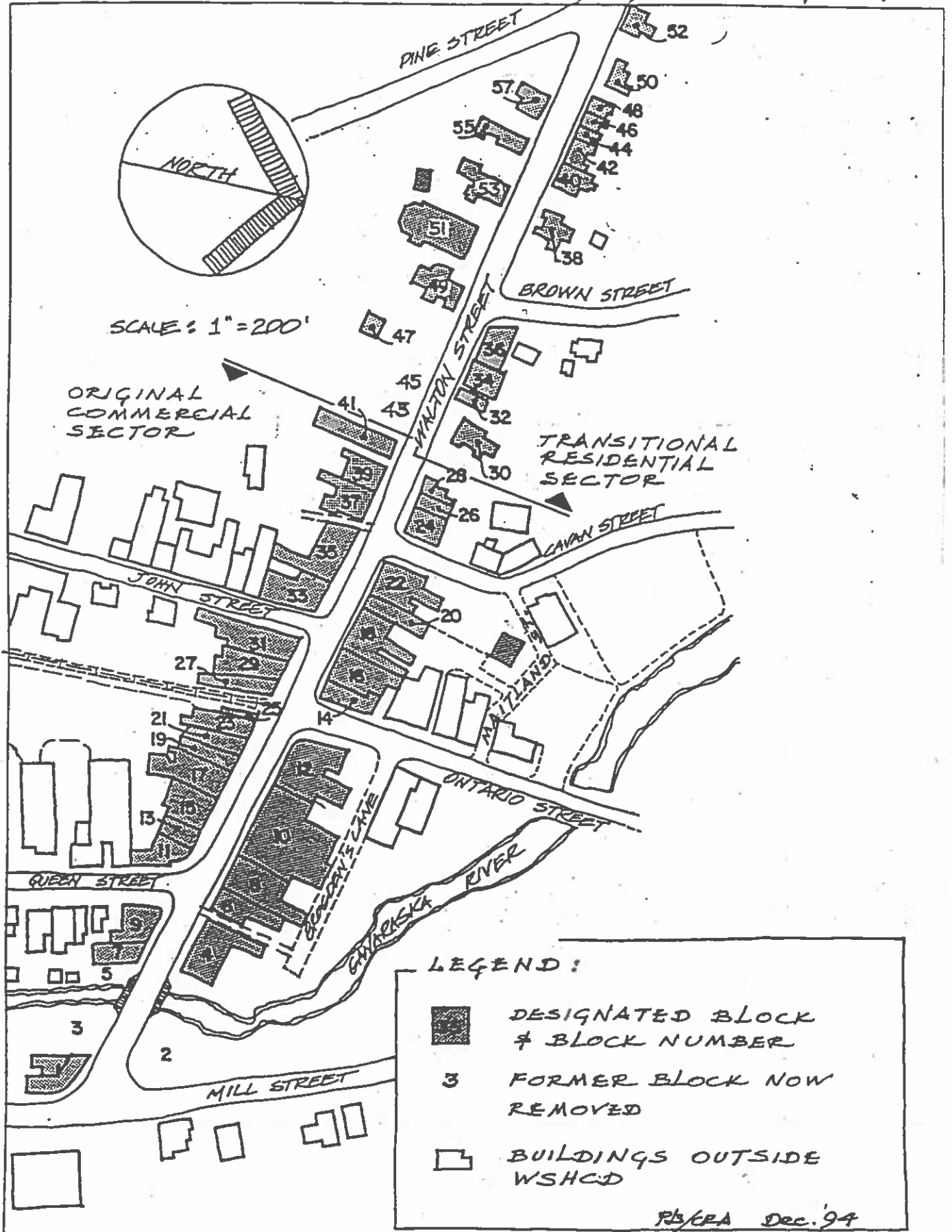
Port Hope started as a relatively small Loyalist settlement, earlier known as Toronto, then named Smith's Creek after one of its founding families before adopting the name of Port Hope in 1819. The community was established and grew because of its important position on Lake Ontario, later to have its harbour improved, the Ganaraska River as a convenient power source for industry and located on the York (Toronto) - Kingston Road (Highway No. 2, the premier highway of Ontario) later to be augmented by the new cross-country rail route of the Grand Trunk, completed between Montreal and Toronto with the viaduct spanning the Ganaraska valley. More dependent for its early prowess, however, on a richly timbered hinterland Port Hope also sponsored in part the Midland Railway which ventured inland to Lindsay with a branch to Peterborough in the early 1850s eclipsing Cobourg's ill-fated rail line across Rice Lake to the latter settlement. Port Hope also relied on the growing agricultural activity as the timber sources were exhausted and briefly became a very active and prosperous agricultural and manufacturing centre.

One of the major centres sixty or so miles (100 km) away from Toronto it continued to vie with its close neighbour, Cobourg, seven miles (11 km) distant which is but a hair larger, this interval representing still the old scale of the early settlement pattern where development nodes occurred at from seven to ten miles (11 to 16 km) apart, the scale of easy travel by horse and not too far for a long walk.

Port Hope's impetus for development came as a combination of forces, roughly concurrent, of a scope and scale which were compatible, namely demand for

TOWN of PORT HOPE

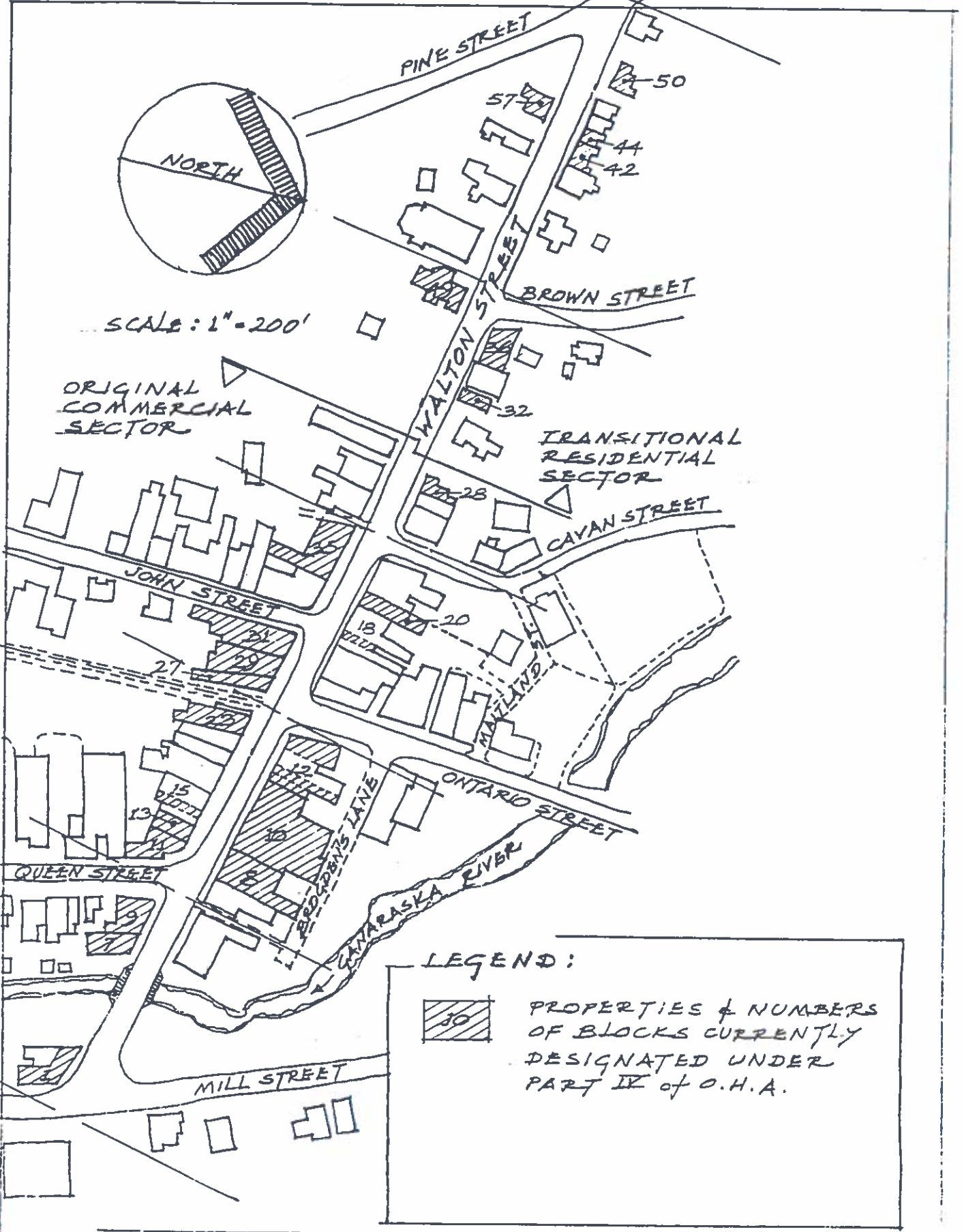
WALTON STREET HERITAGE CONSERVATION DISTRICT




PL/CRA Dec. '94

WALTON STREET : MILL TO PINE BUILDING or "BLOCK" NUMBERING
 FIGURE No. 1

TOWN of PORT HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT



LEGEND:

 PROPERTIES & NUMBERS OF BLOCKS CURRENTLY DESIGNATED UNDER PART IV of O.H.A.

WALTON STREET: MILL TO PINE Part IV DESIGNATED PROPERTIES
 FIGURE NO. 1A

Figure 1B. Properties Currently Designated under Part IV of the Ontario Heritage Act

Block No.	Street No.	By-law	Registration or Instrument
8	34-46 Walton St., The Smith Block.	41/80	Reg. No. 64318
7	25-27 Walton Street	41/80	Reg. No. 64318
31	81 Walton St.	41/80	Reg. No. 64318
49	127-129 Walton Street	16/82	Reg. No. 68269
Part 10	48 Walton Street	03/82-83	Reg. No. 70172
11	35 Walton Street	31/83	Reg. No. 71687
23	63 Walton Street	40/83	Reg. No. 72034
44	154 Walton Street	51/83	Reg. No. 72990
35	87-97 Walton Street	51/83	Reg. No. 72990
1	1-3 Walton Street	51/83	Reg. No. 72990
57	143 Walton Street	52/84	Reg. No. 76125
20	94-96 Walton Street	21/85	Reg. No. 77823
27, 29	69-75 Walton Street	62/85	Reg. No. 80096
Part 12	68 Walton Street	62/85	Reg. No. 80096
42	150-152 Walton Street	49/87	Reg. No. 88129
9	29-31-33 Walton Street Gillett Block	39/88	Reg. No. 90995
36	134-136 Walton Street, 1 Brown Street	39/88	Reg. No. 90995
32	128 Walton Street	39/88	Reg. No. 90995
Part 10	52 Walton Street	91/89	Instr. No. 102661
Part 10	54 Walton Street	91/89	Instr. No. 102661
Part 10	56-60 Walton Street	91/89	Instr. No. 102661
Part 18	80-82 Walton Street	91/89	Instr. No. 102661
13	37 Walton Street	70/90	Instr. No. 105086
Part 12	64 Walton Street	30/91	Reg. No. 107612.
50	160 Walton Street	42/93	Reg. No. 219246
28	118-120 Walton Street	42/93	Reg. No. 219246
Part 15	45 Walton Street	01/94	Reg. No. 224375

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goods, manufactures and services, a harbour, a hinterland development from timber resource to sustaining agriculture, connecting road and railway networks and a milling and manufacturing base to serve mainly its dependency.

There has, however, been a radical change in the use and organizational pattern of the downtown area in more recent times. Once a very dense, if not congested, mill and factory area existed close to the river relying on a series of dams to afford power to drive machinery. Corbett's Dam below Highway 401, early in the twentieth century also generating electricity, is one vestige, the remains of the weir near the former Globe File factory on the east side of Cavan Street another. An important iron foundry, Helm's, was also located downtown. Much of this area has been cleared above and below Walton Street giving way to a widened walled floodway to the river itself and flanking parks fronting the Town Hall.

This manufacturing mélange was fringed with swampy land above the harbour later filled in and now sites for more modern buildings. The shoreline was in part extended to form a protected entrance to the harbour providing in the earlier twentieth century for additional manufacturing space. Previously a grain elevator stood alongside the harbour. The Grand Trunk viaduct, originally having a single track, constructed with some thirty-eight brick piers, was doubled and rebuilt with the fewer stone supports which still exist. Finally the Canadian Pacific built its concrete viaduct in 1913 and about the same time the Canadian Northern crossed the Ganaraska north of the downtown area.

Copious photographic evidence survives of these earlier developments to indicate what a busy place the town was in the second half of the nineteenth century and the myriad changes, especially to Walton Street itself are very well recorded. But Port Hope's heyday resulting in the remarkably handsome and well integrated collection of formal fronts along Walton Street and side streets of the downtown area started with rebuilding in local brick in the 1840s, many replacements of earlier and simpler structures of frame, frequently destroyed by fire as occurred with their successors from time to time until more fire-resistive buildings were put in place. Walton Street, however, is a very formal expression emanating from speculative entrepreneurship reacting to economic needs of the time which very fortunately found such a significant architectural result. It would appear that the relatively large parcels of land developed speculatively were not the norm of the day except in Port Hope and later in the nineteenth century elsewhere. Likewise much of the town's residential expansion occurred in "surveys" akin to small modern subdivisions but respecting and taking advantage of local topography much more satisfactorily.

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This building boom lasted for roughly a third of a century, virtually collapsing after 1875, so that Walton Street reflects the best of design from the early and mid-Victorian periods mainly in the neo-Classical tradition, especially in the commercial section. The largely residential upper section of the street extends the building period into late Victorian times, and with the exception of St. Paul's Presbyterian Church of 1906, all before 1900. Substantially built and relatively simply organized it has also proved flexible for continual adaptive re-use maintaining thus a certain vitality. While the community is no longer the dynamic manufacturing centre thriving on a relatively local area it still has an industrial base and, although with a harbour now restricted to pleasure craft, Port Hope still maintains the vital cross-country links of rail and road, for even its Grand Trunk railway station has been restored for passenger use. The special quality, historically, architecturally and visually, of Port Hope has long been recognized and respected: it provides the *raison d'être* for its continued preservation as a place apart and as an experience to enjoy. The Walton Street Heritage Conservation District is another manifestation of the community's interest and concern.

Land Uses along Walton Street:

At present the lower two thirds from Brown Street eastwards, are principally retail commercial, office commercial and residential, the upper third mainly residential, part institutional with some professional offices. The upper section is a transitional fringe area where office, both professional and institutional can be anticipated. The whole area is noted under the Official Plan and Zoning By-law as General Commercial which permits the mixture of uses now found there.

At present the only use absent is a service station, the last one, a self-service gas bar, having been swept away in the 1980 flood, a disaster which also resulted in a devastating architectural gap about the river. Older uses have been superseded: hotels have declined in number and lodge halls and meeting rooms have ceased to function. Upper floors, once largely storage, have been converted to office and residential space, many areas still well used though not all up to modern standards. The street continues to be lively, but some improvements should be looked for.

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The 1992 Draft Official plan indicated the whole of the proposed Walton Street Heritage Conservation District for general commercial use which has been confirmed in the Zoning By-law as C1. This use covers both the Original Commercial Sector of the main core described later and the upper or western part noted as the Transitional Residential Sector. This use designation, however, does not reflect the established character of the upper part of the District as a whole nor does it provide sufficient protection to adjoining central area residential uses, the division between the two being too abrupt and tending to foster incompatible commercial development immediately adjacent to a well-established and cohesive neighbourhood.

The upper part of the District is indeed an area in transition (hence its designation here) but expressing strongly its residential origins. The generally separate buildings, decidedly still dwellings in appearance, are complemented by their more open and often neatly landscaped sites. However, some changes in use are occurring, principally in professional office conversions of former dwelling space. The precedent was set historically by doctors building their houses with their offices in them as in Block 30 or in later conversion of part of Block 36. Similar thoroughfares in other communities are undergoing like changes: the upper reaches of Woolwich Street in Guelph, formerly part of Highway 6 leading northwards out of that city is an example. Here a zone denoted CR (Commercial/Residential) was created especially to accommodate such transition and change in use which would also protect the residential character of the older buildings and the character of the neighbourhood itself. Such a zone is recommended for the upper section of the Walton Street Historic Conservation District, namely that area denoted the Transitional Residential Sector.

The Commercial/Residential (CR) Zone would permit conversions to professional and institutional offices, continuing residential use, home occupations and possibly a home occupation which involved the sale of crafts and art made on the premises. Other retail commercial and any service commercial uses, however, would not be permitted.

Such permitted uses would have to be accommodated within the main structure without changing the external appearance of the building from its essentially residential character and any minor external alterations or additions would have to conform to the policies of the Heritage Conservation District Plan.

Furthermore the setting of the building would have to be preserved to the greatest extent possible. In this regard no parking would be permitted in the front yard of the building, any required parking being confined to the rear

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yard or side yard. Appropriate screening such as a 5'-0" (1500 mm) high fence plus a 5'-0" (1500 mm) shrub or evergreen-planted buffer strip would be required between parking in a CR zone and any adjoining R zone and either a fence or planted buffer strip or hedge of like dimensions between any CR use and continuing residential use adjoining.

Additional requirements for the CR zone within the Heritage Conservation District would be related to signage where this would be confined to neat ground-mounted, non-illuminated signs no higher than 4'-0" (1200 mm) above grade with an area no greater than six square feet (0.56 m²) or to building-mounted signs of half that area. A directory sign could be allowed as large as a ground sign allowing for multiple listing of tenants in a building converted to offices. In all cases such signs would require a Heritage Permit and the application would have to stipulate the size, location and design, including letter face and colour, appropriately scaled and illustrated.

Street Pattern and Effects:

The Walton Street Heritage Conservation District comprises the spine formed by the street itself and fronting properties. Side streets emanate from this to one side or the other and stop there except for the minor breach of the former railway right of way opposite Ontario Street. Hence buildings fronting Walton Street form focal points to side streets. Likewise Mill Street at the lower or eastern end is the focus of Walton though the only building remaining is a relatively modern, non-historic and too-small scale structure hardly fulfilling the opportunity despite its neatly turned out appearance.

Intersections with Walton by side streets are at a slight angle creating acute and obtuse corners which builders have solved in a number of innovative ways, the various rounded and specially shaped transitions attesting thereto. The incline of the street, rising more sharply as it leaves Ontario Street and proceeds westward, has also been addressed by builders and at least one architect, Mervin Austin (St. Lawrence Hotel) in building block design. From Brown Street west the buildings are more commonly separated structures and even those joined, most originally residences.

Walton Street itself is part of the Provincial highway system, being Highway 2, the first such and originally the most important across the southern part of the Province, variously known as the Kingston or Toronto (formerly York) Road depending on whether one travelled eastwards or westwards. It is therefore constructed to urban highway standards. Highway 2 continues southwards along Mill Street,

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Highway 28 from Peterborough joining from the north at the intersection. Other side streets are normal municipal thoroughfares without any special status as collectors or arterial roads.

The intersections, except for Pine, forming T-junctions, are all stop streets, two of these, Mill, the highway connection and the alternate access to Highway 28, namely Ontario, controlled by stoplights. The side streets, at least those in the main commercial area, are relatively easy to exit from because of the control exercised by the Ontario Street stoplight, but in busy times a longer wait may be anticipated except that local drivers, like the shopkeepers, are remarkably courteous.

One proposal, however, has been made regarding improvements about the Cavan Street approach which would seriously jeopardize the historic character of the District, namely its realignment possibly occasioning the removal of buildings along its curved approach to Walton. The recommendation seems inappropriate for Cavan carries a relatively light traffic load, its contributory area not very large and former industry curtailed. Its present physical form is an ideal traffic "calmer" and must be maintained.

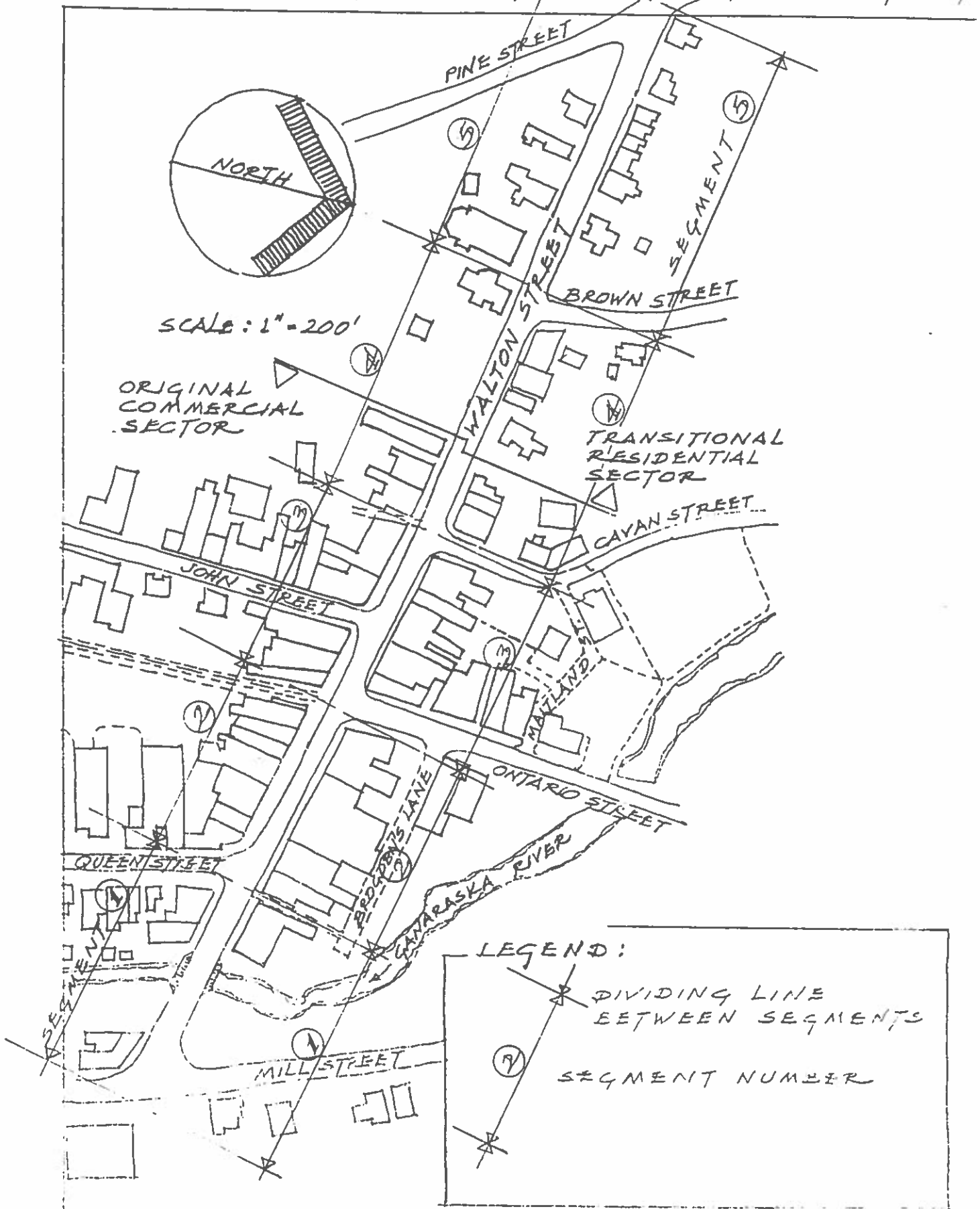
Parking within the downtown area is reasonably generous with extended areas of public parking available both southwards behind Walton towards and including Town Hall and Public Library lots and northwards off Cavan Street. Considerable curbside parking, mostly metered in the core area, is also provided and additional free parking space on streets beyond.

There are, however, many opportunities where development of privately-owned spaces might be encouraged to provide better parking and landscaping of rear yards, including tree planting. This is to accommodate off-street parking at least for operators of businesses and their staffs, but also for other building tenants and, where possible, for the shopping public. This may mean a coordinated scheme of land-sharing and cooperative development to make the best of such areas in concert. In carrying out such improvements due care should be exercised to record any findings of historical worth or archaeological note. However in no way shall the the integrity of the built fabric of the District be compromised by such projects. (See also Appendix F).

The Two Sectors of Walton Street in the Heritage Conservation District:

Walton is effectively about two thirds a concentrated commercial core of joined building comprising Blocks 1 to 41 (excluding removed Blocks 3 and 5) on the south side and, 2 being removed, 4 to 28 on the north side, this area known as the "Original Commercial Sector". From that point just west of Cavan Street

TOWN OF PORT HOPE
WALTON STREET HERITAGE CONSERVATION DISTRICT



WALTON STREET: MILL TO PINE STREET SEGMENTS
FIGURE NO 2

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Walton Street changes in character as it rises along the west slope of the Ganaraska valley to Pine where it becomes a more mixed collection, many separate buildings of a residential nature, this part know as the "Transitional Residential Sector".

The Various Segments of Walton Street.

For purposes of description "block" here has referred to a multiple unit structure comprising a unified design, rather than the normal definition of a street section here described as a "segment". The description of the building pattern starts from the east end at Mill and takes in the segments one by one noting first the south side and then the north side immediately opposite so that the architectural and physical effects can be appreciated more readily.

Segment (1) Mill Street to Queen including Ganaraska River and opposite to corresponding mid lane:

Blocks 1 to 9 inclusive (Blocks 3, originally two-storey and 5, three-storey removed) three-storey brick structures matched by Block 4 opposite (Block 2 removed).

Segment (2) Queen Street to railway right of way, with mid lane to Ontario Street opposite:

Block 11 three-storey (decapitated from 4), Block 13 four-storey, Blocks 15 and 17 three-storey, Blocks 19 to 25 inclusive two-storey with three-storey Blocks 6 to 12 inclusive opposite. (Block 12 has a false window creating a third storey effect).

Segment (3) Railway right of way to John Street and John to lane opposite Cavan Street, with Ontario to Cavan opposite:

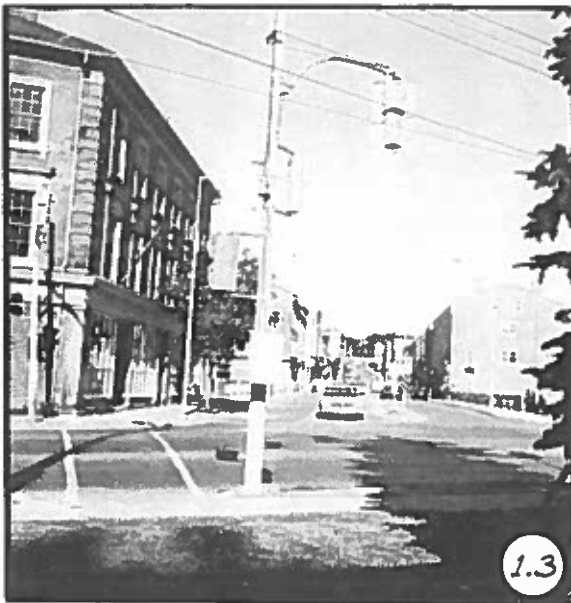
Blocks 27 to 31 inclusive stucco (over brick) and brick three-storey, Block 33 two storey brick (upper floor attenuated as auditorium), Block 35 brick four-storey with, opposite, Modern Block 14 two-storey and 16 one-storey, Block 18 brick three-storey and Blocks 20 and 22 brick four-storey.

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Port Hope, Ontario.
Segment Streetscapes

Segment 1: Mill to Queen

- 1.1 : General view from foot of Walton Street at Mill, looking west, and showing streetscape effects of the "Ganaraska Gap".
- 1.2 : Looking south towards Walton along west side of Mill showing small landscaped park marking site of Block 2, the "Ganaraska Gap" alongside, both requiring enhancement.
- 1.3 : Looking west along Walton Street from east side of Mill.
- 1.4 : View of Original Commercial Sector of Walton Street, a remarkable introduction to the Heritage Conservation District.
- 1.5 : North side of Walton, looking west, showing Block 4, the remaining building of Segment 1, with formal fronts to Segments 2 and 3 beyond.
- 1.6 : North side of Walton from opposite Ontario Street at railway right of way, looking east and showing handsome formal fronts of Blocks 12 to 4 forming streetscape of Segments 2 and 1.

Segment 1 : Mill to Queen



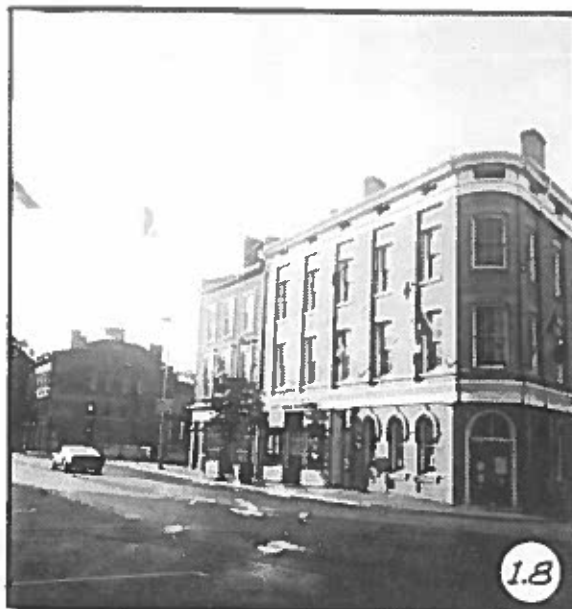
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Segment Streetscapes

Segment 1 : Mill to Queen continued

- 1.7 : South side of Walton, Blocks 1, 7 and 9, (Blocks 3 and 5 removed after 1980 flood), looking west.
- 1.8 : South side, Blocks 9, 7 and 1, looking east.
- 1.9 : North side of Walton, with corner park replacing Block 2, looking west to Block 4 across Ganaraska River showing the "Gap".
- 1.10 ; North side, Block 4, looking east across "Ganaraska Gap" to corner site of Block 2 (demolished) at Mill Street.

Segment 1 cont.



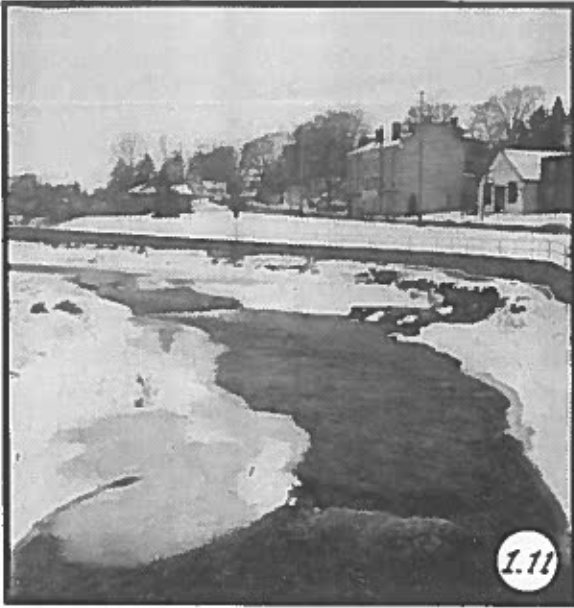
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Segment Streetscapes

Segment 1 : Mill to Queen continued

- 1.11 :1 Winter scene looking north along Ganaraska River from Walton Street bridge.
- 1.12 : Looking south from Walton Street Bridge towards railway viaducts at lower end of valley.
- 1.13 : Summer view of 1.11 showing floodway improvements and open space along Mill Street created after 1980 flood.
- 1.14 : View southwards from west side of Mill Street: a sombre early afternoon winter scene showing the "Ganaraska Gap" in Walton's streetscape, Block 1 on left, Block 4 with 7 behind on right.
- 1.15 : Queen Street, dividing line between Segments 1 and 2, looking north to Block 6 and east corner of Block 8.
- 1.16 Queen Street, looking south towards railway viaducts and harbour.

Segment 1 cont.



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Segment Streetscapes:

Segment 2: Queen to Ontario.

- 2.1 : Queen, dividing Segments 1 and 2, looking north to focal point of Block 6.
- 2.2 : General view of Walton, looking west of Queen Street corner.
- 2.3 : South side of Walton, showing Blocks 11 to 25, looking west.
- 2.4 : South side showing Block 25 to 11, looking east.
- 2.5 : North side of Walton showing Blocks 8 to 12, looking west.
- 2.6 : North side showing Blocks 12 to 8, looking east.

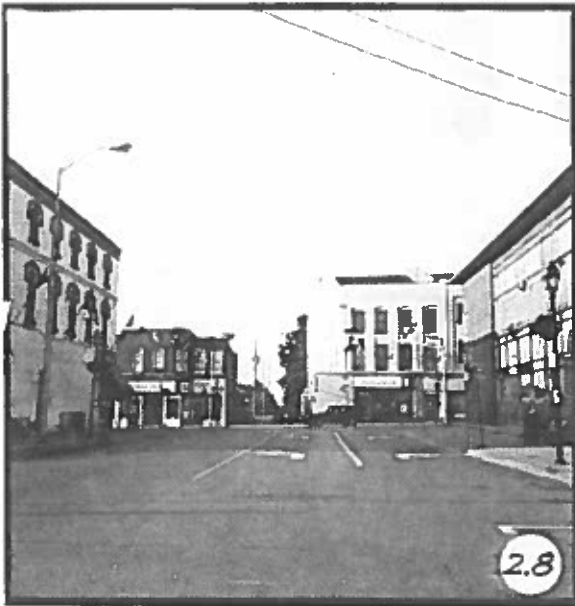
Segment 2: Queen to Ontario



WSHCDS
Segment Streetscapes

Segment 2: Queen to Ontario continued

- 2.7 : Looking north along Ontario Street, dividing Segments 2 and 3.
- 2.8 : View south along Ontario to Walton showing break created by former railway right of way.
- 2.9 : Break in south-side streetscape in heart of Original Commercial Sector created by former railway right of way where a decorative portal device to this 25-foot (7.6 m.) opening might be created as a new centrepiece to the downtown area.
- 2.10 : Looking north along railway right of way, dividing segments 2 and 3, towards Walton and Ontario Street opposite.



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Segment Streetscapes

Segment 3: Ontario to Cavan.

- 3.1 : South side of Walton, showing Blocks 27 to 35, looking west.
- 3.2 : South side showing Blocks 35 to 27 looking east (The Royal Bank under renovation wraps in late 1995).
- 3.3 : North side of Walton, showing Blocks 14 to 22, looking west.
- 3.4 : North side showing Blocks 22 to 14, looking east.
- 3.5 : View south along John Street, the break roughly midway in south-side streetscape photograph. John Street, lined with a variety of handsome nineteenth century buildings, has a satisfying sense of scale and containment due to its relatively narrow width of 40 feet (12.2 m).
- 3.6 : View northwards along John towards Walton and focal point of Quinlan Block (18).

Segment 3: Ontario to Cavan

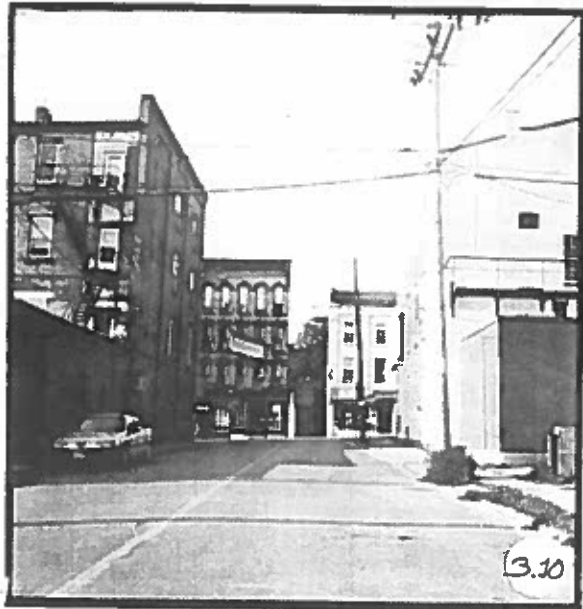


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Segment 3: Ontario to Cavan continued.

- 3.7 : General view eastwards of south side from John, midway in Segment 3, to Mill Street at eastern end.
- 3.8 : View westwards of north side from Ontario, past Cavan Street to Segment 4.
- 3.9 : View north along Cavan, showing twist in that street.
- 3.10 : View south along Cavan to laneway between Segments 3 and 4 on south side of Walton Street.
- 3.11 : View north from back of west-side John Street properties to laneway opposite Cavan Street, corner of Block 37 to left, rear of Block 35 to right.

Segment 3 cont.

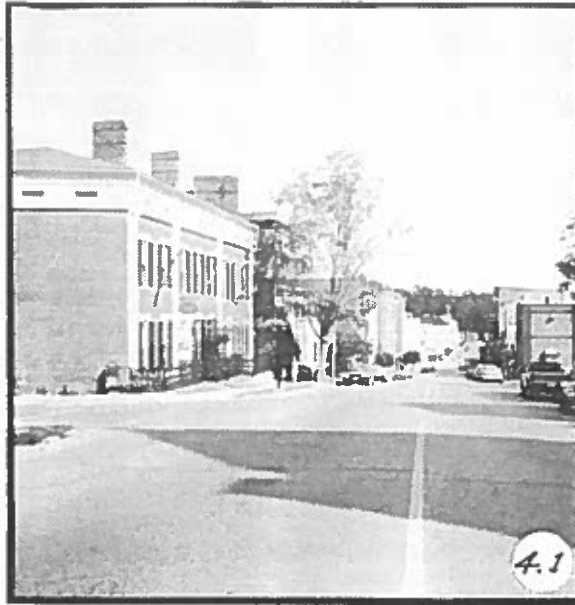


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Segment Streetscapes

Segment 4: Cavan to Brown

- 4.1 : Walton Street looking eastwards down hill from Brown Street, another memorable introduction to the Original Commercial Sector.
- 4.2 : South side of Walton showing Blocks 37 to 49, looking west.
- 4.3 : South side showing Blocks 49 to 37, looking east.
- 4.4 : North side of Walton showing Blocks 24 to 36, looking west.
- 4.5 : North side showing Blocks 36 to 24, looking east.

Segment 4: Cavan to Brown



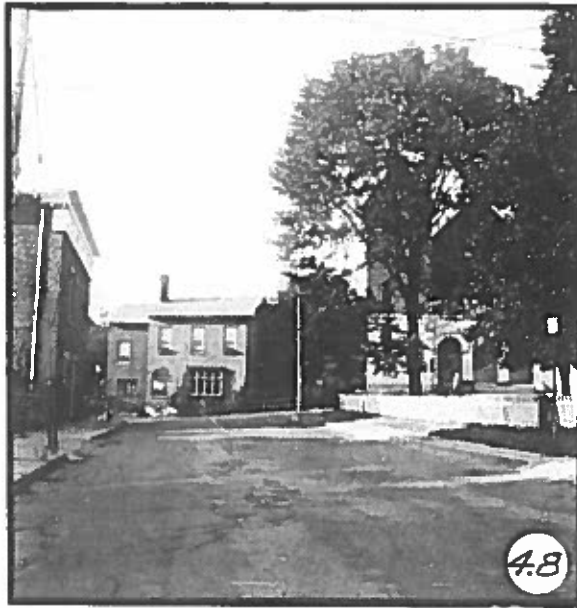
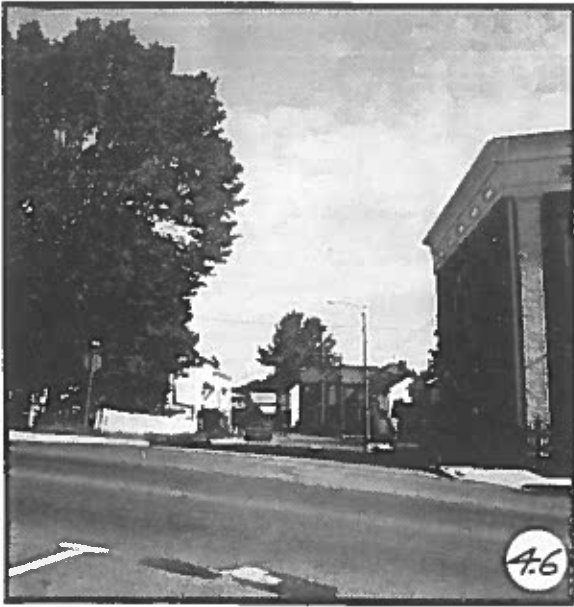
WSHCDS

Segment Streetscapes

Segment 4: Cavan to Brown continued

- 4.6 : Brown Street, dividing Segments 4 and 5, looking north from Walton, and showing curve to north-west.
- 4.7 : A winter view revealing spire of United Church at north-west corner of Brown and South Streets.
- 4.8 : Looking south along Brown Street towards Walton and focal point of Block 49.

Segment 4 cont.

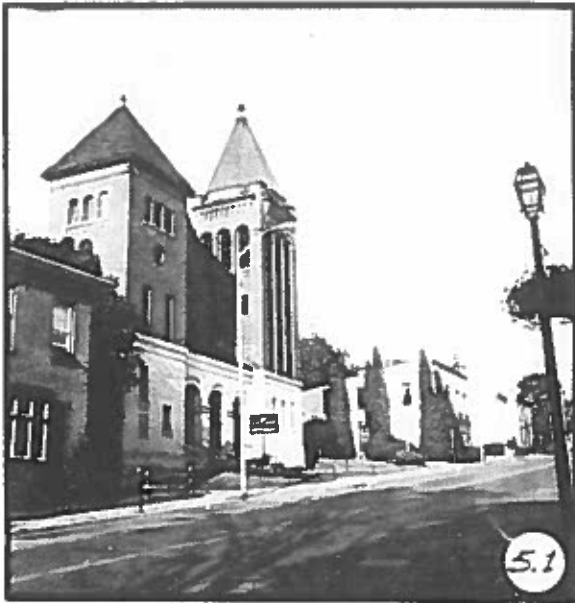


WSHCDS
Segment Streetscapes

Segment 5: Brown to Pine.

- 5.1 : South side of Walton showing Blocks 51 (St. Paul's Presbyterian Church) to 57, looking west.
- 5.2 : South side showing Blocks 57 to 51, looking east.
- 5.3 : North side of Walton showing Blocks 38 to 52, looking west.
- 5.4 : North side showing Blocks 52 to 38, looking east.
- 5.5 : General view looking eastwards into downtown Walton Street, a memorable arrival to the Heritage Conservation District.

Segment 5: Brown to Pine



WSHCDS

Segment Streetscapes

Segment 5: Brown to Pine continued

- 5.6 : South-east corner of Walton and Pine showing open site inviting introductory marker or monument to District, also reflected at north-west corner of Mill and Walton. (See 1.1 and 1.2).
- 5.7 : Looking westwards along Walton and out of the proposed District, the slope continuing upwards and the street curving and changing its name to Ridout in the Englishtown area.
- 5.8 : Looking north along east side of Pine towards St. John's Anglican Church with Block 52, aligned with Walton, demonstrating obtuse angle at north-east corner of intersection.

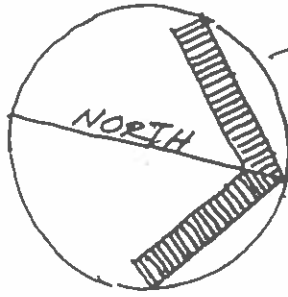
Segment 5 cont.





TOWN OF POKI HOPE

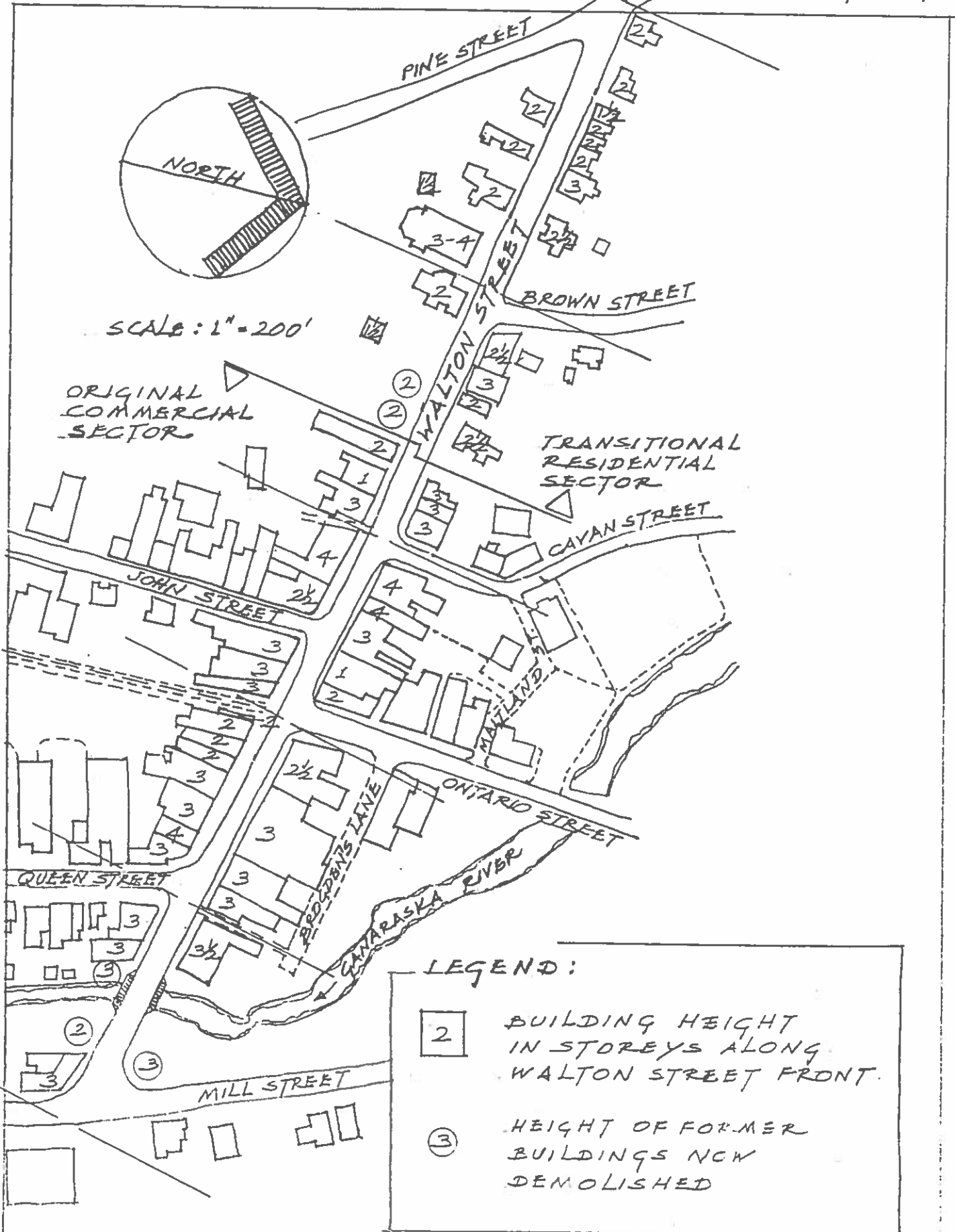
WALTON STREET HERITAGE CONSERVATION DISTRICT



SCALE: 1" = 200'

ORIGINAL
COMMERCIAL
SECTOR

TRANSITIONAL
RESIDENTIAL
SECTOR



LEGEND:



BUILDING HEIGHT
IN STOREYS ALONG
WALTON STREET FRONT.



HEIGHT OF FORMER
BUILDINGS NOW
DEMOLISHED

WALTON STREET: MILL TO PINE BUILDING HEIGHT
IN STOREYS



WSHCDS

Segment (4) Lane opposite Cavan Street to St. Paul's Presbyterian Church and, opposite, Cavan to Brown Street: within this segment the dividing line between the Original Commercial Sector and Transitional Residential Sector has been drawn largely based on the limits established previously in the 1978 Walton Street Study:

Block 37 brick three-storey, Block 39 modern one-storey (replacement to three-storey building), Block 41 refaced brick two-storey (Blocks 43 and 45 removed), Block 47 storey-and-a-half frame (well set back), and Block 49 brick two-storey, the last three separated structures with, opposite, Blocks 24 to 28 inclusive brick three-storey, Block 30 two-storey and attic (separate), Block 32 two-storey frame, Block 34 brick three-storey, Block 36 brick two-storeys and attic.

Segment (5) St. Paul's Presbyterian Church to Pine Street and, opposite, Brown to Pine Street:

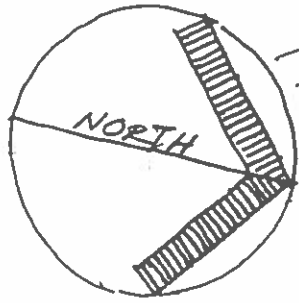
Block 51, monumental composition of St. Paul's effectively three to four storeys (3½), Block 53 to 57 inclusive separated structures two-storey brick with, opposite, Block 38 brick two-storey plus attic, Block 40 brick three-storey, Blocks 42 to 46 inclusive joined two-storey frame except brick-faced Block 44, Block 48 one and a half storey frame attached, Blocks 50 and 52 separated brick two-storey structures.

From this it will be realized that the maximum height of buildings is four storeys, the minimum one, the average, taking into account only surviving buildings, some two and a half for the whole district from a low of 1.92 as might be expected in Segment (5), the upper end of Walton, to a height of 3.125 in Segment (1), the lower end. Segment (3) comes close with 2.95, Segment (2) following with 2.71, Segment (4) with 2.375. Essentially this can be interpreted that the main commercial section from Cavan Street eastwards averages three storeys in height and that westwards closer to two storeys.

This is a somewhat simplified statistical analysis which might bear adjustment to accommodate the effects open space around separated buildings as well as setbacks might create.



TOWN OF PORT HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT

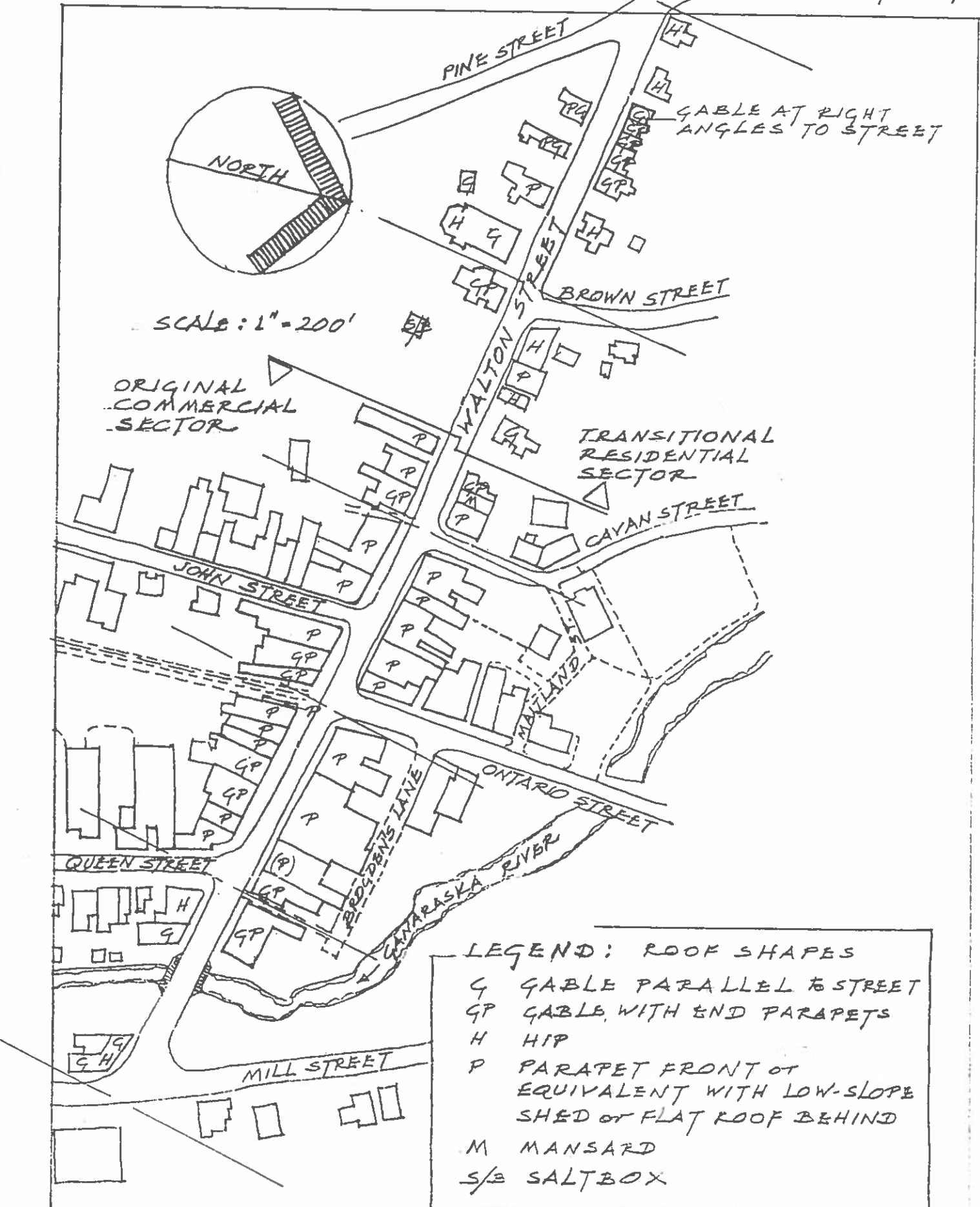


SCALE: 1" = 200'

ORIGINAL
 COMMERCIAL
 SECTOR

TRANSITIONAL
 RESIDENTIAL
 SECTOR

GABLE AT RIGHT
 ANGLES TO STREET



- LEGEND: ROOF SHAPES
- G GABLE PARALLEL TO STREET
 - GP GABLE WITH END PARAPETS
 - H HIP
 - P PARAPET FRONT OR EQUIVALENT WITH LOW-SLOPE SHED OR FLAT ROOF BEHIND
 - M MANSARD
 - S/B SALTBOX

WALTON STREET: MILL TO PINE FRONTAL or ROOF SHAPES



WSHCDS

Frontal Shapes:

Another interesting aspect of Walton Street's historic design is a comparison of the frontal treatments to blocks determined by their roof shapes. In some cases the roof is obvious, in others of secondary importance and the remainder concealed by parapets fronting low-slope shed roofs. In many cases, especially from eye level opposite, low-pitch gable roofs parallel to the street or similar low-slope high roofs may not be a prominent visual feature, but this aspect has been ignored here.

Of the fifty main buildings of the Heritage Conservation District the greatest majority of twenty-two (44%) have parapet fronts, the second most common form the gable form parallel to the street at sixteen (32%). Hip roofs come a poor third (7 or 14%), gables facing the street next (3 or 6%) and a lone broken-pitched saltbox, Block 47 almost out of view and a single mansard in Block 26, these two odd roof shapes occurring in Segment (4) accounting for 4%.

Architectural Assessment and Approach to Treatment:

This constitutes an architectural/historical assessment of Walton Street buildings and classifies them into four categories according to the accompanying Figure 5. From this is evolved an approach to the treatment of the various categories.

Category A: a building of landmark status, the highest calibre of structure on the street, usually part of the original complement of buildings, generally little altered except perhaps at shopfront level.

Category B: anchor buildings, also of great importance, but sometimes compromised from their original design. Careful restoration could bring these buildings back into the A category.

Category C: buildings principally of streetscape value by virtue of scale or form or buildings so compromised by alterations that only careful and extensive restoration could improve them to B or perhaps to A.

Within this category are also modern replacements which at present do not necessarily complement the District as a whole.





The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results are as follows:

Condition	Result 1	Result 2	Result 3
Condition A	1.2	1.5	1.8
Condition B	1.5	1.8	2.1
Condition C	1.8	2.1	2.4
Condition D	2.1	2.4	2.7
Condition E	2.4	2.7	3.0
Condition F	2.7	3.0	3.3
Condition G	3.0	3.3	3.6
Condition H	3.3	3.6	3.9
Condition I	3.6	3.9	4.2
Condition J	3.9	4.2	4.5
Condition K	4.2	4.5	4.8
Condition L	4.5	4.8	5.1
Condition M	4.8	5.1	5.4
Condition N	5.1	5.4	5.7
Condition O	5.4	5.7	6.0
Condition P	5.7	6.0	6.3
Condition Q	6.0	6.3	6.6
Condition R	6.3	6.6	6.9
Condition S	6.6	6.9	7.2
Condition T	6.9	7.2	7.5
Condition U	7.2	7.5	7.8
Condition V	7.5	7.8	8.1
Condition W	7.8	8.1	8.4
Condition X	8.1	8.4	8.7
Condition Y	8.4	8.7	9.0
Condition Z	8.7	9.0	9.3

The data shows a clear upward trend in the results across all conditions. The values increase steadily from Condition A to Condition Z, with the highest values being observed in Condition Z. This suggests that the conditions being tested have a significant impact on the results.

Figure 5: Architectural Assessment of Walton Street Buildings:

South side:

Mill Street

Block 1	No. 1	A
3	(Removed)	
5	(Removed)	
7	Nos. 25-27	A
9	29-33	A

Queen Street

11	35	B
13	37	A
15	41-51	A
17	53-57	A
19	59	A
21	61	A
23	63	A
25	65	B
27	69-71	B
29	73-75	B
31	81	A

John Street

33	85	A
35	87-97	A
37	99-103	A
39	113	C
41	115	C
43	(Removed)	
45	(Removed)	
47	123	A
49	127	B
51	St Paul's P.C.	A
53	135	B
	Outbuilding	B
55	141	A
57	143	A

Pine Street South

North side

Mill Street

Block 2	(Removed)	
4	Nos. 16-26	A
6	28-32	A
8	34-36	A
10	48-60	A
12	62-68	A

Ontario Street

14	70-72	C
16	74-76	C
18	78-92	A
20	94-96	A
	Outbuilding	D
22	98-106	A

Cavan Street

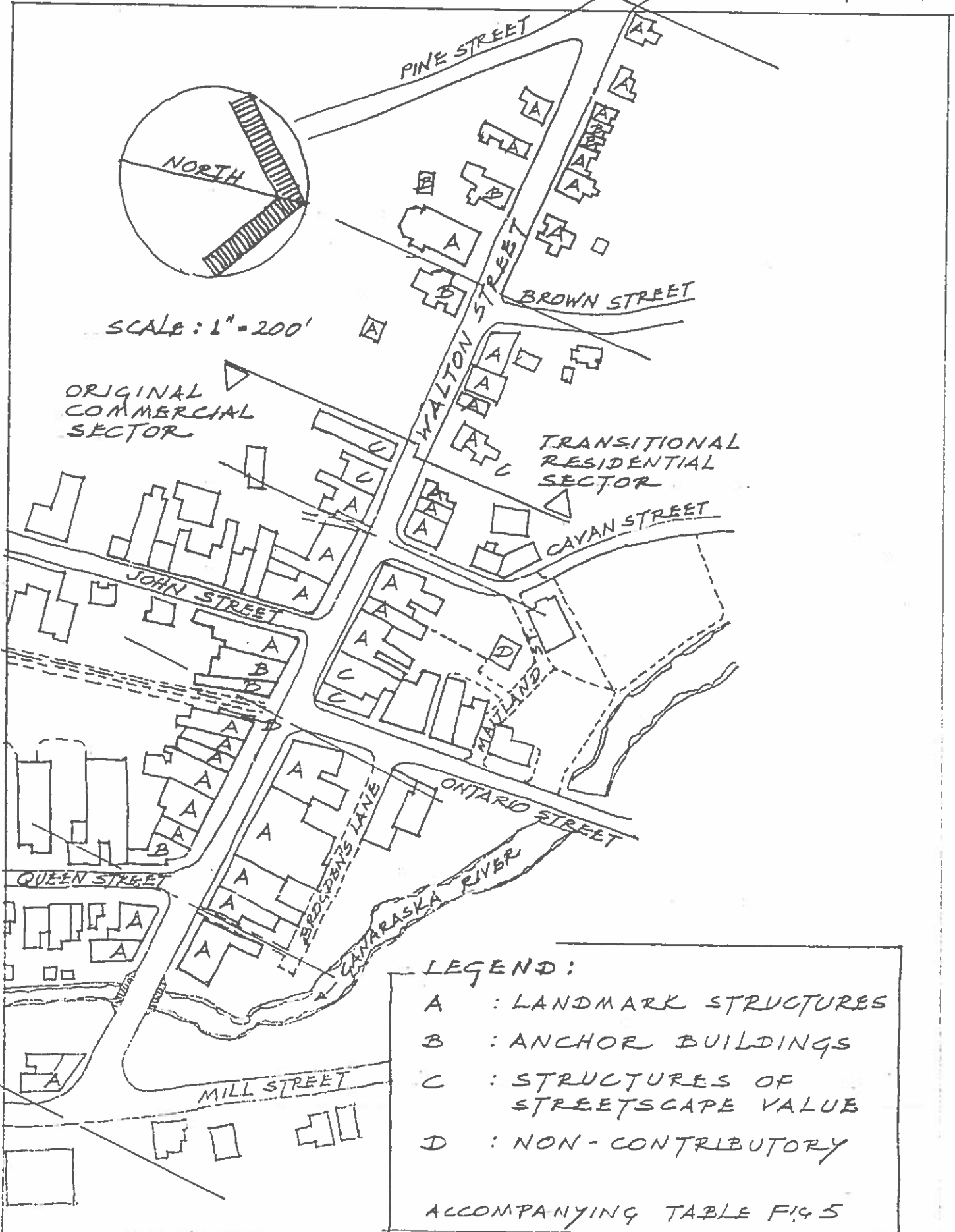
24	108-112	A
26	114-116	A
28	118-120	A
30	126	A
	Outbuilding	C
32	128	A
34	130	A
36	134-136	A

Brown Street

38	142	A
40	146-148	A
42	150-152	A
44	154	B
46	156	B
48	158	A
50	160	A
52	162	A

Pine St. North

TOWN OF POKY HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT



LEGEND:

- A : LANDMARK STRUCTURES
- B : ANCHOR BUILDINGS
- C : STRUCTURES OF STREETScape VALUE
- D : NON-CONTRIBUTORY

ACCOMPANYING TABLE F145



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Category D: buildings not contributing to the historical or architectural quality of the district and dispensable or replaceable. Only one outbuilding comes within this category, but in future extensions of the WSHCD more will likely be noted.

With Category A buildings conservation of the historic fabric and detail is paramount. Restoration of missing detail to accord with documented evidence, particularly as illustrated by surviving patterns or signs of such features on the building or confirmed by old photographs including archival material, is to be encouraged. Such buildings shall at no cost be demolished, but alterations and additions compatible with the original will be considered.

Similarly with Category B buildings conservation of the historic fabric and detail is of particular importance. Likewise restoration of missing features will be encouraged according to documented evidence. Every encouragement will be given to the retention of such buildings and compatible alterations and additions will be allowed.

With Category C buildings enhancement to make these more compatible with the rest of the building stock in the A and B categories will be allowed, in such work as façade modification, adding storeys and rearranging fenestration. Such alterations shall complement the streetscape. The replacement of such buildings will be tolerated, their successors to subscribe to the policies for new or infill buildings.

In Category D both enhancement and replacement can be considered or outright removal if this favours the better organization of private open space.

Analysis of Structural History of Walton Street Buildings:

The blocks and individual buildings of the Original Commercial Sector are relatively simply constructed with masonry cross walls, dividing or enclosing the building units, serving as bearing structures carrying the floor and often the roof panels too, the front and rear walls pierced with openings merely screen or curtain walls carrying little more than their own weight. In the earliest buildings, however, front and rear walls support also the roof system of rafters meeting at the ridge.

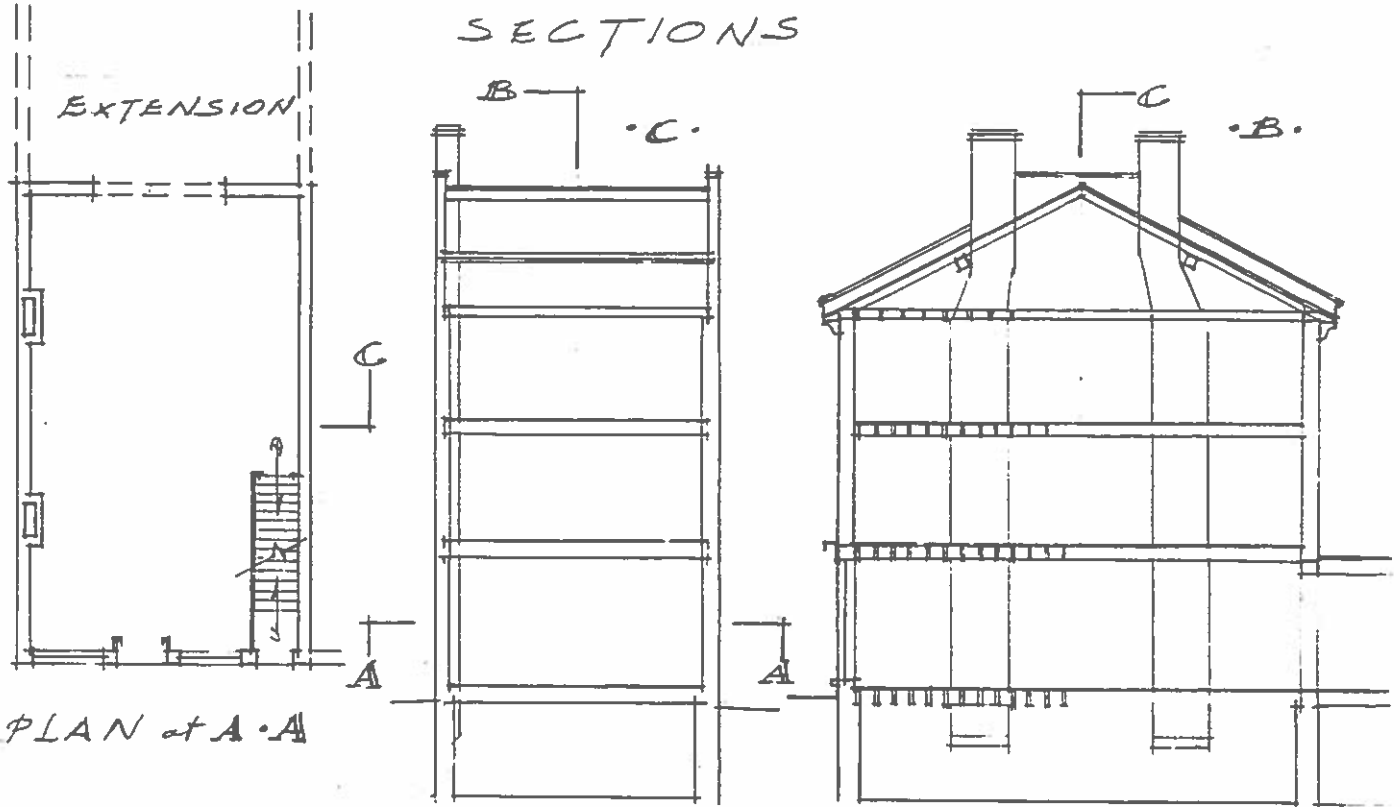
This system provided the opportunity for reducing loading, particularly on the front wall, to permit a larger opening for a shopfront at street level, the wall above carried by a massive timber beam supported on piers formed by



TOWN of PORT HOPE

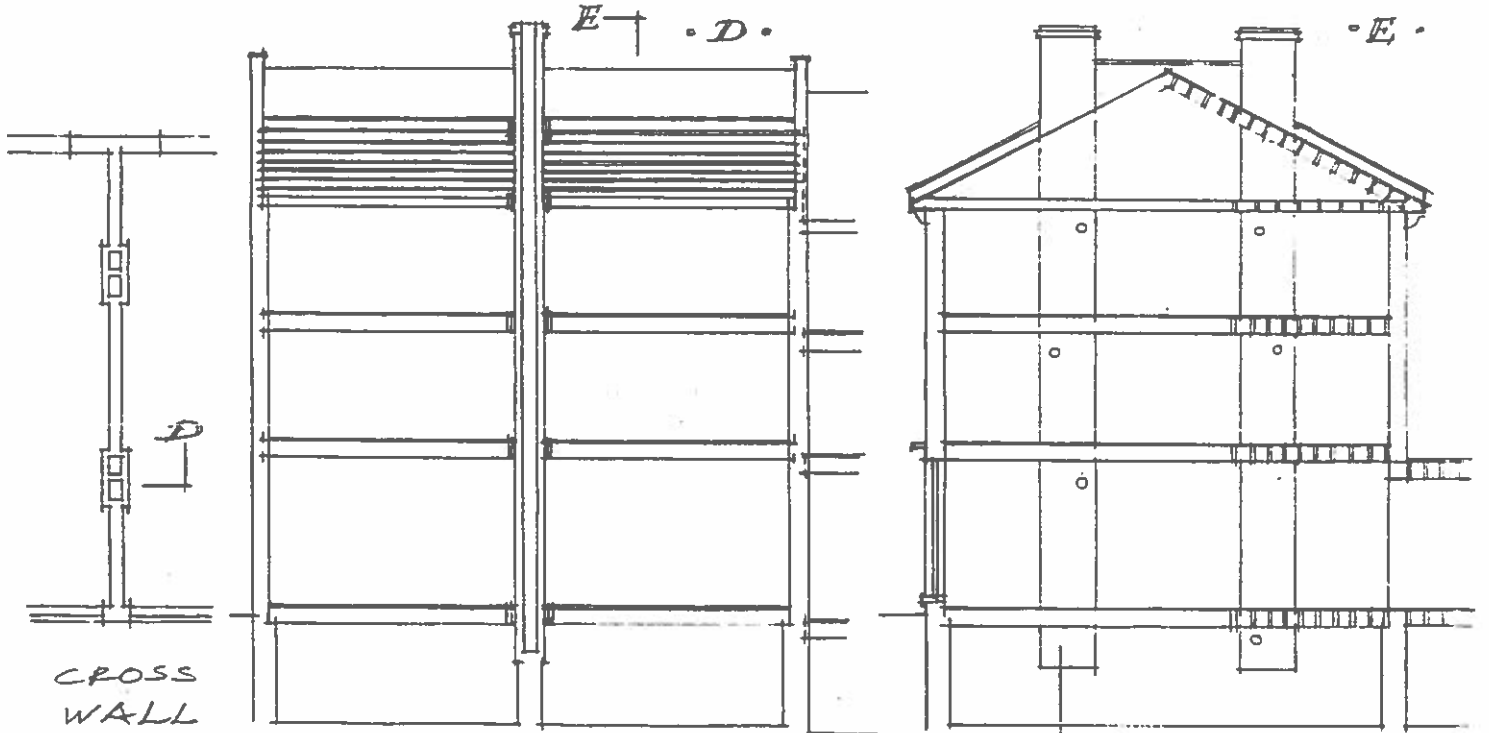
WALTON STREET HERITAGE CONSERVATION DISTRICT

SECTIONS



PLAN at A-A

Phase 1 - RAFTER ROOF



CROSS WALL

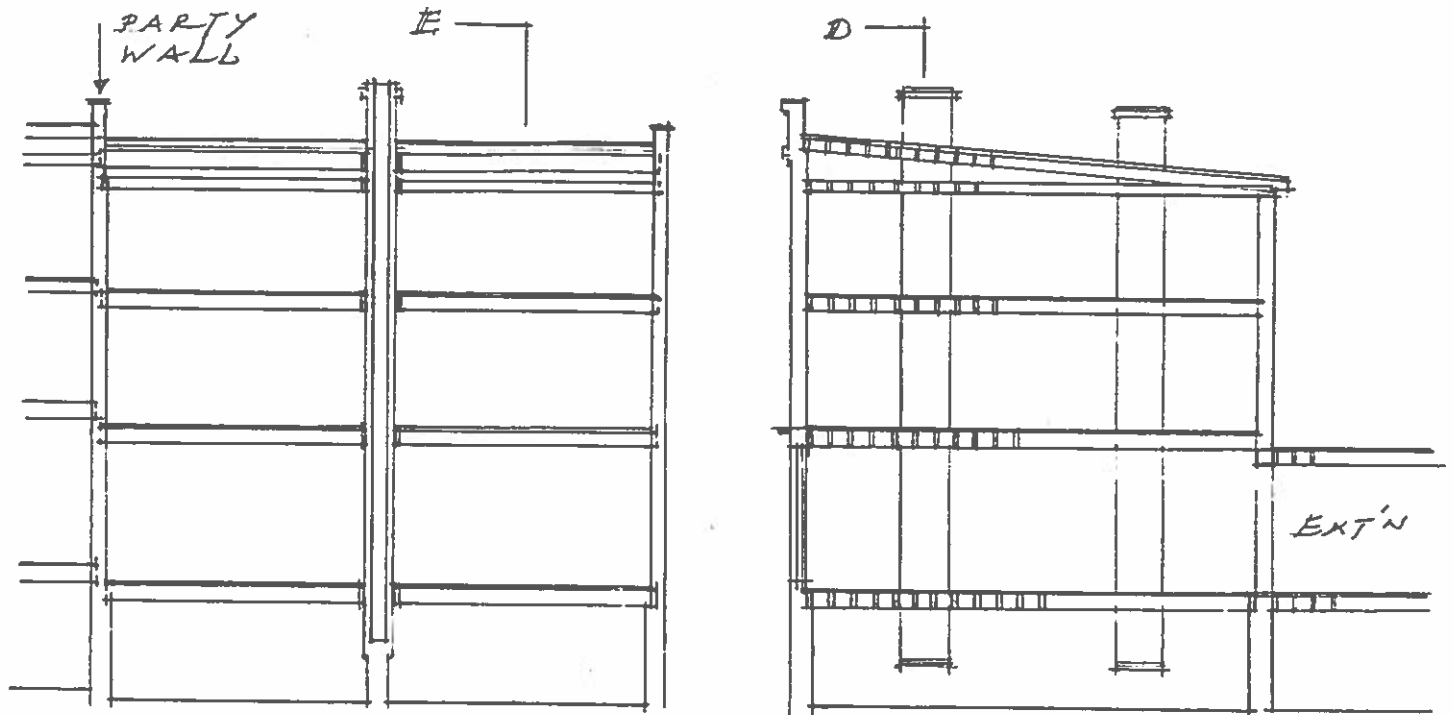
Phase 2 - JOIST ROOF
GABLE FORM

PARTY WALL SHARED
BY ADJOINING BUILDING



TOWN of PORT HOPE

WALTON STREET HERITAGE CONSERVATION DISTRICT

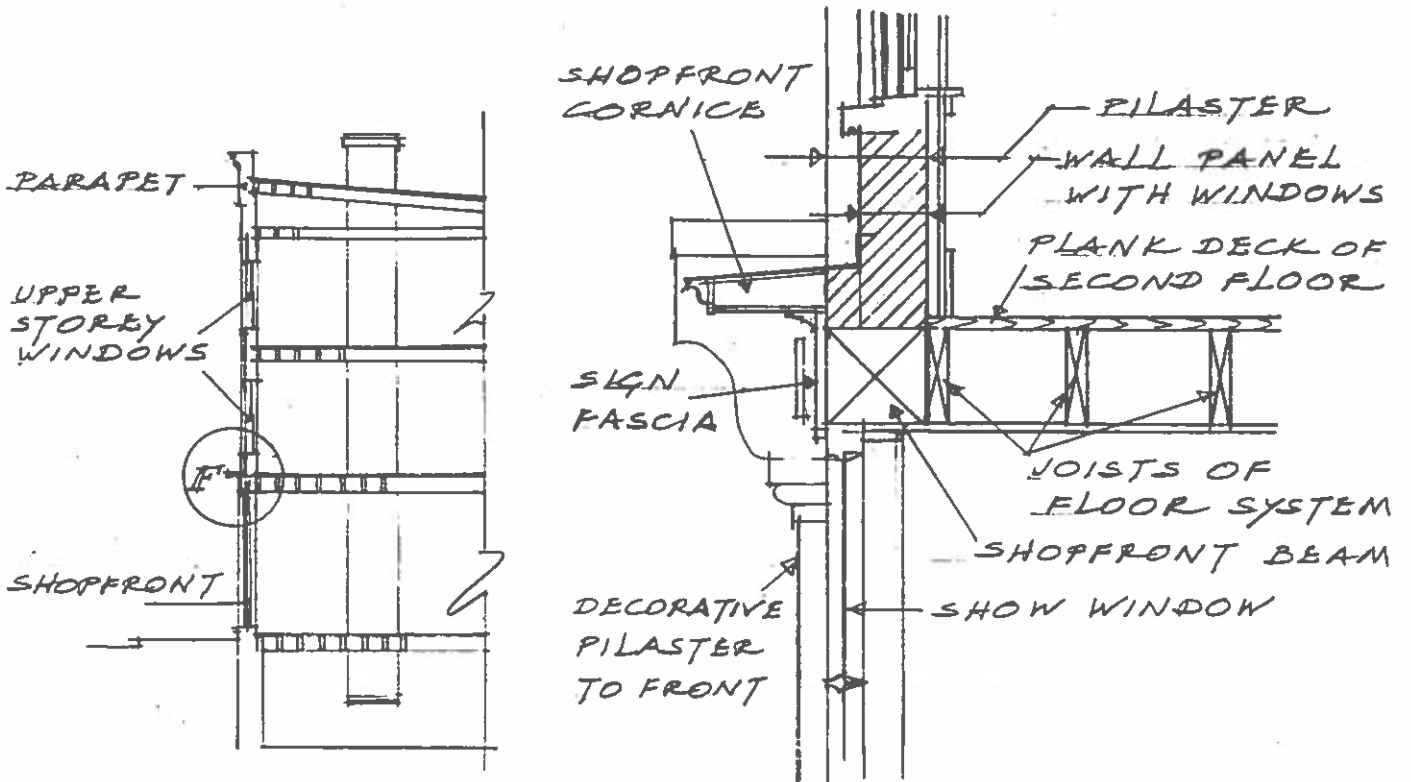


SECTIONS .D.

.E.

Phase 3 . JOIST ROOF

LOW-SLOPE SHED or FLAT FORM



DETAIL .F.



WSHCDS

the ends of the cross walls reinforced by slender intermediate columns of cast iron, often ornamental and part of the shopfront design. Floor panels therefore, except in exceptional cases where trapezoidal buildings might have some joists bearing into front walls, were quite independent of the front and rear walls so that any subsequent distortion such as settlement would not effect the floors themselves. The only interruption in these floor panels of timber joists and tongued and grooved plank decks occurred at internal stairways which were often moved about later creating internal structural problems.

The structural evolution of roof systems is the next most interesting item as the building period advanced. Starting with the traditional early form of sloping rafters the roof structure was developed as a stepped system of cross joists, also bearing on the cross walls, thus lightening still more the loads on front and back walls. This still provided a gable-shaped roof parallel with the street but required superimposed decking to span down both slopes rather than across the roof as in the earlier form. This roof form permitted normal roofing of wood shingles or more fire-resistive slate or sheet metal coverings.

The next development, probably promoted by the development of built-up roofings of tar, felt and gravel noted as being used as early as 1858, but also adaptable to interlocking sheet metal coverings, was the roof joist system in a single slope or shed form usually of low pitch, a form conserving space and material. By this time the roof virtually disappeared from view and is no longer important in an architectural sense except in the decorative brick parapets it spawned.

One other attribute of importance externally are chimney stacks often associated with the protruding parapets of fire-wall separations and usually constructed by expanding the wall, that is separating the wythes or thicknesses of brick, to form the flues. These stacks, though no longer required to serve the stoves often the sole means of heating the interiors of buildings originally, are important architectural details of the silhouettes of older buildings. They can be made to function excellently as attic vents above insulated spaces.

The separated structures and joined units of brick and frame in the Transitional Residential Sector in the upper part of the District are conventional buildings of bearing wall construction supporting internal floor panels and roof. Frame structures are likely mainly versions of a heavy timber main frame with



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stud infilling, but some may exhibit post-and-girt wall structures: none, however, are recent enough to be of light timber framing or stud construction common today.

Design Development of Walton Street Fronts:

The formal fronts of the Original Commercial Sector of Walton Street subscribe to a series of evolving designs based on the exploration of structural capability largely guided by the neo-Classical tradition. Storey heights were governed by practical considerations principally, namely an extended height for the street level store, a higher than average second storey to favour reception space, if a residential function, with diminishing height above, a pattern also used as a guide in other frontal treatments. Thus the window heights often correspond.

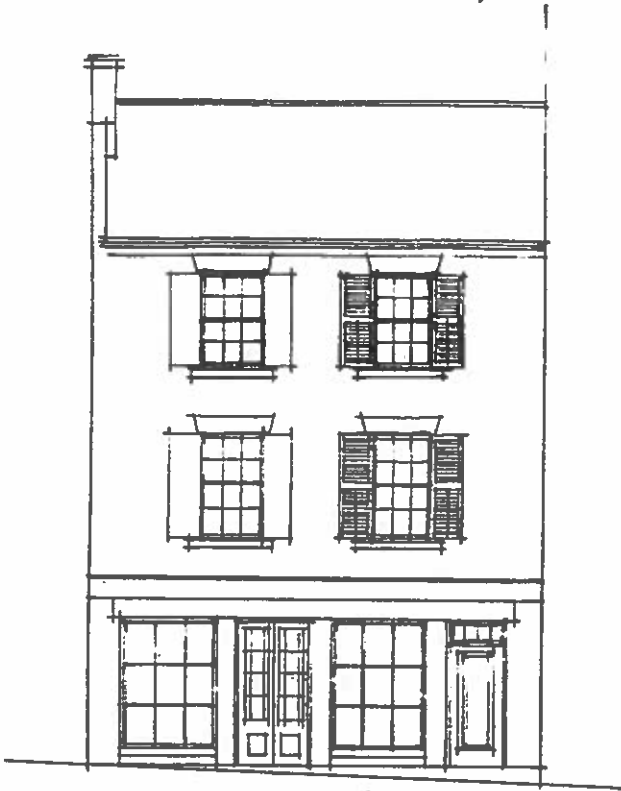
Another guiding principle was the neo-Classical prevalence of the vertical rectangle as the proportion preferred, an elegant shape indeed. Windows were divided thus, from show windows to upper storey sash. So too a preference, born of tradition, was shown for regularity in fenestration and the arrangement of openings and even if not quite symmetrical horizontally would normally be aligned vertically in the upper storeys. Nevertheless such arrangements would not necessarily be extended to the street floor level where the opening between cross walls frequently had to accommodate both the shopfront and an entrance to the upstairs. Commonly it was found that cross walls consequently did not relate symmetrically with openings above and the long-time grey-painted stripe in the centre of the Quinlan Block (18) at the head of John Street emphasized this curious condition.

But it is the evolution of the frontal design which is a most telling feature of Port Hope's Walton Street, particularly in the Original Commercial Sector and the outlying commercial-type blocks beyond. The story starts with the plain front wall with punched openings usually headed by an arch (Block 28) and occasionally ornamented (Blocks 1 and 7). For further economy and, incidentally, greater architectural effect the windows were set in tall recessed panels between broad piers represented by Blocks 6, 9, 17 and, further west, 40.

About the same time a much more pronounced architectural effect was being developed with tall attenuated pilasters, usually at least with moulded capitals if not bases too, such as those in Block 4 (ascribed to the Rochester architect, Mervin Austin, and certainly reminiscent of his town hall of 1851), and Blocks 8, 24 and 37. Even more intricately contrived were the twinned forms



TOWN of PORT HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT



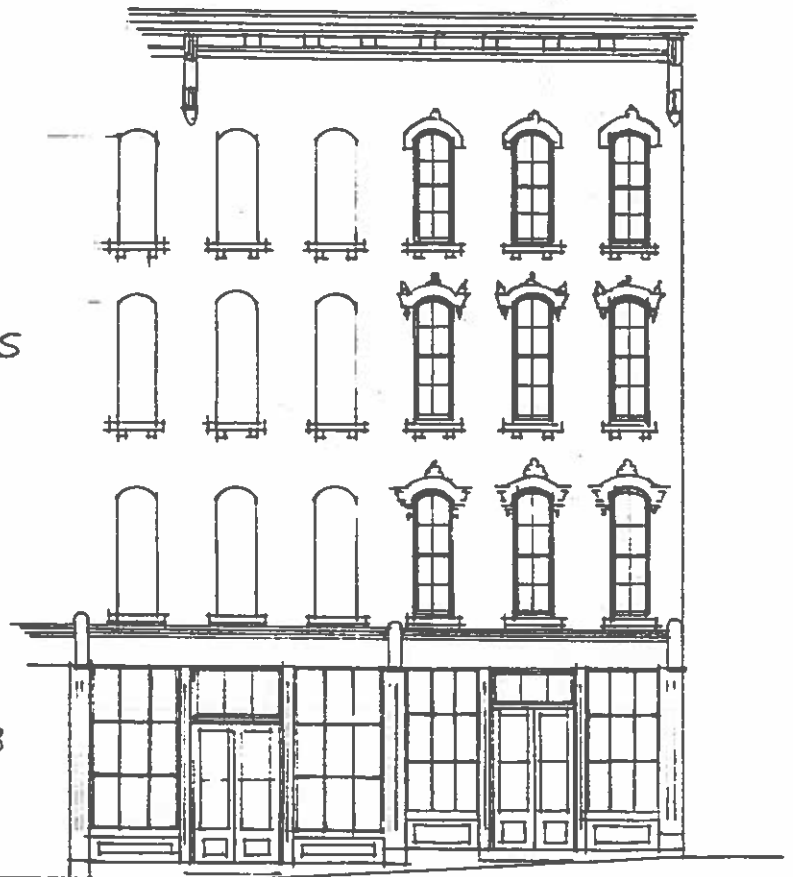
c. 1841



c. 1845

FLAT or PLAIN
 WALLS with
 PUNCHED OPENINGS

ITALIANATE VERSION
 with cast iron labels
 or window hoods 1853



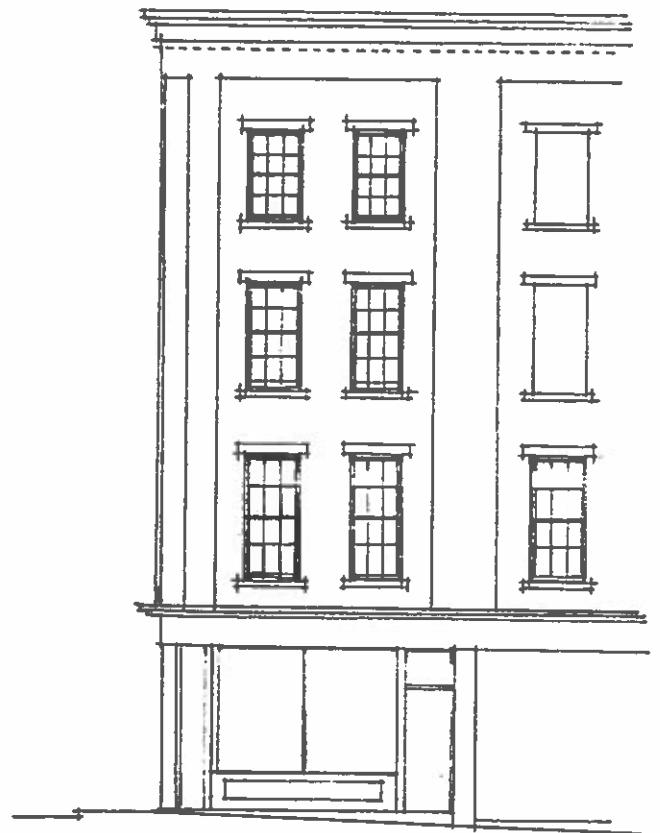
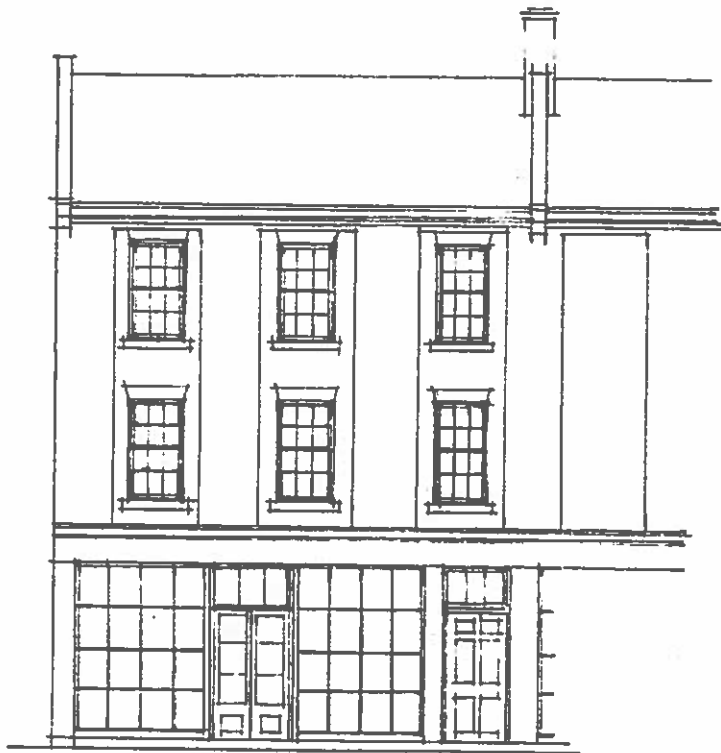
DESIGN DEVELOPMENT
 of WALTON STREET FRONTS . 1 . FIGURE 7A

PLS/CRA 7/95



TOWN of PORT HOPE

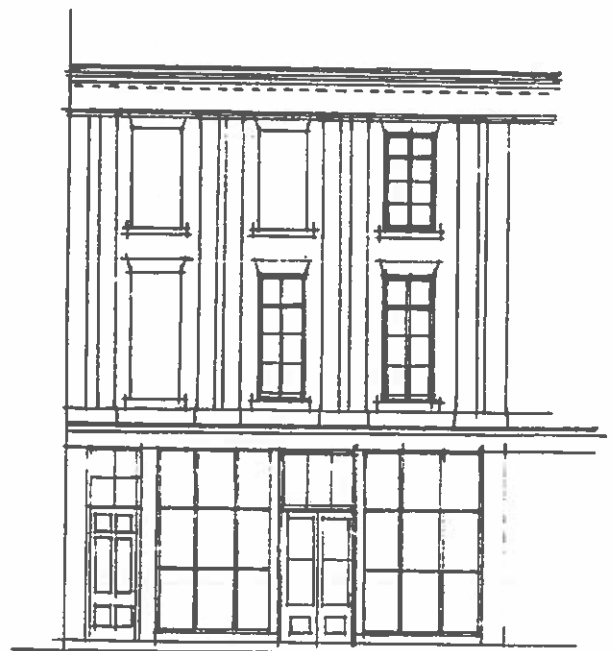
WALTON STREET HERITAGE CONSERVATION DISTRICT



Flat arches shown

PANEL & PIER mid-1840s to mid-1850s

Cast iron sills & lintels



PILASTER 1850s

DOUBLE PILASTER
Late 1850s

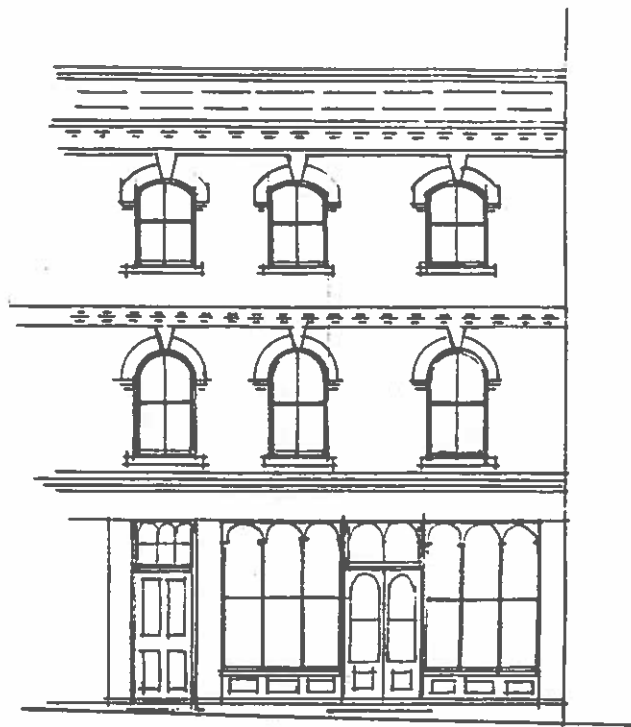
DESIGN DEVELOPMENT
of WALTON STREET FRONTS - 2. FIGURE 7B

PLS/CRA 7/95



TOWN of PORT HOPE

WALTON STREET HERITAGE CONSERVATION DISTRICT



Late 1850s

Cast iron labels

Back to FLAT WALLS

leading to

HORIZONTAL BANDING

1866

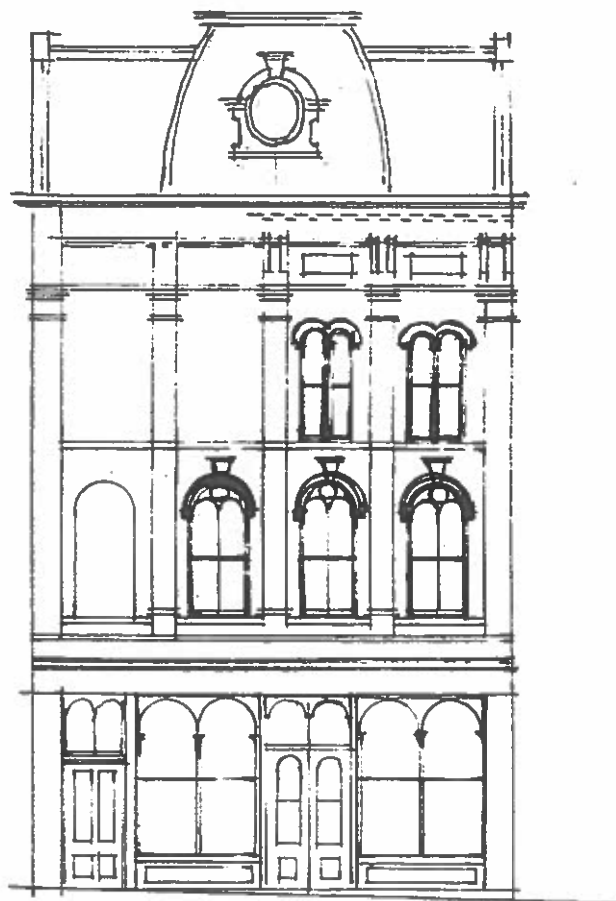
PILASTER :

Late ITALIANATE -

SECOND EMPIRE

CULMINATION

Mid - 1870s



DESIGN DEVELOPMENT

of WALTON STREET FRONTS • 3 • FIGURE 7C

R/S/CRA 7/95



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of narrow pilasters showing up in a series of buildings from the south-west corner of Queen westwards, namely Blocks 11, 13 and 15. Another intermediate form occurred in the framed effect of widely spaced pilasters expressing internal cross walls and enclosing wide panels punched with a series of window openings such as in Blocks 20, 22 and, again westwards, Block 34. Only one interruption occurred, namely the Italianate St. Lawrence Hotel by Mervin Austin of 1853.

The pilastered front virtually ends there except for the remarkable epilogue to the great building boom displayed by Block 26 described later. For it was a return to plain fronts with pierced openings first represented by Block 10 with its cast iron hood ornaments perhaps inspired by the St. Lawrence Hotel which is essentially of that genre. The next development was a reliance upon the simple flat wall ornamented by recessed patterned band courses and heightened by window labels in the case of the 1866 Quinlan Block (18) differing in succeeding storeys, the front crowned by a highly elaborate panelled parapet. Another building of similar design but a little later rebuilding is Block 12.

Block 26, standing next to the beginning of the story, Block 28, effectively closes the chapter on Walton Street's historic building boom with a considerable display of architectural fireworks. Here a highly elaborate pilastered front is treated with Italianate fenestration and Second Empire mansard roof, a highly delectable exercise in mid-Victorian eclecticism which lacks only the simple discipline of its original shopfront design, fortunately well recorded for future restoration.

Exterior Wall Construction:

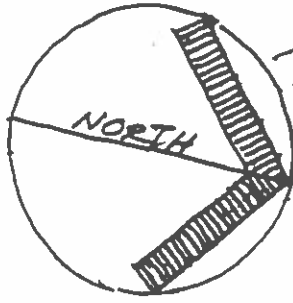
The principal exterior wall material in the District is brick accounting for forty-four or some 88% of the fifty main buildings. Another five are frame, a sixth brick-faced, likely to be a later veneer over frame (Block 44) all these the balance of 12%.

Evolution of Shopfronts:

Early shopfronts, by reason of the limited technology and consequent smaller size of early glass, not to mention high cost of the larger panes, resulted in divided display windows with moulded glazing bars usually made heavier than normal window sash to fit the situation. However the vertical rectangular proportion was respected in such subdivision. Show window lighting was limited so that sash reached from just above the floor to the ceiling. Later a hanging fixture might be introduced and, if lighted by gas, the fumes were sometimes exhausted via a wooden grille over the recessed entrance.



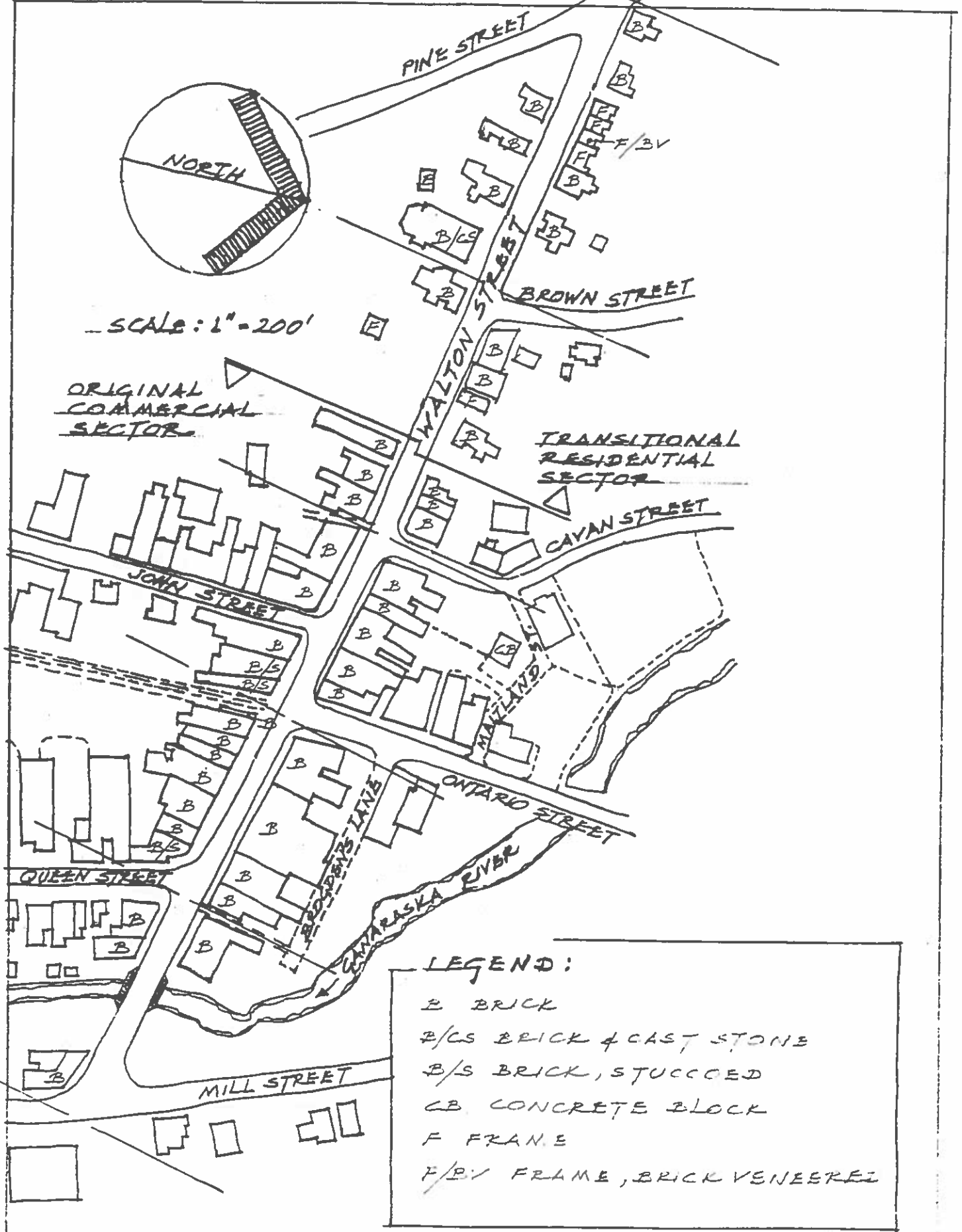
TOWN OF PORT HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT



SCALE: 1" = 200'

ORIGINAL
 COMMERCIAL
 SECTOR

TRANSITIONAL
 RESIDENTIAL
 SECTOR



LEGEND:

- E BRICK
- B/CS BRICK & CAST STONE
- B/S BRICK, STUCCOED
- CB CONCRETE BLOCK
- F FRAME
- F/BV FRAME, BRICK VENEER

WALTON STREET: MILL TO PINE EXTERIOR WALL CONSTRUCTION



TOWN of PORT HOPE

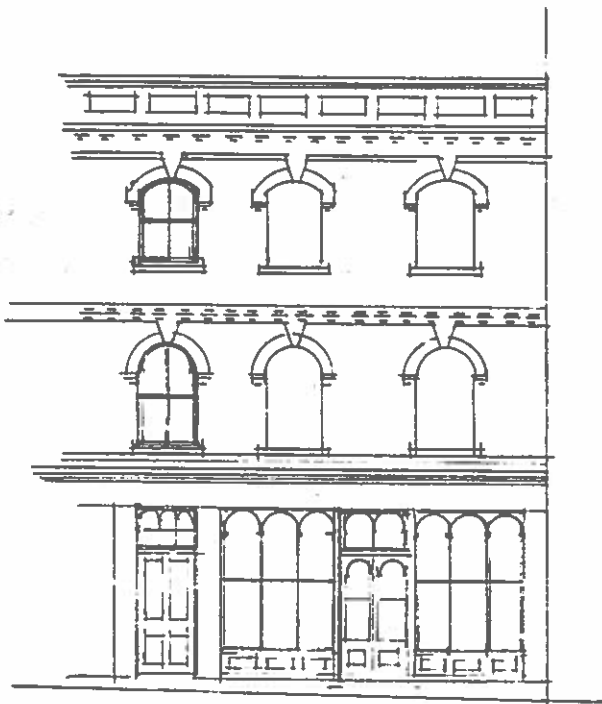
WALTON STREET HERITAGE CONSERVATION DISTRICT



1840s



1850s



1860s



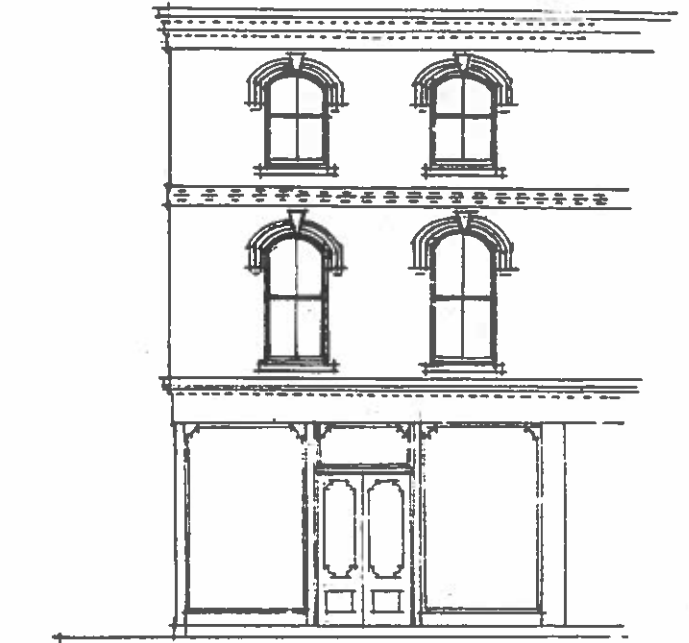
1870s



TOWN of PORT HOPE
 WALTON STREET HERITAGE CONSERVATION DISTRICT



c. 1877

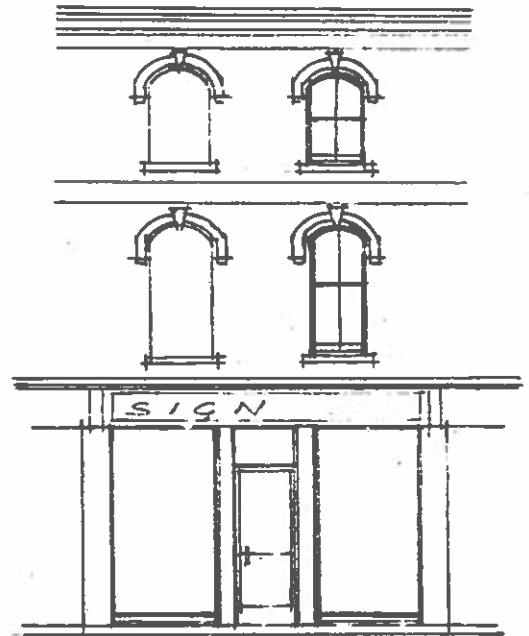


1880s.



c. 1900

Mid & Late
 20th Century
 NOT
 RECOMMENDED



Modern
 metal detail



WSHCDS

Only when plate glass became more readily available in the later nineteenth century (after the late 1860s), and correspondingly less expensive, were the earlier shopfronts sometimes changed to modernize them. Display lighting however was still limited before electric light came on the scene. Then a remarkable change occurred in window lighting using pendant fixtures with rather unsightly shades or later not very seemly prismatic glass reflectors. This embarrassing crudity was masked often by a transom created in the upper reaches of the show windows, the space often provided with obscure glass or ornamented with leaded and bevelled or even stained glass about the turn of the century. About the same time the show window was often elevated with a floor inserted creating a higher spandrel to the shopfront below, thus keeping the "goods" at eye level and, perhaps, better protected from damage at sidewalk level. The old Nesbitt's storefront in Block 15, Section (b) is an excellent example of this earlier twentieth century development.

In all the earlier forms the sign remained in its position on the shopfront fascia except in the odd case (perhaps never represented on Walton Street) where the name of the business might be "woven" into the new transom. Then starts the visual decay of the shopfront generally in subsequent renovations when signs start dribbling down the transom, often accompanied by monstrous overscaled logos. The sign sometimes takes up more than the show window itself, and the visual propriety of the street is destroyed. Couple this with the incidence of modern synthetic claddings and later curious reversions to rustic finishes and the need to start again becomes obvious. In some respects, however, it is perhaps a pity that the mid-twentieth century shopfront in Vitrolite, typically a jeweller's choice, has not survived on Walton Street, for that material, discreetly employed, could be as good as a real marble front. Yet the former Turck's Restaurant front in Block 21 was perhaps the loudest outcry of twentieth century insensibility ever perpetrated, but its loss leaves a certain nostalgic pang.

Shared Ownership of Building Blocks and Other Concerns:

As noted earlier the handsome architectural compositions made out of multi-unit building "blocks" was due to a common purpose by a single entrepreneur. Subsequently, however, the ownership became fragmented into individual units within the block, the Smith Block (No. 8) being typical before 1980 when it had finally been re-united under a single owner and was undergoing renovation when fire destroyed the structure behind the front. A similar breakdown of



WSHCDS

ownership in the Quinlan Block (No. 18) has also been alluded to and the different treatment of the western section of the three-unit Block 22 still highlights the problem. Some years ago Block 4 suffered a similar malaise, but cooperation between owners finally saved the day, and that building.

Nevertheless such multi-unit blocks might well share common amenities such as roof drainage and solving any developing problems has to be undertaken in concert with adjoining owners if the solution is to be satisfactory, let alone acceptable. To be part-owner of a building block involves special responsibility to other owners who might be affected by conservation work, restoration or enhancement. This must always be borne in mind when making proposals for maintenance and/or improvement to ensure that all parties likely to be affected are served properly. L.A.C.A.C. also has the responsibility to review such applications to see that this principle is followed.

While discussing problems often shared by owners of units within a building block it would be wise to draw attention to another situation often arising in connection with contiguous buildings, namely the so-called party wall. Such a condition arises naturally within the block if ownership is broken down into units: the wall separating the units becomes the party wall. However there are a number of cases where the building blocks themselves may have less than four enclosing walls, using instead a previously constructed wall of an earlier building for the support of the floor systems and in some instances also the roof along one side. The end wall of the older building so employed serves as a party wall, the property line often along the outside edge of this or along the inside edge of the newer structure. Thus Block (20) uses the eastern wall of Block (22) put up first: Block (20) has a front and back wall and an eastern wall only. Likewise its eastern neighbour, the Quinlan Block (18), was built after both Block 20 and the precursor of Blocks 14 and 16, a four-storey high building with rounded corner to the Ontario Street intersection. It is likely that Block (18) used the ends of adjoining earlier buildings for support, the surviving eastern wall above the single-storey shops of Block (16) probably belonging to the predecessor of these reconstructions.

A particular instance came to light when the old Firehall, Block (5) was taken down after the 1980 flood when it was discovered that it had been constructed to a greater depth than its older western neighbour, Block (7), then the latter was enlarged to the south to square off the building. It



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appeared that the builders of the Firehall building, having used the east wall of Block (7) as a party wall simply extended that wall to the rear in the same alignment, whether by mutual agreement between owners is not known, for this would have encroached on the neighbour's property. When the Firehall was taken down this section of the wall had to remain, though its eastern face, as might have been expected, was an interior surface of "salmons" or back-up brick and required protection, partly prompting the refacing of the eastern wall.

Though legal agreements can be made to set up and confirm party wall arrangements these do not seem to have been used in Port Hope. Nevertheless there is an innate responsibility here shared by adjoining owners which may come into play when a building is removed. Should an adjoining building be served by a party wall on the neighbour's property, that wall has to be maintained for the security of the surviving structure or a suitable enclosure has to be substituted, normally not a difficulty between friendly neighbours, but without a party wall agreement in place this may become contentious.

There is a further possibility that should not go by without due concern, namely that earlier buildings may rely in some instances on their later neighbours for additional support, the latter performing as buttresses. The Opera House, Block 33, might well be a helpful prop to Block 35, the four-storey St. Lawrence Hotel Building which marches up the slope of Walton Street, its eastern wall being over six feet higher than the upper end. In such a situation it would be wise to let such "sleeping dogs" lie, yet another reason for preserving Walton's streetscape intact.

General Policies Applicable to Buildings in the Heritage Conservation District:

(a) Basically any attention to buildings in the Heritage District shall follow the maxim of minimum intervention concomitant with maximum conservation;

(b) Historical architectural detail shall be conserved and restored wherever possible. No such details shall be lost without record in any case;



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(c) Conservation work shall be based on accurate record in measurement, drawing and photograph, both present and archival;

(d) Any work to the original fabric and details shall follow good conservation procedures and shall use materials and methods duplicating or, if substitutes are considered acceptable, compatible with original. Appropriate conservation procedures are available from technical guidelines provided by the Ministry of Culture, Tourism and Recreation or technical publications such as those published by APT (Association for Preservation Technology);

(e) Alterations shall be compatible with the historic and architectural fabric and shall not compromise the reasons for designation of the exterior of the building;

(f) Extensions and additions shall be compatible and complementary to the original building and shall not intrude unduly into any open space considered the appropriate setting for the building, particularly in the Transitional Residential Sector;

(g) Details, features and parts of the design which are considered most important historically and architecturally are, from the top: chimneys; lanterns; roofs; cornices and brackets to same; parapets and friezes including patterned brick and plain and ornamental woodwork; walls; piers and pilasters including cap and base mouldings; labels to openings, band and sill courses; cast iron lintels, hoods and sills; fenestration including frames, sash, glazing and ornamental details, and, at shopfront level: shopfront bands; cornices and fascias; show window detail; pilasters and columns of wood and cast iron; spandrels; cast iron grilles; doorways; and entrances to upper floors; cast iron sill plates; and any other special items not necessarily mentioned above.

(h) Any work in the Transitional Residential Sector shall respect the separated situation of most of the buildings there and the residential nature of their design. Due concern shall be shown for the development of the immediate landscape of such buildings.

Detailed Policies with Regard to Buildings:

More detail policies for individual buildings are suggested under Case Studies developed in the 1978 Walton Street Study and subsequently updated where appropriate to serve as the basis for this study in connection with the Original Commercial Sector. The Transitional Residential Sector has been written with similar detailed policies incorporated into the text where these seemed helpful. Otherwise the General Policies noted above should govern.



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Policies with Regard to Building Replacement:

Because of the remarkable intrinsic worth of the Walton Street Heritage Conservation District conservation and restoration of existing historic and architecturally significant structures shall be considered paramount.

The only buildings where significant improvement and/or replacement may be deemed acceptable are Blocks 14 and 41 where enhancement is possible and Blocks 16 and 39 where the addition of upper storeys is recommended.

It is the aim of the policies for replacement buildings to respect the scale and range of detail and fenestration represented by existing buildings on the street, particularly the formally designed fronts.

The following guidelines shall govern new buildings:

(a) No new building shall be less than two storeys nor more than four storeys in height as represented generally by historic structures except Block 33 (O'Neill's Opera House);

(b) New buildings adjacent to surviving historic structures shall not be more than one storey different in height from their neighbours;

(c) Frontal materials shall be brick, preferably a sand-struck stock variety, reds and buff ("white") being accepted or combinations of the two in formalized decorative or design effects compatible with existing buildings;

(d) Fenestration shall be of the punched opening or framed type arranged in horizontal rows corresponding with storeys and aligned vertically, recessed devices serving as substitutes for real windows to be considered;

(e) Where practicable horizontal details such as shopfront cornices, parapets and band courses shall be aligned with or be between those of adjoining existing buildings;

(f) Openings shall respect the vertical rectangular proportion common to the street.

Policies with Regard to Shopfront Design and Signage:

In recent years a number of shopfronts have been inserted, either as restorations or as compatible traditional designs more or less in the period of the original building or reflecting an early renovation. There is a remarkable record in archival photographs (especially the Tom Long Collection) which offers more than could be hoped for in this regard.



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More recent modernization varies from the stock solutions of anodized aluminum and metal facings to the mixture of finishes which often have a relatively short popular "life" and tend to become dated very quickly, particularly if the finishes are of a nostalgic nature. Occasionally renewal has used attractively scaled and finished components with plate glass prevalent.

However, any restoration of an original shopfront or a later, but historical, renovation must be based on documentary evidence in archival or record photograph or measured drawing prepared before the subject's removal or disappearance. Examples where this has taken place include the old Evening Guide Office, Block 28, St. Lawrence Hall, Block 35 and for an historical renovation that in the west end of Block 12 (Watson's Drugs Store). It is very important in such work to be as faithful as possible to the original and where extensions are later made in conformity to ensure that the work is of prime quality. Wherever possible such restorations shall be encouraged.

A possible alternative is to accept a period design based on historic precedent illustrated in archival photographs of Port Hope or to adapt such a feature to a compatible building. One example is that installed in Block 13 where cast iron facings from the demolished Sculthorpe Block were re-used, another the interpretation of the bank renovation to Section (b) of the Gillett Block (9). Such compatible designs shall be considered and may be allowed. The only danger to be avoided here is to provide a front or renovation which predates the building above: such reprehensible behaviour is sometimes referred to in the trade as "earlying up".

Any surviving historical renovations to shopfronts should be preserved also. The former Nesbitt's Men's Wear is an excellent example of its genre and its period and any further restoration of detail original to that renovation encouraged to achieve the final complement. Had a fine Vitrolite front, often associated with jewellers, survived from the 1930s to 1950s this would also have been a subject of interest and could have been the object of preservation: regrettably Port Hope does not seem to have had such a flowering.

However, should a shopfront be considered for renovation the preferred inspiration for its replacement shall be an original shopfront design of Walton Street or an historical renovation up to 1914, except for any building after that date which shall retain its original or present shopfront. Where a post-1914 renovation of high quality remains it shall be considered carefully for conservation and retention. However, modern shopfronts, well designed with details of high calibre, with proportions respecting the vertical rectangle common to the street, will be considered in proposed renovations.



In the approach to the treatment of shopfronts the following guidelines shall offer direction:

(a) Shopfronts may be restored to the original design or earlier renovation based on archival photographs documenting the same;

(b) Interpretations of historical designs may be permitted providing these respect the building's proportions, neighbouring storefronts and the range of design solutions illustrated in archival photographs of Walton Street.

(c) Existing modern shopfronts may be allowed until renewal is contemplated. At such time as replacement is considered this, preferably, shall be a restoration of an original or historic renovation up to 1914 and not predating the building above.

However, in the replacement of an existing non-historic shopfront a modern design may be considered, providing its detail is of high calibre, the new work respecting the vertical rectangular proportion common to the street, and being compatible with the building it accompanies.

(d) Muntins (glazing bars) shall be real structural subdivisions of glazed areas and grille inserts will not be permitted to create an artificial pattern;

(e) Colour schemes in shopfronts may be stronger and may use greater contrasts than the coordinated block schemes used above.

In the case of signage and shopfront accoutrements such as awnings inspiration may be had from actual photographs of Walton Street as to sign shapes and lettering except that no overhanging signs nor sign projecting from the building shall be permitted. Investigation of hanging symbols shall be explored and their use possibly encouraged however.

The following guidelines to signage shall govern:

(a) Shopfront signs shall be restricted to the fascia above the display windows or in an equivalent position, usually below the shopfront cornice;

(b) Signs may be mounted or painted on a sign board using carved or moulded letters, shadow or plain painting, the surround of the board or sign with a moulded frame or painted simulation;

(c) Lettering shall, preferably, be of legible traditional types;

(d) The sign shall identify the business, possibly accompanied by the number of the premises;

(e) Advertising or enumeration of goods carried or services rendered by the business shall be restricted to the bare minimum, trademarks, logos and brand names to be avoided, the name of the business to occupy at least half of the sign;

(f) Sign and directory boards, of vertical rectangular shape preferably, and limited in size to fit their location, shall be allowed to announce the name and address of upstairs businesses and offices.

(g) In addition reverse-painted signs on glass of entrances shall be permitted;



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(h) Interior signs comprising gilt-lettered signs on glass or similar reverse-painted glass panels may be hung in store and upstairs windows.

With regard to awnings only traditional retractable types using canvas shall be encouraged. The following additional guidelines are put forward:

(i) Retractable canvas awnings to fit the storefront shall be permitted.

(j) Lettering and signs shall be restricted to the valance or vertical front edge and end panels of the awnings;

(k) No fixed awnings shall be permitted in the District and renewal of existing fixed awnings will not be allowed.

The special requirements for signage in the Heritage Conservation District shall be written into the Town of Port Hope's Sign By-law.

There is also a need for discipline in the design and placement of public signs, those comprising traffic, direction and street signs or other symbols which may have to be devised to promote the well-being of the commercial core. Though many public signs are governed by a certain recognizable universality, such as the P for parking and standard regulatory parking signs on poles giving limits to the same, new ones such as directory symbols might be designed specially for the District using an attractive shape and eye-catching colour.

In this regard the accepted parking sign of a P on a green ground is usually rectangular, but could be round or a vertical oval. This should be placed carefully not only for clear direction, but to avoid, wherever possible, conflict with appreciation of the architecture of the street. Street name signs should be made legible with Classic simplicity and not overly embellished.

Another requirement, expressed recently, is the need to indicate shopping areas on side streets leading from Walton which are also part of the commercial core. But such signs should be of a general symbolic and directional nature and not a directory, per se, identifying specific businesses or the resultant clutter would be disaster visually, especially if the size were dictated by visibility to moving traffic. One thought is a round symbol with an attractively and legibly designed "Shopping" with directional "hand" with index finger extended below a large S above on a smaller vertical oval crest using a deep rich red as the background colour with contrasting colour for letter or even gold or imitation gold. Such a sign would be high enough for good visibility and placed at the corners and opposite the end of the side street or maybe only in the latter position.



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Basically the design of all public signs and symbols should be inspired by a neo-Classic simplicity and be boldly coloured in historic hues. Their location shall complement the streetscape and respect the architecture.

General Policies Concerning Public Space.

Walton Street was largely reconstructed before the 1980 flood although the excellent high-bay lighting was already in place and the simple complementary pedestrian lighting, in a flattering low wattage incandescent set within a replicated historic lantern head to a Port Hope pattern, was also there. However the curb edge was extended in a number of bays out into the traffic pavement to define parking areas better and offer space for benches. Tree planting was also attempted in the Original Commercial Sector but this is not to an historic precedent according to old photographs unless "telegraph trees" could be so interpreted. Soil, or lack of an adequate supply of it, and winter salt are not conducive to healthy tree growth. The following are some suggestions for future attention to the public spaces:

(a) Replace, progressively, the standards for pedestrian lighting with a cast replica of the historic pattern belonging to the East Durham Historical Society;

(b) Confine tree planting to durable, preferably historic, species set in adequately prepared planting spaces in the boulevards of the Transitional Residential Sector and in the sidewalk bays of the Original Commercial Sector where, if fastigiate or columnar types, they shall be several in a group;

(c) Provide benches in sidewalk bays and along boulevards or in cooperation with private owners in upper more steeply sloped Transitional Residential Sector;

(d) Use movable planters and annual plantings for colour accents and consider hanging baskets on lighting poles or ladder brackets of lanterns;

(e) Encourage neat disposition of telephone cubicles and mailboxes;

(f) Dispose newspaper boxes out of the way of Walton Street pedestrian traffic, restricting these to railway right of way.

(g) Rework curb cut on south side of Walton adjoining railway right of way to correspond with crossings or repaint east crossing to lead from north-east corner of Ontario to existing curb cut to south-south-west;

(h) Restrict bicycle racks to railway right of way and sidewalk bays if latter spaces will so permit;



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(i) Consider repairing sidewalk bays in ceramic paving bricks such as rough-surfaced pavers, in flashed range, made by Canada Brick, or equivalent.

(j) Restore, where deemed advisable, cast iron sidewalk ventilator grilles to facilitate cross ventilation of building basements.

There are, however, additional needs and further opportunities for enhancing the Walton Street Heritage Conservation District which include demarcation of its limits and addressing its flaws created by both river and railway. The entrances to the District at both ends on Walton should take the form of a commemorative device which might be Classicly-inspired or some similar traditional feature with attached plaque describing and honouring the District's inauguration. An obelisk is one possibility or a handsome lamp standard with a cluster of lanterns like one near the foot of the peninsula in St. John, New Brunswick. The landscape treatment of the eastern entrance could be re-designed to accommodate such a feature, the western one placed in the small triangle at the south-east corner of Pine Street.

The piercing of the south side of Walton Street opposite the end of Ontario by the railway provides an excellent opportunity for creating a central feature to the District to become a focal point from the main northern approach. This could be an archway of wrought or cast metal, large enough to permit service trucks, but still providing perhaps side shelters behind for weary pedestrians or visitors and also neatly concealing other essential street furniture including benches. This could also be the site of a commemorative and explanatory plaque.

The saddest damage to the integrity of Walton Street is the Ganaraska "Gap" exacerbated by the last severe flood in 1980 and attendant floodway improvement necessitating the removal of two important structures on the south side, the north west corner of Mill Street having gone long before. Here some sort of open structure such as a multi-storey screen which would not impede the performance of the floodway, might be devised as a bridge between or extension of existing buildings to close the "Gap". It might be quite a fascinating device in its patterning, detail and projected shadow as well as being highly colourful, even allowing for flags and banners and attractive lighting. A competition might well be held among artists, architects and even students (this being an ideal learning exercise) with an allotted prize to be followed by a commission sponsored by the Town of Port Hope supported by interested local organizations or donors.



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Treatment of Existing Designations:

Under the normal arrangement buildings designated under Part IV of the Ontario Heritage Act retain that status and thereby are excluded from a Heritage Conservation District, since Part IV usually covers a wider scope including often interior layouts and details. Part V is exclusive to the exteriors of buildings, however. Moreover it is difficult, but not impossible, to arrange for the designation of interior features once the Heritage Conservation District is in effect, the process being a very cumbersome and time-consuming procedure.

However in the case of many earlier Part IV designations within the WSHCDS area these concerned only the exterior of buildings and were never intended to go any further. Despite this situation it is recommended that the existing Part IV designations remain in place and therefore the HCD itself will exclude these designated properties, though territorially they become contiguous.

Implementation:

The Walton Street Heritage Conservation District Study authorized under By-Law No.54/82 of the Town of Port Hope forms the background to the Walton Street Heritage District Plan.

Further public meetings to discuss, comment upon and allow for clarification and revisions to the Plan will be the succeeding stage of implementation.

A Hearing, conducted by the Ontario Municipal Board, is the final stage where, upon approval of the Board the Town of Port Hope shall adopt the Plan declaring the area bounded by Mill Street on the east and Pine Street on the west and affecting all properties fronting on Walton Street between Mill and Pine Streets to be a District under Part V of the Ontario Heritage Act to be known specifically as the Walton Street Heritage Conservation District.

The District and attendant requirements and procedures shall thereupon come into force.

Obtaining a Heritage Permit:

With the Walton Street Heritage Conservation District Plan in place and in force the following procedures will be necessary:

(1) Application for Heritage Permit:

For all proposed external maintenance, repairs, alterations and additions an application for a Heritage Permit shall be filled out by the proponent.

The application, a sample of which is appended, will require all the pertinent information to be filled out and submitted to the Buildings Department of the Town of Port Hope.



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Any attention to heritage features shall be accompanied by carefully executed drawings with graphic imperial and metric scales (to facilitate understanding when originals are reduced or enlarged) and such record photography as may be necessary to afford a complete understanding of existing conditions and effect of proposed work, particularly where assistance in funding is to be sought. Furthermore the materials and methods to be used in the work shall be explained fully.

A requirement for a Building Permit, where work is of a nature to require this, does not preclude the application for a Heritage Permit to cover the same.

It is prudent to understand fully the intrinsic worth of the subject building and the value of its historical architectural detail, features and design. To this end a full inventory and description of such heritage items should be compiled and the assistance of L.A.C.A.C. (Local Architectural Conservation Advisory Committee of the Town of Port Hope) sought to complete this.

(2) Review by L.A.C.A.C.

After receipt of the Application for a Heritage Permit L.A.C.A.C. shall review the same with due diligence and may:

- (a) approve the work for issuance of a Heritage Permit by the Town of Port Hope;
- (b) refuse the work for issuance of a Heritage Permit;
- (c) request that the proponent meet with L.A.C.A.C. to discuss the proposed work, seek alternatives or modifications to benefit the proposal and building concerned; or
- (d) offer alternative direction for the guidance of the proponent in resubmitting the proposal or submitting a revised proposal.

(3) Issuance of a Heritage Permit:

After recommendation by L.A.C.A.C. for acceptance of the proposed work the Town of Port Hope, with due expedition, shall issue a Heritage Permit to the proponent to allow the work to proceed.

(4) Execution of the Work:

Any proposed work done under a Heritage Permit shall follow the conditions spelt out in the acceptance and approval of the work.

Any deviation, unless sought officially and its acceptance confirmed also in a Heritage Permit amending the original permit, will not be



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allowed. Recognizing the difficult nature of building conservation projects where unforeseen conditions may make previously approved solutions impracticable every assistance to cope with such changes should be expected.

The Chief Building Official is considered the principal inspector of projects under a Heritage Permit and should be allowed, with the authorization of Town Council to seek the assistance of a sufficiently qualified member of L.A.C.A.C. to accompany him on inspections or available for discussion.

Incorrect execution of work governed by a Heritage Permit shall have the remedies for correction available under violations of the Ontario Building Code or other conditions approved by Town Council.

Conclusion:

The section of Walton Street from Mill Street to Pine Street selected for study proves on investigation and record to be a highly suitable candidate and superb example of a Heritage Conservation District by reason of its historical and architectural integrity, its cohesiveness yet variety, its visual distinction and attractiveness and its relatively high degree of originality. There is in fact no better expression of the early and mid-Victorian formal main street in Southern Ontario.

This high quality is extended from the Original Commercial Sector into the Transitional Residential Sector. Nevertheless there have been some sad losses which demand remedial action and enhancement to overcome such drastic gaps as those at the Ganaraska River. Identification of the area by appropriate monuments at either end seems justified. Many buildings do require minor restoration of detail and continuing conservation to sustain their worth: this is what the Heritage District Plan will be able to guide and encourage in the future.

It is essential, however, to ensure that this Study is incorporated as part of the Heritage Conservation District Plan in the enabling By-law so that the background, policies and procedures it contains form an integral component of the Plan.

Because continual activity of a conservation nature or modifications permitted in the course of the development of the Plan over the years it will be necessary to review the Plan and keep its information up to date: a five-year interval for review is deemed advisable. To keep information current each new action or development should be appended to the case studies affected, so that LACAC and the public may always be cognizant of changes, and also to facilitate the periodic review recommended.



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Furthermore it is very important to engage the public in the results of the activities associated with the Plan's implementation and the various projects undertaken, publicizing these, particularly locally. Too often LACAC keeps its light hidden under a bushel. This might be promoted most successfully by regular contributions to the local paper, usually most interested in anything happening in the town. Alternatively periodic newsletters might be issued, especially in conjunction with the Port Hope Branch of The Architectural Conservancy of Ontario, Inc., which, it is hoped, will continue to help support local building conservation.

It should be emphasized that Walton Street, because of its noble architectural character, its remarkable sense of containment and compactness and its fascinating physiography, can well stand alone. Without doubt it can still be counted as the finest formal nineteenth century commercial streetscape of Southern Ontario. It does not require any twentieth century embellishment likely to dilute its visual quality and value.

This study has proved beyond any doubt the "capabilities" of the Walton Street Heritage Conservation District. It also looks forward to the inclusion, ultimately, of additional areas of a similar historical, architectural and scenic character, in which the Town of Port Hope most fortunately, abounds.

July 1995

Peter John Stokes
Consulting Restoration Architect



Appendix A

The Ontario Heritage Act

R.S.O. 1990

Part V

Heritage Conservation Districts

PART V
HERITAGE CONSERVATION DISTRICTS

Heritage conservation districts

40.—(1) The council of a municipality may by by-law define the municipality or one or more areas thereof as an area to be examined for future designation as a heritage conservation district and the council may, after such examination is completed, prepare official plan provisions with respect to such designation.

Consultation

(2) Where the council of a municipality has established a local advisory committee under section 28, such council shall, before passing a by-law to define the municipality or one or more areas as an area to be examined for future designation as a heritage conservation district under subsection (1), consult with its local advisory committee. R.S.O. 1980, c. 337, s. 40.

Designation of heritage conservation district

41.—(1) Subject to subsection (2), where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.

Part IV not to be designated

(2) No property designated by a council of a municipality under Part IV shall be designated as part of a heritage conservation district under this Part.

Approval of Board required

(3) A by-law passed under subsection (1) does not come into force without the approval of the Board.

Notice

(4) The council of the municipality shall, in such manner and to such persons as the Board may direct, cause notice of its application to be given to the Board for approval of a by-law under subsection (1).

Notice to Foundation

(5) The council of a municipality shall, in addition to any notice required under subsection (4), cause notice to be given to the Foundation of its application to the Board for approval of a by-law under subsection (1).

Hearing

(6) The Board shall, before approving a by-law under subsection (1), hold a hearing open to the public for the purpose of inquiring into the merits of the application and of hearing any objections that any person may desire to bring to the attention of the Board.

Approval by Board

(7) The Board may approve a by-law under subsection (1) as to the whole or any part of the area defined therein and such approval does not become effective until the issue by the Board of its formal order thereof.

Expiry

(8) Unless the council of the municipality applies to the Board for approval of a by-law under subsection (1), within fourteen days after the date that it is passed by the council, such by-law shall be deemed to be repealed on the expiry of the fourteen days. R.S.O. 1980, c. 337, s. 41.

Erection, demolition, alteration or removal prohibited

42. Where a by-law has been passed under section 41, no person shall in the area defined in the by-law erect, demolish or remove any building or structure, or alter the external portions thereof, without a permit therefor issued by the council of the municipality unless,

- (a) the by-law has been deemed to be repealed under subsection 41 (8);
- (b) the Board has issued an order refusing approval of the by-law; or
- (c) in the case of demolition or removal, 180 days have elapsed as provided for in subsection 44 (2). R.S.O. 1980, c. 337, s. 42.

Application

43.—(1) An application for a permit referred to in section 42 shall be made to the council of the municipality and shall contain or be accompanied by such information, drawings and other material as may reasonably be required by the council to fully consider the application.



Appendix A cont.

Decision of council

(2) An application under subsection (1) shall be considered by the council and the council, within ninety days of the receipt of the completed application or such longer period as is mutually agreed by the applicant and the council, shall,

- (a) issue the permit as requested; or
- (b) advise the applicant in writing that a permit is refused.

Terms and conditions

(3) Such terms and conditions as the council considers desirable may be attached to a permit issued under subsection (2). R.S.O. 1980, c. 337, s. 43.

Erection or alteration

44.—(1) Where an application under section 43 to the council of a municipality for a permit to erect a building or structure or to alter the external portions of any building or structure is refused or the council fails to make a decision thereon within the period provided for in section 43 or the council attaches terms or conditions to a permit, the applicant may, within thirty days of receipt of a permit or advice in writing from the council under subsection 43 (2), appeal to the Board and the Board shall hear the appeal and,

- (a) dismiss the same; or
- (b) direct that the permit be issued with or without such terms and conditions as the Board by its order may direct.

Demolition or removal

(2) Where an application under section 43 to the council of the municipality for a permit to demolish or remove a building or structure is refused or the council fails to make a decision thereon within the period provided for in section 43, the applicant, upon expiration of a period of 180 days from the date of refusal by the council to issue a permit or from the expiration of the period provided for in section 43 may proceed to demolish or remove the building or structure subject to any other Act or regulation thereunder. R.S.O. 1980, c. 337, s. 44.

Application

45. Sections 36, 37, 38 and 39 apply in respect of any building or structure and the land appurtenant thereto that is situate within the area that has been designated by by-law under this Part as a heritage conservation district. R.S.O. 1980, c. 337, s. 45.

Delegation

46. The council of a municipality that forms part of a county, a metropolitan, regional or district municipality may delegate its powers under this Part to the council of such county, metropolitan, regional or district municipality of which it forms part. R.S.O. 1980, c. 337, s.-46.



Appendix A cont.

Decision of council

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(2) Where an application under section 43 to the council of the municipality for a permit to demolish or remove a building or structure is refused or the council fails to make a decision thereon within the period provided for in section 43, the applicant, upon expiration of a period of 180 days from the date of refusal by the council to issue a permit or from the expiration of the period provided for in section 43 may proceed to demolish or remove the building or structure subject to any other Act or regulation thereunder. R.S.O. 1980, c. 337, s. 44.

Application

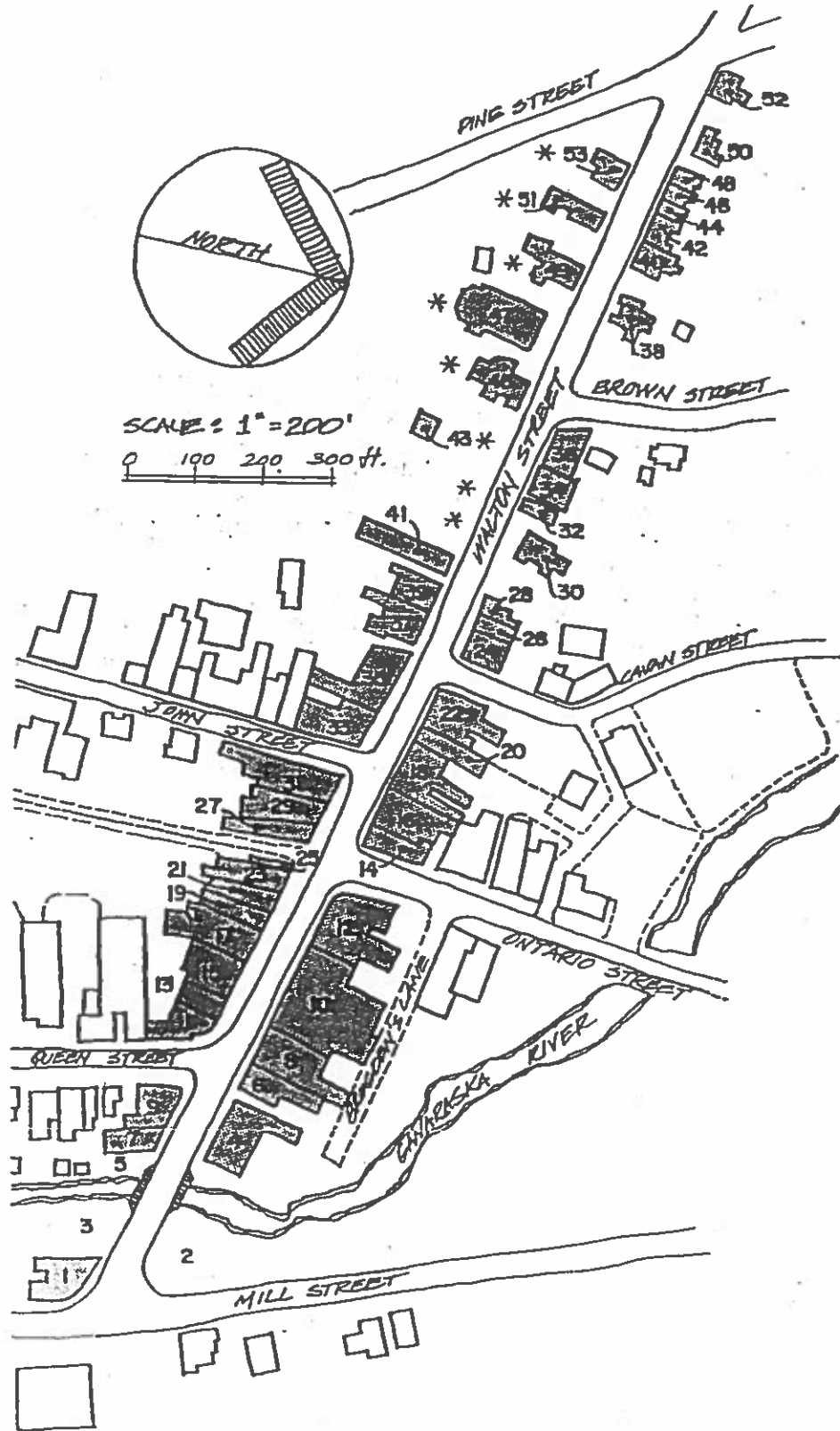
45. Sections 36, 37, 38 and 39 apply in respect of any building or structure and the land appurtenant thereto that is situate within the area that has been designated by by-law under this-Part as a heritage conservation district. R.S.O. 1980, c. 337, s. 45.

Delegation

46. The council of a municipality that forms part of a county, a metropolitan, regional or district municipality may delegate its powers under this Part to the council of such county, metropolitan, regional or district municipality of which it forms part. R.S.O. 1980, c. 337, s.-46.



SCHEDULE "A" TO BY-LAW 54/82



* Special Note:

In the preparation of the Walton Street Heritage Conservation District Study due allowance was made for the two former buildings on the south side occupying the open lot between Blocks 41 and 43, being given numbers 43 and 45 respectively, so that Blocks to the west were renumbered from 43 to 47; 45 to 49; 47 to 51; 49 to 53; 51 to 55 and 53 to 57.



SCHEDULE "B" TO BY-LAW 54/82

<u>BLOCK NUMBER</u>	<u>BUILDING NAME</u>	<u>DATE</u>
1	Waddell Block	1845
2	Vacant Lot	n/a
3	Vacant Lot	n/a
4	Smith Block	circa 1851
5	Vacant Lot	n/a
6	North American Hotel	1844 or 1851
7	Kirchhoffer/Ontario Block	circa 1845
8	Smith/Elgin/Russell Block	circa 1850
9	Gillett/Paterson Block	1845
10	R.C. Smith Block	circa 1867
11	Robertson Building	circa 1855
12	Tempest Block	circa 1867
13	Long/Robertson Building	circa 1855
14	Toronto Dominion Bank	circa 1960
15	Robertson Building	circa 1855
16	Holman/Cortesis Block	circa 1960
17	Meredith Building	circa 1850
18	Quinlan Block	1866
19	Meredith Building	circa 1855
20	Quinlan Block	circa 1855
21	Meredith Building	circa 1865
22	Knowlson Block	circa 1855
23	Meredith Building	1871
24	Fraser Block	circa 1850
25	Pringle Building	circa 1885



SCHEDULE "B" TO BY-LAW 54/82 - (CONTINUED)

26	Russell Block	circa 1875
27	Smart/Budge Block	circa 1853
28	Guide Office.	1841
29	Newman/Budge Block	circa 1855
30	Wilson/Benson House	circa 1885
31	Queen's Hotel Block	1871
32	Furby House.	before 1853-possibly 1830s
33	Opera House Block	1871
34	Perks Terrace	circa 1855
35	St. Lawrence Hotel Block	1853
36	Metcalfa Terrace	1852-53
37	Porter Block.	circa 1850
38	Seaton Hall	circa 1892
39	Can. Perm. Trust Co.	circa 1965
40	Marshall/Covert Townhouse	circa 1850
41	Bell Canada Block	circa 1945
42	Misson House	before 1843
* 43	Smith/Douglas House	
44	Olive's Place	before 1853
* 45	L.B. Powers House	circa 1852
46	Marshall/Hewson House	after 1853
* 47	St. Paul's Presbyterian Church	1905
48	Fogarty House	1843-1845
* 49	Ross Funeral Chapel	1860s
50	Andrews/Newman House	before 1852
* 51	Evans/Ross House	circa 1857
52	Hooker House	1888
* 53	Wilcock House	late 1840s

* Special Note: see Schedule A p. A1/2.



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Walton Street Heritage Conservation District Study
Port Hope, Ontario.

Appendix B

Recommended Conservation Procedures

Brickwork, woodwork and metalwork of older buildings require proper conservation to help protect them and extend their life and so maintain the integrity of the original design. While this outline indicates the general requirements and principles to be followed further detail may be found in the Façade Improvement Study and various conservation guidelines published by the Ministry of Culture, Tourism and Recreation and other like-minded building conservation groups. Whenever remedial work is contemplated a full description of the required work and specifications to accomplish the task must be submitted to enable LACAC to review and comment and to provide proper guidance to the contractor(s) and tradespeople who will be involved. In many cases such work will be grant-eligible, particularly if related to conservation items.

(1) Brickwork:

(a) Materials of original structures:

(i) Brick:

Most of the brick used was of local manufacture, at least one brickyard in the north end of town (adjacent to the Highway 28 exit from 401) having existed for a considerable period, burning a medium red, sand-struck, stock brick. The brick is of varying quality from a hard-burnt darker red face quality to a softer orange-red material, with orange-red to light red "salmon" or underburns used for back-up.

The surface of such brick is relatively smooth, sometimes exhibiting slight creasing or folding on the sides or faces, and with a shallow "frog" or depression on one side. Earlier brick may be without "frog", or with a shallow scooped depression.

Sizes vary but are mostly close to the so-called Ontario size of 2 3/8" (60 mm) thick by 4" (100 mm) wide by 8 3/8" (215 mm) long. Many are slightly thicker 2 1/2" (65 mm) to 2 3/4" (70 mm) by slightly wider and up to 9" (230 mm) long. Thickness is always critical and the other dimensions also



in special patterns such as Flemish bond, but in normal stretcher or running bond and common bond width and length are less important.

Special sizes, often much larger bricks, were made to achieve the elaborate patterning and greater overhangs demanded in the decorative brick cornices and friezes. A double (ie. square) brick was also manufactured, very often used in hearths, but discovered as a bond brick in the original stretcher bond of the third storey of Block No. 7 which has since been rebuilt.

It has been reported that some brick was imported, namely across Lake Ontario from Oswego, N.Y. The material was a very smooth face, orange-red material of remarkably consistent size and was laid with a fine joint like gauged brickwork. An example occurs in Block No. 34 and is believed to have been used in street faces elsewhere.

Some "white" or buff brick also occurs, usually as a sand-struck stock material similar to Toronto's so-called "grey stock" which generally weathered grey but washes clean to buff on weathered walls, particularly those facing east. This was the facing of the former Riordan Block of 1877 (No. 5 severely damaged in the 1980 flood and subsequently removed), and shows in Block No. 10 on the north. Such "white" brick is often used in arches and polychrome decoration such as that in Block No. 15 where the ornamental frieze was restored recently in Section (b).

The only Ontario source of a comparable red stock brick is made by the Canada Brick plant at Wallenstein near Waterloo, Ontario. However the bricks there are made and sorted within close ranges of colour and the selection of a wider range for better blending would be recommended. It should also be borne in mind that this modern material is of far superior quality to the original, being harder-burnt and consequently less absorbent, so that it may not be entirely compatible with the old work. An Ontario size brick may be obtained.

Other sources come from the mid-South Seaboard states of the U.S.A., some hand-made but of rather large size and in a fair range of colours, most sand-struck.

Alternatively salvage sources provide comparable material, or old buildings being demolished, but in both cases only face brick should be used, the back-up usually of inferior quality not suitable for repairs to facings. Damage to brick edges, painted surfaces and sooty brick from chimneys must also be guarded against.



A pressed brick with precise edges and smooth face makes its appearance in the late nineteenth and early twentieth century. This is usually laid with very fine joints in stretcher bond. A medium or dark red is the common colour, a material still available or reasonably easy to obtain from salvage.

(ii) Mortars

These vary in materials and mixtures, but all early mortars used slaked lime, made from adding water to quicklime, and mixing sand with the slaked lime made into a putty. The typical proportions were one part lime putty to three parts sand. The proportion of sand could be increased slightly if such aggregate were relatively coarse, but had to be decreased if fine like plaster sand.

The appearance of mortars depends on a number of characteristics of the ingredients themselves, their quality and the relative size and combination of granules, including their colour, making up the aggregate. Thus the lime might contain nodules, the sand dark grains. The ultimate effect of weathering also has to be considered which usually results in the mellow, light sand colour of old mortars resulting from surface breakdown, literally dissolving of the cementitious material from the surface of the sand particles to expose them.

Modern materials may be hard to find to match original ingredients, but as much care as possible should be taken to resemble as closely as possible the original work. Sand should be selected for colour and grain size. Lime should be prepared in advance to ensure adequate slaking and must be screened. Slaked lime can be stored in tightly covered drums and kept for some time provided it is not allowed to freeze or become dry on the surface. Lime mortars have an initial set by drying out but remain "green" and relatively weak and soft until the curing process, involving recarbonation, takes place.

Hydraulic cements were used later, but infrequently in domestic and commercial projects, such materials being confined mainly to early engineering works. In more modern times cement and particularly Portland cements and their proprietary admixtures such as masonry cement which includes lime, Portland cement, an inert filler and sometimes a plasticizer or water-retentive additive to assist in curing of the lime, have largely superseded lime mortars. However such materials give a harsh, slick grey colour to mortars and,



generally, are too hard and impermeable to be compatible with the soft, absorbent nature of the older brick units.

In other words mortars must behave similarly to the brick units themselves to make an amalgam capable of performing properly. Lime mortars are therefore important. Any admixtures such as masonry cements, even Federal White masonry cement, should be avoided wherever possible, and if used should be confined to areas where more severe weathering is anticipated, such as in chimney stacks, or at foundations near grade. Furthermore cement additives should not be less than a 50/50 ratio of cementitious materials, otherwise durability and strength of the mortar is likely to be sacrificed. However a pozzolanic additive or extremely fine brick dust may be used to increase the strength and durability of lime mortars.

About the turn of the century builders began using tinted mortars more frequently, especially a rose or red-colour mortar made by the natural earth red ochre. However it is considered unwise to try to match old mortars, except those purposely tinted thus, by adding colour powders or stains, but rather to ensure that ingredients match the original to allow the weathering process to achieve the ultimate mellowed effect.

(b) Jointing:

Joint finish may be as important to matching original work as the mortar itself. Various finished profiles were used including flush, struck, recessed and tooled jointing.

Flush and struck joints were made with the mason's trowel as bricklaying progressed. With flush joints the cavity between units was filled, the trowel run along both edges almost flat with the brick surface. This finish and the concave-tooled variety tend to appear wider than original work because it often spreads thin layers of mortar across courses or brick edges and fills chipped sections.

Most brickwork used a struck joint, the weatherstruck joint being the superior profile where the top edge of the trowel is run just inside the lower corner of the brick and the trowel blade passes tight to the upper corner of the brick below, this downward, outward slope providing perfect weathering, shedding water from each course in turn. The more common struck joint, however, is incorrect and imperfect, where the reverse profile is created with a small ledge on top of the brick which catches water and may lead to erosion of the joint and faster moisture penetration of the brickwork. However



this all-too-common practice is easily understood since it was much easier to do, especially when working alongside or above the brickwork.

Recessed jointing, where the face of the mortar is set back behind the brick surface, is not an historic joint finish. This method is essentially a twentieth century detail first used to highlight "rug" or textured brick and most popular in later brick veneer facings where it has become almost universal.

Tooled jointing, however, whereby a specially shaped tool is forced across a joint to create a profile on the surface was a fairly common treatment, particularly on principal façades and in more elaborate bonds such as Flemish or garden wall. Tooled joints vary in profile from plain concave to rectangular recessed, scored forms. A beaded joint was a popular profile in fine work especially in Flemish bond, gauged work or in old repointing. Occasionally a line or scored joint, more common however in stonework, could be executed with the tip or edge of the trowel. In some instances older brickwork was refaced with a mortar across joints largely obscuring the edges of the bricks and requiring the outlining of the joint again, the emphasis achieved either with a scored or tooled jointing or by an appliqué of a white mortar striping often called "tuck pointing". This last may be the predominant character of the masonry at present.

(c) Brick bonds:

Brick facings often have decorative patterns which serve not only to enhance appearance but also to provide bonding of the face to the back-up to ensure an integral wall structure. Bricks are referred to as "stretchers" placed lengthwise, and "headers" laid endwise to protrude into the backup to form a bond.

Flemish bond is the commonest decorative bond and comprises alternating stretchers and headers vertically and horizontally.

Garden wall bond might be considered a variant of Flemish, the pattern being one header to two stretchers, usually the single header below centred between those above. Moving the headers, as in other bonds, can create interesting cross bonds.

English bond is the next most common ornamental bond, but far less popular than Flemish, and uses alternate courses or rows of headers and stretchers.

Stretcher bond is built entirely of stretchers. This conserves face brick and is almost universally employed when pressed brick facings are used.



However it is also found frequently in the facings of later Victorian buildings and, of course, veneers. Where part of a solid brick wall either the double bond brick described earlier was employed or more commonly it was a so-called "clip bond" where the back corners of two adjacent face bricks were clipped off to receive a bond brick laid diagonally into the back-up. Sometimes small Z-shaped iron bars were used, much the same in function as modern bond strips. Veneers are often held on to wood undersheathing by spikes or cut nails.

Header bond is the opposite of stretcher bond, the pattern consisting entirely of headers or the ends of bricks, but this is reserved mainly for turning round tight corners such as in Block No. 22.

Common bond is by far the most usual and is found in the lesser elevations of buildings, but occasionally in main fronts. It is a simple functional bond comprising several courses of stretchers between a single course or row of headers, the bond often described by the interval such as "headers every sixth" or "headers every seventh" as the case might be.

Other bond names may be synonymous with the above historically, but the simplicity of the foregoing descriptions is preferred.

(d) Conservation Procedures:

(i) Choice of materials:

Select brick to original material in size, texture, range of colour and hardness to match performance of original.

Choose mortar materials capable of reproducing effect of existing original mortars making due allowance for weathering. Use a high-lime content mortar, reserving further cement additives for exposed locations only, to 50% of cementitious component of mortar.

(ii) Removals:

Remove loose brick and, if in good condition, save for relaying.

Remove decayed or spalled brick and dispose of same or use, ground to fine dust, as mortar additive.

Remove loose and broken mortar taking great care not to damage surfaces or corners of bricks. Preferably use hand tools. Mechanical aids can be used only with special approval, but shall never be allowed to damage brick units or masonry generally.

Where bond bricks are split it may be necessary to remove the remainder unless compensatory tie arrangements are used.



(d) (iii) Preparation

Remove all dust and debris from surviving brickwork adjacent to areas requiring repair.

Dampen down masonry including voids to prevent too-rapid absorption of moisture from repair and pointing mortars.

Dampen brick to be used in repairs likewise.

(iv) Prepare test mortar batches keeping a written record of materials and proportions, starting out with a mix of 1 part lime putty to 3 parts sand and decreasing or increasing the proportion of sand as required until a good match has been obtained;

Lay up or repoint a test patch about 3'-0" (900 mm) square to seek approval of the mortar, by matching the original work in joint profile and finish. Work must not be allowed to proceed until written approval of the accepted sample is received. The sample shall be left in place for comparison of ensuing work.

(v) Laying of brick:

Full mortar beds shall be used.

Bricks shall be buttered adequately with mortar to provide a full seal behind, above and at ends. Preferably lay bricks with frog up.

Any voids shall be filled before repointing and jointing are completed.

Face or tool joint to reproduce original jointing.

Make sure that surplus mortar or dabs are cleaned off brick faces.

(e) Cleaning brickwork:

The relative softness of old brick requires that no abrasive procedures be used to clean old brickwork whether painted or in its natural state. Sandblasting is, therefore, prohibited. Water washings, even rinsing, must be done with extreme care using very low pressure applications such as misting rather than direct hosing. High-pressure spraying must not be used.

The nature of brick as a fired ceramic product is to have a harder burnt surface to the outside which provides its only protective weather skin. The interior of the unit is relatively softer and highly absorbent especially in lower-fired older kiln-burning processes. Bricks nearer the fire shrink more, are usually comparatively harder. A "burn" was carefully picked

100



over after firing to separate the prime face quality bricks, reject the overburns, culls or clinkers and relegate the underburns or "salmons" for use as back-up. Face quality brick, however, once the outer surface is destroyed by abrasion or weathering, will generally deteriorate at an accelerating rate as the softer, more absorbent core reacts to further weathering often aggravated by atmospheric pollution and freeze/thaw cycles.

Appropriate cleaning methods use various chemical cleaners, often applied as a poultice and rinsed off. To remove coatings, paint remover additives capable of breaking down the paint film are usually included. The chemicals used, however, should leave no harmful residues in the brickwork after rinsing off has been completed.

Therefore, the constitution and behaviour of all proprietary cleaning methods should be examined very carefully, the after-effects noted precisely and guarantees of satisfactory performance insisted upon.

However cleaning processes often use chemicals harmful to the environment and cleaners are required to remove cleaning residues from the site. Hence the relatively high expense of such operations, especially if the job also involves extensive scaffolding and protective enclosures.

(f) Painting or Repainting?

Wherever possible the natural brick should be retained. If feasible later paint coatings should be removed, especially where adjoining sections of the same block still display the original natural brick finish. Painted surfaces which show coatings to be breaking down such as flaking or washing off should have such coatings removed carefully.

However should the block be painted in a consistent scheme and the coatings appears to be in good condition and the brick subsurface also faultless, then repainting might be practised using colour ranges recommended by the Port Hope ACO 1978 report. Cooperative effort between individual owners in a block is essential, however, to ensure that the integrity of the block's design is maintained. Paints, moreover, must be chosen to be compatible with previous coatings and the expertise of painters may help here. Masonry paints, of the "breathable" type, usually latex or acrylic-latex compositions, are to be preferred. However their performance over previous dissimilar coatings must be explored to avoid later breakdowns such as peeling caused by later finishes lifting off older undercoats.

In some instances the restoration of earlier paint coats might be considered for it was not unknown to finish brick walls to resemble stone using a light, warm buff or yellow ochre to achieve the effect.



paint coatings were also used, sometimes to provide such a finish.

(2) Stonework:

Stone does occur as a foundation material and is usually of mixed quality and of varied origin, some like the pale ash-grey stuff probably coming from Kingston as ballast on lake boats. The local limestone is a poor, shaly material for the most part and good quality stone had to come from further down the lake or granite fieldstone might be substituted in part.

Finished stone is restricted to ornamental work such as the columns to entrances, wall pilasters and quoins of Block No. 1 and the ground floor stone used appears to be a grey Ohio sandstone or freestone obviously imported from across the lakes and down through the Welland Canal.

Where such fine detail may become eroded by weathering or salt damage it may be necessary to use fillers of artificial stone combining compatible stone dust and epoxies. Where salt or other pollutants are involved it is important to remove such deleterious deposits by using poultice type applications specially prepared for the purpose.

Other conservation, for mortar joints, is similar to that for brickwork.

(3) Corner Treatments:

Because Walton Street and its side streets are seldom if ever at right angles the corners of buildings may be in differing angular forms either acute or obtuse. The early Victorian builders of Port Hope solved such problems admirably by developing the rounded corner, sometimes relatively tight as in Block No. 22, but of easier curve in Block No. 24 opposite or the Gillett Block (No. 9). The solution was a highly successful architectural device.

In Block No. 1 special shaped stone quoins with angled ends were used. In Block No. 12 at Ontario Street the ends of street walls were cut just short of the corner so that the facings created a small notch or crease down the corner. In the modern replacement (Block No. 14) opposite the architect achieved the "bend" at the joint between brick pier and fenestration, a not too seemly compromise to other well-established traditions. The refacing of the front and east side of Block No. 7 allowed the ends of bricks to project at the corner, the east side being an entirely



new face to the structure. Sometimes where the angle is not far off square, the ends of bricks might be shaped and rubbed to form a neat angle as in Block No. 36 at the corner of Brown Street.

(4) Woodwork:

(a) Structural timberwork:

This is intended to include timberwork used on exterior faces as structural support, whether it is the shopfront beam frequently concealed from view or timber sills and lintels at base and head of openings respectively. Such material is usually white pine though shopfront beams might be of hardwood.

In the case of shopfront beams their condition should be checked in any maintenance work or renovation scheme to determine if they are still sound and capable of carrying the superimposed loads. Where decay is localized, but can be removed without undue disturbance to superimposed and adjoining structures, replacement might be made with new material secured to the surviving original either by screwing or bolting or, for more complete structural continuity, by close fitting and fastening with epoxy adhesives. Sometimes missing sections can be replaced by epoxy fillers. Steel reinforcing in the form of plates or angles or combinations of sections may be advisable.

Lintels are frequently multiple thicknesses of timber rather than solid barks, each section carrying a single wythe of brick, approximately 4" (100 mm) thick. The load supported is a triangular-shaped piece of masonry not carried by the corbelling inwards of brickwork above the opening, hence being relatively light. However distortion is often apparent, especially with the "shopfront sag" described earlier. Often brickwork opens up around the edges of lintels and allows moisture to penetrate the wall and initiate decay of the lintel itself. Brickwork should, therefore, always be kept tight, and around sills for the same reason.

Where the lintels themselves have decayed they must be replaced with like timber suitably treated with preservative or back-painted with primer to prevent moisture penetration. In timber lintels which have had inadequate maintenance over the years the wood surface may become severely checked especially on the south and west sides of buildings exposed to the sun. Priming and filling of cheeks with weatherproof fillers, compatible with the timber and paint finish to be applied, should be used. Likewise sills may require



stripping, priming, filling of checked surfaces, a second prime coat, with an extra finish coat on the faces vulnerable to weather.

(b) Windows:

Window assemblies comprise frames, sash and in some cases ornamental casings surmounted by cornices. The last details can be seen in Blocks Nos 1 and 7 and include eared Greek Revival forms and elaborate entablatures also. Here care must be taken to ensure that the tops of projecting details are flashed properly and back edges caulked to masonry to prevent moisture penetrating.

Most frames are set back slightly within the opening, usually about 3" to 4" (75 - 100 mm) or roughly one brick thickness, the outer edge having a brick stop, usually beaded around its inner edge, to serve as a weathering device and/or as a rabbet for storm sash or shutters. The stop thickness might be between 1¼" and 1 5/8" (30 - 40 mm). The stop usually carries down across the subsill of the frame to the main sill below thus forming a continuous rabbet all round. Brick stops may need replacement, in which case accurate replicas should be made with the back corner cut off to allow a bead of elastic mastic caulking to be applied between frame and brick reveal. If stops can remain then the caulking can be applied around the outside edge, and likewise this can be added protection with new stops.

Frequently frames begin to deteriorate near the bottom adjoining sills, including the subsills themselves. Usually localized repairs are quite adequate using "dutchmen" or small replacement parts to fit into voids where decayed material is removed. Modern epoxy adhesives ensure continuity at tightly fitted joints. In this way the maximum of original material is kept, the value of the building enhanced, and untoward disturbance of the fabric avoided. Wholesale replacement is seldom required. Substitution of alternative metal or vinyl-clad assemblies is contrary to proper conservation practice and seldom resembles, even remotely, the original design, thus compromising seriously the integrity of the building.

Sash with their original pattern are very important historical details. But after over a century, sometimes with long intervals between repainting and occasional neglect these may start to perish too. Improper glazing procedures may also contribute to their breakdown and decay. Again, as with frames, sash should be conserved by repairs rather than replaced entirely unless the sash has regrettably become beyond redemption. The use of "dutchmen" is recommended in repairs. If renewal is the only feasible alternative, then



the sash should be reproduced exactly with muntins, stiles and rails of identical profile and dimension. But reglazing is often due because the putty faces have cracked and broken out and the panes rattle because they were never set in putty when earlier repairs were made. Whenever possible, if the old glass is still intact, it should be removed carefully and set aside for re-use.

Replacement material, with similar distorted surface and imperfections to maintain the mirror effect of older windows, can be sought from salvaged windows particularly old wood storms often using glass of inferior quality.

Alternatively heat-tempered greenhouse quality glass can be employed, such material being no more expensive and roughly five times the strength of ordinary glass.

However in reglazing it is important to follow certain procedures as follows:

(i) Remove old glass and pieces if the pane is broken and remove carefully all old face and bedding putty and fastenings such as glazier's points;

(ii) Prime-paint glass rabbet;

(iii) Set in bead of linseed-oil putty around glass rabbet to provide bed and seal between glass and wood;

(iv) Gently press glass pane into setting bed squeezing surplus out on inside of sash;

(v) Fasten glass in place with glazier's points, using two per long side and one per short side, or more if larger glass used.

(vi) Turn sash around and trim surplus putty off inside tight to wood;

(vii) Neatly face putty exterior side with edge to glass following inside edge of wood behind glass.

There are many alternatives to replacing window assemblies wholesale by modern substitutes which seldom fit the original openings properly and never duplicate the original design. Sash may be adapted to receive interlocking weatherstripping along edges and across meeting rails to cut down air infiltration. Various gasket and other weather-sealing arrangements should be explored. Proper caulking around openings is the most effective way to cut down draughts and prevent air penetration.

The original single glazing can be supplemented by storm sash in external wood-framed units which can be made operable like awnings for summer ventilation and provide the added advantage of a noise barrier when closed. These with



proper gaskets can be made virtually leak-proof. Alternatively inside storm sash arrangements can be made, removable for summer and/or operable as casements. Internal double glazing can also be arranged by adapting this to the original sash, but this last operation may result in damage or disfigurement to the original detail.

Finally it is noted that many vertically sliding sash were counter-balanced, both sashes usually movable in a so-called double-hung arrangement, using cords passing over pulleys in the sides at the tops of sash grooves and counterweighted by cast-iron blocks passing up and down inside the hollow frame or weight box. So often cords have frayed and broken and are seldom replaced, the window often painted shut subsequently. However it is a relatively simple operation to free the sash and re-rope the balances for these are accessible through a removable cover usually held in place by a single screw towards the bottom of the jambs of the frame. Should this facility, which allows for very positive and variable ventilation, not be present, then sash can be adapted to house spiral balances in the edge if other holding devices like spring-loaded bolts are not provided.

(5) Metalwork:

This includes decorative cast iron used in columns, pilaster, sills, lintels and labels over heads of windows and also sheet metal work such as flashings and copings.

Cast iron is a strong and very durable material capable of being cast into very elaborate shapes as ornate garden furniture and intricate verandah trellis-work demonstrate. Being ferrous it tends to corrode, but relatively slowly producing rust which will stain masonry and any other surface it comes in contact with. The material is also of a crystalline nature, as opposed to wrought iron which has, as a result of its being worked, like steel, more of a fibrous texture, and is therefore reliable only in compression but subject to fracture in tension, hence its principal use in columns and posts. It is also relatively fragile and will crack under stress and cannot be rivetted unless it is in the so-called malleable form, a ductile composition.

Cast iron lintels are usually with moulded face and hollow shape increasing their resistance making them quite suitable for short spans such as those over window openings. Ornamental hoods or labels are frequently built into masonry and remain relatively secure, but the lugs or extended tabs which



may hold them in place or bolts used for securing them should always be examined for signs of corrosion and possible failure. Additional fastenings using stainless steel may be advisable should weaknesses be evident. Many ornamental labels comprise a main section plus separate castings attached such as ornamental cresting and pendants or drops to lower edges. Again fastenings should be checked with every regular maintenance for these are relatively heavy pieces capable of injury and damage. Should missing pieces need to be restored substitutes can be cast in plastic and painted to match if the restoration of cast iron attachments is considered inadvisable.

Sheet metal was sometimes used as a substitute for the ornamental cast iron label, but Port Hope having had an excellent foundry these are not found as in Port Hope's child, Peterborough, where there is a strong tradition in the sheet metal type. Sheet metal in the town is used mainly for flashings, the covering of the tops of shopfront cornices, the coping of parapet walls and for roof coverings. Most sheet metal is of the plated iron or steel type, mostly galvanized iron, earlier terne plate and maybe once tin plate. All these are subject to breakdown as the coating begins to perish or is damaged even in the process of installation. But their expected life of forty to fifty years may be sufficient in most cases because renewals of adjacent materials may become due at the same time. However flashings and particularly copings have to be checked constantly to see that they are tight, especially at joints where wind, ice, snow and driving rains can play havoc. Periodic painting is also important to protect the coating, and roofs of such material require regular painting or equivalent protection notably where there are low-slope types. Zinc and copper are possible substitutes of greater durability, but much higher cost, the details of their installation requiring great care as thermal movement may be more severe. Lead-coated copper, slightly more expensive provides a non-staining type, copper being notorious and needing proper drip details to avoid such damage. Zinc, however, does not have this problem. Another material, though with a shiny, non-weathering finish is the easily fashioned form of stainless steel called Ezeform. In low slope roofs synthetic membranes like EPDM have been accepted as grant-eligible substitutes for metal and built-up roofs, particularly where the roof is not a prominent architectural feature of the composition.

(6) Stucco Finishes:

Stucco finishes to cover up original brickwork should be avoided wherever possible. Wherever stucco exists it has usually been the result of



a need to mask brickwork seriously deteriorated by weathering as in Block No. 11 at the south-west corner of Queen or this combined with a quest for easier maintenance as in Blocks Nos. 27 and 29. In all cases the original fine detailing of the façades has been partly obliterated, the surfaces becoming somewhat amorphous. East-facing elevations are particularly vulnerable to weathering and more severe deterioration. Removal of stucco may result in damage to the brickwork or could reveal the poor condition it now hides and cannot be recommended without trial patches to determine if such action should be desirable.

Where stucco has to be repaired like materials should be used to ensure compatibility between old and new work. However in some instances the old stucco may break away in large areas exposing the soft spalling brick behind and indicating that moisture has continued to penetrate the coating or has gained access through cracks or missing sections, perhaps aggravated by being trapped behind sections remaining intact. In such cases it would be prudent to consider creating a cavity behind the finish when reconstructing it with vertical furring set off the wall to carry galvanized metal lath or other sub-base, the cavity vented from bottom and top to equalize air pressure within and thus have the stucco surface act as a rain-screen.

Modern stuccos, for use in new work only, are often of acrylic-latex mixes with fine graded sand aggregate and integral colouring. Where more drastic alterations are permitted in renovations to older buildings such as at the back where previous changes may be irreversible, it may be deemed appropriate, after due consultation with LACAC, to recommend the use of stucco as an alternative finish.

Stucco, however particularly in the roughcast or "wetdash" variety, may be an historic finish, as reputed to be under the modern recladding of Block 47. Here restoration ultimately would be recommended.

(7) Painting:

Painting is a vital periodic maintenance item that must be attended to, on a regular basis and, in the case of multiple ownership of a block, in concert and simultaneously. This last requires cooperation among owners, an action LACAC should help to foster.

Note has been made previously of the preference to avoid painting brickwork. To this should be added the need to remove paint from sections of buildings belonging to the same block in order to bring back the unity of the original design. This is illustrated in Block No. 15 where Section (b) has had the polychromed brickwork restored after having been cleaned while the



Section (a) remains painted and in need of attention, as well as in the neighbour, Section (c) immediately to the west, of a comparable design, where frieze and arches have been painted a somewhat incongruous colour. Some buildings, however, have been painted a long time, as demonstrated in old photographs of Block No. 8 which later suffered a severe rash of individual compromises, then to be restored after the 1980 fire.

Examples such as Block No. 10 went through a brief period of being painted but this building has since been restored to its natural "white" brick finish. Other buildings, after test patches prove the advisability of proper cleaning, might be tackled. However should structures be repainted, both preparation and materials used must be compatible. Removal of loose and scaling paint is essential. Preferably paints should be the "breathing" type, such as latex or latex-acrylic masonry paints. However their compatibility with previous coatings should be ensured.

Guidance as to colours most suitable for repainting should follow recommendations in the 1978 Walton Street Study where "earth" colours in their various shades are advised, reserving the "warmer" and lighter colours for the south and west sides of streets, in shade for most of the day, and "cooler" and darker colours for the sunnier north and east sides.

Painting of woodwork should be accomplished on a regular basis, and as a cooperative effort where necessary, accompanied by proper preparation and the application of the highest quality paints in appropriate colours. Again the guidelines of the 1978 Walton Street Study should be of help here.

Proper preparation of woodwork involves scraping of all loose and scaling paint, feathering of edges of tight surviving paint and spot priming of all raw wood surfaces. Where old paintwork has broken down severely a full prime coat is advisable, the primer generally tinted to resemble the finish coat to staunch public criticism. Two finish coats of a high quality exterior paint, preferably of the alkyd or synthetic oil variety, should be used where paintwork has been much weathered, but one coat may suffice where repainting has been undertaken on a regular basis not exceeding five-year intervals. On tops, fronts and undersides of wooden sills an extra coat should be used to protect these surfaces so vulnerable to weathering.

In the process of repainting glazing and puttying should be checked and repaired and/or replaced as needed, the operation described under (4) Woodwork. Caulking also should be renewed after priming has been done, the



modern durable elastic types used, in front of a compressible cellular plastic "rope" which may be needed to block larger cavities.

Extreme care must be taken if substitute modern paint formulas are used to ensure that these are compatible with the older materials they are intended to cover. So often modern materials perform quite differently and appear to be the main cause for paint surfaces lifting off when they are used. Many modern exterior paints, very much easier to handle because they are of a latex or acrylic-latex formulation, may not be suitable for application over older materials principally of the linseed-oil or alkyd vehicle type.

In all exterior painting of wood the paints must be applied by brush to ensure full, even coats and to avoid dribbles, pools and sags. In the painting of sash and frames, sash shall be kept movable for ventilation purposes, and made operable as noted under (4) Woodwork.

For metalwork, particularly cast iron or coated steel, rust-inhibiting paints should be used. New galvanized steel may need a surface preparation to favour paint adhesion. On copper and other non-ferrous metals, and after due preparation to remove soil from manufacturing and fabrication, normal exterior quality paints can be employed.

July 1995

Peter John Stokes
Consulting Restoration Architect



TOWN OF PORT HOPE

Building, Planning and Engineering Department
56 Queen Street, P.O. Box 117,
Port Hope, Ontario, L1A 3V9.

Telephone: (905) 885 4544
Fax: (905) 885 7698

APPLICATION FOR HERITAGE PERMIT

(Please note that if the project involves any structural alterations, changes to openings, additions or the erection of a new structure an application for a BUILDING PERMIT must be completed also).

The undersigned hereby applies to:

Build Repair or refurbish Erect a Sign Demolish Move

Location of Project _____

Legal Description of Property (Lot): _____ (Plan): _____

Description of Work _____

(See also completed questionnaire attached)

Name Postal Address Tele phone
Owner of Land _____

Designer _____

Contractor _____

Estimated Value _____

Documentation attached: _____

Plans Submitted _____ Revised Estimate _____

I hereby certify that I am the Owner or his/her authorized agent and that the above information is true to the best of my knowledge and I acknowledge that the issuance of a permit does not obligate the Town to provide or improve any municipal services.

Date _____ Signature _____

Print name _____

Call/Mail to _____

OFFICE USE:

Approval Date: _____ Inspector: _____

Subject to Conditions of letter dated: _____

Heritage Permit Fee _____ Receipt # _____

Other _____ TOTAL FEE _____



Appendix C2

TOWN OF PORT HOPE

QUESTIONNAIRE re HERITAGE PERMIT

(To be completed and attached to Application for Heritage Permit)

Items to be attended to in project covered by this Application.

Component	Attention C: Conservation: R: Restoration Rec: Reconstruction: D: Demolition				Material	Grant Eligibility (by LACAC)
	C	R	REC.	D		
(1) Chimneys						
(2) Parapet walls (a) Front (b) Sides or ends						
(3) Roofing						
(4) (a) Eaves (b) Cornices (c) Returns						
(5) Flashings						
(6) Brickwork (a) Plain (b) Decorative (c) Repointing						
(7) (a) Stonework (b) Repointing.						
(8) Woodwork: (a) Structural (i.e. sills, lintels, shopfront beams) (b) Frames (c) Sash (d) Doors (e) Hardware (f) Other (ornamental, etc.)						
(9) Cast iron (a) Sills (b) Lintels (c) Hoods or labels (d) Shopfront (i) Pilasters (ii) Intermediate columns or posts (e) Other						
(10) Shopfront (a) Cornice (b) Sign fascia (c) Shopfront						



Questionnaire re Heritage Permit

Component	Attention				Material	Grant Eligibility (by LACAC)
	C: Conservation: R: Restoration Rec: Reconstruction: D: Demolition					
	C	R	REC.	D		
(11) Weatherproofing: (a) Caulking (b) Storm sash						
(12) Painting (a) Masonry (b) Woodwork (c) Other (d) Colour selection						
(13) Signs: (a) Fascia (b) Directory (c) Ground (d) Other						
(14) Work not noted above: (a) Changes to openings (b) Addition(s) (i) Side (ii) Rear (iii) Front (iv) Storey(s)						

Notes:

- (1) If required the work proposed shall be described fully or be covered by adequate drawings and specifications.
- (2) Finished drawings shall be to scale, either Imperial or metric, with a graphic scale attached to facilitate presentation in reduced or enlarged format.
- (3) Full documentation of existing conditions in photographic record, either by colour or black and white print not to be smaller in size than 2 $\frac{1}{4}$ " by 2 $\frac{1}{4}$ " (57 mm x 57 mm) is required.
- (4) With additions or major alterations as well as proposals for new buildings LACAC may require a small scale block model of the project and buildings immediately adjoining or a rendering of the adjacent streetscape for comparative purposes.
- (5) For grant eligibility it is important to have documentation or research data to support restoration of missing features or the reconstruction of historic or period shopfronts.

In the case of shopfront, a complementary or compatible design may be considered, but, if not documented, will not usually be eligible for financial assistance.

Should contributions be sought towards repainting the choice shall be to the historic colours of the building as research such as scraping or progressive removal of existing paint coats may indicate, the results to be provided to LACAC.



Appendix C2 cont.

Questionnaire re Heritage Permit

Notes: cont.

- (6) All conservation and restoration work, as well as the reconstruction to original patterns, shall be executed to the highest historic conservation standards, guidelines for which are available from the Ministry of Culture, Tourism and Recreation or its successor, through LACAC. In general the original materials and methods shall govern such work making due allowance, as advised, where acceptable modern substitutes are permitted, that their composition, appearance and performance shall be compatible with the original work surviving.

July 1995

Peter John Stokes
Consulting Restoration Architect



Appendix C3

(Suggested on light blue card in 8½" wide by 11" high format)

TOWN OF PORT HOPE
HERITAGE PERMIT
(Town Crest recommended)

This is to certify that the work described below is being undertaken under the
Ontario Heritage Act Part V (Non applicable section
Part VI to be crossed out)

Designated Area: The Walton Street Heritage Conservation District
(Only when within the WSHCD)

Designated Property:

(Address)

(Owner)

(Address)

Description of Work:

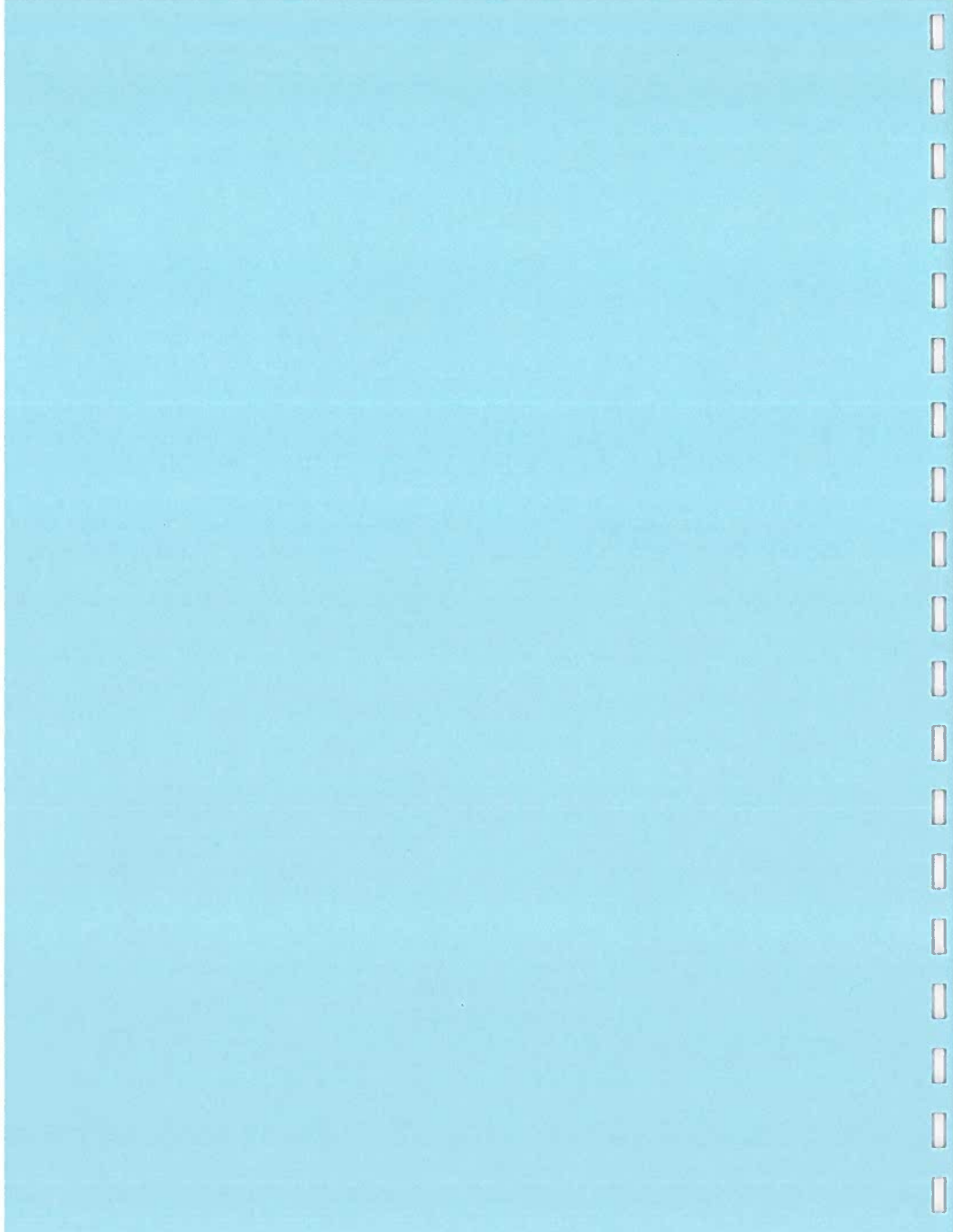
Permit No.: H

Date:

Authorized by the Town of Port Hope

Per:

(Title)



PETER JOHN STOKES, B.Arch., LL.D., F.R.A.I.C.

Consulting Restoration Architect

244 KING ST. P.O. BOX 170 NIAGARA-ON-THE-LAKE, ONTARIO L0S 1J0

PHONE (905) 468-7640

Appendix D

Walton Street Heritage Conservation District Study

Memo re. The Backs

Preliminary investigation of the backs of Walton Street buildings and the spaces to the rear of properties fronting the main street indicates considerable change more recently in the partial removal of many ancillary buildings in rear yards as well as miscellaneous accretions to main structures. The yards so formed are interrupted by the remains of foundations and concrete slabs, some understructures still serving as retaining walls in relatively minor changes in elevation between adjoining properties. This heterogeneous feature makes organization of parking areas and appropriate relief landscaping problematical and will require further study, beyond the scope of the present exercise except in preliminary suggestions for improvement.

Some years ago a study was made of properties on the north side of Walton Street both east and west of Ontario Street, the former partly re-organized in conjunction with the flood control improvements nearby. But a more wide-ranging scheme needs to be put in hand which will protect the owners of property and maintain property boundaries while permitting shared use as a common downtown parking area, primarily to keep employees', tenants' and owners' vehicles off the streets and providing also a modicum of public parking space. Some rear properties may be deficient in parking space according to accepted present-day standards, others having more than they need. Common leasing through a downtown authority, of merchants, owners or the Town of Port Hope perhaps, could be initiated. Contributions to usable space or landscaped areas would be determined and an inventory of needs made out. This could be related to building occupancy and use as well as size, perhaps by establishing a special downtown standard which reflects a practicable solution to the core area parking problems and addresses the need to provide some landscape relief, particularly trees.

The authority set up should have powers to develop open rear yards in common, setting up a lease arrangement on unbuilt land and obtaining monies by levy or contribution by benefiting owners and occupants with public "seed" money as incentive to such schemes. Such an arrangement need not inhibit additions to existing buildings, but should such extensions create parking deficiencies then some levy will be required. On the other hand larger open areas may provide a surplus to the corresponding property in which case some relief should be available to the owners or users concerned. It is beyond the scope of this study to work out the detailed arrangements, but a supplementary investigation is recommended to deal with these opportunities.

Of the few outbuildings and subsidiary structures which survive these should be retained if any good use can be made of them. Many are relatively handsome buildings in the functional tradition and adaptable to a variety of uses in addition to storage. In the course of improvements in yard areas great care should be exercised to watch for historical and archaeological evidence.



It has often been remarked that so many modern industrial structures, like those on Scarborough's so-called Golden Mile on Eglinton Avenue East, are best described as having "Queen Anne fronts and Mary Anne backs". Many Walton Street buildings rather subscribe to a similar association. What goes on at the back would appear not to be important, yet with parking behind and access being developed from the rear they change from mere elevations to secondary fronts. Not only are the backs of buildings often in poorer condition from long neglect or lesser maintenance, but frequently additions have been poorly conceived and ill-designed because they were thought to be out of sight and consequently out of mind.

However there is often a brighter side too because in some cases original historic detail, such as divided sash and ornamental brickwork, has been suffered to survive thus providing valuable evidence for restoration and conservation elsewhere. The notes on the different blocks will confirm this as well as indicating the general architectural state and physical condition of the rear elevations. There also lie here many opportunities for enhancement, especially when upper storeys are used for residential purposes. Attractive galleries can be constructed in many cases, those on the south side looking towards the lake and benefiting from sunlight, those to the north enjoying views of the river and Ganaraska valley.

Yet another possibility comes to mind, mentioned previously on occasion, namely to develop shared access to the rear of contiguous blocks by providing better fire exit stairs and also elevators making the upper floors of downtown buildings more attractive as office space and, more importantly, as residential accommodation, a notable feature of Port Hope's downtown which should be maintained. Again the details of such a scheme, requiring careful investigation and planning, are beyond the purview of the current study. However it is important to state this option as worthy of being pursued and within the aims of downtown conservation and improvement being stimulated by the current study.

In conclusion it should be reiterated not only that the main fronts to Walton Street are of prime importance and the flanks too of corner buildings which have a special function, but also that the backs are worthy of improvement as part of a well coordinated enhancement of the open rear spaces forming another vital component of the district's properties.



Peter John Stokes

Consulting Restoration Architect

7 October 1994



Walton Street Heritage Conservation District Study
Port Hope, Ontario.

Original Commercial Sector

Appendix E: Case Studies

South side:

Blocks 1 to 41 inclusive

North side:

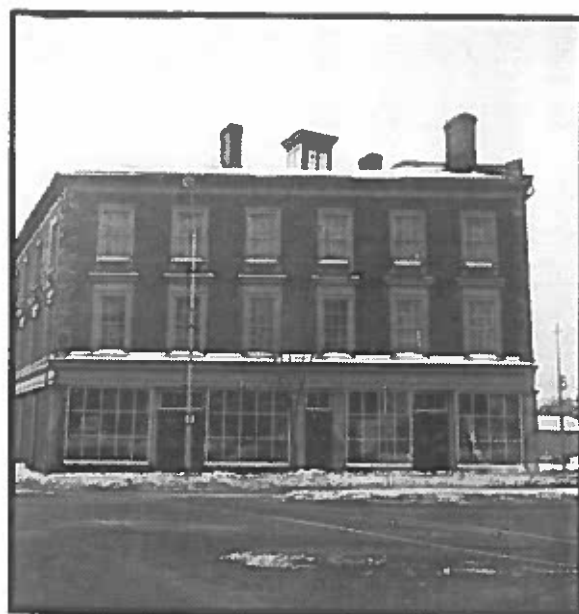
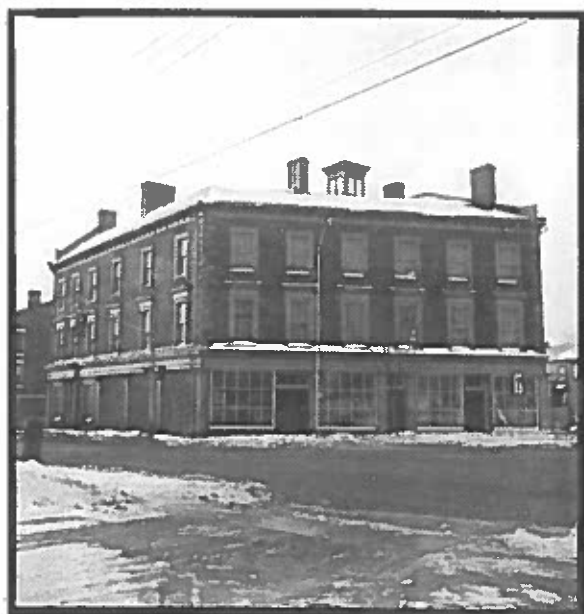
Blocks 2 to 28 inclusive



Walton Street Heritage Conservation District Study.
Port Hope, Ontario.
Case Studies.

Block 1: 1845 brick ell-shaped commercial block with residential space above,
Nos.1-3 believed to have been hotel originally, three storeys in
single unit with fronts to Walton and Mill Streets.

This is one of the most significant blocks, architecturally speaking, on Walton Street and one of the earliest. Its handsome façades facing Walton and Mill Streets include stone columns, pilasters and lintels at the ground floor level, rusticated stone quoins, eared wood window surrounds with cornices to architraves at the second floor and a simpler treatment with wood surrounds to openings on the third storey. The roof is gabled and turning the corner forms a hip. Original sash occur in the upper floors. The ground floor, except for the south section on Mill Street, has been considerably changed, however, with mutilation of the one remaining commercial front when original glazing bars, reported to be walnut, were removed. Further alterations however established commercial fronts to the Walton Street side, but did not seem to be inspired by the original detail of the block, but this has been redressed recently. This building deserves such special consideration because of its quality and prominent position. The balcony was reported to be a later addition and probably early 20th century. The building had been converted to apartments in the upper floors in the early twentieth century, for some time occupied by older people with long tenancy but recently has been gutted ready for more appropriate renovation. The balcony was also removed.





WSHCDS
Port Hope, Ontario
Block 1 cont.

Inherent Problems:

The building is one of the oldest on Walton Street and repairs must be done to exacting standards following the best restoration practice to safeguard the fabric.

Physical Condition:

The block appears to be in good condition from both front and rear. Its exterior conservation is now virtually complete.

Suggested Treatment:

Brickwork may be left naturally weathered, but should not be painted. If cleaning is contemplated, this must be done by a harmless chemical method, and sandblasting must not be practised.

The treatment of woodwork in a medium slate grey colour is handsome. It is possible that this was finished in a stone colour to match more closely the stone details below, even to the extent of a sand-textured paint. The sash in a contrasting off-white or black would be two historical alternatives.

December 1994

Peter John Stokes
Consulting Restoration Architect





WSHCDS
Port Hope, Ontario.
Block 1 cont.





Walton Street Heritage Conservation District Study
Port Hope, Ontario
Case Studies.

Block 3: 1877 (Post Office Block) "white" brick commercial block with
Nos. 5-17 stores below and storage space above in six units.

This later building was very much in the mid-Victorian mode, but still carried the local details of ornamental brickwork, including labels over segmental window heads, a band course serving as a shopfront cornice and heavily modelled parapet fronting the low-pitched shed roof. The shopfronts themselves had been seriously mutilated by 1970 and only two of the original windows were complete, with parts of two others, and the entrance to the upper floors also surviving. Alterations to shopfronts to install modern aluminum in dark bronze finish had improved the front generally, but the fixed awnings and curious signboards were added but less sympathetic adornments. The building was, regrettably, sandblasted, despite the fact that it had weathered like most "white" brick to a pleasant mottled buff colour.

The description above is kept for the record.

This building, the Riordan Block, was severely damaged in the 1980 flood and removed to effect the subsequent floodway improvements. An old photograph also shows Mr. Riordan's thumbing of the nose to local authorities insisting that all buildings on Walton be built in brick. For he constructed a "bridge" of wooden stores over the Ganaraska saying they had a brick wall at each end. Needless to say they went out in a flood!

Ganaraska River

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 5: 1871 Old Fire Hall, brick public building with residential space
No. 19-23 and public assembly room above, three storeys in a single unit,
owned by the Town of Port Hope.

This building, although a later front to Walton Street, was of considerable importance to the continuity of the streetscape. Its detail except for the ground storey arches built for the fire engines and arched entry to the upper floors, was rather plain with labels to segmental window heads rendered in a smooth stucco, band or sill courses and brackets to a wooden cornice at the eaves. The building had a gable roof parallel to the street with end parapets and chimneys. Later the eastern engine opening was widened and a folding door inserted for more modern equipment. Original sash survived in the third floor and at the stair hall, or west side of the second floor. Other windows on the second floor had been mutilated in renovations, possibly to accommodate lowered ceilings in the apartment conversion. The hose drying tower was apparently added about 1879 and was characteristic of such facilities, with battered walls and mansard top.

Again the description is left for the record. Tragically, this building, undergoing reinforcement and remedial work at the time of the 1980 flood, was damaged and it was decided to remove the remaining structure and widen the floodway.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 7: c. 1845 brick commercial building with residential and/or
Nos. 25-27 storage space above, three storeys in a single unit with
later rear extension.

This is another of the early buildings on the lower end of Walton and follows the detail of Block (1) at the corner, with bold projecting trim in wood. Original sash have been restored. Cornices are attached to second floor window frames, resembling the detail on Block (1) at the same level and eared trim occurs at the third floor level which features were restored in the course of rebuilding the front and new east wall facing. A new shopfront of the traditional divided pattern was inserted. The second floor had been converted to offices and the third floor is vacant. The roof is a gabled form parallel to the street. Old sash survived in the west side of the rear extension, but were replaced more recently.

Inherent Problems:

These were largely dealt with in reconstruction in the early 1980s.

Physical Condition:

The front is in good condition, the rear fair, with brickwork needing conservation behind.

Suggested Treatment:

Normal maintenance should be the only continuing attention.

December 1994

Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 9: 1845 brick commercial building with residential and/or
Nos. 29-33 storage space above, on the Queen Street corner, three
storeys high in two units.

This early block with its counterpart at the other end at Mill Street sets the standard for the fine speculative building at the beginning of the period of Walton Street's construction. This building has the traditional rounded corner common in the 1840s in Canada West, the pilastered front with heavy frieze and cornice in the Greek Revival manner. The roof is a low pitched gable parallel with the streets, thus forming a hip at the corner. The building has undergone considerable alteration at the ground floor with infilling to create a banking office at the corner about 1870. In a photograph of c. 1900 the original shopfront with divided sash in section (a) can be seen: this has been replaced by plate glass. Upper windows at that time had new sash and the IOOF appears to have occupied the third floor. The frieze was pierced by "stomachers" as now but these are "blind" with dark green paint backing the glass. A stone sill course occurs at the second floor level above the shopfront cornice. Later changes to the "bank" front had mutilated the Walton Street side. The corner was subsequently restored to the c. 1870 earlier bank renovation and divided upper sash were reinstated.

Inherent Problems:

The wood cornices require ongoing maintenance at eaves and painting and glazing may need attention periodically. A new sign is required for the bank.





WSHCDS
Port Hope, Ontario.
Block No. 9 cont.

Physical Condition:

The building has been well maintained over the years and its condition to front and rear is good.

Suggested Treatment:

It is interesting to note the grand rosette in the centre of the ceiling to the east section and the later but handsome shelving with cornice at the ceiling.

December 1994

Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 11: c. 1855 brick, stucco-faced, commercial block with residential
No. 35 and/or storage space above, three storeys in single unit facing
Walton, two additional units to Queen.

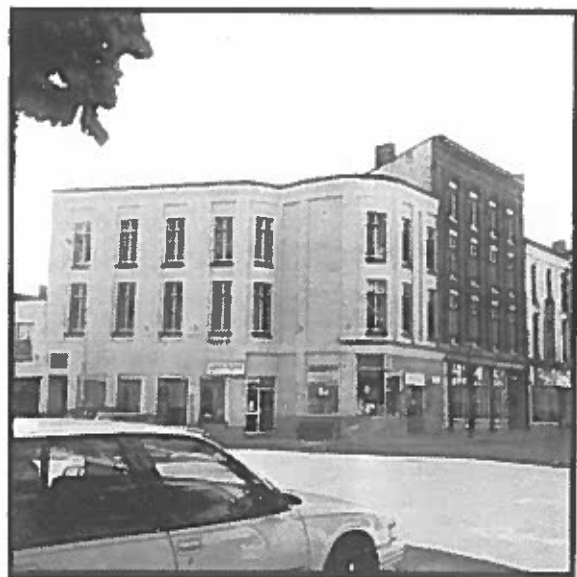
This, originally, was part of the neighbouring block to the west, and formed an impressive corner building to Queen. Regrettably the corner section was mutilated in an improvement scheme of 1955 which included the removal of the fourth storey and stuccoing of the façade to differentiate it from its surviving neighbour. The corner is rounded and the Queen Street front indented, presumably to accommodate an awkward lot line. The design follows the earlier tradition of the street, and this will be described further in reference to the Long Building, Block (13), next door. Shopfronts are modern. This has undergone conservation work recently and exterior deterioration has been arrested though brickwork was considered impracticable to restore.

Inherent Problems:

Vacancy of upper floors is always a problem, window glazing and upper storey paintwork may suffer.

Physical Condition:

The fronts are in good condition, the rear in fair state.





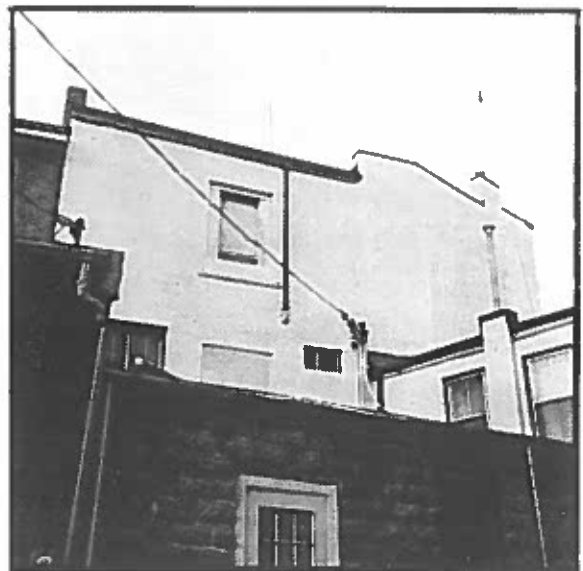
WSHCDS
Port Hope, Ontario.
Block 11 cont.

Suggested Treatment:

It is to be regretted that restoration of the original design is not likely to be attempted for this formed a handsome corner block to the downtown area. To restore the block is one possibility worth considering for it is an unusual design.

December 1994

Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 13: c. 1855 brick commercial block with commercial and/or storage space above, four storeys in a single unit.
No. 37

This building is, properly, part of the corner structure at Queen, and illustrates the original design of its neighbour. It has the same frontal treatment, but in the original brick finish, following the earlier tradition of the street, but with the variation of twinned pilasters and narrow recesses to windows, the whole crowned by the familiar ornamental brick cornice. The windows on the second and third floors resemble casements with transoms above, but operate as vertical sliding sash, perhaps an adaptation for better weathertightness. On the fourth floor, really an attic under the low-pitched shed roof, the transoms are omitted. The previous shopfront had undergone a number of alterations, from the original to late Victorian plate glass and then to a modern asymmetrical shopfront with deep fascia and brick panel with display case at the western end. The present scheme is the result of the new owner's wish to make a front complementary to the street and with a certain dignity in the local tradition. Hence the division of the windows to create this effect while providing a better scale in relation to the building, and the use of cast iron column fronts salvaged from the Sculthorpe Block (the site of the new Canada Permanent Office) by the late Peter Schultz in the 1960s. The design, including details, decorative light fixtures, sign placement and colour scheme, was evolved by David J. Lane, Architect, then working in Port Hope as assistant to the writer.

The building is now occupied at the second floor level and plans are prepared for full conversion of the space.





WSHCDS

Port Hope, Ontario.

Block 13 cont.

Most inherent problems have been dealt with such as stabilizing the rear wall, where inadequate supports had been provided in previous renovation, and the required rebuilding above. The slight sag to the shopfront is evident, but no further deformation is anticipated.

The block is preserved for the time being. The front is the natural red brick and should be left unpainted. Should cleaning be required in future, this should be done carefully by the chemical method.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 15: c. 1855 brick commercial block with residential and/or
Nos. 41-51 storage above, three storeys high, originally in two or
three parts, the east half in two units, the west apparently
in a single unit, but possibly two originally.

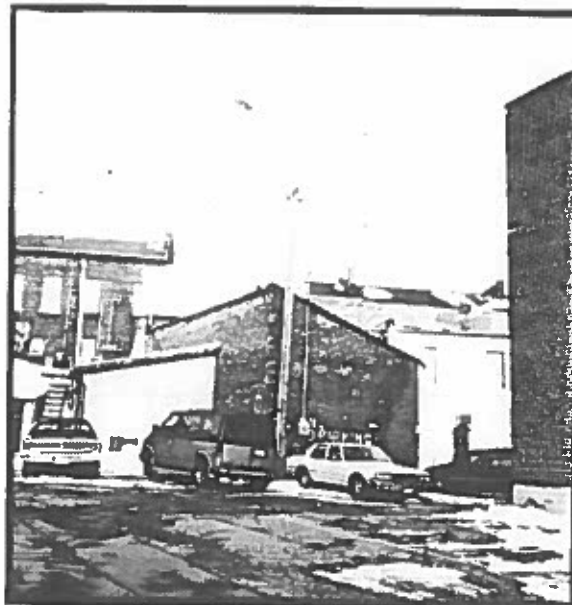
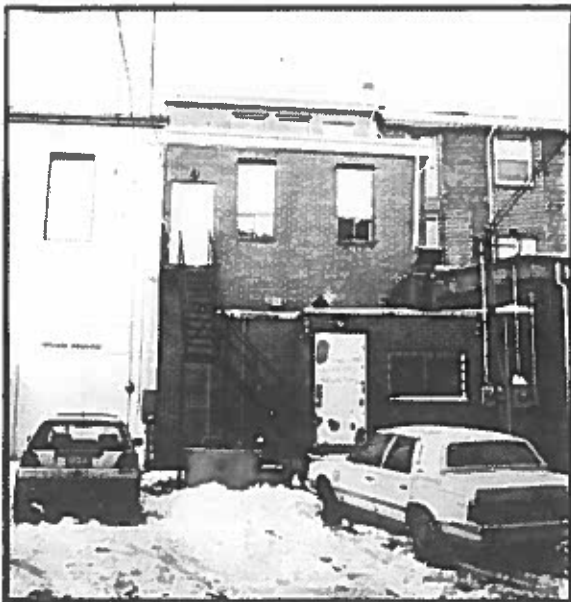
This block, treated as a single building though obviously in several parts with a single pilaster between sections (a) and (b) and with a triple pilaster separating sections (b) and (c), is similar in design to its neighbour on the east, but only three storeys high. Here the twinned pilasters however, bear on brick bases or plinths instead of stone bases as in the building to the east. The pilasters are decorated with moulded caps in wood, this and the simpler ornamentation of the brick cornice supporting the eaves of the gable roof parallel to Walton Street differ from the four storey block alongside. However this slightly simple treatment is compensated for by the "white" (buff) brick used for plinth, arches and frieze. The west section is in natural red brick with the "white" brick painted, the east section painted, the centre section restored recently following severe damage to brickwork. The building is largely occupied in the west section with apartments up to the third storey, but upper floors are vacant in sections (a) and (b). Shopfronts have been changed, two of modern plate glass fronts with rather oversized signs, the third, formerly John Nisbett's Men's Shop Ltd., a vintage earlier 20th century recessed front of great distinction, well-maintained and with a suitably scaled sign at one time. The store in section (a) most recently a restaurant is now vacant.

Inherent Problems:

Shopfront sags are very evident at either end of this block and the misalignment of windows in upper storeys is disturbing visually. However collapse is not an imminent danger, for floor structures bear on cross or fire walls, but ultimately rebuilding of these sections of the front might be wise after attention to shopfront beams and supports.









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Port Hope, Ontario.
Block 15 cont.

Brickwork requires repointing in some areas, in a high-lime content mortar to preserve the brick.

Physical Condition:

The front is fair to good, the rear also fair to good except behind the Nisbett Store where this is now in good condition.

Suggested Treatment:

Although about three quarters of the block remains largely unpainted, the other quarter already painted suggests that that part of the building be treated similarly. Chemical cleaning would remove the paint. Neighbouring buildings are both natural red brick, and it is recommended that these remain so. Contrast in window trim would highlight the excellent fenestration: this could be a dark colour such as green or brown with the yellow-buff range or a deep brick red to maroon for the deeper ground. Sash could be light cream or stark white.

Shopfronts at either end are acceptable, and that in section (b) should definitely be preserved with alterations kept at a minimum and of the highest quality with design to complement the existing detail, including ultimately replacement of stone spandrels with a more formal material. The fascia in the western section (c) should if possible be cut down at the top to keep a line in common with those to the east. This will help the scale of the fascia sign which could be provided with a moulded frame, or outline in contrasting paint to relieve the large surface. Replacement of the restaurant sign with a smaller unit more in keeping with the neighbours would be a decided visual improvement. The plate glass front in the eastern section would be a happier echo of the building above if it should be divided into three. Such a change might be accompanied by a change in shopfront metal, with a gold anodized finish to add a little more life at this point.

However restoration of the original sash in the second and third floors of the east section (a), now modernized except for the upper sash of the top floor, is recommended to match the rest of the block.

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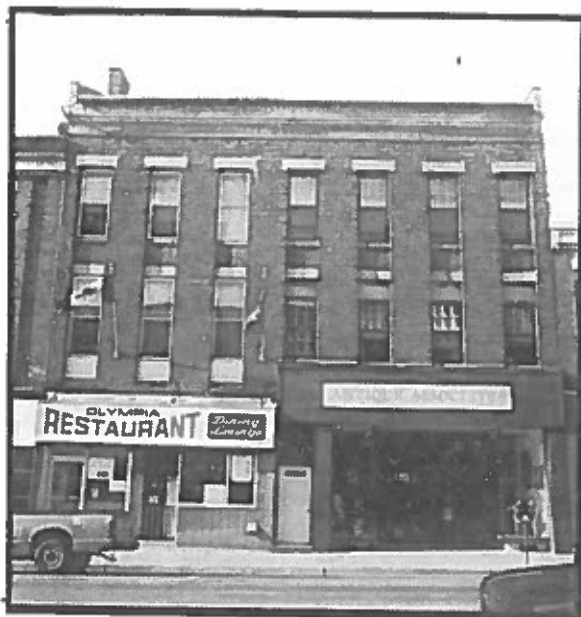
Walton Street Heritage Conservation District Study,
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Case Studies.

Block 17: c. 1850 brick commercial block with residential and/or storage
Nos. 53-57 space above, three storeys high in two units.

This block is a remarkably elegant version of the second phase of building and follows the earlier vernacular as it emerges into the typical local pilastered form. It is, in fact, a hybrid, with piers between window recesses in the upper storeys, the recess continuous to the heads of third floor windows, where the wall breaks out as a continuous band with elaborate brickwork to the cornice. The roof is a low-pitched gable with end parapet walls carrying twin chimneys. The attenuation of the front with the long, narrow windows, the second storey obviously double-hung and of Georgian inspiration with the smaller sash uppermost, is a remarkable design. The brickwork is in the natural red colour, the cornice appearing lighter because of previous painting in a buff colour, probably to imitate stone. More recent repair may have simplified this detail, however. Regrettably the west section has been mutilated by shopfront alterations and subsequent reduction of second floor window heights to accommodate this and presumably lowered ceilings in the apartment. The east now has the spandrels to second floor windows incongruously "clapboarded" in synthetic siding. Both shopfronts are modern, the restaurant a more carefully studied and hence more distinguished design, the other needing attention. The building now has apartments in upper storeys, most occupied.

Inherent Problems:

This block has been handled more carefully in shopfront alterations and only one distortion is noted at the western end.





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Port Hope, Ontario.
Block 17 cont.

Woodwork of upper storeys needs attention at the moment and caulking is deficient, particularly near the centre openings indicating a very slight outward bow possibly.

One end chimney has been removed and the parapet wall at the stump appears to be crumbling and should be protected, with a vented cap to the stack itself.

Physical Condition:

The front is fair to good, the rear fair, but exhibiting still some original sash.

Suggested Treatment:

The obvious place for improvement is in the west shopfront which should be redesigned to honour the unity of this particularly handsome block. This would involve lowering the fascia and reducing this in height, but the present show windows are inordinately high, the upper portion blanked off so that this should present no problem. Restoration of the second-storey sash should accompany this. Likewise the spandrels below the second floor windows in the east half should be restored.

The colour schemes in the upper storeys should be the same, with stone coloured frames and lintels and black for sash to heighten the elegance of the proportions.

The restaurant is a pleasantly designed front, the sign well lettered if rather large: as signs generally are reduced in size a new design might be promoted here or the background brightness toned down to complement the building. The other shopfront could be a model to demonstrate a most striking visual improvement to the Walton Street scene. The proportions should reflect the slender elegance of the other building details, even if this should be a modern design, with metal in gold or light bronze colour, and sign compatible in size and colour selection as well as with a good letterface.

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Walton Street Heritage Conservation District Study,
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Case Studies.

Block 19: c. 1855 brick commercial block with assembly room or storage
No. 59 space above, two storeys in single unit.

This curious reflection of the neighbour to the east appears to be a frustrated building enterprise which never rose to the heights intended. Tooothing of the third storey front of Block (17) to the east obviously allowed for this. Instead it is truncated, a brick arch terminating the window recess above the stone lintel to the window opening, and a patterned brick parapet shielding a shed roof. The windows are now blocked and a partial attempt made to paint sash on the panels. The ground floor was an earlier 20th century front, but was subsequently substantially bricked in to give a somewhat blank look to the front.

Inherent Problems:

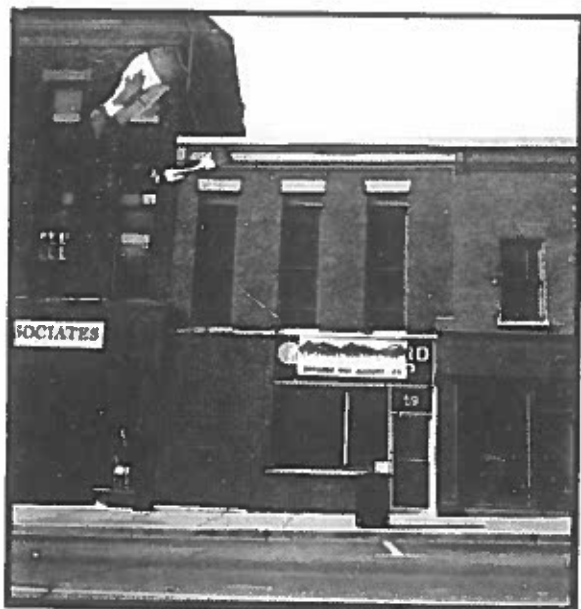
Problems are not evident, but vacant space on the upper floor may be a hazard if access is maintained: a smoke detector would be helpful.

Physical Condition:

The front is in good condition, but rear additions are of various dates and constructions, in fair to good state.

Suggested Treatment:

A simple improvement would be to paint the proper divisions of sash to resemble the eastern neighbour, on the panel filling and thus create the





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Port Hope, Ontario.

Block 19 cont.

effect of a window. This, properly, should have a dark grey ground to resemble glass, but the sash painted in a light cream on the existing dark red ground, would be an alternative, maintaining with this the ochre tan for the "frame".

Eventually the shopfront could be modernized, preferably using gold to dark bronze for metalwork, and perhaps panel details below the windows for added interest.

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Walton Street Heritage Conservation District Study
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Case Studies.

Block 21: c. 1865 brick commercial block with commercial or storage
No. 61 space above, two storeys in a single unit.

This was originally a very simple façade with small windows above the storefront and with a simply moulded brick parapet resembling that in Block (19) to the east and hiding a low-pitched shed roof. This became one of the most elaborate fronts in town with more features, forms and materials superimposed than any other building, creating an eye-catching distraction in the streetscape. This is now but a memory and the present simplification, though certainly an elegant shock, might be allowed some relief in the shopfront itself. Incidentally the east indented portion is a wedge-shaped infill alongside Block 19. The original building was, perhaps, not very distinctive, however, the surrealism of the interim version a little too obtrusive.

Inherent Problems:

No problems are evident on the front.

The rear, however, illustrates piecemeal extension of the building in various additions with awkward roof and wall junctions likely hard to keep watertight.

Physical Condition:

The façade is in good condition, the rear is also in a good state of repair.





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Block 21: cont.

Suggested Treatment:

Ultimately redesign of the storefront should be encouraged and the removal of the crazy-paving facing, the last vestige of Turck's.

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Port Hope Ontario.
Case Studies

Block 23: c. 1875 brick commercial building with commercial and/or
No. 63 residential space above, two storeys in a single unit.

This is obviously the original corner block to the railway right-of-way forming the extension to Ontario Street. The building has a rounded corner, segmentally-headed windows with projecting brick labels, but has a plain brick parapet to the flat roof. This last may be a renewal. The building extends the two-storey range adjacent and, at this point, Walton Street seems to run out of steam, despite the railway nearby. The shopfront is modern and currently is undergoing renovations.

Inherent Problems:

The building has been well maintained.

Physical Condition:

Both front and rear are in fair to good condition.

Suggested Treatment:

The dark red paint to brickwork is a little dour on the south side of the street, almost always in shade, but this and Block (19) are both relatively low and therefore not overpowering. Another colour in a lighter red, or light tan is a possibility in future. Relief can be had with lighter window frames and sash.





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Block 23 cont.

The storefront, however, when renewed should try to incorporate more elegant metalwork, and more distinguished colouring, perhaps in a scheme cooperating with the west extension, noted here as a separate block. Spandrels below show windows would be better in a panelled design.

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Walton Street Heritage Conservation District Study,
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Case Studies.

Block 25: c. 1880 brick commercial building with residential space
No. 65 above, two storeys in a single unit as an extension to Block (23)
 and set back behind the rounded corner.

This differs from the neighbouring block in the reduced height of the ornamental brick parapet, but has segmental heads to windows with slightly simpler brick labels than Block (23). Structure appears as an infilling probably replacing an earlier structure serving the railway alongside.

The building has been well-maintained, no serious problems are evident, and its condition externally appears to be fair to good.

Suggested Treatment:

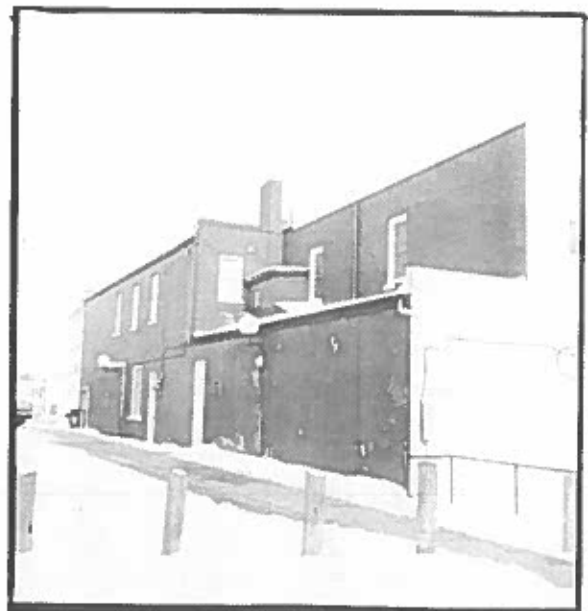
This building, in effect, is an extension of Block (23) and colour schemes should be common to both parts.

Likewise shopfront improvements should be done in conjunction.

Railway: The railway is now no longer used and the possibility for closing off the vista from Ontario Street might be explored. A scheme for a portal leading to park, Town Hall, parking lots and the pedestrian way to the waterfront has been suggested. A triumphal arch marking the successful cooperation on the preservation of the downtown core might be a suitable commemorative reminder that all is not to be lost in Port Hope.

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Walton Street Heritage Conservation District Study
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Case Studies

Block 27: c. 1870 brick commercial building with commercial and/or
Nos. 69-71 residential and storage space above, now stucco-covered,
three storeys in a single unit.

This building, regrettably in improvements, has lost its original architectural character in the construction of a parapet to the front and the bland covering of stucco. But from the deteriorated condition of brickwork towards the rear of the building the brick was probably a very soft, porous material subject to excessive weathering. This building follows the intermediate type with arcaded window panels, (framing segmental heads to openings) separated by piers, the original with an ornamental brick cornice probably surmounted originally by projecting eaves. Great care was exercised by the bank tenant in the 1940s to design a front of dignity compatible with Walton Street. The result was a simple design of great durability, but regrettably this was swept away in a later enlargement of the premises incorporating part of Block 29 which is less interesting.

Inherent Problems:

This building is plagued by decaying brickwork aggravated by roofing and flashing problems. A large section of stucco had come off the east wall.

Physical Condition:

The front is in good condition, the side now in better state, the rear poor to fair due to the inherent problems needing attention.





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Block 27 cont.

Suggested Treatment:

The upper storeys, together with the more recently stuccoed block to the west (29), present a very bland appearance and contrast sharply with the visual interest created by the repainting of the Queen's Hotel on the John Street corner. This should be redressed by better colour or at least contrast in treatment of upper storey windows. The background colour might be the same on both buildings, since the bank overlaps into Block (29), but window treatment above can differ. Both should emphasize openings by light cream sash set in dark frames, the latter brown, red or green.

The parapets should be relieved and "modelled" by painting bands in various shades of ochre combined with sienna or Venetian red, the ultimate being a trompe-l'oeil of cornice and panelled parapet details.

In repairing the east wall this might be treated as a cavity wall effect with the stucco applied on galvanized lath over galvanized strapping, the cavity so created vented at the base and head.

The bank front should be improved, possibly inspired by the earlier treatment.

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Walton Street Heritage Conservation District Study,
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Case Studies

Block 29: c. 1855 brick commercial building, with commercial and/or
Nos. 73-75 residential space above, three storeys in two units, now
stucco-covered.

This block is earlier than Block (27) and subscribes to the type with brick pilasters complete with ornamental brick caps supporting an ornamental brick cornice, and probably with eaves to a gable roof originally. The eaves have been replaced with brick parapet. More recently the front has been stuccoed and the fine modelling of caps to pilasters lost in this compromising covering. The upper storey openings still have six-over-six sash, but the two last sets at second floor level are curiously mismatched. One shopfront has now become an extension of the neighbouring bank, the other remains as one of the survivals of the Vitrolite era.

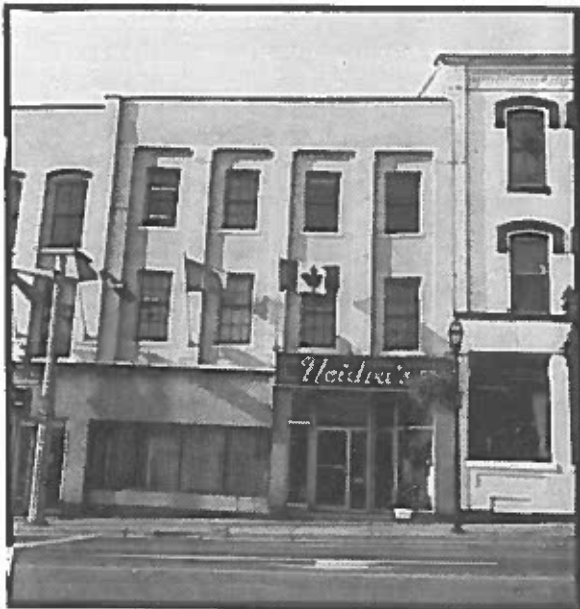
Inherent Problems:

Distorted upper storey openings indicate problems from inattention during previous shopfront alterations.

Lintels, believed to have been timber, are now covered by stucco.

Physical Condition:

The front is now in good condition, though defaced, the rear in fair to good state, except for additions, which are in poor shape.





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Port Hope, Ontario.
Block 29 cont.

Suggested Treatment:

Much the same treatment is suggested for this building as for its neighbour to the east, Block (27). This includes a common coloured background for walls with different colour to frames of openings. Also recommended is a modelling of the parapet, from simple shaded banding to trompe l'oeil cornice and panelled parapet.

The shopfront in the west section (b), unfortunately, is now misaligned with that adjacent but is a much more elegant rendering after a recent renovation which failed, however, to respect the common shopfront cornice height which needs to be addressed.

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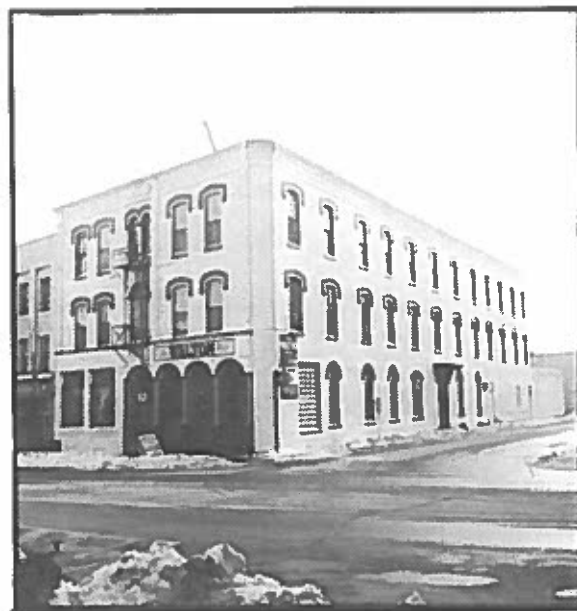


Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies

Block 31: c. 1871, Walton Hotel, (formerly the Queen's), brick building,
No. 81 three storeys high in single unit.

This is another striking block forming one side of John Street. The corner is rounded, the front divided into panels containing paired windows, the central feature narrow and more elaborate. The ornamental brick cornice is intricately contrived, the pilasters carried through it to capping at the top. The roof is flat or gently sloped to the rear. Window heads have segmental heads with brick labels in the the upper storeys and round-arched heads to the ground floor openings along John Street. The Walton Street front has a round-headed window to the centre at the second storey and paired round-headed windows above. An ornamental name panel occurs in the cornice over this central feature, but the lettering has been obscured. At ground floor level the Walton Street façade has been much altered with plate glass windows to the dining room in the east section and an arcaded front in the western two thirds creating a recessed entrance way, closed in usually with storm sash during the winter. The front has been repainted fairly recently to emphasize the ornamental brickwork.

The building originally had a two-storey three-bay extension to the rear along John Street, subsequently raised by a third storey.





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Block 31 cont.

Inherent Problems:

Previously moisture was causing the paint to flake and copings and flashings at cornices were suspected as causing the trouble. The cornice on the John Street side is perished in part and the wood crown moulds have deteriorated previously, the replacements neither a faithful copy nor well fitted.

Roughness of the upper storey brickwork suggests that sandblasting has been practised, necessitating continual repainting. However now repointing of the masonry is also required and latest paint job has made this more difficult.

Physical Condition:

Both front and rear of the building are in poor to fair condition, mainly due to improper attention in maintenance.

Suggested Treatment:

The latest paint follows, in general, suggested colours and contrasts, especially in picking out brickwork detail.

The glass block window filling at the John Street corner should either be covered and patterned to resemble a window, or used as a signboard advertising the hotel facilities.

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Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies

Block 33: 1871 brick commercial building incorporating O'Neill's
No. 85 Opera House, two storeys high in a single unit.

This building is the height of style in mid-Victorian commercial design and expresses on the exterior its original function. The rounded corner sets off its position at the intersection of John Street. High windows light the auditorium above, the fenestration elaborately outlined in ornamental brickwork and archways springing from a band course carrying across the pilasters separating the panels. This sweeps around to the John Street front. The inordinate height of the upper storey helps to balance it with its tall four-storey neighbour to the west, the St. Lawrence Hotel. The Royal Bank has occupied the ground floor for some time and the architects in charge, Marani, Lawson and Morris, did an excellent job of sympathetic conversion to maintain the dignity of the design. This was continued in a more recent extension into the west portion of the Walton Street front. The Opera House, because of problems with exits, became disused, but for many years was the local theatre for travelling troupes and an active amateur group from the locality. More recently the space has housed an air conditioning system and ducts for the bank below.

Inherent Problems:

The structure is well maintained. Periodic repairs to glazing are necessitated by local vandalism. However paintwork on masonry and stucco is flaking seriously, begging attention.





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Block 33, ccnt.

Physical Condition:

The exterior is now in good to excellent condition with only paintwork becoming due. The building has virtually no rear elevation as adjoining buildings hem in the corner block.

Suggested Treatment:

Admittedly the ground floor bank front is a dignified design, but little advantage is taken of the rest of this excellent façade. The colour scheme in particular is very non-committal and does not evoke the grandeur of the building. Here a careful picking out of the modelling of the front provided by the ornamental brickwork is the obvious treatment, not only to add great visual interest to the street, but to favour the bank itself.

A colour scheme, in a range of warm light colours with cool contrasts incorporating the bank's own mark, is recommended. Background panels would be in light cream, pilasters, cornices and band courses in a variety of deeper gold ochre tones, the parapet relieved with panel effects. Window frames above could be a rich gold tan with cream sash, or the reverse. The lower storey would be treated as a mild contrast with a soft, warm grey as a ground colour to walls, gold ochre to the reveals or edges of openings and the deep blue of the Royal Bank to trim and window divisions to complement the signs. The whole is calculated to create an effect of great richness.

Eventually the restoration of the Opera House should be sought and alternate exits provided, perhaps by mutual agreement over neighbouring property.

December 1994

Peter John Stokes
Consulting Restoration Architect





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Port Hope, Ontario.

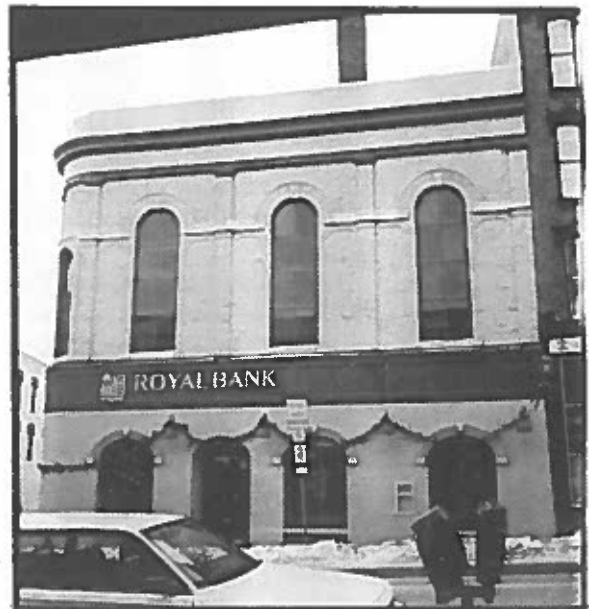
Block 33: No. 85 Postscript 1995

Late in 1995 the Royal Bank of Canada, long the owner and careful conservator of the exterior of O'Neill's Opera House, undertook another round of conservation and improvement which made a considerable change to the streetscape of Walton and John as well as to the building itself.

Restoration included the removal of the many layers of paint to reveal the "white" (buff) brick of the original which may have promoted the painting of its western neighbour (at the time under the same ownership) the buff colour long associated with the St. Lawrence Hotel. However restoration is by no means complete and further work should be encouraged to recreate the "eyebrow" in the upper cornice to frame the roundel in the corner brickwork there.

Unfortunately previous improvements in recent times removed the original sash and glazing to the Opera House windows and replaced this historic feature with modern flat metal sash and tinted glass. The subtlety exercised by earlier architects, the late firm of Marani and Morris, in the bank front's conversion with a very plain treatment to honour the mid-Victorian complexity of the Opera House has recently been upstaged with the elaboration of eyebrows to lower windows. This has introduced a less fortunate competitive architectural element which, combined with the curious division of glazing, rather unravels the good intention obviously being sought. Appropriate prior consultation would have been beneficial to all concerned.

Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

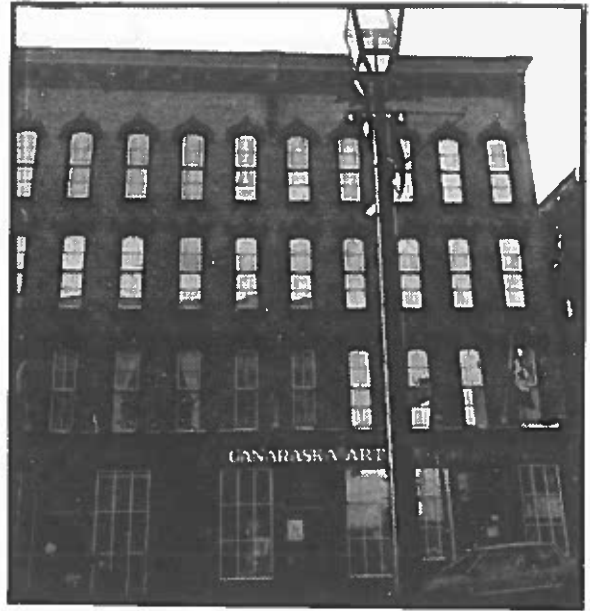
Block 35 1853 brick commercial building constructed as the
Nos. 87-97 St. Lawrence Hotel, four storeys high in five units.

This outstanding structure is reputed to have been to the design of the American architect Mervin Austin. Certainly in 1853 it was ahead of its time. Cast iron is used extensively on the front in window labels and columns to shopfronts. A heavily bracketed cornice fronts a low-slope shed roof. There are certain subtleties which mark it as the work of a careful designer, such as the descending order of importance and elaboration in the cast iron window heads in succeeding storeys and the placement of the main brackets of the cornice, which could have been equally spaced, but are purposefully set to make the centrepiece two bays larger. Another striking feature is the organization of the shopfronts which march down the slope of Walton Street, increasing in length an even amount, yet the windows are always divided into three in the height: the visual effect is remarkably, if not disarmingly, effective. This restoration of the original, fortunately corroborated by an early photograph, was undertaken by "Peter" Schultz who purchased the building after a fire to prevent the demolition and proceeded to re-instate stores. His plan was to convert the upper floors to apartments. Originally the building had stores, as now, on the ground floor, and two entrances to the hotel above, presumably with a lobby on the second floor. This was changed c. 1890 to a ground floor lobby and grand staircase to the second floor, a canopy set over the sidewalk from the entrance. Later as the hotel use declined the third floor was used for manufacturing. Even later the front canopy was taken down, the front much altered by moving the cast iron column supports and in more recent times glass block and "genuine Permastone" facings added. The subsequent owner converted the second floor





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Port Hope, Ontario.
Block 35 cont.





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Port Hope, Ontario.
Block 35 cont.

to an office and computer centre for a local industry and made apartments above. The building was originally painted a light buff, according to local tradition, to resemble stone: it has now been chemically cleaned to show its natural red brick facing.

This building illustrates the typical Port Hope structure with cross walls supporting floors and dividing the building into compartments. Front and back walls are, in effect, screen walls only, that in the front resting on a large square timber beam supported on cast iron columns, usually dividing each shopfront into three bays.

Inherent Problems:

The front cornice requires further repairs to arrest decay and prevent further damage by pigeons which use the caps of the end brackets, probably to enter the building.

Paintwork to storefronts is beginning to need attention.

Suggested Treatment:

It is recommended that the traditional buff stone colour be restored, as the present red brick, combined with the overshadowing effect of this building, makes this section of Walton Street a little dreary on occasion. Otherwise current colour schemes highlighting ornament follow previous suggestions and the choices made for the restored shopfronts.

It would be of great help to the appearance of this fine front if the missing window head ornament could be replaced, preferably in a less weighty and hazardous plastic replica, possibly self-coloured.

Signs will need constant review as they are renewed, and the framed signboard with painted letterface is always to be preferred.

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Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 37: c. 1845 commercial block with residential and/or storage
Nos. 99-103 space above, three storeys in three units.

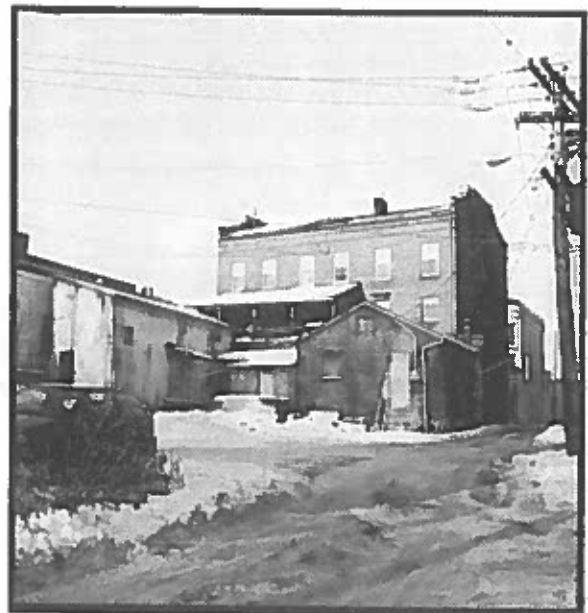
This is one of the earliest blocks on Walton Street and for many years has been known as the Porter Block. This is a handsome structure of the earlier type with pilasters and projecting brick caps, an ornamental brick cornice to the eaves, gabled roof parallel to the street with parapets and end chimneys. Here, the windows in the upper storeys still have original sash. All shopfronts are modern. In more recent times the Port Hope Branch of the Architectural Conservancy of Ontario undertook a modest but material improvement to the front by underwriting the extra cost of lowering the top of the westernmost shopfront fascia to align this feature across the front of the building.

Inherent Problems:

The building suffers from distortions at upper storey openings due to shopfront alterations below. This coupled with the timber lintels poses a continuing problem as moisture may enter at cracks in masonry and decay the timber.

Physical Condition:

The front and rear are both in fair to good condition.





WSHCDS,
Port Hope, Ontario.
Block 37 cont.

Suggested Treatment:

For many years the front has been painted, and this, presumably, will continue. Anticipating the eventual restoration of the buff stone colour to the neighbouring St. Lawrence Hotel, the repainting of this, the Porter Block, might be in a light pumpkin or pale brick pink with window frames in a medium olive green combined with white sash.

Shopfronts could be replaced with modern counterparts favouring slender metalwork finished in gold or light bronze anodizing. A fascia should be established in common, and signs placed in alignment. Should precedent be found, a restoration of the original shopfront could be explored. An obtrusive fixed awning sprouts from the centre of the building.

Restoration of the chimneys would enhance the silhouette of this building.

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Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 39: c. 1965 replacement to a handsome 1857 brick commercial building,
No. 113 the Sculthorpe Block, of three storeys in two units separated
in height by the slope of Walton Street.

A scheme was drawn up to utilize the original handsome brick block with its cast ironwork to window heads and columns to the front. This regrettably was not accepted, although the opposition may have helped to engender a more careful response in the new design. The new building breaks the continuity of Walton Street by its inset façade and the heavy panelled fascia lacking a superimposed structure to accompany its neighbour. A future improvement would be to add another storey to the building.

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Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 41: c. 1945 refacing of an older building of two storeys.
No. 115

This resembles the patterning of other Walton Street buildings but lacks any distinction, the rug brick facing not being very sympathetic. Regrettably the adjoining c. 1845 house, latterly used as a dentist's office and apartment was destroyed in the mid-1970s by a gas explosion and the neighbouring building, a c. 1840 house, also owned by Bell Canada, the owner of Block (41) was demolished shortly afterwards to leave a serious gap in this part of the street.

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Walton Street Heritage Conservation District Study
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Case Studies.

Block 2: Original multi-storey brick corner building, c. 1850, demolished and corner left open.
Ultimately requires rebuilding with compatible infilling continuing along Mill Street to the north or, if not allowed, a monument of adequate stature.

The gasoline bar at this corner was swept away in the 1980 flood and the corner devoted to a landscaped space with seating. But the corner desperately needs a symbolic or commemorative accent to mark the beginning of Walton Street since it seems unlikely that any building to interfere with the floodway will ever again be tolerated here. A handsome obelisk or even a fountain with jet or jets comes to mind, perhaps powered by the Ganaraska itself.

Ganaraska River.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

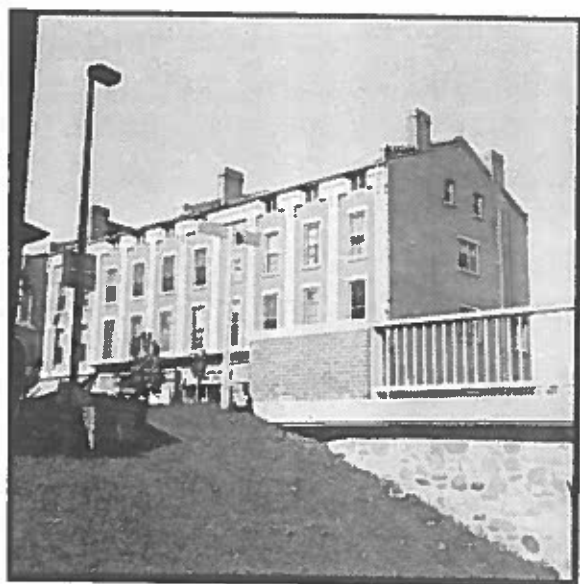
Block 4: c. 1851 brick commercial building with residential and/or
Nos. 16-26 storage space above, three storeys high with four units.

This building attributed to Mervin Austin, the Rochester, N.Y. architect, is the typical pilastered design of the mid-19th century with ornamental brickwork to cornice and frieze, the latter now interrupted by later windows, some older casements, some newer sliders, punched through the wall to light the attic storey in the eastern three quarters of the block. The block until recently was painted in two schemes in the western half and unpainted red brick in the eastern half. Painting of the sections (a), (b) and (c) was followed by the owner of (d) to restore the unity of the block. Most of the original sash survive in the upper two floors except for the western section (d). Shopfronts vary in quality but all are renovations with plate glass windows, that to the west end (Gould's Footwear), probably the oldest remaining.

One cross wall at the centre extends through the roof as a parapet with attached chimneys.

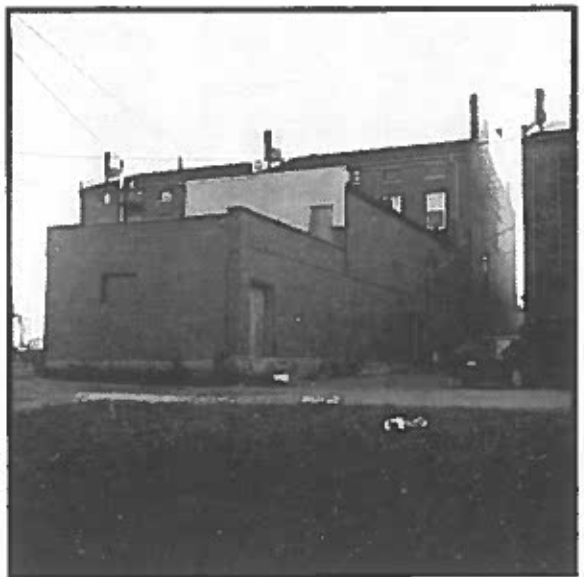
Inherent Problems:

Lintels over upper storey windows are timber and likely subject to decay. Various panel settlements above windows indicate minor structural problems possibly emanating from this or poor needling of beams in shopfront renovations. Lintels might need replacement in preservative-treated timber, stone or brick faced with stucco to simulate the original detail.





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Port Hope, Ontario.
Block 4 cont.





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Block 4: (Nos. 16-26) cont.

Shopfront cornice flashings are in poor condition in some cases and require attention to prevent further damage to detail or decay of the shopfront beam, if this survives.

Physical Condition:

The front was noted as in fair condition prior to the most recent repainting, and the rear and east end also in fair condition. This refers to the condition of the masonry where considerable repointing appeared necessary, a repair which would have been recommended for completion before repainting. (Repointing should be done in high-lime content mortar.)

Repointing is still required, particularly on the east face, but this work has now been made more difficult by repainting of the masonry, particularly at joints. This should be carried out before coating the wall again.

Suggested Treatment:

Shopfront modernization can be undertaken, preferably to echo the verticality of the building by subdividing glazing bars and the incorporation of the blank upper section as a transom to the window itself.

An alternative is suggested for section (d), the Gould's Footwear store, to provide a recessed shopfront with single central door. This could be elaborated further by applied decorative detail to create added visual interest. A like treatment could apply to section (b), but patterning in the blank transom is an alternative which would restore the shopfront height and preserve the present large plate glass windows below.

The improvement to unify the block is very successful visually. In painting the attic windows to match the brick these blend in more satisfactorily and draw less attention to this disruption, though the sliders with their large glass and white frames are very noticeable.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
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Case Studies

Block 6: 1844 brick three storey hotel building built to a special
Nos. 28-32 design in a favoured position as a focal point to the end
of Queen Street.

Of particular merit originally with its arcaded lower storey, this building retains the central gable, with recessed panels to the front creating a simple piered design of five bays, complete with brick cornice and end chimneys, original sash in the upper storeys. Currently ground floor stores with apartments above utilize all the space.

Inherent Problems:

Only minor problems are evident, namely at chimneys, possibly aggravated by aerial anchorages, and fronts to parapet walls.

Physical Condition:

The exterior of the building is in good condition throughout and has been well maintained. The building has been modernized to a high standard in the past to provide good apartment space.

Suggested Treatment:

Regrettably the ground floor was altered earlier in the twentieth century, with the removal of the original arcading and its replacement by the then modern glass finish called "Vitrolite" now obsolete and no longer readily available. Some small improvement was effected by replacing much of the Vitrolite with smooth stucco.





WSHDS
Port Hope, Ontario.

Block 6 (Nos. 28-32) cont.

Ultimately restoration of the arcading, and adaptation of the store layouts to accommodate this original feature, is recommended.

The front has been painted in relatively recent times, but the excellent quality of the rest of the brickwork suggests that careful chemical cleaning would benefit the appearance. With a brick front accompanying detail is recommended in buff stone colour combined with white. If the arcading is restored, woodwork of the store windows might be best in a dark colour to give special dignity to the shopfronts.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 8: c. 1850 brick commercial block with residential or storage
Nos. 34-36 space above, 3 storeys high, in four units.

This is another typical mid-19th century design with brick pilasters, here capped with wood, brick cornice and gabled roof parallel with the street. A disastrous fire shortly after the 1980 flood gutted the building. But by the efforts of the Port Hope Branch of The Architectural Conservancy of Ontario Inc. the front was restored to be accompanied by the construction of an entirely new building behind.

The original building had a parapet wall at the west end, and end and interior chimneys with a gable roof parallel with the street. It had ground floor stores, part commercial use for display on second floor (east end section (b)), residential, storage and vacant space. The early decorative treatment of contrasting pilasters and cornice in cream and recessed panels in red may reflect the original brickwork or the preferred early treatment. This survived in the west section (d).

All shopfronts are now modern plate glass and the original shopfront cornices have been restored. Some of the original sash survived also, notably in section (c), the upper sash in section (b) and the third floor windows of section (a). All upper sash were restored and a new entrance created to serve the new building behind.





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Block 8 cont.





WSHCDS
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Block No. 8 cont.

Inherent Problems:

This building, like block (4), also has timber lintels over upper storey windows, and arch settlements have been repaired over openings. These and some sags evident were due to inadequate needling while making shopfront changes in the original building. However the façade is now anchored to the structure behind.

Physical Condition:

The condition of the front of the building is now in good condition needing only periodic maintenance.

Suggested Treatment:

Continue periodic maintenance as required.

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Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 10: c. 1860 brick commercial block with residential and storage
Nos. 48-60 space above, three storeys high, in five units.

This building with its ornamental cast iron window heads, elaborately patterned cornice, originally in polychromed brick, and shed roof sloping back from the street illustrates a transition in architectural treatment and away from the strict formality of the earlier classically inspired blocks. Pilasters are no longer the principal decorative feature. The building contains stores on the ground floor, offices, residential, storage and/or vacant space above. One original transom to an entrance to the upper floors occurs in section (e) at the western end. Two decorative round-headed windows on the second floor occur, one in the east section (a) and one at the western end of section (c) the former complete, the latter minus the lower sash and mullion. The rest of the upper floor openings have segmental heads, many with original sash. The building has had a later paint coating removed to restore the natural "white" (buff) brick front. Part of the ornamental brickwork serving as a shopfront cornice also survives at the western end, but in large part has been obscured by later signs.

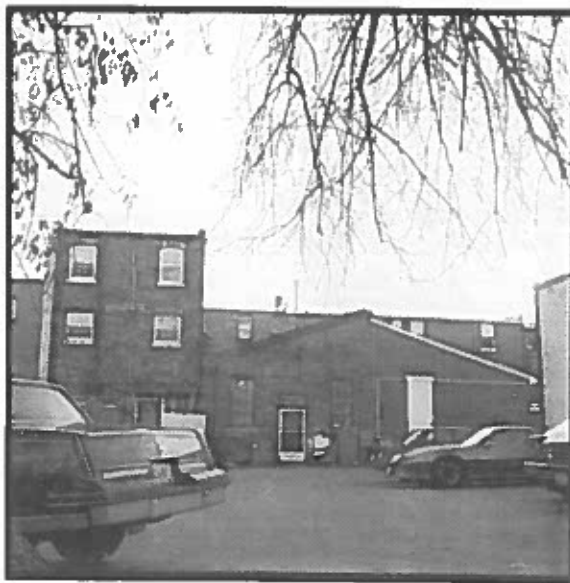
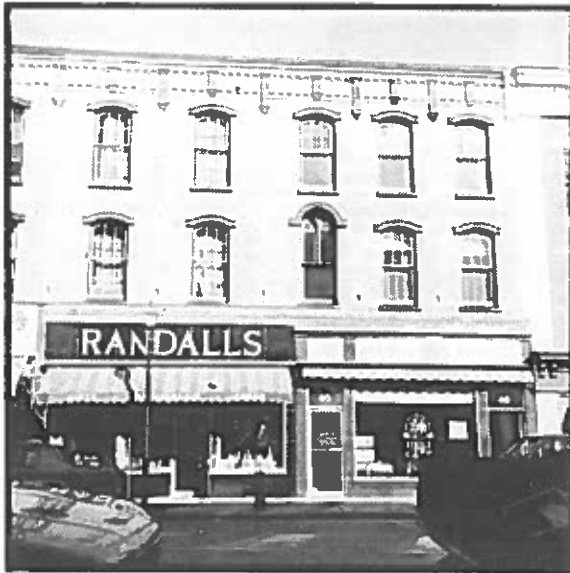
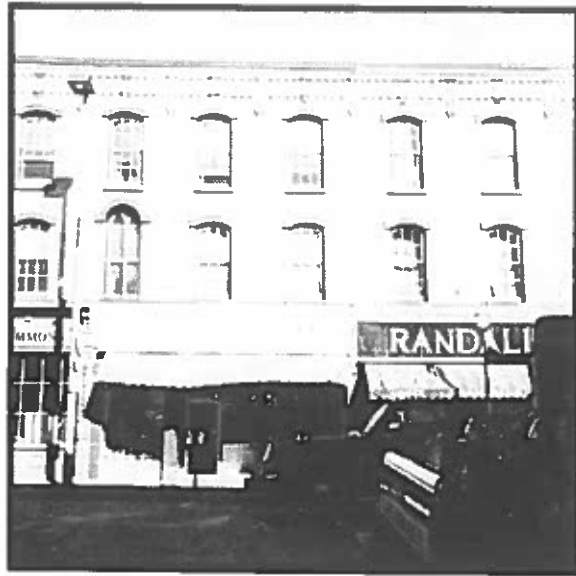
Inherent Problems:

Neglected woodwork on the western three fifths, sections (c), (d) and (e) has been repainted in recent times, but previously was much neglected.





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Block 10 cont.





WSHCDS,
Port Hope, Ontario.
Block 10 cont.

Physical Condition:

The whole front is now in good order with the west shopfront (Section(e)) and adjoining entrance to floors restored, the rest of the storefronts of modern (Sections a, b and c) or reconstructed as in (f) to a traditional design. A motley collection of one and two-storey additions occurs behind but all in fair order.

Suggested Treatment:

The block appears to require only continuing periodic maintenance. However redesign or restoration of shopfronts to sections (a), (b), (c) and (d) can be promoted.

Some upper sash require restoration, notably in section (a) where lower sash have been replaced as well as the original detail to the feature window having been destroyed. Some restoration is necessary in the other feature window of a minor nature to restore what is believed to be the original pattern of double-paned sash.

Modern shopfronts in sections (a), (b) and (e) are kept below the decorative brick banding serving as the cornice. This feature should also be honoured in sections (c) and (d) by lowering the modern fascia. The sign to Randall's is a handsome modern design using a traditional letterface. The former sign to the shoe store recorded in 1970 was of the calibre of Randall's: its replacement lacks the disciplined formality of the earlier design.

December 1994

Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 12: c. 1870 brick commercial block with residential and storage
Nos. 62-68 space above, three storeys in four units.

This building is characteristic of the latter phase of the building on Walton Street and shows a concentration upon decorative detail in ornamental band courses and cornice coupled with brick labels over upper floor windows. The earlier rounded corner is not used here. Window openings have segmental arches. The shed roof form is concealed by the parapet. Most of the original detail survives and greater discipline is shown in keeping shopfront fascias below the cornice band. However modernization of storefronts, various plate glass and typical metal details, has tended to give too great prominence to the fascia portion above, making the windows, particularly in the corner store, once inordinately squat. Signs, moreover, are not related between stores, requiring coordination to improve appearance. The third floor is an awkward and limited roof space suitable only for storage, hence the blind windows to this level, an interesting architectural conceit.

Watson's Drug storefront was restored to its late nineteenth century pattern after an errant car inadvertently ran into the Walton Street side narrowly missing the corner post.

Inherent Problems:

Flashings, particularly at shopfront cornice and above signs, and at the copings to parapet walls are showing deterioration, suggesting that these should be dealt with.









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Block 12 cont.

Physical Condition:

The Walton and Ontario street fronts have been well maintained generally and are in good condition. The rear has been neglected in some parts and is in poor to fair condition.

Suggested Treatment:

Continuing periodic maintenance will be required.

Signs should be aligned to coordinate the front. When shopfronts are renewed these should try to reduce the fascia width and increase the window height, but this would have to be mutually agreed to by owners. The present treatment is reasonably satisfactory.

December 1994

Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 14: The original c. 1850 multi-storey brick commercial block with
Nos. 70-72 characteristic rounded corner was demolished about 1960 and
 replaced with the present extraordinarily unsympathetic
 structure of two storeys. This is partly of brick panel and
 partly glazed with colour spandrel infilling surmounted by a very
 pronounced horizontal overhang.

Suggested Treatment:

This, with the adjoining Block (16) should be renewed at the earliest opportunity with a building of adequate size and with surface modelling and scale echoing the surviving older buildings. Thus will the essential character of Walton Street be preserved and sustained.

Alternatively reworking of the front with some architectural treatment to divide it into a rhythmic pattern creating a vertical effect might be explored.

Block 16: A c. 1960 replacement to a mid-19th century structure, the renewal
Nos. 74-76 a spin-off from the corner bank building.

Renewal is recommended as the proper treatment for Blocks (14) and (16)

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WSHCDS
Port Hope, Ontario.
Blocks 15, 16 cont.





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 18: 1866 brick commercial block with residential space above, three
Nos. 78-92 storeys in five units, the Quinlan Block.

This block forms the focal point looking north along John Street. The building illustrates the third phase of Walton Street building with pilasters absent, but with strong horizontality relieved by complex decorative brickwork of band courses, window labels and cornice topped by panelled brick parapet. The roof is a low-pitched shed shape, the firewalls protruding through as parapets and alternating firewalls carrying chimneys. The two entrances to upper floors both have original transoms, the east one still with a panelled door. Upper floor sash also survive in large part, the originals in the latest design for the period, while at the rear a more conventional pattern of six-over-six is found. However the windows in Section (b) have been resashed and the top ones in (e) obscured by clumsy looking external storms. Shopfronts are all modern, with most fascias ignoring the original brick cornice, and presenting a very disorganized appearance. Until fairly recently the building was branded by a grey stripe down the centre, where the owner wished to be different: now this has been redressed in large part by a common colour scheme, albeit differing slightly in shade. Brickwork has been deteriorating particularly at the upper cornice where the top surfaces were not protected or flashed and moisture became trapped behind paintwork: regrettably this detail has been obscured recently by a sheet metal covering. The panelled brick parapet has been rebuilt at the eastern end without restoring this detail.

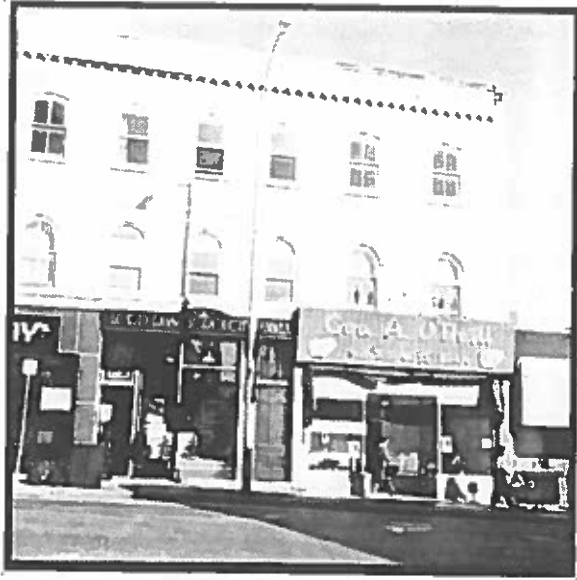
Inherent Problems:

The deterioration of ornamental brickwork has been obscured by sheet metal coverings, but this masonry will need attention ultimately. Both parapet and band course above the shopfront are so affected.





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Port Hope, Ontario
Block 18 cont.





WSHCDS,
Port Hope, Ontario.
Block 18 cont.

Physical Condition:

The building is in fair to good condition at the front and poor to fair at the rear despite more recent repairs to part of the structure behind. However after a fire original window sash were replaced in the back section.

Suggested Treatment:

Ultimately the ornamental brickwork should be restored, for this is an essential architectural detail of the front. Use of slight contrast in repainting this after restoration will enhance the building's appearance. Greater contrast is advocated in repainting window frames and sash to emphasize the openings.

On the ground floor the original entrances to upper floors should be carefully preserved. Shopfronts can be renewed with fascias reduced in width to keep below the band course serving as the shopfront cornice and, if possible, a common fascia installed. Signs, when renewed, should be designed to relate to the fascia.

Colours for shopfronts, as elsewhere, are to individual preference using stronger contrasts and deep colours or light backgrounds and strong colours for accents.

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Peter John Stokes
Consulting Restoration Architect



Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 20: c. 1855 brick commercial block with residential and/or
Nos. 94-96 storage space above, four storeys high in a single unit.

This striking narrow block carries on the design of the adjoining four-storey structure with its pilastered front and ornamental brick cornice but steps down the slope of Walton Street. The building has a shed roof, and end chimneys, the east wall more than a storey above the adjacent three storey block. Sash survive in the upper two storeys, but have been removed from the second storey. The shopfront is an earlier twentieth century alteration to convert the building into a public utility office, more recently modified to open up the store area which destroyed the earlier symmetry. At present the building incorporates a two-storey rear addition with basement at grade to the lane behind, and a frame extension has been added above this to the main block. The front wall masonry has been rendered and repainted in a buff colour with black jointing. The building presently houses a restaurant on the ground floor, a vacant office on the second. The remainder of the space has been converted to a maisonette.

Inherent Problems:

Both front and rear walls, which, however, do not carry floor loads, suffer from sagging at the centre causing distortion to window openings above. This has been due to inadequate precautions while changing the shopfront and breaking through the back wall into the addition.

The east wall is subject to moisture penetration above the neighbouring building and requires external cladding. Roofs are also in need of repair.





WSHCDS
Port Hope Ontario.
Block 20 cont.

Physical Condition:

The front is in fair to good condition, the rear in poor to fair condition with repairs needed to sash and masonry.

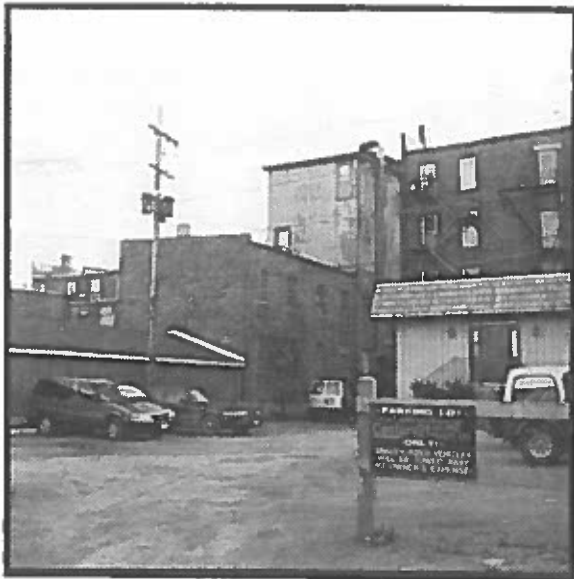
Suggested Treatment:

Restoration of the front, with shutters to upper floors, the sash to the second floor, is recommended. Improvement of the shopfront is also possible with redivision of the show window. Some treatment of the flanking entrances with more interesting detail to transoms is envisaged.

Colour schemes may have to continue the painted brickwork in a mild contrast to the neighbouring building with cast iron lintels and sills picked out in another colour. Woodwork colours should emphasize the openings with dark frames, light sash and green-black shutters. Sills and lintels might be in a red sandstone more or less as at present.

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Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.
Case Studies.

Block 22: c. 1855 brick commercial block with residential and/or storage
Nos. 98-106 space above, four storeys high, in three units.

This magnificent block at the intersection of Cavan Street is a broad recessed panel and pilastered design of great simplicity and strength, with an ornamental brick cornice to the parapet disguising the shed roof and the traditional rounded corner echoing the building opposite. The centre unit is three bays wide, the end units two bays wide, all with original sash, cast iron lintels and sills in the upper storeys facing Walton Street. The Cavan Street side shows considerable alteration to enlarge windows. All shopfronts and entrances to upper floors have been altered although part of an old shopfront cornice survives in units (a) and (b). The building now has stores at street level and apartments above, mostly occupied, including the fourth storey in 1978, but this now appearing vacant.

Inherent Problems:

The western bay (c) has been painted, in part to conceal alteration on the Cavan Street side. Various settlements occur at the front due to inadequate precautions during shopfront changes. Rear façades are festooned with fire escapes and section (c) has a "solar" extension added to the upper storeys on top of a projecting rear wing. This is now in need of maintenance. Various openings are distorted and require repair.





WSHCDS
Port Hope, Ontario.
Block 22 cont.

Physical Condition:

The fronts, apart from the distortion visible, are in good condition generally, but the rear, as noted, is in need of attention. Shopfront metal on section (c) has taken some abuse because of its exposed corner location. Wooden lintels to new openings on the west side to Cavan Street need to be watched and possibly renewed in future.

Suggested Treatment:

It is recommended that the painted building be chemically cleaned carefully to remove all paint from the Walton Street front and from the pilasters and cornice of the Cavan Street front. The panels of the west side should be repainted to disguise the alterations. The remainder of the Walton Street front should also be cleaned.

A common colour scheme should be chosen for the upper storeys, using darker frames, light sash and stone coloured lintels and sills, or frames and cast iron details painted in buff stone colour with sash in black.

Shopfronts should be progressively improved to echo the verticality of the whole design, incorporating a common shopfront cornice line, and fascia width, with signs aligned. Colours should be to precedents suggested for Blocks (4) and (8) with deep colours or strong accent colours combined with lighter grounds.

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Peter John Stokes
Consulting Restoration Architect





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 24: c. 1850 brick commercial building with residential and/or
Nos. 108-112 storage space above, three storeys high in two units.

This building, believed to be somewhat earlier than the block on the east side of Cavan Street, follows the design of the intermediate period with pilasters dividing the front into recessed panels, the ornamental brick cornice forming eaves to the sloping roof. The upper storeys retain original sash in section (a) and in the second floor of section (b). On the third floor of (b) the window sills have been raised, but have sash of six panes over six. Shopfronts, however, have been changed extensively, that to the bank on the corner being a sympathetic adaptation while that in (b) followed an arcaded design suggested in the Façade Improvement Study as a possibility for another location. The upper storeys on the corner unit (a) are vacant while those in (b) contain apartments.

The bank logo on the corner is a handsome simplification of the former awkward corner sign which did not respect the curve.

Inherent Problems:

Some slight deterioration of the cornice is apparent where gutters need attention. Glazing is periodically damaged in the vacant portion.

Physical Condition:

The building, generally, is in good condition on the exterior and except for deteriorating paintwork caused by moisture shows proper maintenance over the years.

However, the rear additions to section (b) are in poor condition.





WSHCDS
Port Hope, Ontario.
Block 24 cont.

Suggested Treatment:

Brickwork of upper storeys is now painted, fortunately in similar colours so that the block reads as a unit. However colour of frames and sash should be common to both sections, and with the light buff brickwork should be dark brown, maroon or green to frames and off-white or cream to sash. Third floor windows in Section (b) should be restored.

The shopfront to section (b) could be improved, again to favour verticality, incorporating a pattern above the transom to extend the effect of the window below. Signs need special attention. Dark bronze anodized storefront metal would enhance the front of the bank. The Walton Street bank sign still requires attention perhaps with a gold leaf sign.

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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

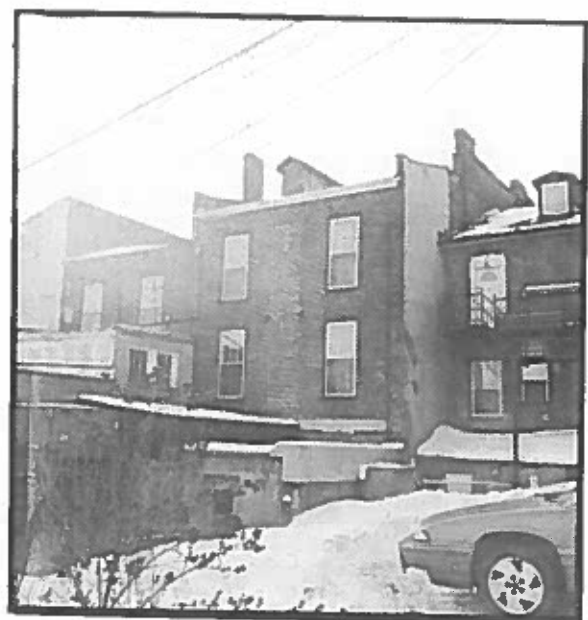
Block 26: c. 1875 brick commercial building with residential and/or
Nos. 114-116 storage space above, three storeys with mansard, in single
 unit.

This Second Empire building originally housed a furniture emporium, was later converted to trust company offices and now serves as a law office. The details are eye-catching and represent one of the last efforts to distinctive design of Walton Street's great building period. By this time Victorian eclecticism is well illustrated in the combination of Italianate details of second floor windows, brackets to pilaster caps and elaborate cornice supporting the broken front to the false mansard hiding a shed roof. However this building conforms more to the earlier pilastered forms than the design of Blocks (12) and (18) which emphasize the horizontal effect. The building has original sash in the upper storeys, with elaborate cast iron labels with keystones to the second floor. However, the ground floor front has been substantially, and not sympathetically, altered earlier in this century. The mansard is now faced in asphalt shingle and lacks the ornamental dormers, probably oval lights originally.

Inherent Problems:

The shingling of the mansard is cockling and may require attention shortly. Generally the building is well maintained.

However, the red sandstone front may suffer from winter salt damage causing efflorescence and spalling.





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Port Hope, Ontario.
Block 26 cont.

Physical Condition:

The front is in good condition and the rear is similar.

Suggested Treatment:

Advantage should be taken of the exuberant detail of the front by painting various features such as ornamental window heads, frames, sash and panelling and brackets to cornice in moderate contrasts.

The ground floor front could be improved at any time replacement of stonework becomes necessary. A return to the original Victorian shopfront, of which photographs exist, would be an enhancement. Such windows could be suitably screened or curtained to cut down the sunlight into private offices, if this use should continue.

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Consulting Restoration Architect



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

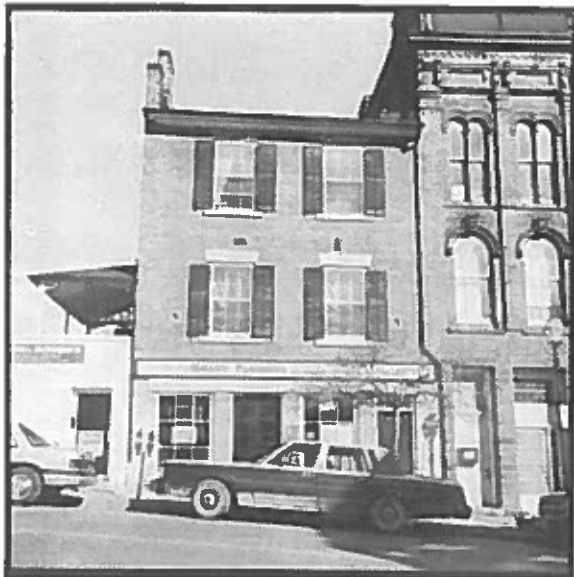
Block 28: 1841 brick commercial building with living quarters above,
No. 118 three storeys high and a single unit.

This, the oldest surviving structure on the commercial section of Walton Street, is a typical building of the period. The stone front was restored from evidence in old photographs and utilized the original doors to the shop which housed a bakery for many years. An old photograph of the building showed a later treatment of shop windows. The reconstruction follows an earlier precedent. This work was done in the late 1960s under the aegis of the later "Peter" (A.B.) Schultz, who was then editor and publisher of the Port Hope Evening Guide. The second floor was an office, which connected with workroom and press room behind. The upper floor was an apartment. A serious fire destroyed the rear addition in the mid-1970s which fortunately damaged the main block only slightly. Original sash survive in the front, lintels in a flat splayed arch shape are stone and, like the sills, are tooled. Shutters are part of the original treatment. The building housed the newspaper office on the ground floor and a professional office on the second, but more recently has served a retail commercial use. A single panel door was restored to the original "residential" entrance at the east end of the front.

Inherent Problems:

This is the oldest building on Walton Street and has withstood the ravages of time and fire. It requires careful and continual maintenance.

A watch should be kept on vertical cracks in the masonry at window spandrels.





WSHCDS,
Port Hope, Ontario.
Block 28 cont.

Physical Condition:

Despite the fire the front remains in good condition and the rear in fair order after repairs. Minor maintenance, such as painting of the storefront, is required periodically.

Suggested Treatment:

Alternate colours might be used on the doors, particularly that masquerading as the way upstairs, such as deep red (or maroon) or dark green, and the storefront door might be in a deeper colour to signify the change of repainting.

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Consulting Restoration Architect





Walton Street Heritage Conservation District Study
Port Hope, Ontario.

Transitional Residential Sector

Appendix E: Case Studies

South side:

Block 43 to 57 inclusive

North side:

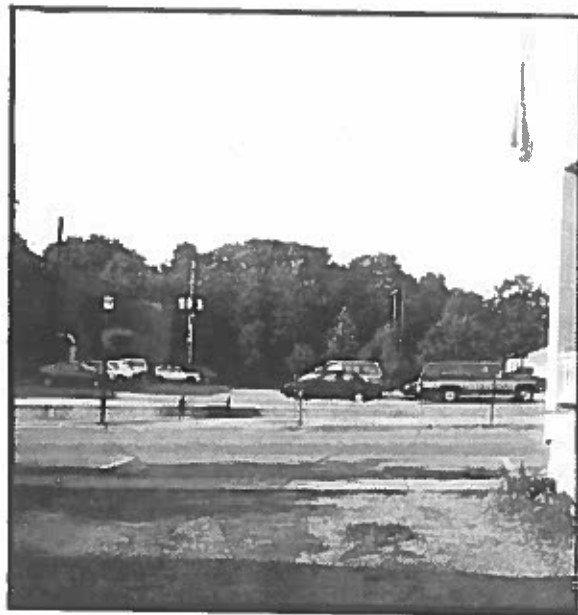
Blocks 30 to 52 inclusive



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 43: Part of Parking Lot contiguous to Block 41.

Noted in 1978 Walton Street Study as site of c. 1845, two-storey, three-bay, brick house with pilastered front and parapet end walls to gable roof with chimneys. Latterly dentist's office, this building was severely damaged in a gas explosion and was demolished in the mid-1970s.



Block 45: Part of Parking Lot contiguous to Block 41.

Also noted in 1978 Walton Street Study as a former c. 1840 house of design somewhat similar to Block 43. Removed in mid-1970s.

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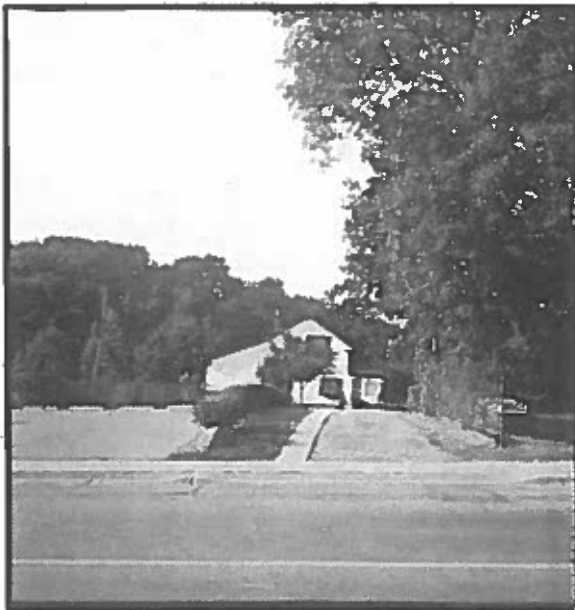


Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

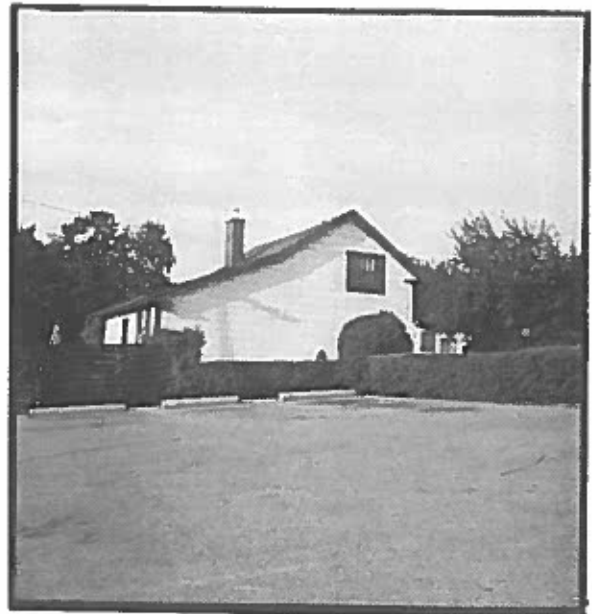
Block 47 c. 1850 frame residence, storey-and-a-half
No. 123 broken-pitch saltbox.

This is a small early frame house, basically one-and-a-half storeys, of saltbox form, set well back from Walton Street with a very narrow frontage access. Though not part of the normal streetscape of Walton because of its secluded position it is, nevertheless, an important component of the historic material of the thoroughfare by reason of its early date and special form.

The building, now clad in synthetic siding, (aluminum) has been noted as having been originally roughcast, a coarse-textured stucco. Old divided sash in six-over-six pattern are part of the original detail.



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Block 47 cont.





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 49: c. 1850, two-storey, three-bay, brick building with gable roof,
No. 127 end chimneys, originally residence, ground floor now commercial.

This building has seen considerable alterations to the front with English Domestic Style fenestration, the original openings still discernible. Earlier additions include, the east-side wing, a rear extension and a small, late Italianate tower in the rear angle so created, probably from the 1880s.

The rear exhibits the irregular outline of additions but has been kept in good order.



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Consulting Restoration Architect



Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 51 St. Paul's Presbyterian Church 1906

This monumental composition in brick over a cast stone base is, essentially, of the Romanesque Revival. Massive towers frame the front with an arcaded porch between sheltering the tower entrances, and above, the gabled front to the sanctuary and its rear gallery. Small gabled wings contain side entrances and behind a half octagon shape encloses the attached Sunday School wing.

The building is notable not only for its rusticated cast stone base, but the smoother cast stone bases and plinth course to the towers, the same material used in the porch. Windows to towers display simple stained glass in Art Nouveau designs, the taller west tower with louvred openings to the bell stage and with a short spire above. The shorter east tower on the lower end of the slope has a hipped roof though steeper than the similar form to the half octagon back of the church. The chimney is a massive shaft very much contributing to the architectural silhouette. A fine rose window, also exhibiting Art Nouveau designs, dominates the front gable but lights only the loft space above the sanctuary.





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Port Hope, Ontario
Block 51 cont.





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Port Hope, Ontario

Block 51

(St. Paul's Presbyterian Church) cont.

Brickwork exhibits considerable ornamentation in hood moulds over windows, a corbelled frieze and pilasters. Some cast stone ornament has been lost, namely the cornice terminating the cast stone at the towers and across the porch possibly never restored after perishing in the weather as other cast insitu ornament in the arcading of the porch is beginning to do.

The roofs are at present a miscellany of finishes, the tower caps being covered in asphalt shingle, possibly replacing an original wood shingle cover, the main roof over Sanctuary and Sunday School in a cement-asbestos tile, a fire-resistive replacement of the earlier twentieth century, but no longer used and difficult to repair satisfactorily. A more permanent metal covering could be entertained providing that its patterning is discreet and/or traditional, a low-rib batten-seam or standing-seam appropriate, an imitation tile to be discouraged for the roofs are important components of the silhouette. The eye-brow dormers serving as ventilators to the roof space are significant details. Also important to the design are the parapets to gables and the massive chimney stack which rises through the roof towards the south-east corner.

Inherent Problems:

Deterioration of the cast stone material is showing and various incompatible patches have been attempted in the past. At some time the notable moulded cap which finished off the first storey to the front and around the towers continuing as a band at the eaves of the porch was lopped off, its profile still visible at the ends where it returns into adjoining walls. This probably perished almost completely, maybe from causes similar to those at the porch arcading and pier capitals where the iron fastenings or pins providing reinforcing to the cast in-situ ornament have rusted, in the process expanding and spalling the base material. Conservation measures will be required here and restoration of these details is to be recommended. Alternative stainless steel fastenings should be employed in this work. Otherwise the vertical cracking seen in the cast stone units may have resulted from improper curing initially for this material could well have been manufactured on the site using moulds, labour and ingredients provided by the contractor or the masonry subcontractor.

There are areas of deteriorating brickwork indicating some deleterious salt penetration from pollution, some open joints and moisture problems, aggravated under windows by the lack of drip grooves to the cast stone sills. A few bricks are decaying and will need replacement, particularly on the chimney stack and its eastern, most weathered, face. Here the lining of the chimney should be checked, for if a gas furnace is used a stainless steel flue is advocated. Masonry conservation is recommended.

Some deteriorated woodwork is also noticeable, as at tower fascias. Stained glass, so often a potential problem to casual vandalism, may need additional protection after broken or damaged sections are restored.



WSHCDS,
Port Hope, Ontario.
Block 51
(St. Paul's Presbyterian Church) cont.

Furthermore paintwork and caulking will require periodic attention, most noticeably at the date of writing. The prevailing colour has been a dark green, handsome enough, especially when combined with white or cream sash. However a deep maroon or Tuscan red could be equally dignified and a trifle more lively, with a light cream for sash. Cast stone, apparently now needing a protective finish, might employ a latex or latex-acrylic base masonry paint such as Liquistone manufactured by Niagara Protective Coatings, available in various textures and a wide range of colour. Stone colours are recommended, a buff stone colour or sandstone or similar warm tone being preferred on the south side of the street, though a warm dove grey alternative might be considered.

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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 53 c. 1860 two-storey brick commercial block now used as a
No. 135 funeral establishment.

Akin to Block 10 on the north side of Walton, this building is a miniature version using similar segmental window hoods in cast iron and plain cast iron sills. Old photographs show this building with half the lower front with a divided show window to a shopfront, believed to have been that of a cabinetmaker-cum-undertaker, a traditional combination, the remainder appearing essentially residential in character.

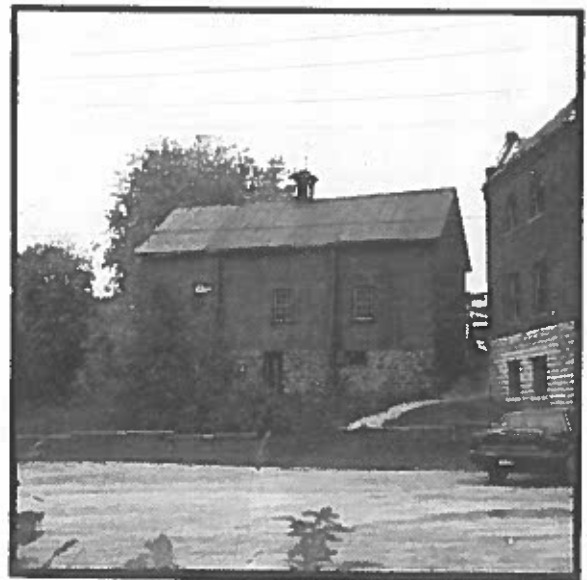
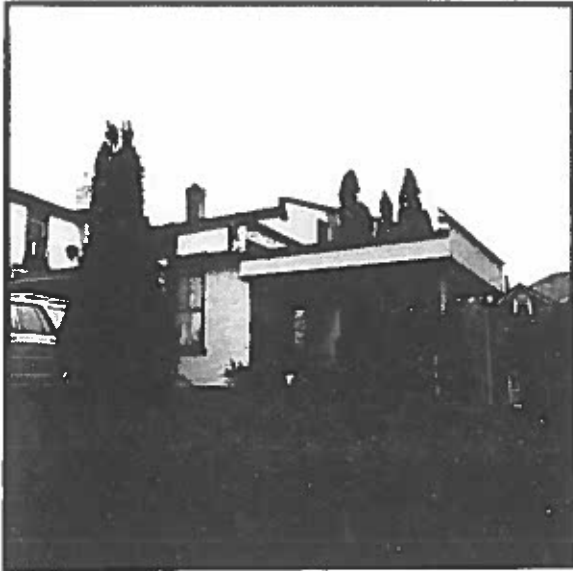
The modern rug brick treatment of the lower front gives the building a less historic character than its earlier incarnation, but the upper front retains, save sash, the original design, complete with ornamental bracketed frieze to the parapet resembling also that on Block 10. The shutters appear to be a more modern added touch and though roughly the right proportion and of historic wood construction do not have the curved heads to fit the opening, the fitting problematical, at least visually, with the horizontal haunch of the hoods.

The rear of the building is a neat, but not architecturally significant miscellany of additions. Enclosing the rear yard, however, is a handsome red brick coachhouse/stable building essentially one and a half storeys high with a gable to the front above the hayloft door. This building, still with its original six-over-six windows, is not in the best structural order and relies on large steel shores to prevent it collapsing behind. Its north face has been painted to match the main building.





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Port Hope, Ontario.
Block 53 cont.





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

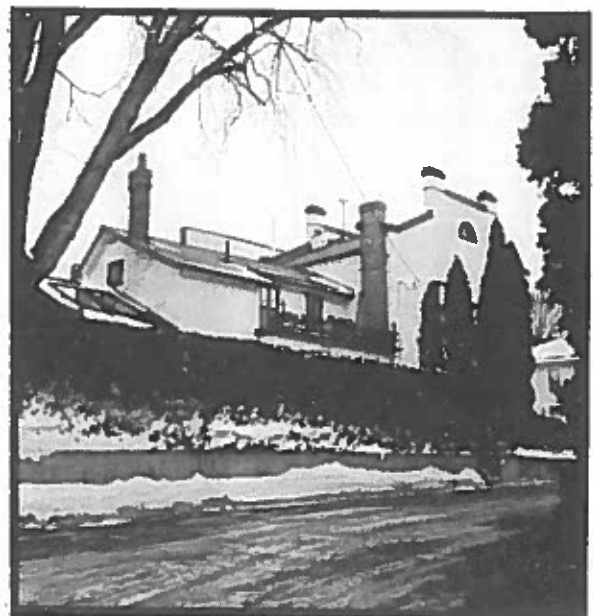
Block 55 c. 1855 brick, two-storey, three-bay residence with side
No. 141 entrance, pilastered front and end parapet walls with
 double chimneys, essentially with proportions of the Greek
 Revival.

This illustrates the final transition to the residential section of Walton Street, its counterparts on the other side of St. Paul's once standing as Blocks 43 and 45. This handsome structure exhibits typical Port Hope brick detailing including a dogtoothed frieze, the design picked out in a contrasting paint scheme.

The narrow attenuated front is notable for its transomed doorcase. Windows would have had six over six sash in the original. The east gable has a half-moon window, now decorated with a fanlight, lighting the roof space .



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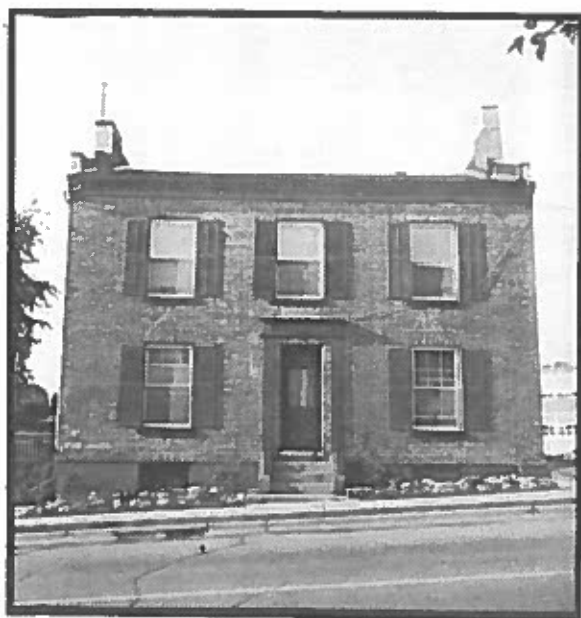
Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 57 c. 1845 brick, two-storey, three-bay residence with parapet
No. 143 walls and, originally, twin chimneys at each end, mostly
 residential with a business use.

Here the front is a broader, more generous centre hall house. The building subscribes to the plainer neo-Classical vernacular of the flat wall with punched openings, here exhibiting the original six-over-six sash, windows appearing to be the same height on both floors. The transomed doorcase now with partly glazed entrance door has been decorated with a handsome, if not original, pilastered doorcase with entablature.

The rear of the building has been enlarged, possibly shortly after the building was erected, the roof slope extended and the back wall bedecked with a wooden fire escape, the small private yard enclosed by white paling fence. The rest of the back yard and the triangular open parcel at the corner of Pine Street South has been devoted to a parking area, the latter enclosed by a newly planted cedar hedge needing some years and much encouragement to complete its job of concealment.

At present the south-east corner of the Pine Street intersection is open and without definitive streetscape.



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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 30 c. 1885 Queen Anne Revival, two-storey and attic house of brick
No. 126 with irregular outline, low corner tower, having doctor's
 office on ground floor.

From Block 28 (the western limit of the 1978 study) westwards the two blocks to Pine Street are a mixed collection of single buildings, mostly houses, some with professional offices, and larger more pretentious commercial type blocks, most in residential use with a miscellany of joined or terrace residential blocks partly in commercial use.

Block 30 is a high style late Victorian house in an open landscaped lot holding its own as a landmark of upper Walton Street. The building exhibits all the frills and furbelows of the Queen Anne Revival in bracketed tiled pediments to gables, octagon corner tower sporting a likewise faceted conical roof and round-head lower storey window with stained glass transom.

The house appears well maintained. In the yard is a two-car garage in poorer condition. Planting is typical shrubbery and small trees along the boundary but no distinguished landscape treatment.

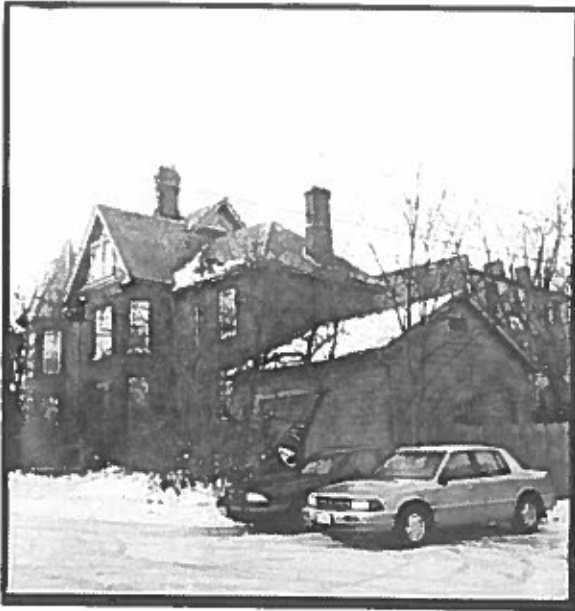


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Port Hope, Ontario.
Block 30 cont.





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 32 c. 1840 hip-roofed, two-storey frame structure with open
No. 128 corner, first a store now a professional office.

The building, after looking somewhat downtrodden for many years, underwent a face-lift and conversion to a bookstore within the last decade. It is a handsome structure which appears to have evolved from a standard three-bay design, possibly an earlier pilastered shopfront still represented by the western third, but why the east and centre thirds are recessed is not known. Brackets to eaves may indicate a later change too.

The back is a miscellany of additions with partly enclosed and exposed fire escapes still not quite finished and needing attention. The back yard provides parking for the establishment.



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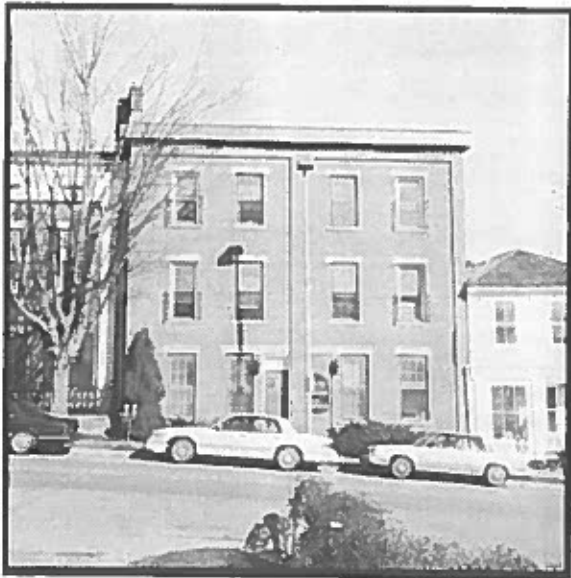
Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 34 1855 brick, three-storey, four-bay building in two units now
No. 130 converted to apartments with one entrance closed.

Here a commercial type block of the transitional type with plain pilasters and frieze outlining the two units is faced in a very smooth texture, sand-struck, orange-red brick of a type reported to have been imported from Oswego, New York, across Lake Ontario. The ends are a common local brick, the rear neatly re-covered in modern synthetic siding, possibly to mask a deteriorating rear wall. The building has a low-slope shed roof.

Many of the front and rear windows have the original six-over-six sash. Lintels and sills are stone to the front, most likely Cleveland sandstone from the colour, and brought to Port Hope by lake transport. Both entrances, however, have been changed, the east one blocked completely, the west one retaining a transom bar but with a modern door. The boxed front overhang to the roof possibly an extension of the roof itself may have replaced an earlier cornice or a continuation of the decorative brick frontal parapet.

The rear yard, now largely a parking area is entered from a narrow back lane, Brown Drive, off Brown Street and running parallel to Walton.



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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 36 1852-53 Greek Revival block in three units, two storeys high of
Nos. 134-136 eight bays in all separated into two units of three and a corner
 of two bays, the last with a side entrance to Brown Street.
 Mostly a residential block with some commercial use on the ground
 floor.

The so-called McDiarmid Block presents one of the "gateposts" framing lower Walton Street and emphasizes the quintessential character of this handsome downtown. The building in red brick is punctuated by boldly scaled pilasters with capitals and crowned with a plain deep cornice whose frieze is pierced with unadorned "stomachers" lighting an attic under a hipped roof space. It is wondered whether these once had ornamental grilles. Strong high chimney stacks mark the cross walls separating units. The obtuse corner is formed by bricks neatly shaped to fit the angle.

The block boasts original sash of six-over-six and two handsome doorcases with transoms and Greek-eared architraves set to the side of the three-bay units fronting on Walton. The side entrance to Brown Street, also with transom has a plain inset frame. One original window shows here, but others appear to be early twentieth century changes although these, like original windows to the street have stone lintels and sills.





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Port Hope, Ontario.
Block 36 (Nos. 134-136) cont.

One of the most notable details is the handsome cast iron fence, most likely of local manufacture, which encloses the areaway to the basement storey fronting Walton Street. The rear yard is partly a small courtyard garden on the interior side, that near Brown Street converted to a parking area, but a rear shed-roofed single-storey addition to the centre unit intrudes on this space.

Brown Street intersects: from this view the houses are mainly single storey cottages and one-and-a-half storey buildings, mostly brick, some frame. Brown Street, like Cavan below it takes a slight bend to the west about half a block in so that the view along it is effectively closed.

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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 38 c. 1892 house of two storeys and attic with irregular outline,
No. 142 late Victorian of mixed style between late Italianate and
(Seaton Hall) Queen Anne Revival now converted to apartments.

A large residential structure as a single family house the building may have served early in its history also as a doctor's office and residence. In the local red brick its outline, form and silhouette are complex with projecting front bays and side bay towards the rear. The roof is basically a hipped form with gables and eaves returns to bays, one front bay rectangular the other part octagon. The entrance is more or less centred, with double-leaf door and transom above sheltered by a small porch having spoolwork frieze, slender turned columns and small brackets. The foundation is squared granite fieldstone. Above the entrance the multi-light window is said to have been an oriel in the original design.

The back had several additions including an insul-sided two-storey lean-to, a more modern three-storey extension incorporating a mansard roof over brick, a single-storey frame extension and exposed wood fire escapes. The rear yard is devoted to parking and contains a neat concrete block garage. The street sides of the lot are now grass with shrubs and some foundation near the house and volunteer trees of native species. The remnants of a low wood paling fence survive along Brown Street.



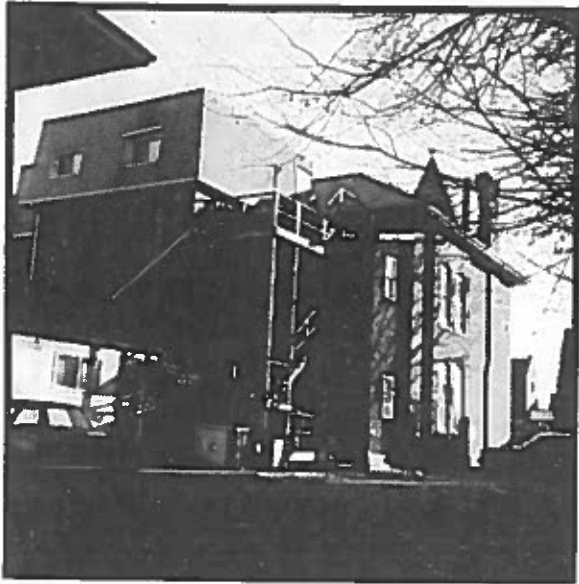
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WSHCDS
Port Hope, Ontario.
Block 38 cont.





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 40. c. 1850, brick, three-storey, six-bay front in two units with
Nos. 146-148 entrances to the centre, the upper storeys of the transitional
 pier type with windows set in recesses, the ground floor conceived
 for shopfronts, the gable roof with parapets and double chimneys
 at the ends and a highly decorative brick frieze to the front.
 Partly institutional at street level the building has been
 converted to apartments.

This building is essentially a block of commercial design interrupting, like Block 34, a predominantly vernacular streetscape of mid to late nineteenth century residential structures. It is as handsome a block as others in the lower commercial section and may have been constructed anticipating greater activity this far up the hill.

The east shopfront space has been filled in with two single windows with later sash, the west one reconverted with a divided sash in a mid 1970s renovation by a previous owner. Both entrances survive with simple transoms, but doors have been changed, and sash above in a six-over-six pattern appear original. The brick frieze, incorporating banding, denticulation and dogtoothing, is terminated by corbelled extensions to the parapet and walls. The building shows a distinct slip downhill on the east half like Block 34.

However the back curiously is a four-bay design (two units of two), the rear wall festooned with fire escapes one in steel, the other wood. Small single-storey extensions also occur on this north side. The rear yard, providing parking, is reached from South Street behind.





Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 42 c. 1840 two-storey, five-bay frame residential structure in two
Nos. 150-152 units separated by a carriageway giving access to the rear
(incl. 150A yard.
& 152A)

This handsome frame structure was in a forlorn state until taken in hand by a local contractor, Rod Stewart, who by careful conservation work restored much of its original character. Now a very attractive example of the earlier frame building of Walton Street it represents the neo-Classical vernacular of the time with its symmetrical disposition of openings, the divided window sash, transomed entrances with fine chinoiserie lights with panelled doors and elliptically headed centre passage.

The rear has extensions, small courtyards and parking space.



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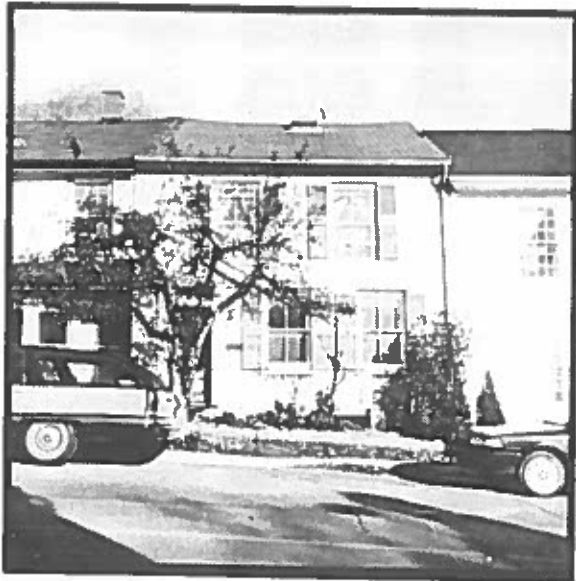
Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 44 c. 1850 two-storey, brick-faced residential structure,
No. 154 possibly allowing for office use downstairs.

The lower storey here is a three-bay design with transomed entrance, somewhat "improved" to the west end. The brick may be a veneer added later over a frame building. Window sash have been changed, probably from a six-over-six pattern like Block 46 next door, although twelve-over-twelve might be possible as in its eastern neighbour, Block 42.

Though originally with shutters those now fixed to the wall have been made up from salvaged pieces.

The backyard is a small space, the rear of the building not distinguished.



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Port Hope, Ontario.
Case Studies.

Block 46 c, 1855 two-storey, frame structure residential above a modern
No. 156 commercial shop front conversion.

The horizontally sided (vinyl) front is set back slightly from its eastern neighbour Block 46, suggesting the latter to have been veneered later and perhaps indicating this to be a part of that building. Though the six-over-six sash survive in the two-bay upper storey the shopfront is not a very compatible intrusion here and redesign might be encouraged in a future renovation.

The rear yard is a small space, the back of the building simple.



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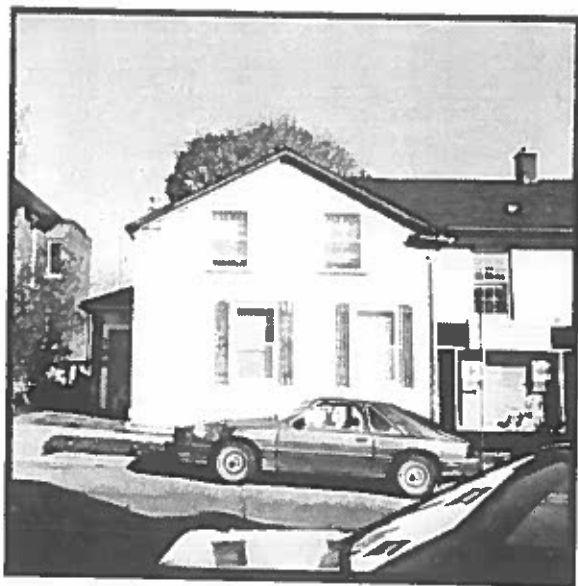


Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 48 1843-45 one-and-a-half storey, gable- ended frame house with
No. 158 eaves returns.

This appears here as an end to the house group noted as Blocks 44 and 46 and may well be part of a single composition. However the floor levels obviously differ to accommodate the increasing slope of the street. The entrance is at the west side protected by a vestibule.

The finish is a synthetic siding (aluminum). Window sash have been changed and were likely six-over-six originally. A small side yard occurs to the west, treated with a single-storey lean-to.



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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 50 c. 1860 (c. 1880) two-storey, three bay, brick, hip-roofed house
No. 160 now used partly as a professional office.

The larger front windows below and handsome broad entrance, a recessed doorcase with sidelights and transom, would seem to indicate this building to have started out as a single-storey Ontario cottage, but the brickwork is stretcher bond both below and above the front verandah. The house had end chimneys. A rear extension projects towards the east.

A parking space is provided on the west side of the lot and a small yard, inaccessible to a vehicle, occurs behind.



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Walton Street Heritage Conservation District Study,
Port Hope, Ontario.
Case Studies.

Block 52 1888 two-storey, side entrance, three-bay brick, hip-roofed corner house.
No. 162

The house forms the corner piece to the Walton Street Heritage Conservation District marking the north-east angle of the Pine Street North intersection. It is a typical Port Hope house form with entrance front turned internally to face down Walton and protected by a porch extending from the corner two thirds across the east front. The house is roughly square with chimneys at east and west ends, the former the entrance "front". Ground floor windows facing Walton are wider and elliptically headed with transom partly filled in, probably to fit a storm sash. A continuous vertical joint occurs in the ground floor masonry midway along the Walton Street front and just to the right of the south (or right) window on the Pine Street side which seems to indicate a recessed entrance with umbrage originally, or, remotely, provision for a storefront at this prominent corner. Perhaps the entrance proved impractical and the elliptical windows were added c. 1900 at the time this was filled in and the main entrance changed to the east side. The building's alignment with Walton places it askew to Pine North where the corner is obtuse so that a curious effect is created when looking north along Pine.

The house has a small lean-to and tight yard behind.



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Walton Street Heritage Conservation District Study
Port Hope, Ontario.

Appendix F: Illustrated Comparative
Historical/Architectural Glossary





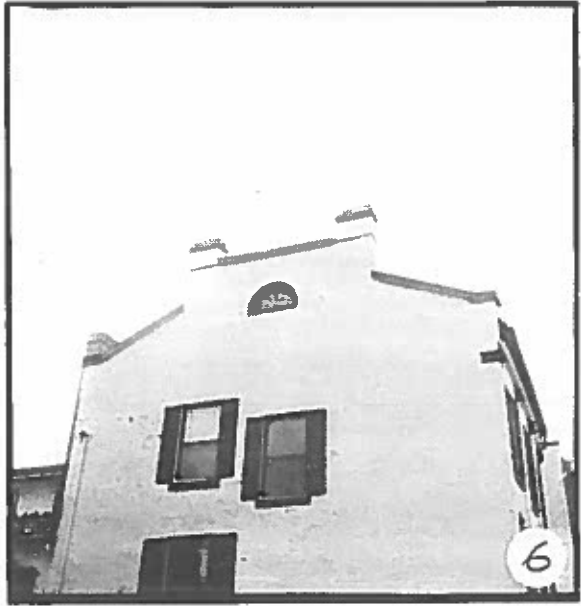
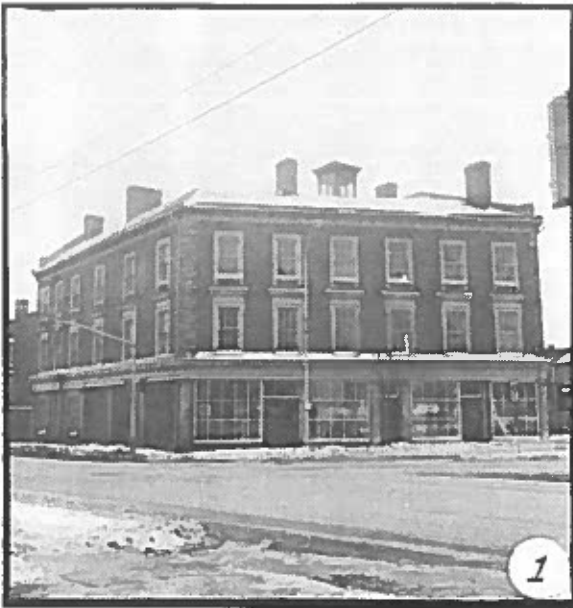
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Appendix F: Illustrated Comparative Historical/
Architectural Glossary.

CHIMNEYS

Chimneys are an essential decorative and formerly functional element of any building's silhouette. They received as much care in their architectural design as other features and their loss always leaves the building without the proper "feather" to its cap. Albeit fireplaces and stoves have been superseded for heating, nevertheless chimneys can still serve as vents, to hide unsightly plumbing stacks or heating flues or as ventilators to attic spaces.

1. View of six of seven handsome chimneys all restored to Block 1.
2. Chimneys of Block 9, also restored, as those in the adjoining Block 7 beyond where the stacks now serve as vents.
3. Dignified chimneys to Block 36, with another stack adjoining to Block 34 beyond.
4. Elaborate stack of Block 30, the final feather to this highly decorative silhouette.
5. Monumental stack towards rear of St. Paul's Presbyterian Church, Block 51, an unforgettable incident in that building's complex outline.
6. Twin chimneys springing from the east parapet of Block 55.







The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results are as follows:

Condition	Result 1	Result 2	Result 3
Condition A	10	20	30
Condition B	15	25	35
Condition C	20	30	40
Condition D	25	35	45
Condition E	30	40	50

The data indicates that the results increase as the condition number increases. This suggests a positive correlation between the condition number and the results. The results are consistent across all conditions, with a steady increase in values.

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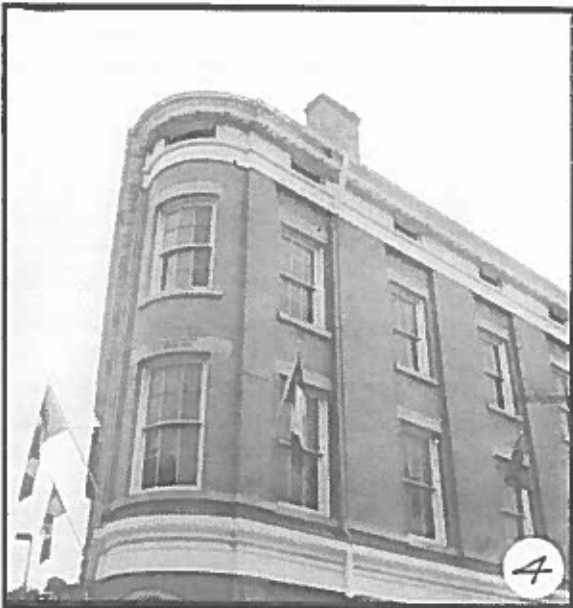
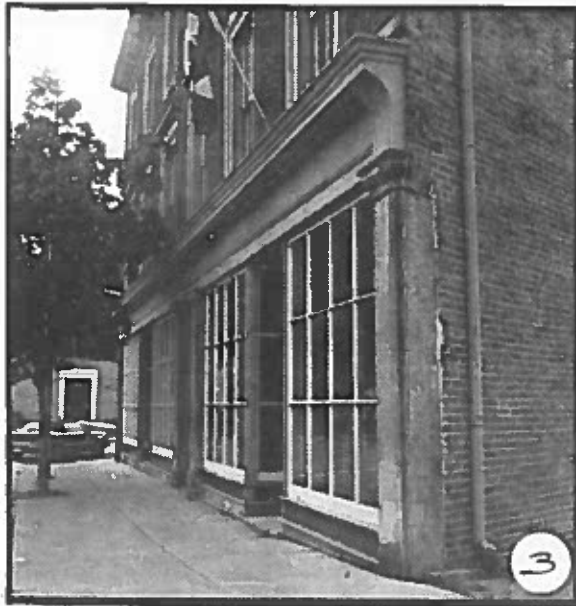
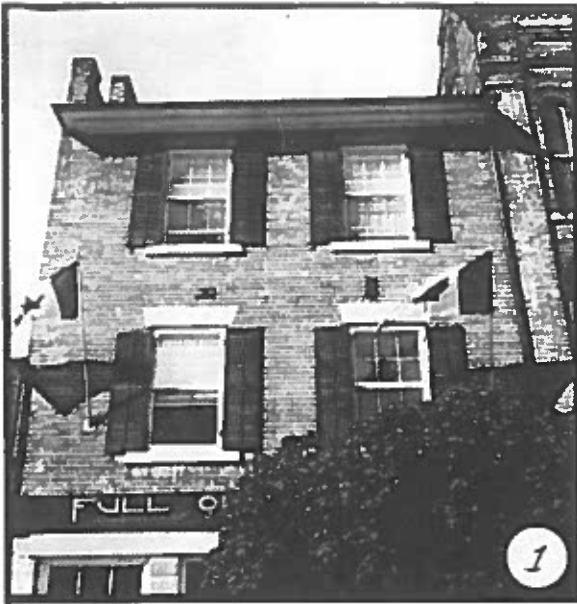
Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued

CORNICES

Cornices, decorative horizontal elements usually associated with the eaves of roofs, can also form the transition between shopfronts and upper storeys. Occasionally, as in Blocks 1 and 7, small decorative cornices form entablatures to windows, instead of the later decorative feature of a label or hood mould.

Ornamental treatment of cornices comprises a frieze or lower vertical member forming a band at the top of the wall, a bedmould between this and the soffit or horizontal overhang and an edge or fascia sometimes with a crown mould, but often replaced by an attached eavestrough where the gutter is not a built-in feature. Intermediate bracket devices, in the shape of consoles, modillions, mutules or other forms, sometimes interrupt the bed mould.

1. Simple eaves cornice to Block 28, a building of c. 1841.
2. Bracketed eaves cornice of Block 1, built in 1845 and heralding later developments of the Italianate.
3. Restored shopfront cornice to Block 1.
4. Strong Greek Revival cornice to Block 9 also built in 1845. The "stomacher" windows in the frieze are "blind" openings, the glass reverse-painted in dark green.
5. Bold cornice to the St. Lawrence Hotel of c. 1853, by Mervin Austin, the grandly scaled and highly ornamental main brackets with large modillions between.







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Appendix F cont.

Cornices, continued

6. Greek Revival cornice of Block 36 with "stomacher" windows in the deep frieze detail.
7. Capitals and band courses lead up to eaves cornice of Block 26.
8. Gable details with eaves returns on Block 38. The original chimney too, is noteworthy.
9. Pediment, tile-clad, with bracketed lower cornice and plainer raking cornices to gable on Block 30.

Cornices contd.







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 2. The document is dated 11/15/2023.
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 4. The document is prepared by the Finance Department.
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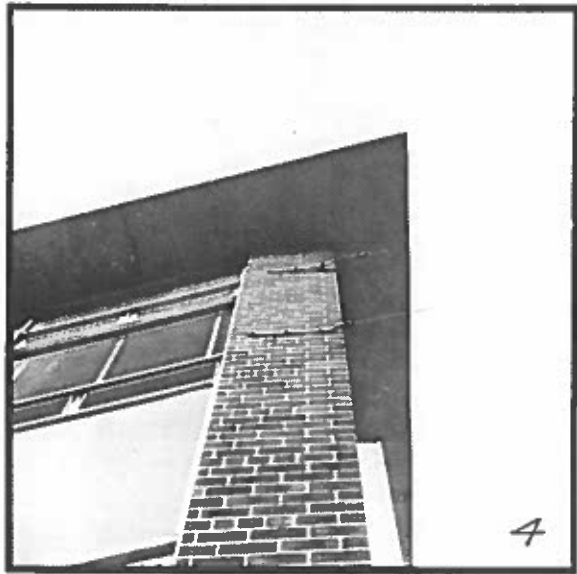
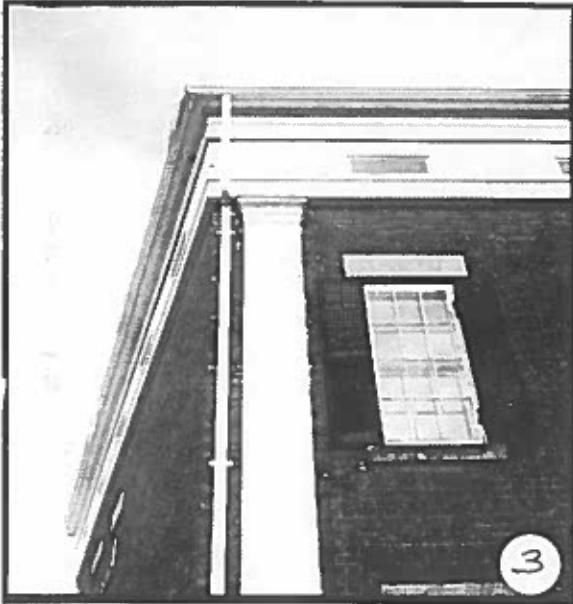
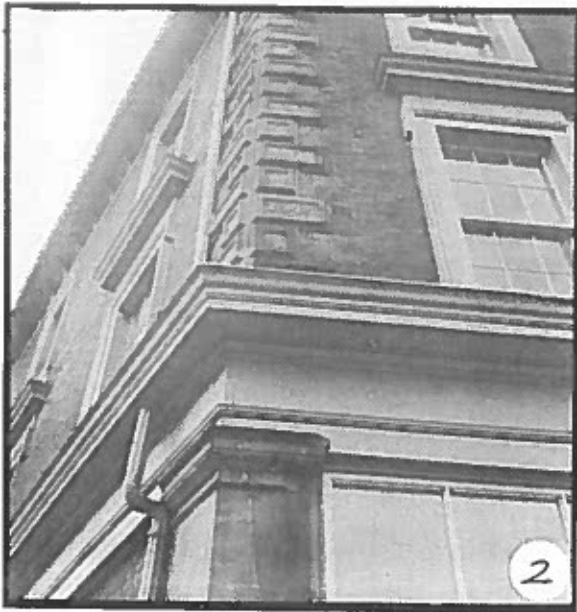
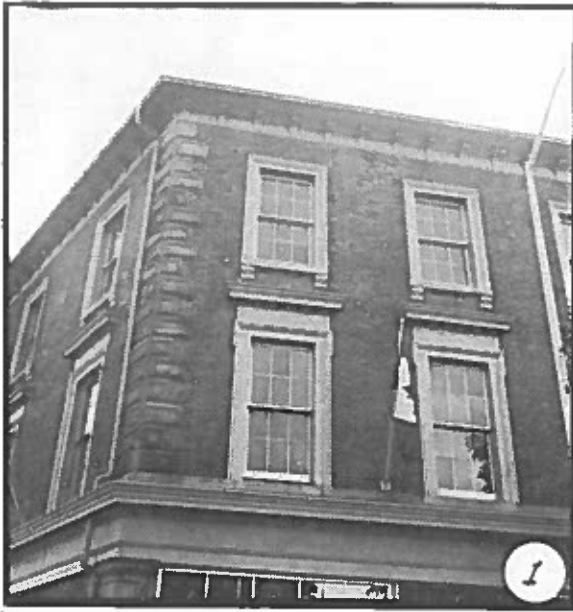
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Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued
CORNER TREATMENTS

Curiously most of the streets of Port Hope's downtown core dead-end at Walton providing the unusual feature, uncommon to the Southern Ontario gridiron, of a focal point at the end of the approach. Furthermore most side streets intersect at a slight angle, possibly promoted by the original survey relating to the valley and the Ganaraska, so that building corners have to be adapted to either acute or obtuse angles. Port Hope's early builders responded admirably to this challenge creating highly decorative corner treatments from shaped bricks to stone quoins and the many noteworthy rounded corners, both tightly and more generously formed, these last a special feature of the town imitated elsewhere as in Port Hope's child, Peterborough.

1. Block 1 with shaped decorative stone quoins to the obtuse-angled south-west corner of Walton and Mill Streets.
2. The 1845 datestone worked into the corner of Block 1.
3. Shaped corner bricks forming the obtuse angle of Block 36 at Brown Street.
4. A strange modern relapse in Block 14 where no decorative advantage was taken of this acute-angled opportunity: a misadventure to be neither condoned nor repeated.
5. The rounded corner of Block 9, also dated 1845, to the acute-angled south-west corner of Walton and Queen Streets.
6. Its generously rounded counterpart in Block 11 to accommodate the obtuse-angled south-west corner of Queen.

CORNER TREATMENTS





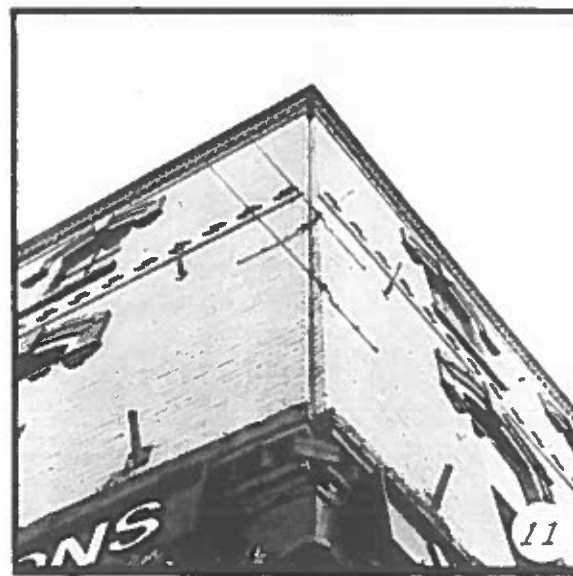
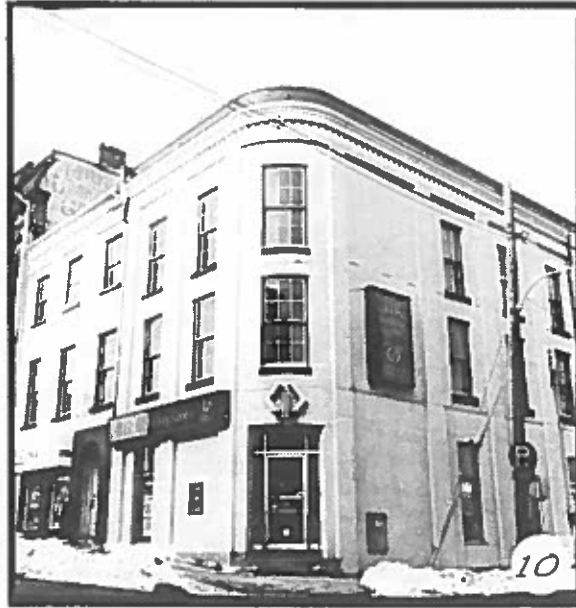
WSHCDS

Appendix F cont.

Corner Treatments continued.

7. The tighter corner of Block 31 at the acute-angled south-east corner of John Street.
8. Its generously curved counterpart to the former O'Neill's Opera House of 1871, (the Royal Bank shown in a late 1994 photograph), at the south-west corner of John.
9. North-east corner of Cavan, a slight acute angle emphasized by Block 22.
10. Block 24 at north-west corner of Cavan. Although the intersection is almost square, the angled alignment having been mostly corrected north of the corner, the generously rounded corner treatment adds a certain majesty to this building on the gentle rise of Walton westwards.
11. Block 12 at north-east corner of Ontario with inset brick corner forming a decorative "crease" to fit the obtuse angle. (Compare with Block 14 opposite shown in 4).
12. Protruding overlapping bricks at north-east corner of Block 7, devised in reconstruction of Walton Street front and new east facing to demonstrate obtuse angle of lot.

Corner Treatments continued







The following information is provided for your reference:
 1. The total number of items is 100.
 2. The total value is \$10,000.
 3. The average value per item is \$100.
 4. The standard deviation is \$20.
 5. The variance is \$400.
 6. The coefficient of variation is 0.2.
 7. The skewness is 0.5.
 8. The kurtosis is 1.5.
 9. The distribution is unimodal and slightly right-skewed.
 10. The data is normally distributed.

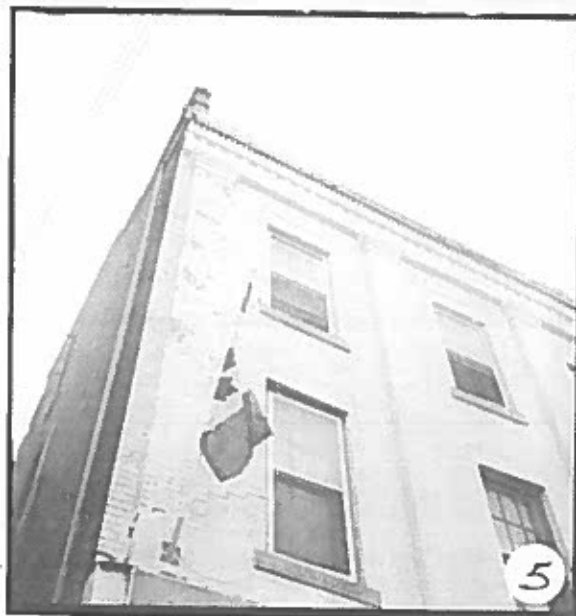
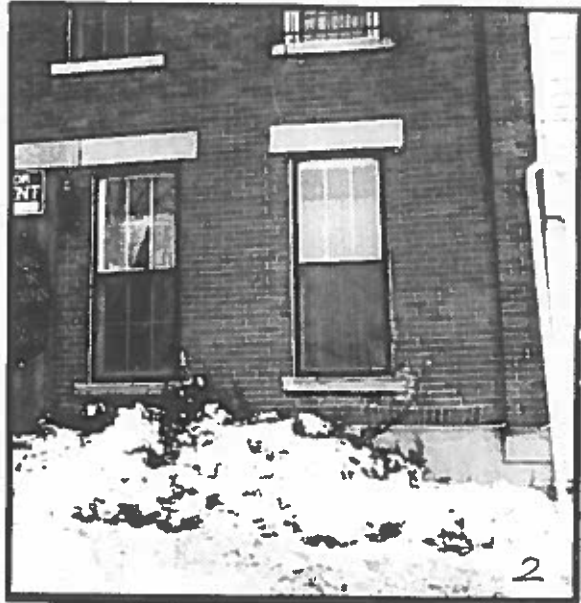
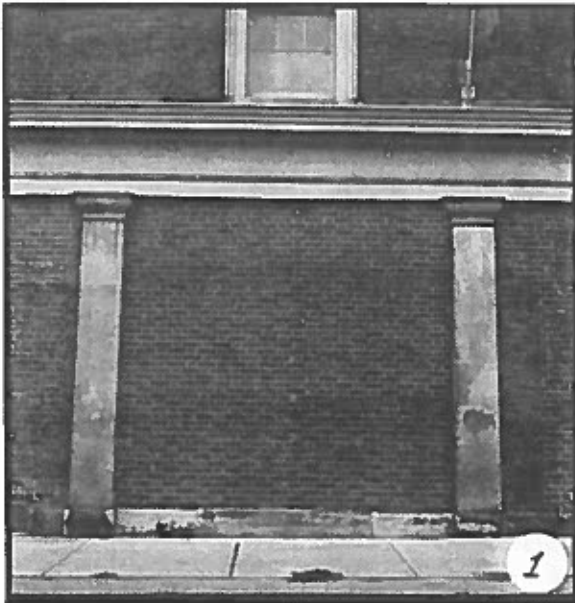
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Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued

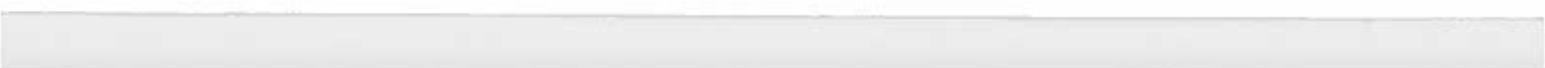
BRICKWORK

Brickwork is one of Port Hope's great specialities, the tradition of fine bricklaying in elaborate patterning a most noteworthy aspect of its dignified and formal main street buildings. This continues into residential building too, but later examples tend to be more simply treated. The ornateness of Block 26 and St. Paul's Presbyterian Church (Block 51), confirms a tradition which starts with finely executed bond patterns and branching out to encompass pilaster treatments and the elaboration of cornices, friezes, band courses and window labels.

1. Fine Flemish bond brickwork framed with stone pilasters in lower on Mill Street front of Block 1.
2. Stretcher bond masonry of Block 34 executed in smooth-faced orange-red brick, reputed to have been imported from Oswego, N.Y., and laid with fine joint. Note signs of settlement at corner of building.
3. Pilastered design of Block 4 with decorative frieze above, a building said to have been designed by Mervin Austin, architect of Port Hope's Town Hall of 1851.
4. Block 8, a similar treatment of the façade rescued from the devastating fire of 1980 which resulted in a new structure behind.
5. Block 37, another version of the pilastered design of the 1840s and 50s.







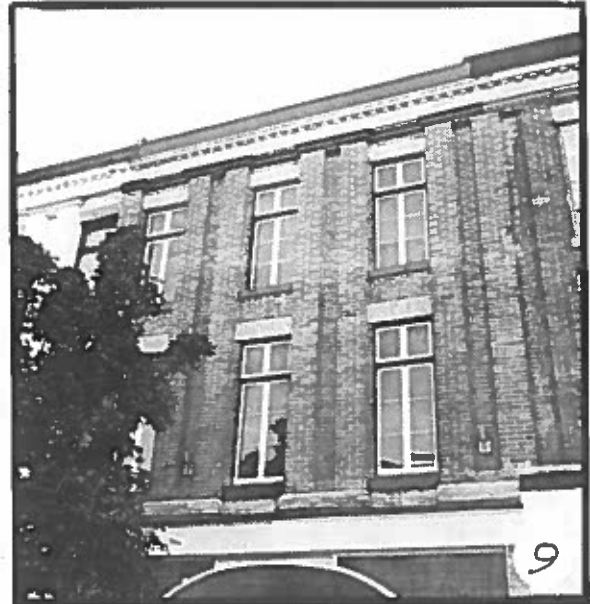
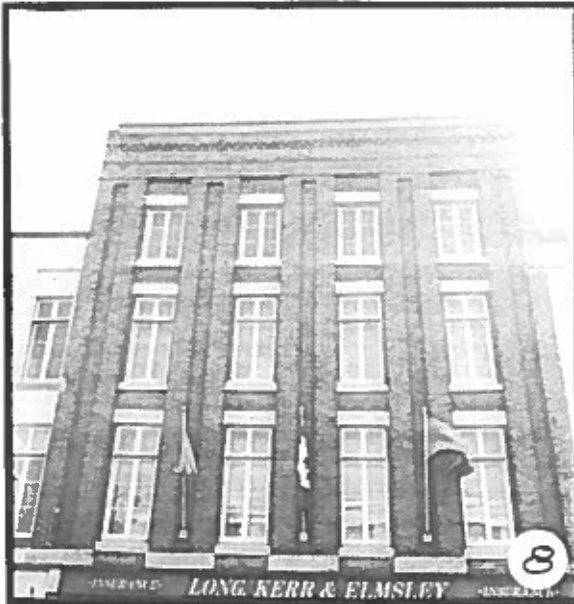
WSHCDS

Appendix F continued

Brickwork, continued

6. Block 6, the pier-and-panel design of the former American Hotel of c. 1844, the focal point of Queen Street.
7. Block 40, a tighter pier-and-panel design in a commercial type building in the Transitional Residential Sector. The ornamental brick frieze and corner corbelling are noteworthy.
8. Double pilaster design of Block 13.
9. Detail of restored upper front of Block 15, Section (b) illustrating a two-storey version of the double pilaster design with "white" brick relief in arches and frieze.

Brickwork continued





1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice to ensure transparency and accountability.

2. The second section outlines the procedures for handling discrepancies between the recorded amounts and the actual cash flow. It suggests a systematic approach to identify the source of the error and correct it promptly to avoid any financial misstatements.

3. The third part of the document provides a detailed breakdown of the budget for the upcoming fiscal year. It includes projections for revenue, expenses, and the resulting net income, which will serve as a benchmark for performance evaluation.

4. The final section discusses the role of internal controls in preventing fraud and ensuring the integrity of the financial data. It highlights the need for a strong internal control system that includes segregation of duties, regular audits, and a clear reporting structure.





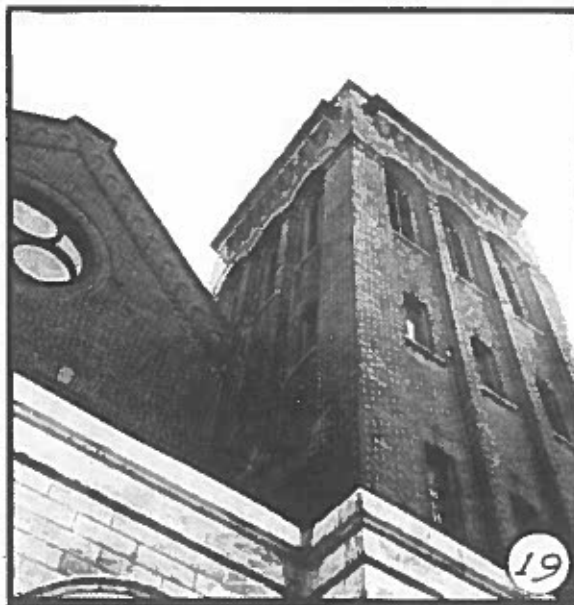
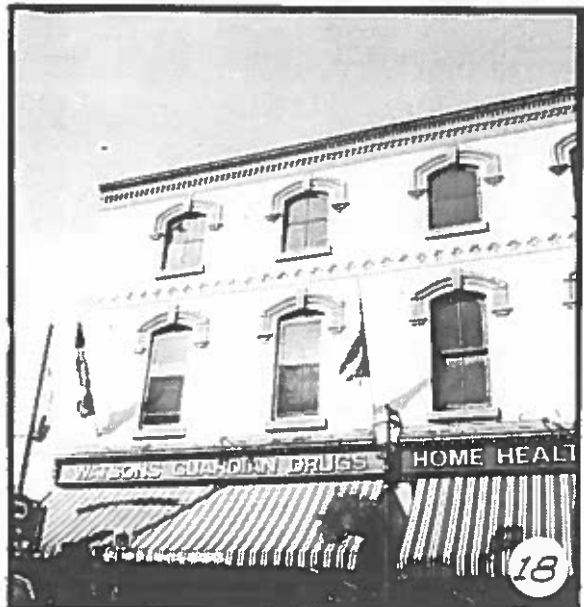
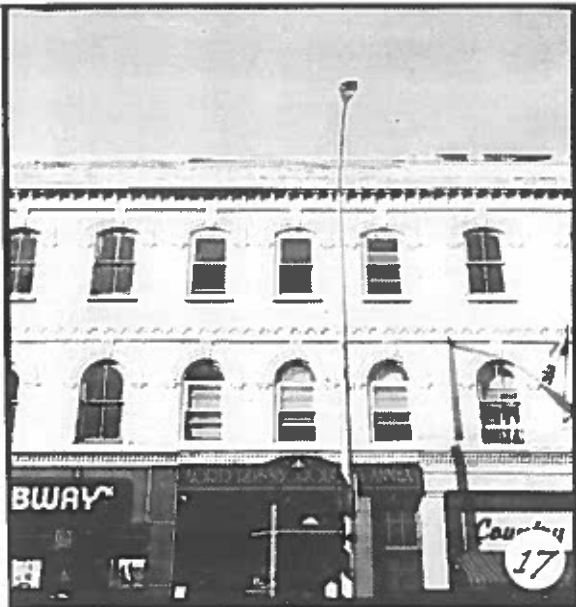
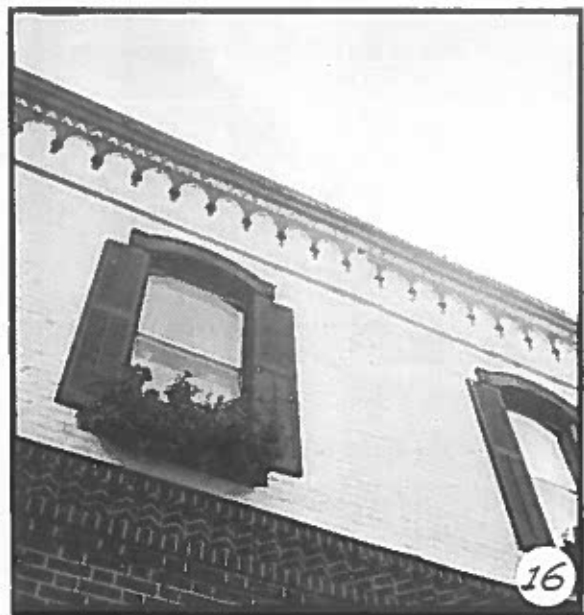
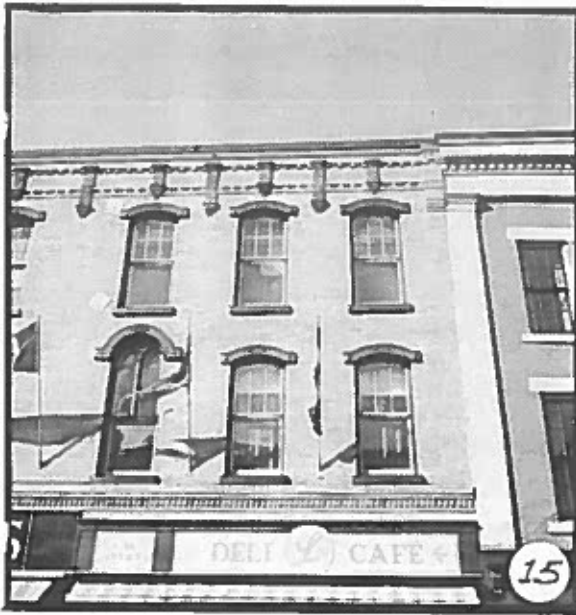
WSHCDS

Appendix F. cont.

Brickwork continued

15. Plain wall with brick bracketed frieze in Block 10.
16. Bracketed detail of Block 53 showing connection between sections.
17. Ornamental horizontal banding, cornice and parapet, and labels to windows of Quinlan Block (18) of 1867.
18. Horizontal banding, labels to windows and decorative frieze to Block 12 of the late 1860s or early 1870s.
19. Fine decorative brickwork of west tower to 1906 St. Paul's Presbyterian Church, Block 51.

Brickwork continued







WSHCDS

Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued

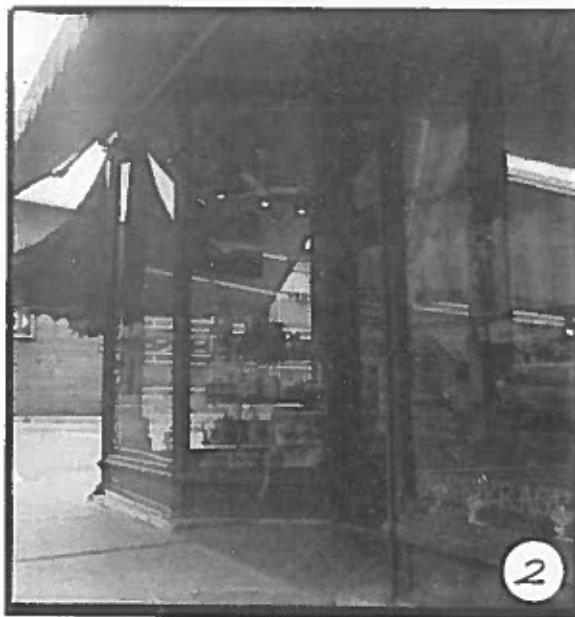
CAST IRON

Cast iron was used both structurally and decoratively in Port Hope where Helm's Foundry was a thriving industry at the time of the town's greatest building boom. The patterns in some cases may have originated elsewhere, design copyright was unknown at the time and recasting from imported material seems to have been a common practice.

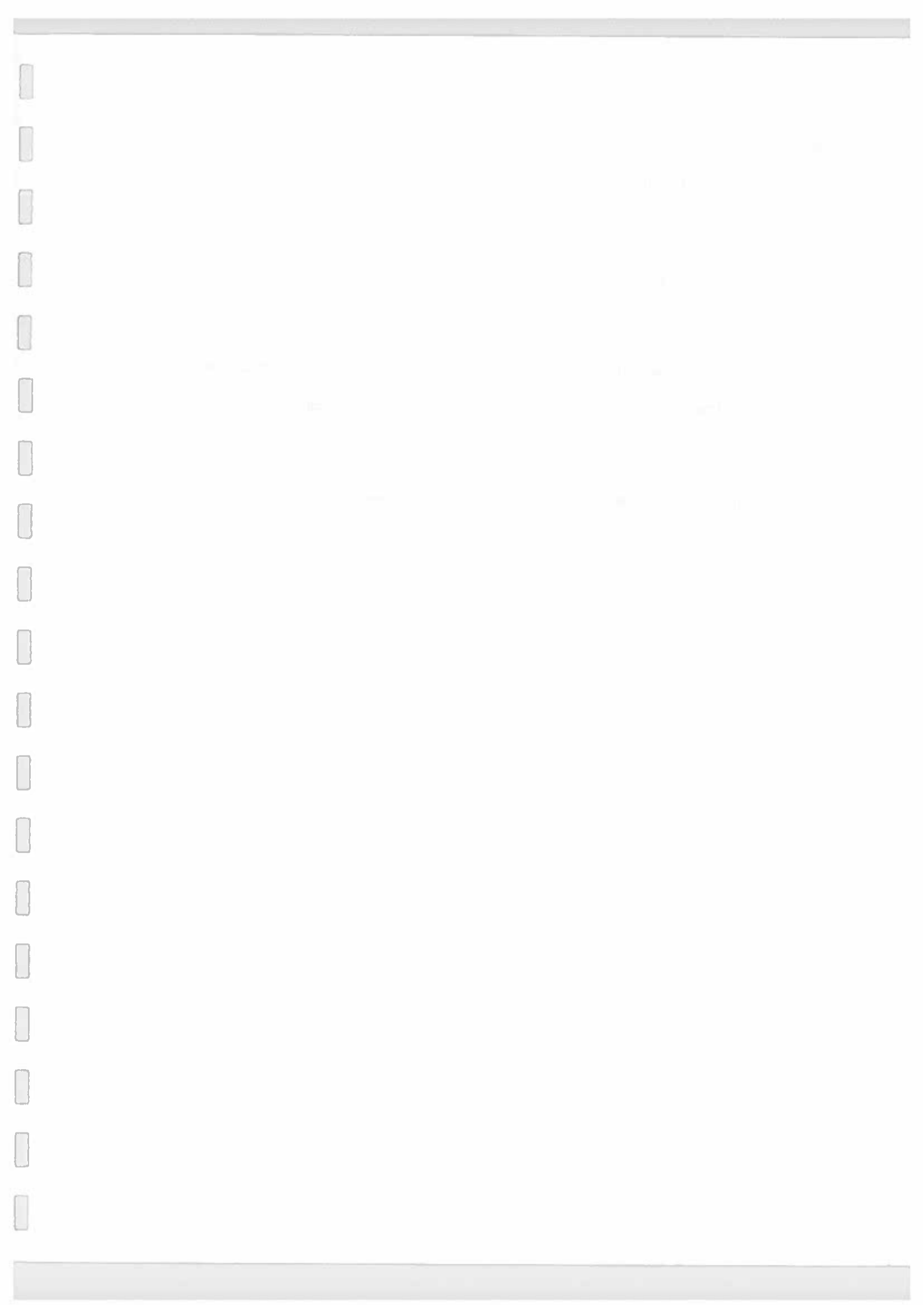
In the St. Lawrence Hotel (Block 35), cast iron is used structurally in the shopfronts and decoratively in the window labels of the storeys above. Often intermediate supports were slender decorative cast iron columns either within the shopfront or serving to form the angles of the storefront glazing.

1. Shopfronts of Block 35, the St. Lawrence Hotel, reputedly designed by Mervin Austin, the Rochester, N.Y., architect responsible for the 1851 Town Hall and Block 4, showing ornamental cast iron fronts to cross walls and intermediate columns to shopfronts.
2. Decorative cast iron supports incorporated into corners of windows in Block 12, Section (d).
3. Intermediate fluted columns inside later shopfront to Block 9, Section (a). The highly decorative neo-Classic capitals are hidden by the modern dropped ceiling.
4. Cast iron intermediate support to corner of window in Block 10, Section (e).
5. Recycled decorative cast iron facings in Block 13 salvaged from the demolished Sculthorpe Building on the site of Block 39.

CAST IRON







WSHCDS

Appendix F continued

Cast Iron continued

6. Cast iron intermediate column support in corner of window to Block 22, Section (a).
7. Cast iron intermediate support left exposed and seemingly vulnerable in recessed shopfront modernization of Section (C) of Block 10.
8. Base of column shown in (7) showing material support at its minimum.
9. Cast iron, both structural and decorative; window lintels and sills of Block 22, a detail also used in slightly later Block 20 next door to east.
10. Decorative labels to the St. Lawrence Hotel by Mervin Austin, Architect. Pendant ornament below side brackets has been removed, for safety reasons.

Cast Iron continued







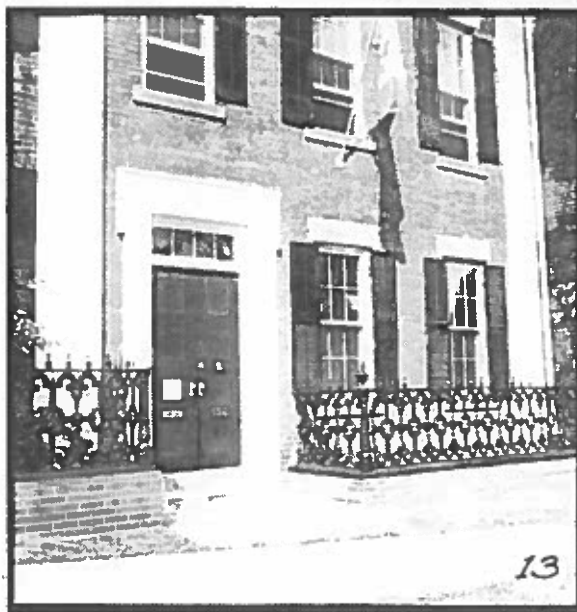
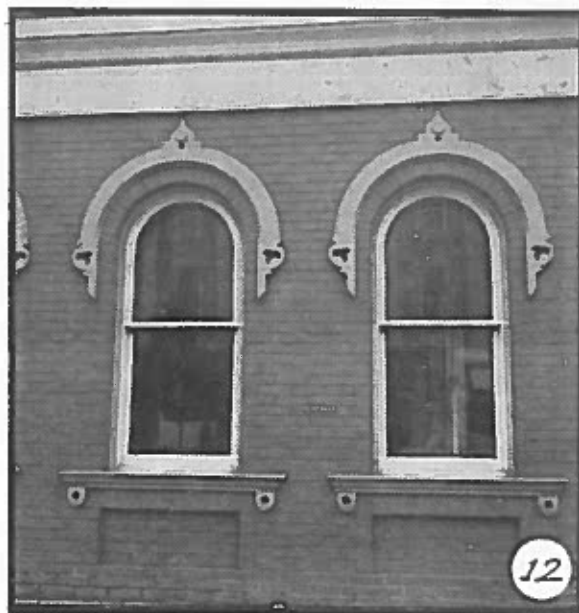
WSHCDS

Appendix F continued

Cast Iron continued

11. Decorative cast iron grilles in spandrel of shopfront and to basement opening below in Block 18, Section (d).
12. Decorative cast iron labels created for "new" front following the detail of a later alteration to Block 9, Section (b) with outline copied from visual evidence left of this 1870s renovation to the 1845 Gillett Block. The labels likely had decorative mouldings like those on the second floor windows of Block 26, but this three-dimensional detail could not be ascertained.
13. Decorative cast iron fencing enclosing front areaways of Block 36.

Cast Iron continued







The following text is extremely faint and largely illegible. It appears to be a list or a series of entries, possibly related to a technical or scientific document. Some faint words and symbols are visible, such as "100", "101", "102", "103", "104", "105", "106", "107", "108", "109", "110", "111", "112", "113", "114", "115", "116", "117", "118", "119", "120", "121", "122", "123", "124", "125", "126", "127", "128", "129", "130", "131", "132", "133", "134", "135", "136", "137", "138", "139", "140", "141", "142", "143", "144", "145", "146", "147", "148", "149", "150", "151", "152", "153", "154", "155", "156", "157", "158", "159", "160", "161", "162", "163", "164", "165", "166", "167", "168", "169", "170", "171", "172", "173", "174", "175", "176", "177", "178", "179", "180", "181", "182", "183", "184", "185", "186", "187", "188", "189", "190", "191", "192", "193", "194", "195", "196", "197", "198", "199", "200".

WSHCDS

Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued.

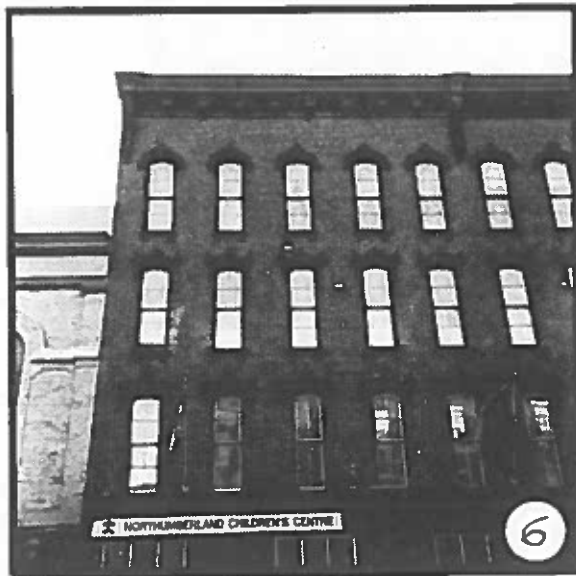
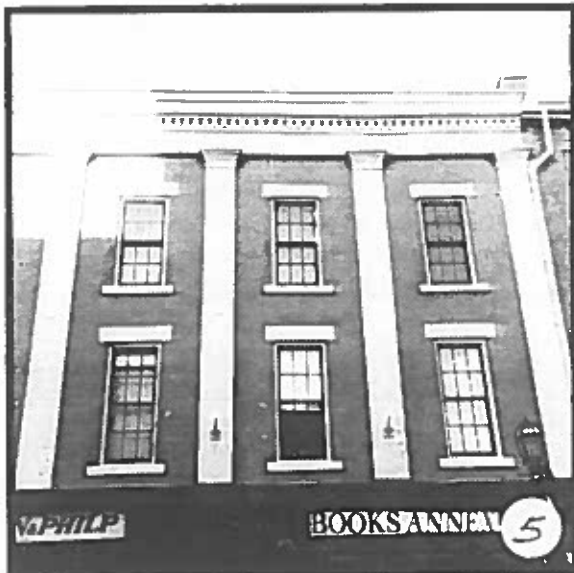
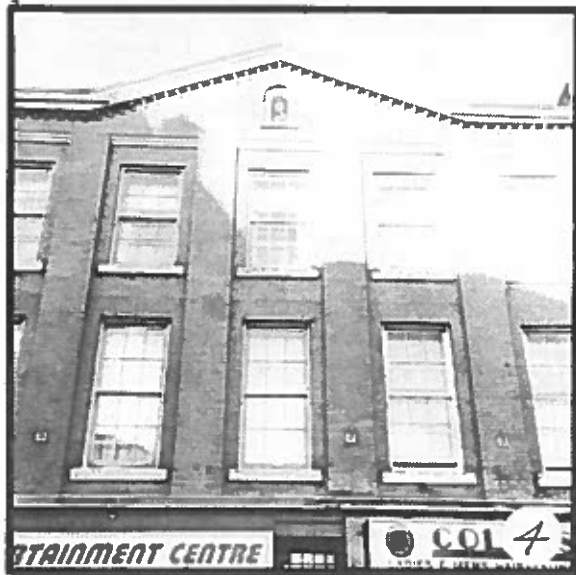
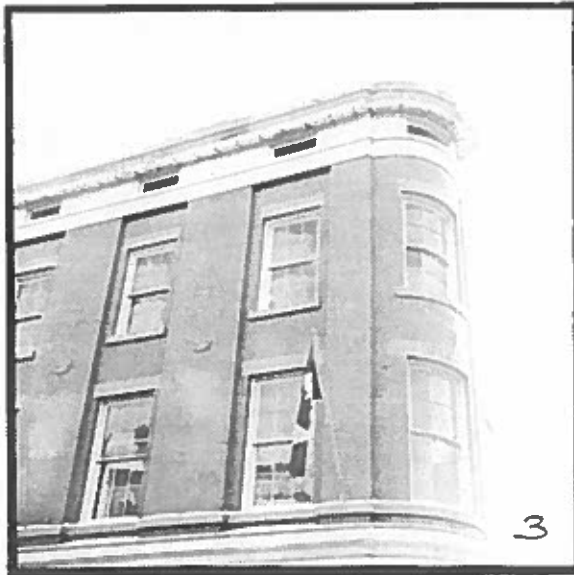
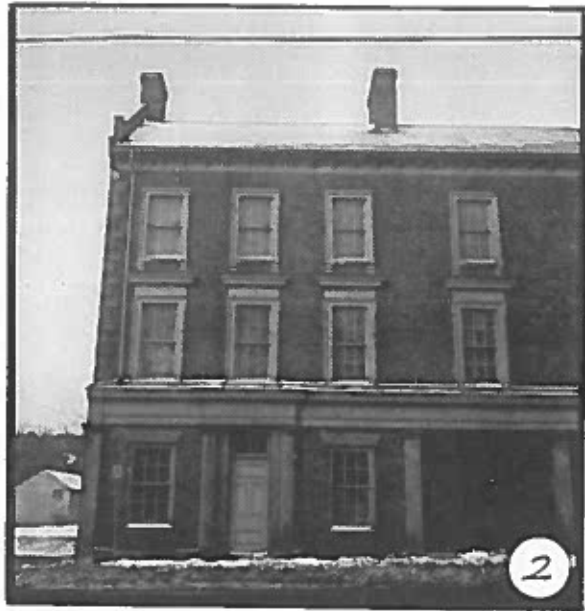
WINDOWS

Windows are a prominent feature of buildings and fortunately most have remained intact in the District. However there is increasing erosion by modern substitutions which do not follow original detail, often accomplished in only one section of a block so that the unity and integrity of its design are seriously compromised. Many original sash, often divided into many panes, are now over a century old, their survival attesting to their superior material and construction. Rather than outright replacement conservation is economically possible while achieving improvement simultaneously with more efficient weatherstripping. Wood is still superior thermally. Old glass, distorted and with blemishes, creates an unmistakable mirror effect adding livelines to the façade.

There is a remarkable similarity in the original windows along Walton Street because the vertically sliding, often double-hung, sash have six panes over six or more. This changes in the late 1860s to two over two, single panes not becoming popular until the turn of the century. The tall rectangular opening of the neo-Classic period changes in mid-Victorian times to encompass other shapes, the innovations continuing into the twentieth century.

1. Simple six-over-six sash from c. 1841 in Block 28.
2. Elaborately treated window openings of Block 1 of 1845, similar to those restored in Block 7.
3. Restored windows of Gillett Block (9) of 1845 using heat-treated glass of inferior quality reserved for greenhouses to achieve the mirror effect of older glazing and curved sash with faceted glazing.
4. Early sash in Block 6, the former American Hotel.
5. Restored windows to Walton Street front of Block 8; some second storey openings had been modernized to provide upper show windows.
6. Windows of Block 35 of c. 1853, the St. Lawrence Hotel, decreasing in height as well as in the elaboration of hood moulds or cast iron labels in succeeding upper storeys, with tall narrow shape of the Italianate.

WINDOWS







The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results show that the treatment group performed significantly better than the control group in all measures.

Measure	Control Group	Treatment Group
Mean Score	65.2	78.5
Standard Deviation	12.3	10.1
Range	45-85	55-95
Significance (p-value)	> 0.05	< 0.001

The results of the experiment are highly significant, indicating that the treatment group performed significantly better than the control group in all measures. The mean score for the treatment group was 78.5, compared to 65.2 for the control group. The standard deviation for the treatment group was 10.1, compared to 12.3 for the control group. The range for the treatment group was 55-95, compared to 45-85 for the control group. The significance (p-value) for the treatment group was < 0.001, compared to > 0.05 for the control group.

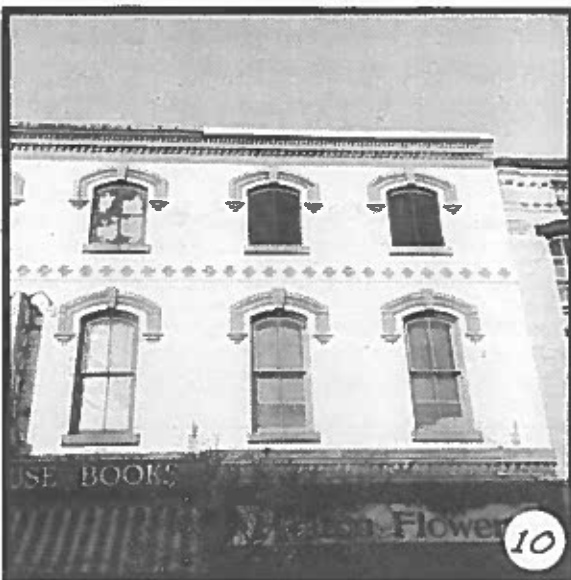
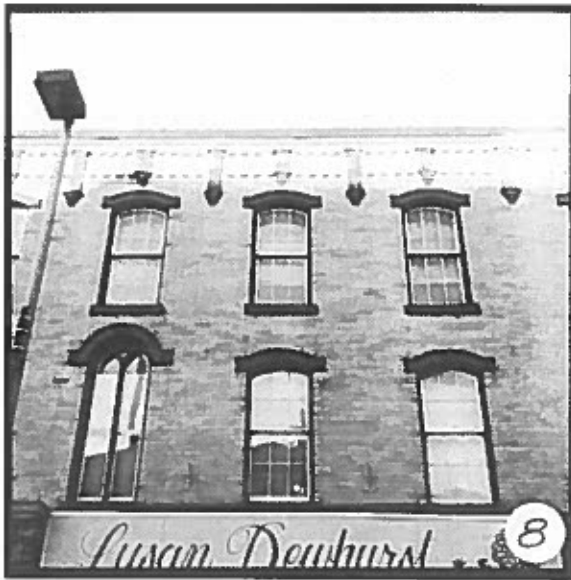
WSHCDS

Appendix F cont.

Windows continued

7. Curious windows of casement design operating as double-hung sash, shown in restored front of Section (b) to Block 15, but common to twin-pilastered buildings, Blocks 11 and 13 also.
8. Six-over-six windows with segmental heads in Block 10, with specially shaped window, reminiscent of Gothic Revival, in stair hall of second storey.
9. Upper windows in Block 18, the Quinlan Block of 1867.
10. Segmentally-headed windows with labels and original two-over-two sash in Block 12, interesting because third-storey has back-painted "blind" windows to roof space, all for the cause of good architectural manners.
11. Late Italianate variations in upper windows of Block 26.

Windows continued







The following table shows the results of the experiment. The data indicates that the reaction rate is significantly higher at higher temperatures, which is consistent with the Arrhenius equation. The activation energy of the reaction is estimated to be approximately 45 kJ/mol.

Temperature (K)	Reaction Rate (mol/L·s)
298	0.0012
308	0.0025
318	0.0050
328	0.0100
338	0.0200

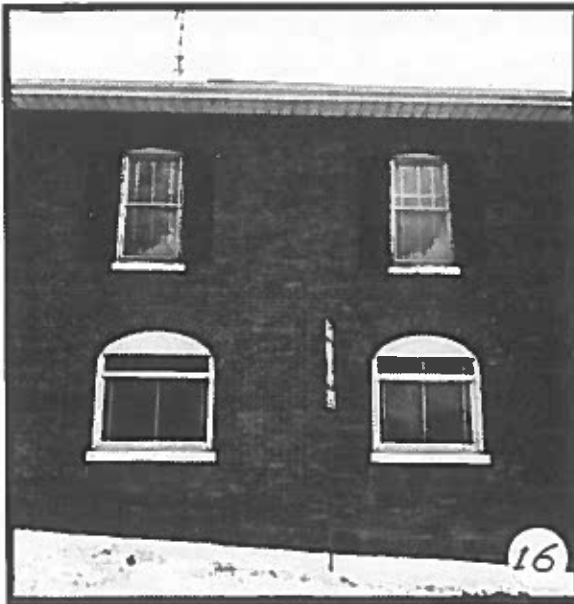
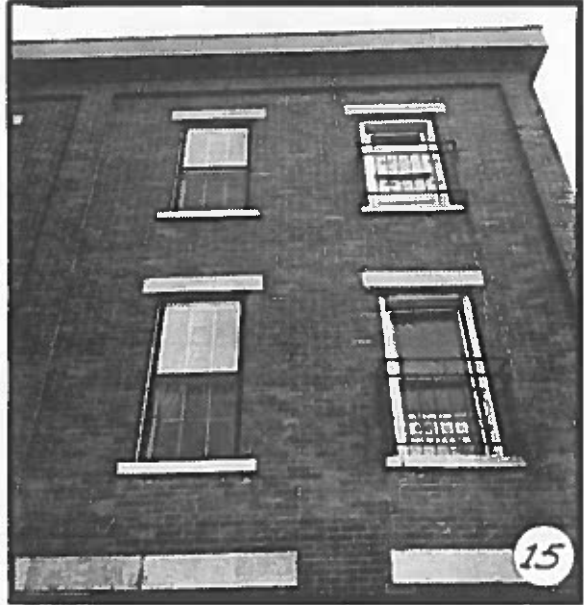
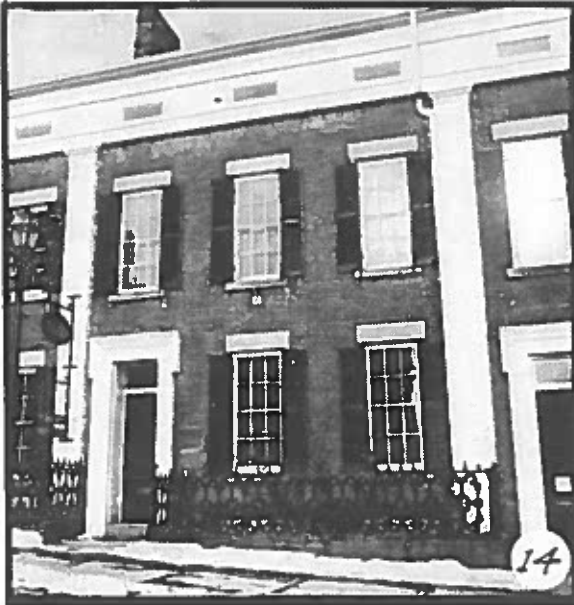
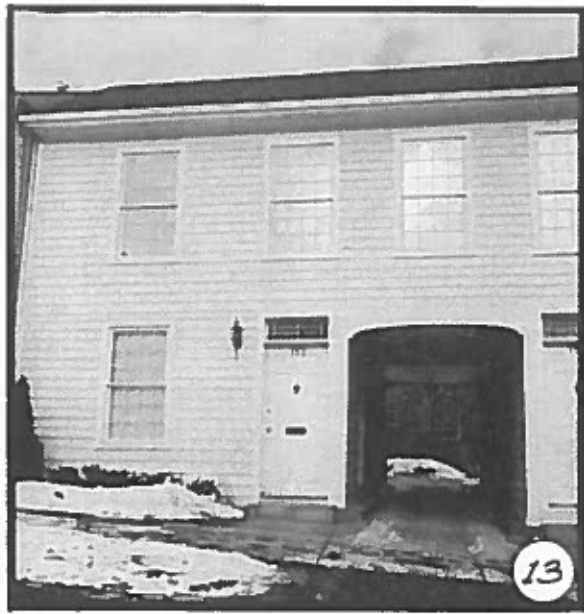
The data points are plotted on a graph of $\ln(k)$ versus $1/T$, showing a linear relationship. The slope of the line is used to determine the activation energy.

WSHCDS

Windows continued

12. Early divided sash in Block 57 at south-east corner of Pine. The doorcase is a modern appendage in the traditional manner.
13. Twenty-four paned windows restored to Block 42.
14. Tall, narrow windows of the Greek Revival in Block 36.
15. Original six-over-six sash in Block 34, with less fortunate modernization alongside.
16. Windows to Block 52 at the north-east corner of Pine, showing segmental heads to upper openings with lower more elaborately treated wide elliptically-headed windows with most of the transoms sadly blotted out of view by infilling to accommodate modern storm sash.
17. Elaborate front window of Block 30 with transom filled with highly ornamental glazing with leaded, bevelled and stained glass.

Windows continued







WSHCDS

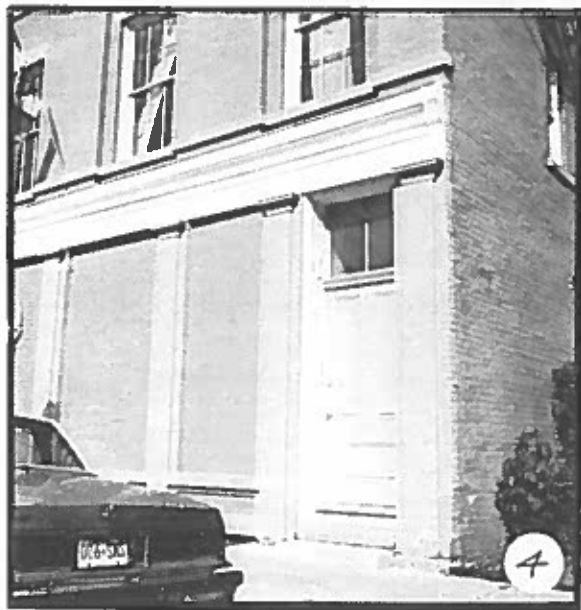
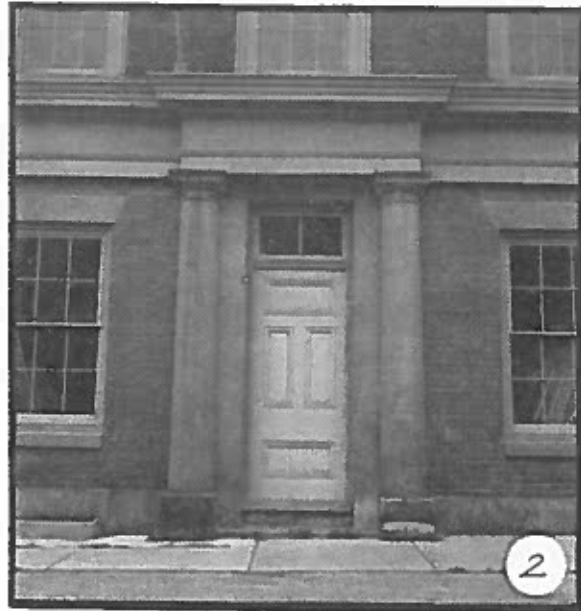
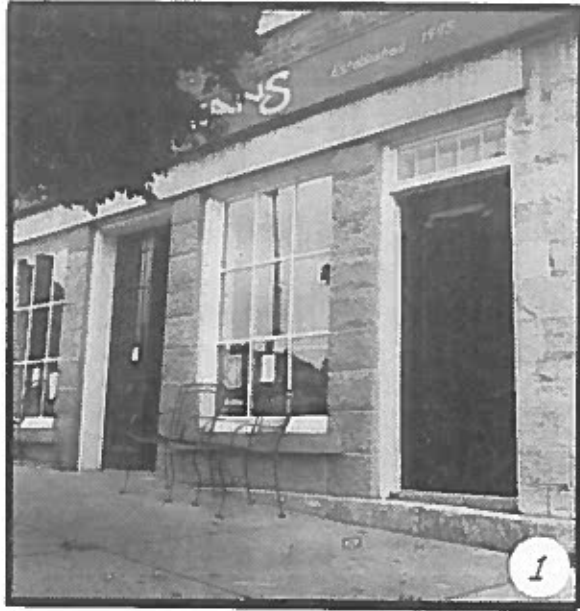
Appendix F: Illustrated Comparative Historical/
Architectural Glossary continued

ENTRANCES

Entrances form an important detail of buildings especially where these are features of a residential structure. However in commercial buildings original entrances to shopfronts have survived occasionally but more often only the doorways to upper floors remain in place and not all are intact.

1. Doorways of Block 28, c. 1841, that to shopfront with divided glazing original and replaced in restoration, that to side entrance, of single-panel design, restored later.
2. Mill Street entrance to Block 1, handsomely devised with attached columns and entablature to enclosing doorcase.
3. Two-panel design with ornamental transom to side entrance of rebuilt front to Block 7.
4. Queen Street side entrance to upper floors of Block 9 of 1845.

ENTRANCES







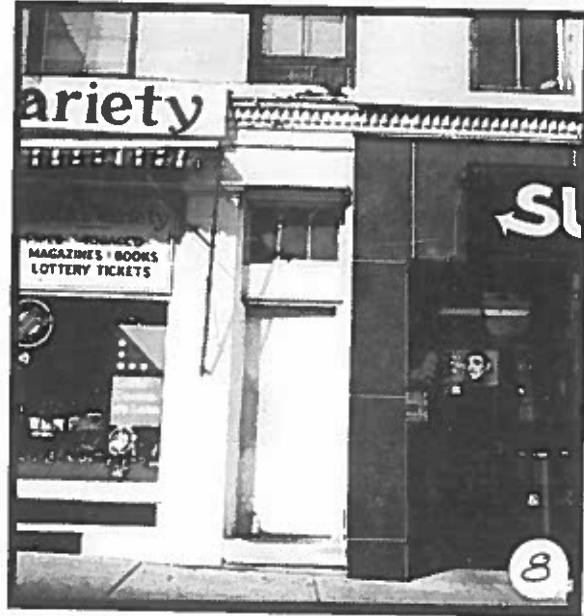
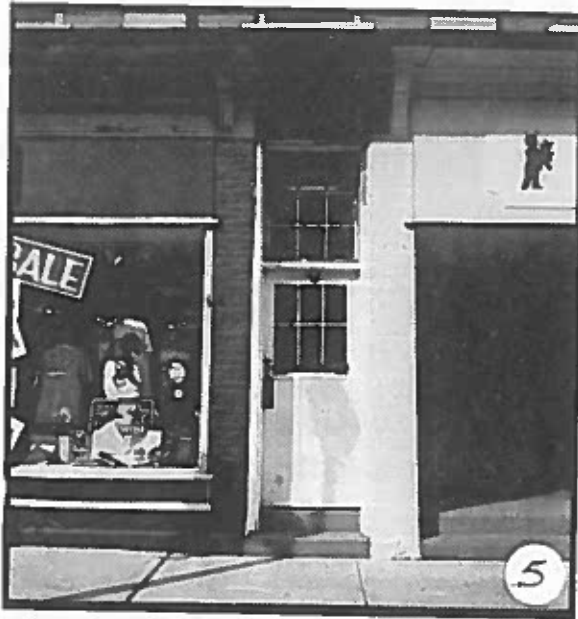
WSHCDS

Appendix F cont.

Entrances continued

5. Entrance to upper floors of Block 4, Section (a) with simple divided transom above, but door renewed.
6. Handsome side entrance to Block 10 Section (e).
7. Original side entrance with door restored to east side of Section (b) of Block 18 of 1867.
8. Another side entrance to Block 18 in Section (d) where divided transom survives in part, but door has been replaced.

Entrances continued







113

113

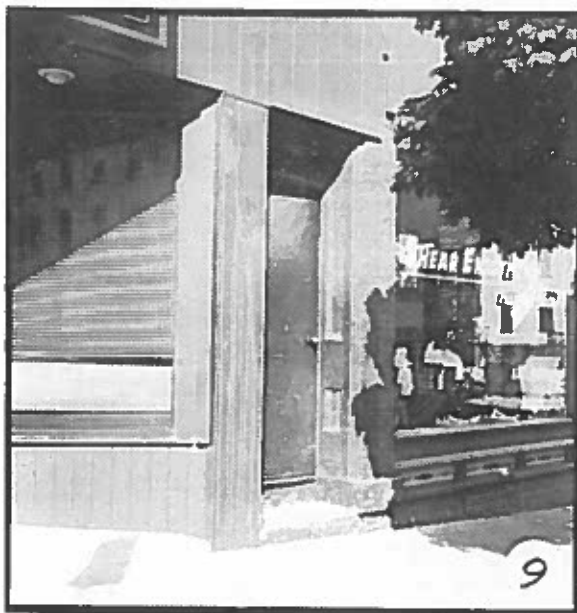
WSHCDS

Appendix F cont.

Entrances continued

9. Tantalizing fragment of detail in panelled reveal to much altered side entrance to Section (b) of Block 22: possible starting point for restoration of original, the panel heights indicating the same in the door.
10. Greek Revival doorcase to Block 36, Section (b) with panelled reveal, transom and door with glazed upper section probably replacing earlier moulded panels.
11. Entrance to Block 55, with door altered to provide glazed panel.

Entrances continued







WSHCDS

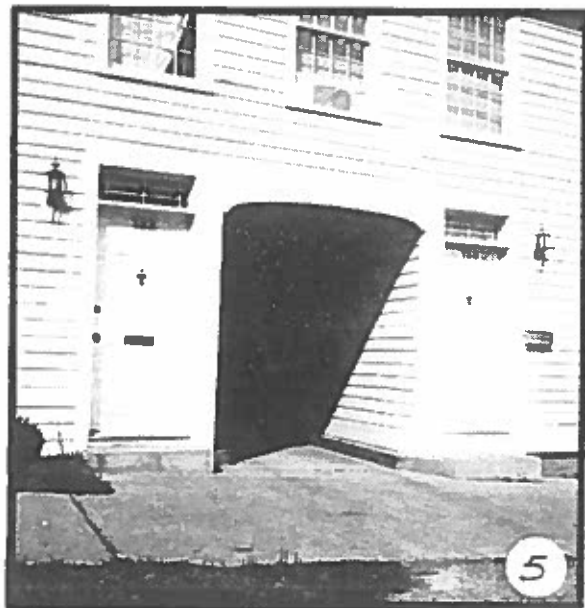
Appendix F: Illustrated Comparative Historical/
Architectural Glossary, continued

PORCHES AND VERANDAHS

Porches and verandahs are mainly a feature of house forms in the Transitional Residential Sector, but there are some fascinating umbrages, or sheltered entrances, and arcaded treatments in the Original Commercial Sector or in the downtown core.

1. Arcaded two-storey building, recently restored, and believed to have been built as a hotel, on west side of Queen Street adjoining rear wing of Block 11. Block 6 at the head of Queen, also originally a hotel, once had an elegant arcaded lower storey of five round-arched openings.
2. Arcaded umbrage protecting main entrance to hotel in Block 31.
3. Umbrage to Block 32, believed created later from a pilastered lower storey comprising an earlier shopfront.
4. Arcaded porch sheltering entrances at base of towers of St. Paul's Presbyterian Church of 1906, (Block 51), the lower storey finished in cast stone.
5. Arched carriageway to rear courtyard of Block 42.

PORCHES AND VERANDAHS



WSHCDS

Appendix F cont.

Porches and Verandahs continued

6. Verandah to Block 30, c. 1895.
7. Entrance porch to Block 30, showing spindlework frieze.
8. Verandah to Block 50.
9. Porch sheltering entrance to Block 52.

Porches and Verandahs continued

