

CULTURAL HERITAGE IMPACT ASSESSMENT (REVISED)
39 PINE STREET NORTH
PORT HOPE



PREPARED FOR: THE GLOBE CAMBRIDGE SCHOOL

PREPARED BY: MARTINDALE PLANNING SERVICES
URBAN PLANNING, HERITAGE & DEVELOPMENT CONSULTANTS

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1.0 INTRODUCTION TO DEVELOPMENT SITE

1.1 Owner's Contact Information

The subject property is owned by 2640573 Ontario Corp., whose principal is Janus Hsu. Mr. Hsu can be reached at (647) 628-0165 or via his e-mail at [janusxu@globeschool.com].

1.2 Description of Property

The subject property is an irregular-shaped parcel of land located at the southeast corner of Pine St. N. and North St. in downtown Port Hope (see Figure 1, Location Map). It has a frontage of 56.15 m on Pine St. N., a flankage of 85.69 m on North St., and a lot area of 5,258 m² or .5258 ha, as shown on the Legal Survey included as Figure 2 of this report.

Prominently located on the subject property is the former Central Public School, recently converted to a private school known as the Globe Cambridge High School, which is described in detail in Section 3. The property slopes dramatically down from Pine St., creating a lower level in the area allocated for a new dormitory for students of the private school.

1.3 Surrounding Land Uses

To the north and east are single-detached homes, while across Pine St. to the west Pinehurst, a designated property. Immediately to the south is St. John the Evangelist Anglican Church, while to the southeast (located at the corner of South St. and Brown St.) is Port Hope United Church. These properties are described in more detail in section 1.4.2 of the report.

To the northwest, at the corner of Pine St. and North St., is a vacant parcel of land that was formerly owned by Central Public School and used for sports and recreation, but is now overgrown.

1.4 Planning Context

The subject property is designated "Major Institutional – School" on the Port Hope Official Plan, which permits both public and private schools. Since the proposed dormitory will be an essential component of the Globe Cambridge School, it is deemed to comply with the Official Plan.

The subject property is zoned "IU" according to Schedule 'A' – Sheet 7 in accordance with by-law no .20/2010, which permits public and private schools. Development standards for this zone are set out in Table 10.2. The proposed dormitory appears to conform to most of the applicable zoning standards, except those noted in the compliance review table issued by staff.

Heritage Context

1.5.1 Former Central School) – 39 Pine St. N.

The subject property, located at the south-east corner of North and Pine Streets, has been designated under Part IV of the Ontario Heritage Act in accordance with By-law no.34/2017, which was enacted on May 16, 2017. A copy of the by-law, along with the Reasons for Designation, is included in Appendix B to this report.

Globe Cambridge High School now occupies the former Central School building. The property functions as both a symbolic and geographic landmark in the Port Hope community and is a reminder of the property's educational purpose that began in 1866, 157 years ago, and continues through to today.

The building retains most of its original interior and exterior heritage attributes and exhibits a high level of detail and workmanship. The large classrooms, offices, high ceilings and wide hallways remain intact. Due to flooding in 2020 many of the original floors required replacement. A gym, located at the rear, was added in 1967. As the school is set well back from Pine St. the building's large size and architecture is showcased from the street. Situated on a large picturesque lot, the school has manicured front lawns, mature trees and a staircase that leads down a small hill from the street to the impressive front entrance of the building. Globe Cambridge High School is a private school that attracts many students from China. It has strong academic programs and a range of extra curricular activities for its students. Globe is the North American sister school of the highly successful Hubei Lindaiqiu Wutonghu Middle School in China. The school offers co-educational classes for grades 9 -12 and offers off-site boarding options for students.

1.5.2 Adjacent Heritage Properties

(a) St. John's Anglican Church and Sunday School – 33 Pine St. N.

The first St. John's Church, located on King St., opened for services in 1822 as the first Anglican church in the area. The church was well attended and by 1865 parish council realized a larger church was required to meet the needs of the congregation. A lot was purchased on the corner of Pine St. and South St. and the architectural firm of Gundry and Langley were hired to design the new church building. In 1869 the church opened, taking with it the name of St. John's the Evangelist Anglican Church. As a result, the old church on Protestant Hill was closed but later reopened. The Sunday School designed by Langley, Langley and Burke was built in 1875.

(b) Port Hope United Church and former Manse – 34 South St.

Following a fire which destroyed the earlier Methodist Church erected in 1835, plans were made to build a new larger church for the growing congregation. A substantial lot was purchased at the north-west corner of Brown and South Streets. The Toronto architectural firm of Smith and Gemmell were hired to design the building. The church opened in 1874 and backs onto the rear of Central School. The church seats 1500 people, has an active congregation and is used for concerts throughout the year.

The Methodist Church Manse, which sits to the west of the church, was constructed in 1875 and is designated under Part IV of the Ontario Heritage Act. It is currently a private home.

(c) Pinehurst - 44 Pine Street North

In 1846, Nesbitt Kirchhoffer, a prominent Port Hope lawyer, built his new home “Pinehurst” (located at the south-west corner of Pine and Bruton Streets) directly across from the old Central School. 44 Pine Street North is a Part IV designated property. Nesbitt Kirchhoffer (1813-1879), who emigrated from Cork, Ireland erected one of the downtown blocks, originally known as the Kirchhoffer or Ontario Block (25-27 Walton Street). He settled in Port Hope in 1835, and practised law from 1840 until his death in 1879.

Pinehurst is a designated two-storey brick house that sits on the crest of the hill across from Central School on about 1 1/2 acres of land. The house has gothic characteristics and Tudor style influences. It has many decorative features that include use of decorative buttresses, unique chimneys and stepped gables. The thickly moulded windows add to its charm.

(d) Benjamin Seymour House - 71 Pine Street North

In 1855, Benjamin Seymour (1806-1880), a member of Legislative Council and later a Senator, had the house at 71 Pine Street North constructed with its principal façade facing east towards Seymour Street providing a view of the Ganaraska River. The two-storey brick structure was built in the Classical Revival style and is a designated property. This large house has undergone several alterations (notably in 1905 and the 1930's) since it was first built, but maintains much of its heritage fabric and complements the streetscape. It has been converted into apartments.

(e) Bennett Jane House - 36 North Street

In 1856, 36 North Street was built as a home by Bennett Jane, an early Port Hope builder who constructed several of the surrounding houses and other

notable buildings in Port Hope. The Bennett Jane House is a designated property that displays notable attributes of the Georgian and Italianate styles. Of particular note is the open gallery which runs across the full width of the front facade. The gallery has elaborate decorative trim including brackets, posts, mouldings, fretwork and bargeboard.

(f) 39 and 41 South Street

Two semi-detached houses (four units) are located beside each other on the south side of South Street in from the corner of Pine Street. These 2 ½ storey Queen Anne style double houses were constructed c. 1880. They exhibit many features of this style of architecture, having wide 2 storey bay windows and a full width verandah across the front with simple turned posts. In the upper gable is a slender round arched window and along the roof line decorative bargeboard, mouldings and detailing all add to its picturesque appearance. 39 and 41 South Street are designated properties and excellent examples of urban style houses from this period.

(g) High School / The Pines Condominium - 72 Pine Street North

In 1896 a dedicated high school was constructed north of Central School on the west side of Pine St. North. In 1900, with increased enrollment in Port Hope, a decision was made to enlarge the school by adding 6 further classrooms. In 1955 a new high school was built on Highland Avenue for the students and the old high school was then used as a Junior High for grades 7 and 8 and re-named Dr. M.S. Hawkins. Dr. Hawkins had served as a trustee for the Board of Public Schools for over two decades. The school was officially closed by the province in 2001 and converted into condominiums during the course of the next two years.

2.0 BACKGROUND RESEARCH AND DOCUMENTATION

2.1 History of Previous Owners

Central School was constructed on a lot that was part of town lot 73 on the Smith Plan and granted to Jonathan Walton and Elias Smith in 1797. The property that was acquired by Walton and Smith consisted of lots 5, 6 and 7. The land was further divided in 1815 into 91 plots which were later subdivided into town lots. The school is situated on a 1.3 acre site. A former playground for the school, which measures 165 feet by 165 feet, is located to the north of the school on the north west corner of Pine and Bruton Streets.

The previous owners of the site are identified on the Title Search (Appendix ‘A’ to this report). A description of each follows.

The Crown to Jonathan Walton and Elias Smith – August 26, 1797

Jonathan Walton and Elias Smith received the patent from the Crown for the town site, Smith’s Creek on August 26, 1797. As early as 1792 Elias Smith, Jonathan and Abraham Walton petitioned the British government for land in Upper Canada. With the end of the American Revolution, over 40,000 Loyalists made their way to British North America, seeking an escape from persecution for their loyalty to the Crown during the war and grants of free land. The government agreed to grant the two Waltons and Smith the land requested (600 acres in Con. 1, Lots 5, 6 and 7), upon the completion of certain conditions. In return they were to bring in 40 families for settlement from the United States and to construct a saw and grist mill in town. The original agreement was not achieved within the time period required, but it appears that E. Smith and J. Walton received an extension and by 1797 they had received the patent. By this time Abraham Walton was no longer involved. It was about this time that they laid out a village plan for the lands they had acquired within the boundaries of Port Hope. Elias Smith seems to have played a much bigger role in the development of the settlement than that of his partner Walton and is recognized as Port Hope’s principal founder. It should be noted that the current area of “Port Hope” had several titles in its early history, including Cochingomink (indigenous), Ganaraska (French missionaries), Smith’s Creek, Hope Mills and Toronto.

Jonathan Walton (1759-1839), of whom the main street in Port Hope is named, emigrated from England to Pennsylvania in 1759. During the American Revolution he was loyal to the Crown and served in the military. In 1783 he left Pennsylvania and arrived in Nova Scotia, where he purchased a share in a merchant ship. The schooner would eventually serve a route carrying imported goods, primarily from England to Quebec, up the St. Lawrence River and on to Kingston. In Kingston goods were transferred to Walton’s ship which would then distribute the cargo to settlements along the shore of Lake Ontario. In 1800 Jonathan returned to New York and created a profitable business along the Mohawk River. His ships not only carried goods, but they

also transported many of the earliest families to Port Hope. In 1826 Walton returned to Port Hope and sold off most of his property. He died in 1839 and is buried in Schenectady, New York.

Elias Smith (1736-1820) was married to Catherine (1745 - 1826); they had eleven children. They arrived in Montreal, Quebec in 1783 from New York following the end of the American Revolution. During the war Elias had served as a Captain of an independent company in New York and was therefore entitled to larger grants of free land than most. He petitioned John Graves Simcoe, Lieutenant Governor of Upper Canada, for 3,000 acres in Hope Township. Of this total 1,200 acres were lands which had previously been approved. As children of a Captain two of his sons were to be granted 1,200 acres each and two of his daughters were each to receive 600 acres. The total, including the lands within the town of Port Hope, amounted to 4,800 acres.

Elias was a wealthy man who operated a successful shipping company out of New York with his eldest son David. Goods were imported from England and sold in New York. One of his most important routes was from Jamaica where he purchased coffee, sugar and rum. It is believed that Smith was involved with the transport of slaves for a period of time. Prior to his arrival in Quebec, Smith was able to sell one of his New York properties, but the most valuable, estimated at one million dollars at the time, was confiscated before his departure. Once he had settled in Quebec he set up an import-export business with a small fleet of merchant vessels, which by 1800 was running into difficulties. In 1801 the business was sold and Elias, his wife Catherine, and 3 children arrived in Hope Mills. They lived in a frame house at the foot of King St., which for a time had been his company store and a school. It wasn't before long that Smith had opened a distillery and served as justice of the peace. John David was their youngest son and worked alongside his father, for a time, becoming one of the most prosperous businessmen in Port Hope. The Smith family donated the land for St. John's Church on King St., the first Anglican church in Port Hope. Elias Smith died in 1820 at the age of 83 in Port Hope and is buried alongside his wife Catherine in St. Mark's Anglican Church Cemetery.

Elias Smith to Jonathan Walton - July 25, 1815

By 1815 Smith and Walton were dividing up their joint properties into sole ownerships. The subject property, comprising 12 ¼ acres and 30 perches, was transferred from Smith to Walton who retained it for two years. Walton was living in New York at the time.

Jonathan Walton to Thomas Ward - Aug. 21, 1817

Thomas Ward (1770 -1861) was born in London, England and arrived in Canada in 1791 with Governor Simcoe and served as Registrar of the County of Northumberland until 1808. Thomas married Mary Playter (1781-1847) in 1803; they had 8 children. In 1808 he was appointed as Registrar of Durham County while residing in Port Hope and served in the position until 1847, when his son Charles became the registrar. Thomas

was one of the province's first lawyers and was one of the founders of St. John's Anglican Church (presently St. Mark's). He was active in the military, serving as Captain of the 1st Regiment of the Northern Militia in 1812 and as Colonel of the 1st Regiment of the Durham Militia in 1831. In 1824 he was appointed Judge of the Surrogate Court.

Trinity College School, an Anglican-based private school for boys, relocated from Weston, Ontario to Port Hope in 1868. A suitable site had been determined at the top of Ward Hill in the east part of town on a 10 acre property, referred to as the Thomas Ward Homestead. A substantial 2 storey frame home would be part of the package. The town agreed to pay the rent for 3 years until the school became more established. Thomas and Mary are buried at St. Mark's Church Cemetery.

The 12 ¼ acre and 30 perches parcel was sold to Thomas Ward for 500 pounds.

Thomas Ward to Charles Fothergill- May 8, 1817

Charles Fothergill (1782-1840) was born in North Yorkshire, England to a prominent family. Fothergill arrived in Smith's Creek in 1817 after amassing considerable debt in England. He tried his hand at many varied endeavours including acting, magistrate, newspaper publisher, artist and King's Printer, but he is most recognized for his published works and manuscripts as a naturalist. Upon his arrival in Upper Canada Charles was able to acquire land in Monaghan Township with plans to attract English gentlemen to the area through immigration. He established a mill and distillery in the area, but the development was unsuccessful. While residing in Smith's Creek, he was appointed to the position of postmaster and then later magistrate, which enabled a steady income. He opened a general store in the village and was also involved in the commercial development of the port, as the founder of the Port Hope Harbour and Wharf Company. Unfortunately both the store and the port development resulted in failure. It was about this time, in 1821, that any property he owned was sold or confiscated, including the subject property, to pay his debts and he relocated to York and secured a position as King's Printer. The property was transferred to John David Smith, Elias' youngest son.

Fothergill was instrumental in seeking a name change for the village from Smith's Creek to Toronto. For a short period of time the new name was recognized by the local government, but upper tier officials rejected the name, as Toronto Township already existed. In 1819 the name was officially changed to Port Hope in honour of Henry Hope, an officer in the British army during the American Revolution.

Ward sold the parcel to Fothergill for \$400 on May 8, 1817 for 400 pounds.

Charles Fothergill to John David Smith - Nov. 20, 1821

John David Smith (1786-1849) arrived in Port Hope from Montreal in 1801, at the age of fourteen, with his parents and two siblings. He worked alongside his father Elias and became quite prosperous in following years in managing various aspects of the

business. He amassed thousands of acres of land purchased primarily from his father and Jonathon Walton. During the War of 1812 John David held the position of captain in the Durham Militia and also served as a member of legislature. He married Susan Hawkins (1789-1832) and together they had ten children. Susan died in 1832 following the birth of her last child and is buried in St. Mark's Church Cemetery. The next year John David married young Augusta Woodworth (1812- 1907) from New York and they had four additional children. The large and impressive Bluestone, which was commissioned for his new bride, was their residence for many years. Today this Greek Revival style landmark home, designated under Part IV of the Ontario Heritage Act, still graces the corner of King Street and Dorset Street East. John David passed away in 1849 and was buried in St. Mark's Church Cemetery. Augusta continued to reside at the Bluestone until her death in 1907. The property remained in the Smith family until the 1950's.

Alexander and Maria Irving to Mark Burnham - Sept. 3, 1841

Mark Burnham (1791-1864) was one of four brothers born into a prosperous family that made their way from Dunbarton Centre, New Hampshire to Canada in 1812 and settled in Cobourg. Mark married Sophronia Gilchrist (1801-1883) on July 14, 1819 in New Hampshire and they had six children. His son Henry Hamilton Burnham became the Mayor of Port Hope. While living in Port Hope, Mark operated the North America Hotel at 28-32 Walton St., a property owned by John Lynn, and the shops located on the street level. He was noted for his musical abilities and composed numerous pieces of music. The Wall and Forest map of 1853 indicates M. Burham as the owner of the subject property and also a large parcel located to the south at the north-west corner of Walton and Pine Streets. The Burhams built a grand house which they called "Dunbarton Hall". The Port Hope directory of 1857 lists Mark as a miller living on Walton St. The 1861 Canadian census lists Mark, Sophronia, with two of their children, Robert MD, age 27, Henry, age 18 and a servant, R. Fogarty. Mark and Sophrina are buried in St. John's Anglican Church Cemetery, now Union Cemetery, on Toronto Road.

The abstract books indicate this was for a 1 acre property sold from the Irvings to Burnham for 100 pounds.

James B. Fortune to James Gevoitdale Sept. 3, 1864

James Bonwell Fortune (1813-1864) arrived from Ireland in 1834 and at first settled in Peterborough. His first wife passed away with their first child after the birth. Following this tragic event James made his way to Cobourg where he served as the Deputy Sheriff for several years. In Cobourg he married Maria Laing (1823-1908), the eldest daughter of James Laing. In 1851 they purchased property in Hamilton Township, north of Cobourg and east of Port Hope, at the village of Gore's Landing. The 1851 Agricultural census lists them as residing on a 5 ½ acre wooded lot.

In 1853 James was a director of the Cobourg/ Peterborough Railway Company, a group determined to run a railway line from Cobourg northwards to Peterborough. The main obstacle was the construction of a bridge which ran across Rice Lake from Harwood, on the south shore, to Hiawatha, on the north shore. In 1854 the line was opened across the lake, but the winter ice proved a severe problem to the trestle bridge and it was closed for weeks at a time to undertake repairs. In 1860 when the Prince of Wales visited Cobourg and Port Hope it was decided that on his return to Peterborough he would bypass the precarious bridge over Rice Lake and instead make this leg of the journey by steamer. The line had cost far more than anticipated and necessary repairs made it difficult to cover the interest on the loans. The bridge was closed shortly afterwards and investors lost considerable funds. James returned to Cobourg following this and in 1860 was one of the founding members and a director of the Agricultural Loan Association of Canada. James died four years later; he and Maria are buried in St. John's Anglican (Union) cemetery.

James Gevoitdale to Asa Burnham- June 23, 1864

Asa Burnham was the brother of Mark Burnham who passed away in 1864 in Port Hope.

The registry book indicates that Gevoitdale sold a parcel, of unknown size, for 570 pounds to Asa Burnham.

Estate of John David Smith to Reverend Jonathan Shortt - Dec. 30, 1865

Reverend Jonathan Shortt arrived in Port Hope in 1837 and was appointed as rector of the Port Hope parish and oversaw St. John's Church, then located on King St. In 1839 he advertised himself as a teacher for children. Shortt served for over 30 years with the parish and played an important part in the purchase of a lot for the new church to be located on Pine St. The property was sold by the estate of John David Smith by his wife, Augusta L. Smith et al to Jonathan Shortt for \$750.00. This parcel of unknown size, was most likely for the church grounds. The instrument indicates it as an annexed memorial. Unfortunately Shortt died before the opening of the new St. John's Church building. A number of the stained glass windows in the church were dedicated to Shortt in recognition of his achievements and his devotion to the Anglican parish of Port Hope.

Sophronia Burnham, Robert W. Burnham and Henry H. Burnham to Grammar and Common School Trustees - March 14, 1866

Sophronia Burnham (Gilchrist 1801-1883) was the wife of Mark Burnham who died in 1864, and mother of Henry Hamilton and Robert Wilkins Burnham. The property was sold by the Burnham's to the Grammar and Common School Trustees for \$1200.00 for the construction of the new Union School.

The Parish of St. John's Church to the Port Hope Public School Board - Nov. 22, 1961

The Port Hope Public School Board received the deed to property from the Parish of St. John's Church for \$1.00. It seems that a property swap took place on the same date where the Port Hope Public School Board deeded property to the Parish of St. John's Church for \$1.00 (instrument #9449).

The Port Hope Public School Board and Kawartha Pine Ridge District School Board - May 27, 2011

At this point the ownership changed to reflect the re-organization of school districts in the area, with the school coming under the jurisdiction of the Kawartha Pine Ridge District School Board.

Kawartha Pine Ridge District School Board to The Pine Academy - May 30, 2011

In May of 2011 the founders of Discovery Academy, a private school in Richmond Hill, purchased the vacant Central School property from the Kawartha Pine Ridge District School Board. The school operated under the name of Pine Academy and in the fall of 2012 the first students attended the new school.

39 Pine Street Holdings Inc. to 2640573 Ontario Corporation

Since 2017, the subject property has been owned by 2640573 Ontario Corporation, which operates the Globe Cambridge High School. This institution is the North American sister school of the Hubei Lindaqiu Wutonghu Middle School in China.

2.2 History of Education in Port Hope

One of the main priorities of early settlers in Upper Canada was the education of their children. For most children in Port Hope and rural Hope Township early education would have been carried out at home or later in church buildings as they were constructed. It is believed that the first school to operate in Port Hope was at the home of Elias Smith, one of the early founders of Port Hope. Constructed in 1797, the large frame dwelling sits at the foot of King St. and Madison Avenue close to the shore of Lake Ontario. By 1820 there were several other private schools established for educating children. It was difficult for many of the early families to afford the associated fees for these private schools. Children were expected to help with household chores, and for those living in rural areas, they were also required to assist with farming. This meant that during the growing and harvest seasons their education suffered. It was evident from school records that many of the older male students did not return to school in the fall, but remained working on the family farm.

It was not until 1842 that the first government aid for schools was granted in Port Hope. Reverend John Cassie was elected in 1844 as the first school superintendent and in 1848 the first Board of Trustees for Schools was appointed. There was a small annual

fee for elementary students to attend school; in 1860 the fee was approximately \$5.00 and was to be paid quarterly. In 1860, in a local school report, Cassie identified some of the causes of the non-attendance of many local children - "indifference by parents, in others extreme poverty, or the parents not being able to give their child a decent outfit".

Several small schools were built during the period from 1850 to 1871 to serve the needs of the increasing population of the Town, including 2 octagon schools. The combined Grammar (High) and Common (Public) Schools were referred to as Union Schools. In 1866 a new eight classroom Union School was approved and built at the south east corner of Pine and North Streets, which is the subject property.

In 1871 the provincial government removed the tuition fee and schooling became mandatory for children aged 5-14. Enrolment increased significantly in Port Hope following the passing of the act, from 534 to 883 pupils. Before long the Union School was at capacity and it was decided that the Grammar (high school) students would move to the old Presbyterian Church building on Brown Street. St Andrew's was built in 1860, and sold in 1872 to be used as the Grammar School. It was used as the first Port Hope High School building from 1873 until 1886.

In 1883 three classrooms were added to the Union School. A Model School, used for the training and education of teachers operated in the Union School from 1877 - 1906. In addition to instruction and academic lectures, the Model School students practised their teaching skills three days a week. A report issued from the Department of Education in 1902 revealed that the Port Hope Model School ranked second best in the province, just behind London.

As student numbers steadily increased, a decision was made to build a new, larger school behind the existing one and renowned architects, Ellis and Connery Architects were commissioned to complete its design. In 1912 construction began on the Central School while the Union School continued to operate at the front of the property. Upon completion the old school was demolished.

Port Hope is well recognized for the private co-educational Trinity College School located in the area, on Ward St., between Elgin St. and Roseglen Road. The large, 100 acre site spans both sides of Ward St. and consists of a collection of historic and newer structures. Set at a high elevation on Ward's Hill, the extensive grounds are a mixture of manicured landscapes, meadows and wooded areas. The school had its early beginnings in Weston, Ontario when it opened in 1865 as a private Anglican-based school for boys. The principal founder was Reverend W. Johnson, who held the classes in his home. As enrollment increased the need for a new site was realized. A committee, created in Port Hope to increase development within town, approached the school with a plan for them to relocate. The proposed site included an existing large 2 storey frame building and the town agreed to provide financial assistance that included free rent and no taxes for a three year period. In 1868 the school relocated to Port Hope. Today TCS

has an enrolment of over 600 students, is co-educational, has a junior school and provides boarding for students who come from around the world.

Central School continued to serve as a public school until 2009 when the students were relocated to Ganaraska Trail Public School, a newly built school. After this date the property changed hands several times, most with the intent of creating a new private school in Port Hope. In 2011 the property was transferred from the Port Hope Public School Board to the Kawartha Pine Ridge District School Board and three days later transferred to The Pine Academy Inc. In June 2012 the property was acquired by 2331764 Ontario Inc. and went to power of sale in 2017. It appears that the building was not functioning as a school until 2019, following its purchase in 2018 by 2640573 Ontario Corp., when its new owner opened the school under the name Globe Cambridge High School.

2.3 Condition of the Heritage Resource

The two storey structure associated with the subject property was built in 1912 to serve as a high school for the thriving Port Hope community. A gymnasium was added to the east side of the facility in the 1960s, accessible from the main building through a wide corridor located in the basement level.

The original structure and the gymnasium addition were constructed in solid brick masonry complete with stone accents. The masonry walls support open-web steel joists, which in turn support heavy tongue and groove planked sub-floor/roof deck. The solid masonry exterior walls of the original structure were permeated with generous fenestration, shedding ample light into entrances, stairway corridors and classrooms alike. The exterior masonry components will require ongoing maintenance but are in very good condition. The cornice details, soffit, fascia and frieze are sound but are in need of some maintenance due to peeling paint. The window sash and frames are original, are in very good condition and will remain so with regular maintenance. The window frames are fitted with aluminum storm windows on the exterior to increase energy efficiency.

The mechanical systems of the building have been updated for improved energy efficiency. The HVAC systems have been changed from the original boiler and hot water heating system to a forced air system fueled by natural gas. This system not only allows for better energy efficiencies but also provides air filtration and heat recovery for fresh air intake.

The interior finishes appear to be mostly original. The interior wall finishes are plaster over masonry or in some areas plaster over lath. The millwork of the doors, frames, casings, chair-rail and frieze are simple in nature but large in scale. Like the other components of the building, they too are an example of good design, quality

construction and craftsmanship. The original flooring finishes have been replaced, in most part, with ceramic and vinyl plank flooring.

The excellent structural condition of the building is a testament to the architects, builders and trades persons employed in its construction and maintenance schedules and personnel involved in its upkeep over the years. With continued maintenance this facility should serve its intended purpose for many years to come.

3.0 Statement of Significance

The Statement of Significance is contained within By-law No. 34/2017, identified as Schedule 'B'. It appears in this report as Appendix 'B'.

4.0 Description of the Proposed Development

The proposed dormitory building is to be located in the rear yard of the property, close to the southeast corner. Similar to the historic school, it features predominantly brick construction, but is designed as a contemporary or modern building, the brick being interspersed with aluminum siding. It will have five floors above grade (4 levels of bedrooms plus common areas incorporating the kitchen and cafeteria), with the basement level accommodating building services. Occupying a footprint of 309 m², the dormitory will comprise a building area of 1716 m² and will include a total of 28 rooms designed to accommodate 80 students. Setbacks from the east and south lot lines will be 7.5 m.

Because of the pronounced slope of the property from west to east, the perceived height of the dormitory from Pine St. and North St. will be significantly reduced.

5.0 Impact of the Development on the Heritage Resource

As stated above, the new building will be on a much lower grade than the existing school and its appearance from Pine St. should therefore not detract from the heritage character of the property. Furthermore, it will be "tucked in" to the southeast corner of the property a substantial distance from both Pine St. and North St. Because of the height and bulk of the nearby Port Hope United Church to the south, it will not be highly visible from South St.

Due to fact that the historic school is not part of the development project and in light of the spatial relationship between the school and the dormitory, we do not feel it will be necessary to mitigate the impact of the project. The visual impact will be minimized because of the substantial difference in grade between the two buildings.

6.0 Conclusion

We have carefully reviewed the plans for the proposed dormitory and its visual impact on the adjacent heritage resource, and have concluded that it will have no adverse effect on the heritage attributes of the former Central Public School.

Respectfully submitted,

Robert A. Martindale, MCIP, RPP, CAHP

September 16, 2024

APPENDIX 'A' – TITLE SEARCH RECORD

Municipal Address: 39 Pine St. N., Municipality of Port Hope, County of Northumberland

Legal Description: Pt. Town Lot 70 Stewart Pl. Port Hope; Pt. Town Plot 73 Stewart Plan Port Hope; Pt. Lots. 306 & 314 Smith Estate Pl. as in PH9448 & PT2203; Pt. Town Plot 70 Stewart Pl. Port Hope, Pt. Lots 311 & 312 Smith Pl. being Part 2 Pl. 39R-13477 Municipality of Port Hope; (originally pt. of Lot 1, BFC Township of Port Hope); PIN:51070-0350(LT)

Date of Search: June 20, 2023

Instrument No.	Date	Grantor	Grantee
Grant	26 Aug 1797	The Crown	WALTON, Jonathan; SMITH, Elias
OPH174	25 July 1815	SMITH, Elias	WALTON, Jonathan
OPH247	21 Apr 1817	WALTON, Jonathan	WARD, Thomas
OPH255	8 May 1817	WARD, Thomas	FOTHERGILL, Charles
OPH513	20 Nov 1821	FOTHERGILL, Charles	SMITH, John David
OPH5362	3 Sept 1941	IRVING, Alexander and Maria	BURNHAM, Mark

CHIA – GLOBE CAMBRIDGE SCHOOL

Instrument No.	Date	Grantor	Grantee
PT2024	23 June 1864	GEVOITDALE, James	BURNHAM, Asa
PT2172	30 Dec 1865	SMITH, John David-ESTATE	The REVEREND SHORT, Jonathan DD
PH2203	14 Mar 1866	BURNHAM, Sophronia, Robert Wilkins and Henry Hamilton	JOINT BOARD OF GRAMMAR AND COMMON SCHOOL TRUSTEES OF THE TOWN OF PORT HOPE
PH9448	22 Nov 1961	THE. PARISH OF ST. JOHN'S CHURCH, PORT HOPE	THE PORT HOPE PUBLIC SCHOOL BOARD
ND61413(Apl. To Change Name- Owner)	27 May 2011	THE JOINT BOARD OF GRAMMAR AND COMMON SCHOOL TRUSTEES OF THE TOWN OF PORT HOPE	KAWARTHA PINE RIDGE DISTRICT SCHOOL BOARD

CHIA – GLOBE CAMBRIDGE SCHOOL

Instrument No.	Date	Grantor	Grantee
ND61416(Apl. To Change Name-Owner)	27 May 2011	THE PORT HOPE PUBLIC SCHOOL BOARD	KAWARTHA PINE RIDGE DISTRICT SCHOOL BOARD
ND65108	30 May 2011	KAWARTHA PINE RIDGE DISTRICT SCHOOL BOARD	THE PINE ACADEMY INC.
ND77775	26 June 2012	THE PINE ACADEMY INC,	2331764 Ontario Inc.
ND160347(Tran. Power of Sale in Charge No. ND117672)	1 Dec 2017	VECCHIARELLI, Michael and Dominic; EDGEMONT CAPITAL INC.; D'EGIDIC, Marco	39 PINE STREET HOLDINGS INC.
ND172455	28 Sept 2018	39 PINE STREET HOLDINGS INC.	2640573 ONTARIO CORP.