

John, Ontario and Queen Street Heritage Conservation District Plan

Municipality of Port Hope, Ontario



Prepared by:

Heritage Port Hope Advisory Committee

Nicholas Andrew Holman OAQ, CAPHC
nick.holman@utoronto.ca

with Guidelines by
Peter John Stokes OAA

Edited and revised by Bob Harrison, Chair of HPH,
in conjunction with the author

Final Revision – January 2008

<u>Table of Contents</u>		<u>Page</u>
1.0	Introduction and Scope	1
2.0	The Boundaries	3
3.0	Heritage Character Statements	
	Introduction and Methodology	5
3.1	Queen Street – Heritage Character at Front Elevations	6
3.2	Queen Street – Heritage Character at Sides and Backs of Buildings	8
3.3	Ontario Street – Heritage Character at Front Elevations	9
3.4	Ontario Street – Heritage Character at Sides and Backs of Buildings	10
3.5	John Street – Heritage Character at Front Elevations	11
3.6	John Street – Heritage Character at Sides and Backs of Buildings	12
3.7	Heritage Character at Lent, Brewery and Brogden’s Lanes & Maitland St	13
3.8	Walkways – Heritage Character	16
4.0	Zoning and Occupancies	17
5.0	Inventory of Buildings	
5.1	Queen Street, east side	19
5.2	Queen Street, west side	29
5.3	Ontario Street, east side	34
5.4	Ontario Street, west side	36
5.5	John Street, east side	43
5.6	John Street, west side (including Brewery Lane)	54
6.0	Guidelines (by Peter John Stokes, from the July 1995 Walton Street HCD Plan)	74

Section 1.0

Introduction and Scope

1.0 Introduction and Scope of Study

The first Port Hope Heritage Conservation District, known as the Walton Street Heritage Conservation District, was established by the passing of By-Laws 44/97 and 45/97 by the Council of the Corporation of the Town of Port Hope (now the Municipality of Port Hope) on October 6th, 1997. The establishment of this District was the outcome of years of voluntary work on the part of the citizens of Port Hope, the Port Hope LACAC (Local Architectural Conservation Advisory Committee) and Peter John Stokes, Architect, who wrote the comprehensive “Walton Street Heritage Conservation District Plan” (WSHCD Plan).

This Heritage Conservation District (HCD) has been a great success, with the consequence that in May 2003 the Municipality of Port Hope issued a Request for Proposals to study the possible expansion of the Heritage District, primarily along John, Ontario and Queen Streets, and generally in the area flanking the existing HCD west and south of the Ganaraska River. The resulting document (titled “Report on the Proposed Expansion of the Heritage Conservation District, Municipality of Port Hope, Ontario” and dated November 10, 2003) recommended that the HCD be expanded into those areas. This report (called hereafter the 2003 Report) contained Heritage Character Statements for the various areas, justification of the new boundaries, an area zoning map with relevant comments and a comprehensive inventory. In March 2006, Heritage Port Hope (the re-named LACAC for the Municipality of Port Hope) commissioned the preparation of this HCD Plan, based on the 2003 Report. The John, Ontario and Queen Street Heritage Conservation District Plan (the JOQSHCD Plan) is written in accordance with the requirements of the Ontario Heritage Act (the Act) following adoption of Bill 60, which was granted Royal Assent on April 28, 2005. The Guidelines for the old and the new Districts are identical and this ensures that the administration of the two Heritage Conservation Districts in Port Hope should be seamless.

Turning now to the contents of this HCD Plan, the History of Port Hope is not included because this is covered effectively in the History of Walton Street as written by Stokes in Schedule “B” of By-Law 44/97. The JOQSHCD Plan begins with a review of the District Boundaries, followed by documentation of the heritage characteristics (the Heritage Character Statements) of the areas within the District. The Zoning and Occupancies, which are similar throughout most of the District, are reviewed briefly, after which comes the main section of the Plan, namely the Inventory, which describes in detail the buildings of the District, as well as landscaping and natural features. The final section is the Guidelines, which are identical to those of the WSHCD Plan and which have, with the kind permission of Peter John Stokes, been copied directly from that earlier Plan.

The previous final draft of the JOQSHCD Plan (dated February 7, 2007) was presented to Council on that date and subsequently underwent significant additional review by Municipal staff and Advisory Committees. In the end, it was decided to significantly modify the boundaries proposed in the original study (the 2003 Report) and included in the final draft of February 7, 2007. While the photographs, and the accompanying descriptions, were compiled in February 2007, the Final Plan has been slightly revised by Municipal staff in order to more accurately reflect the boundaries of the new HCD and the final date has been revised as January 2008 as referenced in the Municipal By-law to create the new HCD.

The intent of a Heritage Conservation District is to protect and to preserve that which is irreplaceable. Within such Districts we are dealing typically with buildings designed and built in another era, using materials and techniques generally no longer available to create structures and environments which would not, and indeed could not, be created today. The Inventory, by way of

detailed descriptions, provides the basis for protection of the fabric and the context of the properties. It also incorporates specific summary comments relevant to each property described. The sides and backs of buildings are included in the John, Ontario and Queen Street Heritage Conservation District, as are the extensive lanes and publicly accessible areas off the main streets. These are a less obvious but important part of the public realm of the Municipality of Port Hope, and they are also intriguing places to explore, often revealing layers of history and technology, and unexpected aspects of behind-the-scenes workings of small-town Ontario.

Section 2.0

**Boundaries of the John, Ontario and Queen Street
Heritage Conservation District**

2.0 The Boundaries

The boundaries for the new District create three discrete branches, one along John Street, another along Ontario Street and the third along Queen Street, each branch starting where the street in question extends beyond the WSHCD. The boundaries generally reflect the presence of the river and the topography of the area, these two features being the fundamental reasons for the existence of the town.

The John Street branch proceeds from Walton Street to Augusta Street, and includes the properties on both sides of the street. Behind the properties on the west side of John Street is a steep hill which effectively separates the area of town within the hollow from Pine Street South, which runs along the ridge to the west. Thus the western edge of the John Street properties is a natural boundary. Brewery Lane, west of upper John Street, runs south from Walton to the point where the hill effectively ends it, and for this reason the lane is also within the District. This lane contains various heritage structures and artifacts, and provides attractive and interesting views of the backs of the old brick buildings facing the adjacent streets. Old wooden hydro poles, transformers and festoons of wiring are among the features of Brewery Lane. The properties along the east side of John Street gently slope to the east and meet Lent Lane (the former right-of-way of the Midland Railway). The natural eastern boundary of this branch of the HCD is the west side of the paved footpath in Lent Lane.

The Ontario Street branch extends north from Walton Street, encompassing the properties on either side of the street up to the banks of the Ganaraska River, with the exception of a 5 metre (approximately 16 foot) open space band along the riverbank, which is excluded from the District. The western boundary is the eastern edge of the small lane running south of Maitland Street; north of Maitland Street, the border is the western edge of the parking lot behind the Ganaraska Hotel. On the east side of Ontario Street, this branch includes Brogden's Lane and all of the property south of the river (again, with the exclusion of the 5 metre open space band along the riverbank) as far east as the intersection with Walton Street.

The Queen Street branch extends south only as far as the built-up areas. The southern boundary is formed by the south fence-line of the small apartment building on the west side of Queen, and the southern edge of the Library parking-lot on the east side of the street. The western boundary of this branch is the back lot-line of the Capitol Theatre and the apartment building. The eastern boundary is the Ganaraska River.

The John, Ontario and Queen Street Heritage Conservation District boundaries are shown as three separate branches on the **District Map** on the following page.



The John, Ontario and Queen Street Heritage Conservation District (JOQSHCD) is composed of three distinct branches (shaded): the John Street Branch, the Queen Street Branch and the Ontario Street Branch.

Section 3.0

Heritage Character Statements

3.0 Heritage Character Statements

Introduction and Methodology

The following pages describe the heritage characteristics of the various areas within the John, Ontario and Queen Street Heritage Conservation District (JOQSHCD). Whereas Section 2.0 deals with the boundaries, i.e. the extent of the District, this section discusses the present-day character of the streets, lanes and walkways, and examines also the evidence of the past in these areas.

The contemporary situations are compared to those which existed in the early twentieth century. Like the Walton Street HCD, the John, Ontario and Queen Street HCD may be divided into the two categories of the Original Commercial Sector (on these streets as they emanate from Walton Street) and the Transitional Residential Sector (specifically on John Street farther south of Walton). Buildings in the former sector are generally two- or three-storey, brick-built commercial blocks with ground-floor shopfronts and uniform, double-hung, multiple-pane windows and parapets fronting so-called flat roofs. (Stokes gives detailed descriptions of such buildings in his WSHCD Plan, pages 14 – 19.) Buildings in the latter sector are typically detached, nineteenth-century residential structures in a variety of styles, mostly built of brick and with pitched roofs. Buildings in these areas which do not fall into these categories do not necessarily diminish the local heritage character, nor are they necessarily of lesser intrinsic value; in fact the converse may be true. The intent of a Heritage Conservation District is not to expunge the evidence of recent decades of buildings but to conserve all of the elements contained within the District. The Inventory may be consulted for comments on individual structures both old and more recent.

Generally speaking, 1930 seems a suitable ultimate date for the traditional Heritage Conservation District, this being the approximate time at which industrial products en masse appear on the job-site, with the accompanying diminution in craftsmanship. Obvious examples are the use of poured concrete for foundations (liquid architecture, as it were) and metal angles used as lintels, instead of load-bearing stone lintels or masonry arches, the latter built originally off wooden formwork. Asphalt shingle roofing is another mid-20th century invention. Such changes in building practices are linked to manufacturing, transportation and architectural trends and when it comes to assessing significance, each case is unique and there are exceptions to heritage “rules.” It is important to understand the intent which underlies the rules, i.e. the method of assessment. This should be apparent within the Inventory, which provides in effect the footnotes for the HCD Plan.

Returning to the topic of Heritage Character Statements, the following pages present, where available, several contrasting then-and-now photographs. The upper images within the given pages are historic photographs (as identified), and the lower images are contemporary. In the interest of making the formal comparisons easier, the recent photographs are reproduced in black and white. In instances where there is no comparison, the contemporary photographs are in colour. The photographs are followed by brief descriptions of the present-day character of the given locations. The heritage characteristics of areas within the District should be respected in particular when reconstruction or new construction is planned, at which time the Guidelines must also be consulted. The character and quality of new construction is particularly important given the various empty sites in the JOQS Heritage Conservation District.

3.1 Queen Street – Heritage Character at Front Elevations



Above - Queen Street: photograph of the 1909 Flood, looking north towards Walton

Below - Queen Street: looking north towards Walton (December 2006).



3.1 Queen Street – Heritage Character at Front Elevations (continued)

The photographs on the preceding page give an indication of the character of Queen Street almost a century ago, and again this year. The main difference - aside from the absence of floodwaters - is the loss of tall trees lining the street, as well as the loss of the old buildings in the foreground on either side. Queen Street now has a variety of commercial buildings at the north (Walton Street) end, and very few buildings at the south end. Most surprising in this streetscape, however, is the absence of mature trees, which gave the street a less hard, urban aspect. Replanting of such trees is encouraged.

Walking south from Walton today, one passes between the tall, three-storey, nineteenth-century corner buildings on either side and immediately the scale drops to two stories on both the east and west sides. The streetscape thereafter is varied, with most buildings having a similar setback, being built of red brick, and being also typically of late 19th century origins. Unusual among these is a newer building, the (Designated) Capitol Theatre, built in 1930 - recently renovated and with a largely new front elevation - and being one of only three remaining atmospheric theatres in Canada. Other recent alterations to the streetscape are the retirement home on the west side which, however suitable to its purpose, is not in keeping with the Heritage District, and the stuccoed building opposite, where the recent cladding material appears to mask an older structure.

To the south, the last building on the east side is a civic building, the restored and expanded Carnegie Library (which is also Designated), beyond this southern boundary is the open space of Rotary Park and across the street Memorial Park, both of which lie beyond the southern boundaries and are thus excluded from the District.

3.2 Queen Street – Heritage Character at Sides and Backs of Buildings

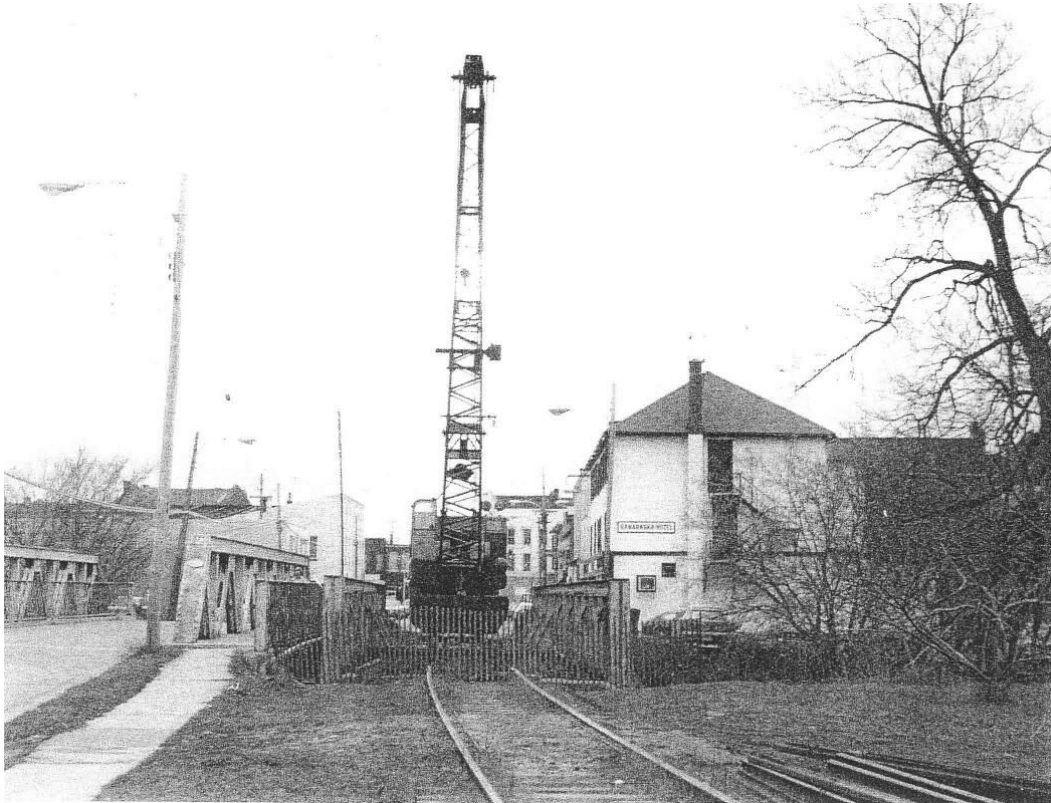


The rear elevations of building on the east side of Queen, facing the River (photo above) are plainly visible from the newly opened Rotary Walkway. At present this area consists primarily of paved asphalt, but there are various courtyards and passages which could be used for outdoor seating overlooking the river; or which might be enhanced to make them more inviting for people to move from the street to the walkway. There are also some outbuildings, and there is general variety in these rear elevations. These aspects should be used to enhance the riverside, as suggested in various entries in the Inventory.



The rear elevations of buildings on the west side of Queen, facing Lent Lane, are few, but the presence of the Capitol Theatre (photo above) cannot be ignored. Starting from the covered drive off Queen, the north side of the building has an industrial presence, with varied old brick masonry and 6/6 windows in some locations and blocked apertures in others. At the west end of the building, the corrugated steel and crenellated iron parapet give the impression of an industrial, fairy-tale castle: one which is theatrically appropriate in enlivening an otherwise blank elevation.

3.3 Heritage Character Statements – Ontario Street



Above - Ontario Street, south: Removal of Midland Railway Bridge (photo date unknown).
Below - Ontario Street looking south over wide road-bridge (December 2006).



3.3 Ontario Street – Heritage Character at Front Elevations (continued)

Present-day Ontario Street is much altered in character relative to a century ago, particularly because of the removal of the Midland Railway line which previously, and even incredibly to us today, ran parallel to this street, across Walton, and continued down the present-day Lent Lane to the round-house, industrial lands and port. No trace of this former, most notable and important industrial presence, remains.

Walking north today from Walton Street, an old, three-storey brick building remains at the northeast corner, while an austere Modernist bank (by Eberhard Zeidler) occupies the opposite corner. Farther along on the west side are several two-storey, brick commercial buildings from the mid- to late-nineteenth century which present a fairly intact historic streetscape (with a variety of shop fronts), ending with the large, three-storey brick building at Maitland Street, and beyond the lane the old clapboard Ganaraska Hotel, next to the river.

On the east side of Ontario Street, any old structures have been replaced by rather dull, flat-roofed, taupe-brick commercial buildings of recent origin. These two-storey structures contribute little to the streetscape and might in future be replaced by taller buildings more suitable in character to the Heritage Conservation District.

3.4 Ontario Street -Heritage Character at Sides and Backs of Buildings



The sides and backs of buildings on the west side of Ontario Street (seen from just off Maitland Street) are a collection of types, sizes, materials and conditions. Most prominent and intact - aside from the rear of the Ganaraska Hotel - is the three-storey, painted brick wing on the south side of this lane. The other buildings are something of a mixture, though not without appeal. The lanes and back streets (see Section 3.7 below) contain interesting remnants of industrial occupancies and varied, *ad hoc* building additions and the like. These should be retained wherever possible.

3.5 John Street – Heritage Character at Front Elevations



Above - John Street: view south from Walton Street (December 2006).

Below - John Street: red- and buff-brick wall along west side (December 2006).



Above: Tall brick walls are a rare feature in Port Hope. This photograph indicates the point of transition between the Original Commercial Sector and the Transitional Residential Sector, and also shows possible areas of future development both in the foreground and beyond the walls.

3.5 John Street – Heritage Character at Front Elevations (continued)

John Street today is not radically different from a century ago. Walking south from Walton, the initial commercial buildings are as at Queen Street, but much more extensive. The west side has an impressive array of continuous, two-and three-storey parapetted buildings, while on the east side is a variety of two-storey structures built typically of painted brick.

About mid-way along this block, an elaborate red- and buff-brick wall on the west side - containing the gates to the house above - marks the break between commercial and residential buildings (see photo on previous page). From this point southwards, buildings are generally residential, built in various styles and materials. Notable exceptions are at Augusta Street, where there are two very impressive buildings: on the northeast corner, the Victorian-Gothic church with corner tower and spire, and on the northwest corner, the Italianate Victorian mansion, formerly a bank and now a hotel (both Designated).

3.6 John Street - Heritage Character at Sides and Backs of Buildings



Rear elevations on the east side of John Street are described under the category of Lanes elsewhere in this section. Rear elevations on the west side of John (seen above from Brewery Lane) are most appealing, partly for the bricks, windows, doors, sheds etc. which many of these retain; and perhaps more so for the settlement which has occurred in many of these buildings, a feature appealing to the visitor from a modern city of rigid verticals and horizontals in industrial concrete, steel and glass, or of acres of stucco over Styrofoam insulation.

3.7 Heritage Character at Lent, Brewery and Brogden's Lane & Maitland Street



There are various lanes, back streets and walkways in the JOQSHCD and these have diverse and interesting characteristics. The images in these pages show some aspects, and so indicate the value, of the built and the more natural environments of these areas.

Brewery Lane (shown above and below) has a semi-rural character, with lush foliage, wooden fences, grassy verges to the gravel drive, and the glorious mess of an old wooden hydro pole - typically one of the first victims of industrial cleansing in a Heritage District. The old Orange Hall is tucked away back here and also, rumour has it, the eponymous former brewery is on the west side of the lane (both described in the Inventory). All such diverse and interesting, back-lane elements should be retained.



3.7 Heritage Character at Lent, Brewery and Brogden's Lane & Maitland Street (continued)



At **Brogden's Lane** (above, looking east from Ontario), we may contrast the rather dull uniformity of the south wall of the recent LCBO building with the infinite variety of volumes, windows, rooflines and materials at the backs of buildings on Walton Street.



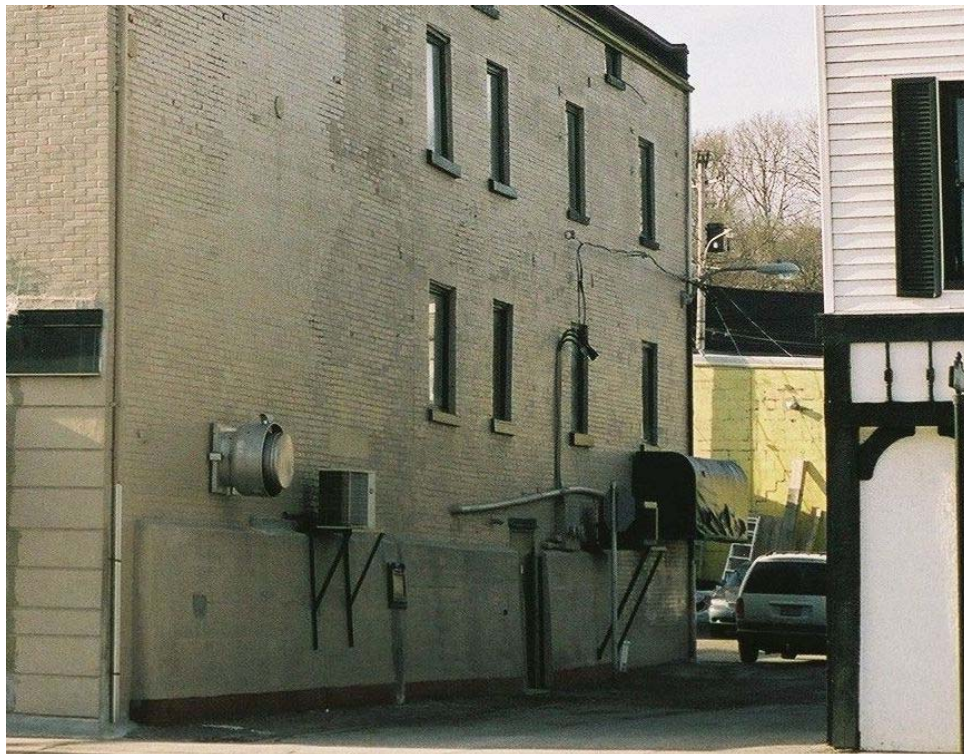
Lent Lane (above, looking north) was once a railway right-of-way and is now a footpath, with parking lots and the backs of various buildings visible to the east; and backyards, gardens, fences and parking lots to the west. From this lane one can see features such as an old Coca Cola mural (below other painted signs), gardens with brick sheds half-hidden by foliage and, in one location, remnants of a low stone wall (see photos on next page).

3.7 Heritage Character at Lent, Brewery and Brogden's Lane & Maitland Street
(continued)



Above: Artifacts on west side of Lent Lane: painted signs and remnant of old stone wall.

One lane in the District is known as a street, namely **Maitland Street**. Maitland runs west off Ontario Street and services the buildings there, and leads also to an auto-body repair shop on the south side (which is outside the District).



At **Maitland Street** (above), little exists beyond the corner buildings. The adjacent Ganaraska River suggests possible future connections between this area and an extended Rotary Walkway.

3.8 Walkways - Heritage Character



Above: View southeast along Ganaraska River, seen from Ontario Street.

As noted in Section 2 Boundaries, the twelve-foot-wide trail that follows along the western bank of the Ganaraska River is excluded from the Heritage District.

Section 4.0

Zoning and Occupancies

4.0 Zoning and Occupancies

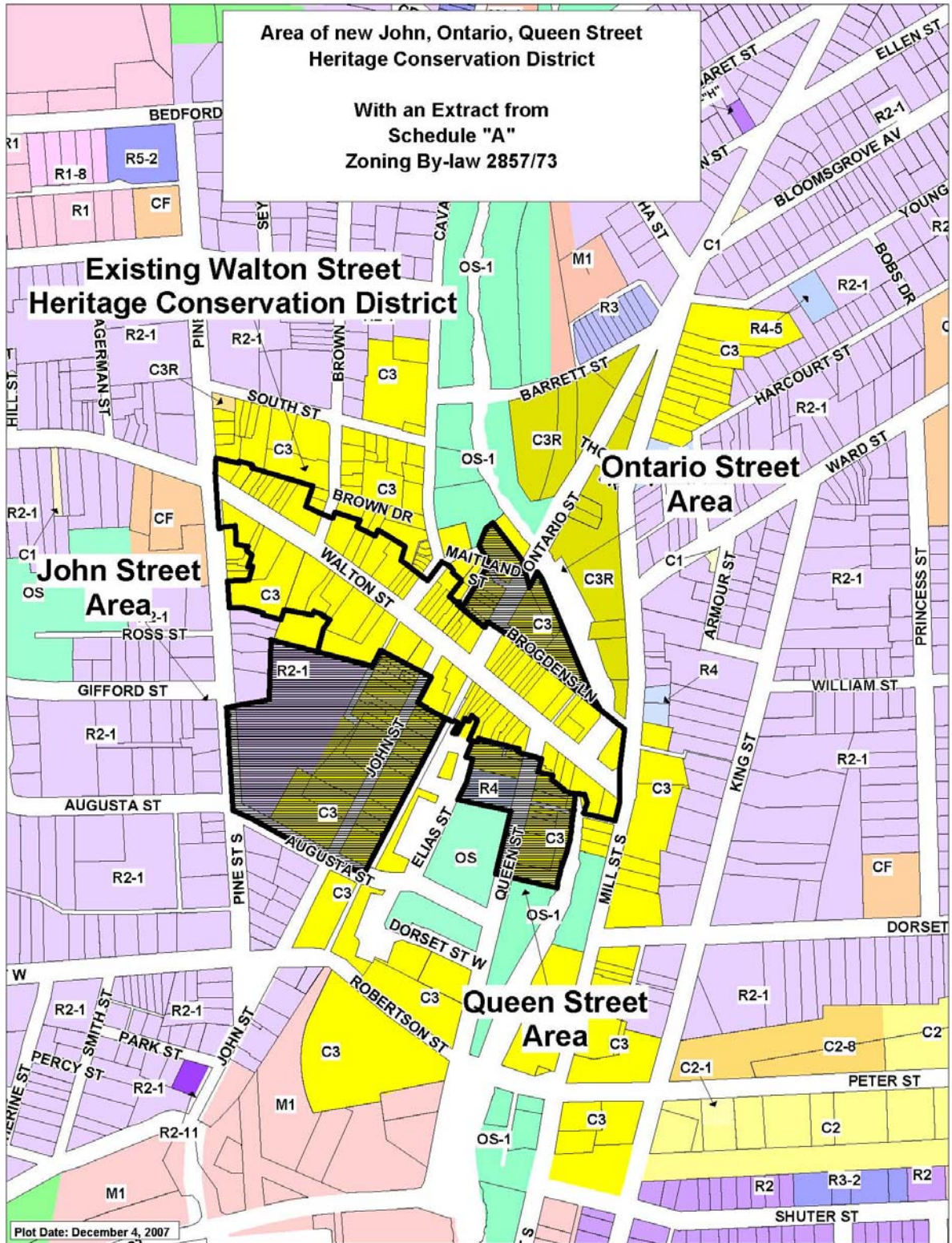
Within the existing Walton Street Heritage Conservation District the zoning is consistently C3 (commercial), this despite the fact that the area contains a wide variety of building types and occupancies, ranging from shops and restaurants with warehouses or apartments above, through single-family houses, to hotels and churches. A similar range of occupancies exists in the John, Ontario and Queen Street Heritage Conservation District.

Starting with **John Street**, there are occupancies similar to those on Walton Street, with more commercial buildings to the north and more residential buildings to the south. Both sides of the street between Walton and Augusta are zoned C3, with the one exception being on the west side at the point of transition between the two typical building types, i.e. between the Original Commercial Sector and the Transitional Residential Sector. Here a large property extends up to Pine Street South and into an area zoned R2-1 (residential), where the large house on the hill (now a bed-and breakfast with the address 47 Pine Street) is located within the R2-1 area. The original entrance to the winding driveway is on John Street, via the concave gateway within the old dichromatic brick walls, and this lower land lies within the C3 zoning area.

Ontario Street is zoned C3 throughout, as is **Queen Street**, with the exception of the retirement home on the west side, which is an R4 occupancy. Redevelopment of this particular site should be reviewed carefully given its location at a southern edge of the District, and its prominence relative to the open space of Memorial Park.

To summarize, the current zoning within the John, Ontario and Queen Street Heritage Conservation District is appropriate, and the Guidelines are to be consulted for dealing with any new development. While there are a few pitched-roof, detached buildings on the east side of upper John Street, a distinct change in heritage character, i.e. from an Original Commercial Sector to a Transitional Residential Sector as defined by Stokes on Walton Street, occurs mid-way down the block, at the location of the old brick walls on the west side and a parking lot on the east side. The Guidelines effectively describe how to deal with future development within both such areas of the new Heritage Conservation District.

The John, Ontario and Queen Street Heritage Conservation District is shown as the three shaded areas on the map, along with the zoning of surrounding neighbourhoods, on the following page.



Section 5

The Inventory

5.1 Queen Street, east side7, 9 and 11 Queen Street

- Two-storey (re-faced) red-brick building with period fascia and end-brackets, and original, segmental-headed 2/2 front windows (c.1875). **Designated** under the OHA Part IV.
- Description – Re-faced, red-brick, common-bond façade is assumed to replicate original façade, though perhaps in somewhat flattened form. Commercial ground floor has two, symmetrical shopfronts either side of recessed central entry. Piers at either side have quoins in groups of four projecting bricks separated by two recessed courses. Stall risers are also in brick, while window frames and corner posts above are old, with bevelled edges and stop-chamfers typical of such elements. Central entry has wide stone step and (unusual) exterior hardwood flooring beyond. Door to no. 7 is modern, aluminum-framed glazed door, and entry to no. 9 is modern, 6-panel metal door. At upper shopfront, deep plywood sign may conceal older transom windows behind. Shopfront fascia, with small brackets at either end, has beaded lower edge and modest ogee-cornice above, and is recessed into new brickwork. At extreme RH side, door to upper floor is within narrowed aperture, under tall, old 2-pane transom window with original glass. At second floor – Red-brick quoins continue, with common-bond brickwork between. Windowsills are built of rowlock headers (in contemporary manner), while much original glass remains within 2/2 windows with curved top rails. Projecting red-brick voussoirs at segmental arches drop to single, central corbelled header below. Parapet has slightly projecting lower band-course two-bricks high, then single dog-toothed band, two additional plain courses, and then a band of stacked headers with small, recessed panels between, spanning full width of building. Parapet concludes with several brick courses rising to projecting course, and pre-finished metal flashing above.
- North side of building is re-bricked as described, and contains two new 2/2 old windows, with flat arches and steel lintels, at upper floor. Courtyard-type space in this area is attractive, with variety of buff and painted brick and old windows and doors at rears of adjacent buildings on Walton Street.
- South Side, Rear Elevation and Comments – see next page.

5.1 Queen Street, east side



7, 9 and 11 Queen Street (continued)

- South Side and Rear Elevations – South side is plainly visible from east, and boasts an unusual combination of old 2/2 window with segmental-headed glazing, set within a new rectangular aperture with steel lintel above. Rear elevation is also plainly visible from Ganaskara River and Trail, and contains one old 1/1 window at upper level, again within new masonry, with rowlock header sill and steel lintel above.
- Comments - Building is an attractive presence near to Walton Street, with re-bricking (in metric brick) being unobtrusive; except at upper level sills, which is not a period detail. Old windows remaining at upper level in various elevations (as described above) are a real asset and should be re-puttied and re-painted to protect them. Shopfront sign should be reduced in height, especially if exposes older upper glazing behind. Brick stall-risers (which require repointing) are atypical of the Heritage District, as is aluminum-framed central door, and recent door to upper level is also unsuitable. Various possibilities exist for attractive rear or side terrace or courtyard, set adjacent the historic rear elevations on Walton Street – or at least an improved passageway to the north of this building – and such possibilities should be explored. Rotary Walkway, along the Ganaraska River, provides an increased opportunity for pedestrians to experience and benefit from such interesting spaces.

5.1 Queen Street, east side13, 15 and 17 Queen Street

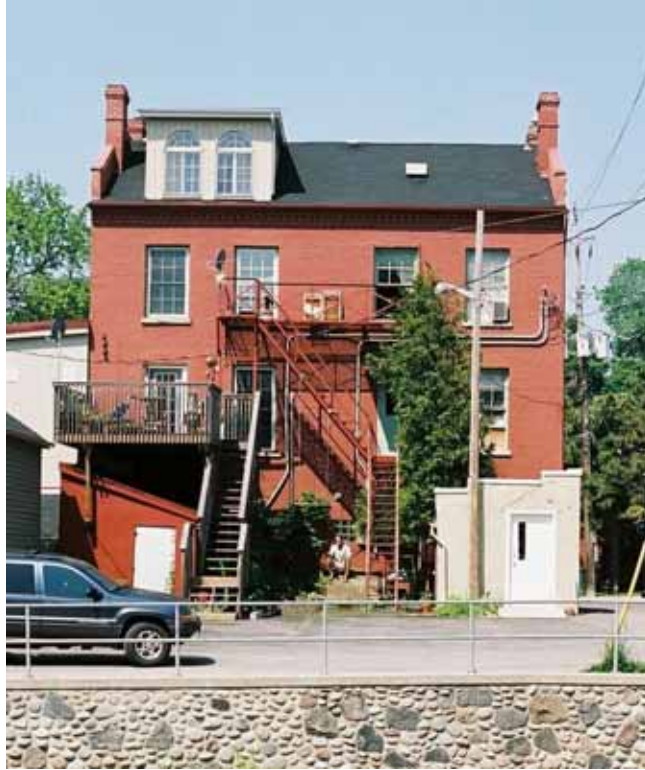
- Austere, three-bay, two-storey red-brick building with triple 6/6 upper windows (c.1990).
- Description – Recent red-brick building is divided into three bays by simple pilasters rising from exposed concrete foundation up to cornice level, with each bay having traditional canvas awning. LH bay has recessed entry to upper level, reached via aluminum-framed glass doors. Central and RH bays have large windows framed in modern aluminum sections, with entry to single shop via modern, slab door having planted mouldings to give unusual, eight-panel effect and set, unusually, in front wall-plane. At second floor, each bay has group of triple, apparent 6/6 windows (with false dividers) over rowlock header sills, and with steel lintels and no voussoirs above. Modest cornice steps forward at pilasters, comprising regularly spaced, plain wooden brackets supporting deep, painted metal flashing at wall-head.
- Rear Elevation – Elevation towards Ganaskara River comprises projecting, one-storey red-brick block with steel door under back-lit sign. Building at upper level is recessed and irregularly shaped with modern glazing, and finished in pink stucco. Fire stair and terrace with somewhat ornamental metal railings are at RH side.
- Comments – Recent commercial building has a distinctly horizontal look foreign to Heritage District, with 6/6 upper windows inappropriate in type (given evident newness of structure), as well as modest size and grouping (in threes). Prominent concrete foundation and red-brick stall-risers, without recessed shop entry, are all foreign to traditional types. Awnings help to mask this, but building is not in character, nor are individual letters of sign and large logos at either side. Introduction of a continuous wooden fascia, with paired brackets at pilasters and integral lettering, would be a simple yet dramatic improvement. Similarly at rear, back-lit sign and metal door are utilitarian and contemporary, and brightly coloured stucco above is not appropriate. Given prominence of rear relative to Rotary Walkway these aspects of building should be re-considered. Scuppers and round rainwater pipes, however, are suitable to back-lane aesthetic.

5.1 Queen Street, east side**19 Queen Street**

- Simple, two-storey, Neo-Georgian red-brick building with varied fenestration (c.1960).
- Description – Recent red-brick building is set behind low brick wall on concrete foundation, with small garden behind. Ground floor entrance at LH side has wooden, six-panel door between six-pane sidelights, with full-width, four-pane transom window above. To right are two wide, slightly projecting bay windows with 2/2 units in each face, each with larger central unit. Panels below are of plywood with planted mouldings. Continuous band of stacked rowlock headers, soldier course and additional row of headers, marks top of ground floor. At second floor, nine-pane, octagonal window over front door is reminiscent of early twentieth-century neo-Georgian houses. Three windows to right are almost-mediaeval in type: 15/15 units (with narrow false dividers) with thin, rock-faced limestone sills (over rowlock headers) and steel-angle headers supporting soldier-brick voussoirs. Plain brickwork continues up to deep, pre-finished aluminum flashing at wall-head.
- Side Elevation – At south wall, narrow lane leads to rear of building. Elevation has five, 1/1 windows with plywood panels beneath extending to grade. Decorative brick band continues from front elevation, and windows have metal angle lintels. Full-height, protective metal shutters are an interesting modern variation of a traditional, European shopfront features. At second floor are five more 15/15 units, with muntins, sills and lintels etc. as described.
- Rear Elevation - Towards Ganaraska River building elements are again similar, but with slab-type metal doors at LH side and two 1/1 units to right. At second floor, over ground-floor windows, are two more 15/15 units, as elsewhere. Remainder of wall is plain, though encumbered by cluster of electrical wires and large PVC pipe at LH side. As elsewhere in this block, scupper and round copper pipe are suitable to rear elevation, as is absence of large signage, and discreet signs at parking spaces. At extreme RH side, recessed wall has additional metal door, and octagonal window above, as at front.
- Comments – This is an unusual building, atypical of the Heritage District, but with sufficient variety and reinterpretation of tradition themes to make it congruent. Aside from electrical cluster, rear elevation is refined and provides a good example for neighbour to north.

5.1 Queen Street, east side23 and 25 Queen Street

- Imposing, three-storey, Georgian brick building with original windows at no. 23 (c.1850).
- Ground Floor – Tall, painted red-brick building has ground floor set well above street level, suggesting no previous shopfronts. Existing rendered surface projects 4” beyond masonry above, and is recent. At both addresses, doors are reached by modest flight of concrete steps with contemporary metal handrails. At no. 23, old slab-type door apparently formed by five, vertical boards, has three small upper panes, and is set in recessed, plain aperture. Windows at either side are small, recent, 1/1 metal units set into old wooden cases, and flanked by recent wooden shutters. At no. 25, entrance is near centre of building, with door as at no. 23, set in tall narrow aperture wall-plane, with modest transom window above. Two windows to right are as at no. 23. A lone, three-pane basement window, within segmental arch, exists at grade level at extreme RH side. Signage at both addresses consists of plain boards, centrally located, but in quite contrasting styles. Modest wooden fascia and flashing crown this level.
- Second and Third Floors – Masonry at upper levels is painted red over assumed red brick. Both levels have four regularly spaced 6/6 windows, originals remaining only at no.23 second floor, and replacements (with false muntins and screens) elsewhere. Thick wooden sills remain throughout, and all heads are flat-arched, but with elegant, diagonally laid voussoirs forming herringbone motif at top floor. Various metal plates suggest former outward movement in masonry. Cornice consists of corbelled course, band of projecting, dentil-like sailor bricks, and further corbelled course adjacent narrow eaves having plain soffit boards. Front gutter is traditional, ogee-type profile with single narrow downspout at LH side.
- Roof and Chimneys – Pitched roof is clad in grey asphalt shingles, and is framed by tall brick parapets at either side, both with much cementitious render at inner faces. Four chimneys remain, with rebuilt masonry from mid-height, and projecting single and double-course bands below chimney heads.
- Side and Rear Elevations and Comments – see next page.

5.1 Queen Street, east side23 and 25 Queen Street (continued)

- Side and Rear Elevation – North elevation is of red-painted brick, and contains altered central window at ground floor, original 6/6 window at second floor, and two apparently more recent, smaller 1/1 windows at top floor. Projecting upper and lower bands at pitched and central parapet are attractive feature. Rear elevation resembles front, i.e. three storeys four bays wide, with cornice, roof, parapets and chimneys as described. Apertures have flat-arch lintels with simple, soldier voussoirs. Plastic conduit is something of a feature across this elevation. At ground floor, both addresses have modest, painted-brick, shed-roofed addition (with stepped parapet at no. 23) extending out from side and back walls. Elsewhere, steel, slab-type door at LH side occupies an original opening. Rear is dominated by wooden and metal stairs rising, respectively, to second-floor wooden deck at no. 25 and second- and third-floor metal landings at no. 23. At second floor, two original windows remain, and two have been replaced with modern, partly glazed doors. At third floor, windows at no. 25 are 6/6 replacements (with false muntins), while 6/6 originals remain at no. 23. No. 25 also has large, shed-roofed dormer clad in board-and-batten siding, and containing two, round-headed apertures each with pair of 6-pane, vinyl casements under arched transom windows (all with false muntins). Old wooden hydro pole, with utilitarian fittings, suits back-lane aesthetic.
- Comments – Tall brick building is a unique presence on Queen Street, and more in keeping with Walton, providing an indication of what has been lost along this road. Stucco at ground floor is assumed to hide alterations and possibly variety of brick types, whereas remainder of building is little altered, aside from various replacement windows. Only following careful investigation of the existing fabric, and ideally archival photographs also, might one be able to determine the original configuration here. Steel plates at front, second and third floor levels suggest former problems with front and rear walls spreading, now assumed to be inactive. Cement pointing and render at parapets and chimneys should be carefully removed and masonry repointed. At rear elevation, hodge-podge of old one-storey additions, wood and steel stairs, and even new dormer, give an appealing back-lane presence. Modern doors at second floor, especially “French” door with peripheral white vinyl frame, are out of keeping, as are long PVC electrical conduits.

5.1 Queen Street, east side27 Queen Street

- Two-storey, stuccoed, apparently recent building, with one-storey south block (c.2000).
- Front Elevation – Stuccoed (E.I.F.S.) building seems to be new, except for unusual asymmetry, and older brick chimney at south wall. Entrance is located near centre of two-storey block, reached by small flight of concrete steps with ornamental metal railings either side. Front door is modern, wooden, nine-panel door with small window. Modest wooden casings extend at right to frame also very large, single-pane window. To left of door is triple-sash window with wider central unit, framed as door, and with thin wooden sill. One-storey south block has fenestration comprising three large, single-pane sashes with trim as described. Building is lit by four heritage-style lanterns at ground floor. Deep stucco fascia, framed by identical top and bottom mouldings, extends across entire building, forming signage band for attached, individual letters. At second floor are two, new 6/6 windows (with false muntins), set within aluminum-flashed frames. Wall is without decoration or trim, though both windows have slightly projecting lintels. Wall-head is capped by fascia with profiled bottom edge, shallow wooden soffit and wooden fascia with modern aluminum gutter. Front parapet rises some two-feet above gutter, clad in vertical vinyl siding and capped by deep flashing.
- Side and Rear Elevations, Outbuildings and Comments – see next page.

5.1 Queen Street, east side**27 Queen Street** (continued)

- **Side and Rear Elevations** – Side elevations are also stuccoed, with second-floor soffits wider than at front, and with central, single-vent, red-brick chimney having re-built head.
- **Outbuildings** - Two clapboarded, pitched-roof structures, one a recent small garage and the other a larger, older building, are set at rear of lot and plainly visible from Rotary Walkway. Larger structure has traditional, returned eaves and deep fascia at gable, as well as old, 6-pane sash at upper RH south side, and sliding doors beyond to the left. Cladding is somewhat inappropriate, being rough-sawn wood different from traditional cladding in appearance.
- **Comments** – Modest stuccoed building is an unusual presence on Queen street, and within the brick-built, Heritage District. Structure appears to be new, though asymmetry is unusual in a modern building, and brick furnace chimney at south wall is evidently older than rest of visible wall surfaces. Projecting lintels, front parapet and differing depth of eaves all suggest that two-storey volume is a re-worked older building, though recovery of the original forms and materials may no longer be possible. At rear, old, pitched-roof clapboard shed, with traditional details at gable and old window, is an attractive and interesting presence within back lane, and more recent, pitched-roof garage has a traditional form. Removal of chain-link fence and incorporation of larger building into some new, back-lane/riverside use addressing Rotary Walkway would be a positive development.

5.1 Queen Street, east side31 Queen Street

- Typical Carnegie Library (1912) with later tower and south block and Post Modern addition at east side (c.2000). Building is **Designated** under the Ontario Heritage Act, Part IV.
- Front Elevation – Classically inspired building consists of tall, cast-stone-clad, ashlar foundation (now painted, except at lintels) and upper floor built of red brick, with Ionic pilasters at outer corners. Central entry is below simple projecting pediment, supported on two (replacement) concrete, Ionic columns with plain wooden entablature above. Front door, originally reached by broad flight of curved steps set between stepped, convex parapet walls, is now at grade level. Parapet walls and plinths to columns are rebuilt in small, precast blocks, with concrete pedestals supporting tall cast iron lamps at either side, these latter replicating original elements. New doorway comprises broad, ¾ glazed, oak door between oak panels. Ground-floor windows at either side are paired, 1/1 units replicating originals. At main floor, projecting portico is as previously described. Masonry is red brick throughout, except for cast-stone bases and capitals of corner pilasters, which return on side walls. Central aperture, formerly front door, contains three single-pane sashes in ABA rhythm over three copper-clad panels, with semi-circular transom window above. Round arch is built of cast-stone voussoirs, rising in steps adjacent brickwork to tall keystone. At outer bays, masonry steps in at bevelled-brick course aligned with pilaster bases. Upper wall contains large, elliptical-arched apertures with cast-stone voussoirs as described. Windows have cast-stone sills, and are pair of single-pane sashes with broad central wooden mullion, profiled transom and arched transom window above. Soffits and fascias are simple wooden boards throughout. Hipped roof is clad in mottled dark-grey, asphalt shingles, with aluminum rainwater goods.
- North Elevation - Original building extends three bays to east, with ground and upper level masonry treatments as described. Windows are single, 1/1 units at lower level, and tall, 1/1 units with transom windows at main floor. Third bay contains attractive side entrance, set between low walls and framed by robust cast-stone pilasters having, again, Ionic cast-stone capitals. Bell-cast canopy above is supported by wide, gently profiled wooden brackets.
- Additions and Comments – see next page.

5.1 Queen Street, east side**31 Queen Street** (continued)

- **Additions** – Recent, Post Modern addition extends to south and east, wrapping around original building. At Queen Street, most prominent feature is red-brick tower built at 45° relative to old library, part of earlier addition of 1971. Tower now rises to multiple mouldings at classically inspired upper level built of wood and stucco. Belfry has broad segmental-arch apertures with elongated keystones, with apertures closed off by fine painted wooden trellis. Steeply pitched hipped roof is finished in copper roofing with raised battens. Glazed link block to north connects tower to old library (suitably avoiding southwest stone capital) with wall containing five, vertically oriented, ground and upper level windows with two wide, copper-clad panels between, and with band of three transom windows above. Wall is crowned by shallow, multiple wooden fascias adjacent flat roof. South elevation is dominated by large bay window at RH side and similar, smaller bay window at LH side, both containing multiple, single-pane sashes in varying widths and upper-floor transom windows, with copper-clad spandrel panels between floors. Bays are framed by wooden corner pilasters and have simple wooden friezes and plain, stuccoed pediments above. Brick masonry at LH side is part of previous (1971) hipped-roof addition, whereas remainder of south wall has tall, ashlar, pre-cast units at foundation and new red brick above. East elevation is simple, continuing themes from elsewhere. Windows at both levels consist of five bays, each aperture housing three units, with larger central sash. Middle bay has taller, elliptical-arch masonry and transom window. Sills, lintels and voussoirs are in pre-cast, and hipped roofs again have mottled, grey asphalt shingles. Prominent, round-headed central dormer contains large, circular, louvred vent assumed to serve mechanical system.
- **Comments** – Attractive Carnegie Library has been adapted and restored to meet modern requirements. Loss of front staircase is perhaps unfortunate, but understandable. Ornate doorway at north elevation of original library is quirky and attractive feature. Recent addition, reworking aspects of 1971 addition, is deferential to original at front, and appears as new building, with attractive features, when seen from south and east. At east elevation, large windows afford good views of adjacent Ganaraska River and Rotary Walkway.

5.2 Queen Street, west side6 and 8 Queen Street (see also description in Stokes Walton Street District Plan)

- Two-storey, rendered-brick, commercial building with coach passage at south side (c. 1890). Building is contiguous with Horner Building to north, and so **Designated** under OHA Part IV.
- Front Elevation – Traditional, main-street brick building, now covered with painted, incised render, has ground-floor commercial at north side, with recessed entry to shop and second-floor apartments at far RH side. Coach passage, at south side, is framed with narrow angle-iron at RH side and deep steel plate above. Walls within passage have painted brick at left and plaster-on-lath at right. Shopfront has aluminum-clad sill over boarded-up stall-riser, with cladding perhaps hiding older materials. Above large picture window, in wooden frame, are old transom windows with interwoven, segmental kames with various types of glass within three separate sashes, and additional unit at recess to entry. Shopfront corner-post, has bevelled edges and elegant lamb's tongue stop-chamfer. Floor are recess to entry is terrazzo, with central yellow area. Door to shop (no. 8) is $\frac{3}{4}$ glazed, period-type door with bevelled-edge window, while adjacent door (no. 6) is old, wide $\frac{1}{3}$ glazed door with three horizontal panels, and with two-pane transom window above. Post between doors is as corner post. Shopfront has no fascia and instead has unusual large wooden sign with simple letters and fretwork at upper corners. Second floor is rendered as ground floor, and contains three new $\frac{1}{1}$ windows (replacing $\frac{2}{2}$ originals). Sills are flashed in aluminum, and render incisions above are haphazard relative to potential lintel locations. Wall-head has single, projecting element with deep metal flashing above.
- Lane Elevation – Side wall beyond passage is early pre-cast concrete blocks, imitating stone.
- Comments – Small building has a various interesting elements, especially at shopfront level. Rendered wall surface is out of place and though similar to building to north, removal is encouraged. Absence of beam or fascia over shop window is odd and there may be old materials hidden here, as also at stall-riser. Recent loss of original $\frac{2}{2}$ windows is unfortunate and $\frac{2}{2}$ form should be replicated, in wooden units.

5.2 Queen Street, west side10 and 12 Queen Street

- Three-storey, painted-brick building with recessed façade at lower two floors (c.1860), and extensive addition at rear, of varying ages. Known in the nineteenth century as the British Hotel, building is **Designated** under the Ontario Heritage Act, Part IV.
- Description – Three-storey, three-bay brick building is much altered at lower two storeys, with recessed elements apparently changed long after original construction. Ground floor comprises three bays, with central piers built of (painted) metric-brick piers rising directly from grade. At front wall, within recessed bays, similar piers (note weepers) frame nine-pane shopfront windows with low wood panels below and plain wood lintels. Central bay has pair of wood doors with asymmetrical, six-pane windows in each and single large panel below. Signage consists of almost full-width wooden sign framed by simple moulding, and with raised, gilded letters. Sign is perhaps strategically placed to hide structural face of gallery floor above. Second floor has similar plain piers rising to round arches with projecting brick keystones, and again with recessed, inner front wall. Arches have deep brick voussoirs and appear, as at ground floor piers, to be later alterations. Gallery enclosure is low, profiled handrail with sturdy turned balusters, typical of circa 1900 work, suggesting possible date for upper alterations to façade. Windows within are tall, 6/6 units at either side, and recent, 9-pane vinyl door, with single lower panel, at central bay. Lintels throughout are again plain wooden beams. At third floor, painted brick masonry continues to frame three apparently old, 6/6 windows with masonry sills and plain wooden lintels. At wall-head and parapet, masonry corbels out four courses above lintels, and upper levels comprise double course of corbelled, stacked headers, two plain courses in common bond, then single, dog-toothed course and two additional courses in common bond to crown façade. Parapet is flashed with simple drip-cap flashing in painted galvanized metal.
- Side and Rear Elevation and Comments – see next page.

5.2 Queen Street, west side10 and 12 Queen Street (continued)

- Side Elevation – North elevation of this building is a wonderful lane structure, an imposing three stories of various periods of old, red-brick masonry, with headers every sixth course, and a number of tall apertures, some with 6/6 windows in surprisingly good repair, and some boarded over. A single door, with segmental-arch head, is boarded up just beyond covered passageway. Elsewhere at ground floor, window-heads are flat arches, built with multiple-brick voussoirs extending to uniform course line. At two upper levels, voussoirs are simple, soldier-course bricks only, again in flat-arch form. Sills are concrete throughout and parapet is capped with pre-painted metal flashing. More recent addition, buttressed at regular intervals and without windows, extends building deep into lane, and is part of Capitol Theatre, and so circa 1930, whereas volumes to east appear to date from late 19th century.
- Rear Elevation – West elevation, plainly visible from Lent Lane, is rear of Capitol Theatre, and is also built of red brick as at north side but is windowless, in keeping with theatre use. Plain, one-storey addition to rear is clad in vertical metal siding and topped with a exotic crenellations in rusted iron. Similar, set-back addition rises full-height at centre of building, also with crenellations. Beyond a horizontal, metal-flashed parapet to rear wall is another, similarly capped, gable wall.
- Comments – At front elevation, building is unique within Port Hope, with its recessed front wall and two-storey round arches. Unusual doors to shop should be replaced with more suitable period doors. At second floor, central voussoirs are failing and require attention. And at third floor, extensive spalling paint and bricks indicate water (whether rain or vapour problem), which should be investigated and remedied. At side elevation, diversity of building provides attractive back-lane presence, though revealing of windows – if these exist – would be an improvement, and these could be blacked-up with painted glass if necessary. At rear elevation, blank brick wall is not unattractive, and though metal-clad and rusty crenellations are odd they are in keeping with a theatrical building. This elevation, facing the parking lot and lane beyond, is sufficiently prominent that there might be something more for the public view – perhaps suitable advertising for events being staged at the theatre.

5.2 Queen Street, west side14 Queen Street

- Two-storey, rendered building with, at right, leaded-light windows and mini-mansard roof (1930), with recent addition to south (2004). Building is **Designated** under the OHA, Part IV.
- Description – Stuccoed building comprises two tall stories rising to steeply pitched tiled roof (at right) and parapet (at left). Ground floor: at right-hand side is theatre entrance, with recessed entry having two pairs of 8-pane doors with single lower panels, and tall, five-pane transom windows above each pair. Lively apron has terrazzo in combination of black, ochre and green elements framing red, central chevrons. Marquise is rectangular, with peripheral bulbs under two bands of lettering at face, and supported by chains at either side, with scalloped metal brackets at wall and modern turnbuckles at lower ends. Ceilings at entry and marquise are stuccoed. Addition to left consists of three, fully-glazed bays with recessed central entrance. Second floor is stuccoed, with 1930 section having group of three casement windows with lozenge-shaped, leaded-lights, each under similar, tall transom window. Addition, divided into three bays by plain pilasters, has two pairs of fully-glazed doors and transom windows in outer bays, while at central bay are pair of doors and sidelights with transom windows rising to segmental arch. Central arch and lintels have herringbone pattern above as at north bay. Vertical, back-lit period sign is not in keeping with typical Port Hope buildings but entirely suitable to theatre. At extreme right, large ornamental hopper collects water from single downspout and channels this, via corrugated downspout, into building. Wallhead steps forward slightly, with building name painted in frieze in bold stylized script. Soffits at right are stuccoed and narrow fascia supports large, ogee-type, painted galvanized gutter. This extends to form cornice to south, with plain parapet above, while at 1930 structure, false mansard roof has brown fibre shingles, and similar conical tiles along ridge.
- Rear Elevation – see 10 and 12 Queen Street.
- Comments – Original bay of 1930 theatre is unusual within Heritage District, and provides an attractive combination of different components. Recent addition provides contrast, especially at fully-glazed ground floor; but otherwise combines elements of northern bay and typical parapetted buildings of Port Hope, although in this case stuccoed throughout.

5.2 Queen Street, west side**24 Queen Street**

- Row of two-storey townhouses with low-pitch roof and concrete balconies to south (c.1970).
- West Elevation – Recent, two-storey townhouse complex has gabled, red-brick, end wall facing street, and extends well into depth of site, with units addressing park to south. Street elevation is largely blank, with modest, shed-roofed entry near centre, adjacent small, aluminum-clad window. Soffits, fascias and rainwater goods all have contemporary, aluminum products.
- South Elevation – Elevation facing park is generally faced with red brick throughout except for portion of vertical metal cladding and first two units. Building has metal-framed sliding doors at grade opening onto small, individual gardens. At second floor are cantilevered concrete balconies with plain metal railings, also accessed by means of contemporary sliding doors. Other windows have brick sills and are aluminum-framed, sliding units. Pitched roof is clad in dark grey asphalt shingles.
- Comments – Modern residential building is generally out of character with Heritage District: in architectural form, in blank gable wall yielding lack of street presence, in doors and fenestration and in use of aluminum trim throughout. While units facing park are removed from Queen Street, east elevation could benefit from some reworking to make it more suitable to the context. Existing wide, grassy verge with thick pine trees gives a suburban presence, including unsuitable tree species, although these trees do have the benefit of concealing the building somewhat. See the Guidelines for recommendations on these various conditions.

5.3 Ontario Street, east side15 and 17 Ontario Street

- Modern, two-storey, flat-roofed, white-brick, commercial building (c.1960).
- Front Elevation – Recent, two-storey building has ground-floor commercial and office space above, and is exemplary in its plainness. Unornamented brick masonry is of common bond throughout, with headers every sixth course. Ground floor comprises wide, recessed bay with large, aluminum-framed shopfront over low brick wall at RH side, and pair of similarly framed sliding doors under large transom window, at left. At extreme LH side is recessed entry to upper floor, with similar single door and transom window. Lintels are formed of white-brick, rowlock headers on steel angles. Signage is wide, back-lit, typical green LCBO sign, face-mounted over recessed bay. Second floor has four, equally spaced, wide horizontal-slider windows in narrow aluminum frames. Sills are narrow, split-faced sawn limestone and lintels as at ground floor, but with standard headers within header course. Wall-head is capped with deep, stepped, pre-finished aluminum flashings.
- Side and rear elevations are non-descript: a series of second-floor windows along the south brick wall, and plain concrete block at the second floor wall on the north side.
- Comments – This building provides a good example of the contrast between traditional and more contemporary construction, being generally horizontal in design and dull in appearance. Back-lit sign, though modest in size, is inappropriate to the historic context. Brogden’s Lane extends along south elevation to (future) Rotary Walk adjacent Ganaraska River, and this provides an opportunity for a commercial presence on the lane, an opportunity yet to be realized. On the south side of this lane, there are a number of interesting rear elevations to buildings on Walton Street. These too present various courtyard and terrace opportunities near the river, though thus far only the drive-by pharmacy off Ontario gives the public a reason to come into this area. The empty lot behind the building is another area for potential development, and has the advantage of being adjacent to the riverside walkway. Property to rear is plainly visible from opposite side of the river and new construction could significantly affect the appearance of central Port Hope. Future proposals should be made in consultation with the Guidelines, as well as investigation as to what previously existed on these sites.

5.3 Ontario Street, east side19 Ontario Street

- Modern, one-storey, flat-roofed, white-brick commercial building (c.1960).
- Front Elevation – Plain, one-storey, flat-roofed commercial structure is built of common-bond white brick throughout. Shopfront spans most of façade between brick piers, and comprises large windows over low brick wall, with recessed, off-centre glass door under modest transom window. Glazed elements are framed by extruded, unpainted, aluminum sections. At lintel are white-brick stretchers on steel structure. Signage is boxy, white, back-lit, face-mounted sign above windows, and wall-head is capped with pre-finished metal flashing.
- North side and rear elevations are built of vertically ribbed concrete block and are without windows.
- Comments – Low masonry building provides good example of extreme contrast between traditional and more recent construction. Back-lit sign, though quite reasonably modest in size, is inappropriate in type. Parking lot to north and empty lot behind building are potential development spots and have advantage of being adjacent to riverside walk. Such properties are plainly visible from opposite side of river, and thus development will have potentially significant effect upon appearance of central Port Hope. See the Guidelines for comments on a more suitable replacement structures, as well as regarding any new buildings which may be proposed for the adjacent properties. Investigation of what previously existed on these sites might also inform future development.

5.4 Ontario Street, west side10 Ontario Street

- Two-storey, commercial building with metal-clad top floor and boomtown parapet (c.1890).
- Front Elevation – Traditional building with ground-floor commercial is compromised by later alterations and cladding. Entry, at LH side, is reached by cast-in-situ concrete steps and small landing leading to fully glazed, aluminum-framed door with small transom-window. Wall below windows has concrete render on unknown substrate, while modest stall risers on either side are clad in narrow, vertical v-jointed boards. Similar boards clad piers at either side of façade, and older material (i.e. brick) is assumed to exist behind. Shopfront itself is angled relative to street, having window frames in profiled (painted) aluminum with attached corner pieces, typical of 1950s. Ground floor ends with very deep band of ribbed metal cladding which projects beyond lateral piers and presumably hides other finishes below, including perhaps older shopfront glazing and fascia. At second floor, horizontal band of profiled metal flashing spans full-width at window-sill height. Replacement windows are metal-framed units, with large top-sash over small bottom-sliders. Window-heads are concealed in boxy metal canopies and entire wall surface is, again, clad in vertical ribbed metal, presumably over brick. Band of profiled metal at wall-head probably conceals older cornice within. Stepped parapet is also metal-clad and rises some two feet at either side and a further two feet at centre, presumably to hide pitched roof. Parapet is capped with pre-painted metal flashing.
- Comments – Building appears to be the Sleeping Beauty of Ontario Street. Although shopfront may retain little heritage fabric aside from, perhaps, high-level glazing, there seems a strong possibility that original fabric remains behind extensive metal-cladding above. Selective removal of finishes is encouraged to see what exists behind, and in what condition this may be. Historic photos may also exist. Upper floor window canopies should be removed and windows should be replaced with period facsimiles. If sufficient 1950s material remains at shopfront level a composite approach to this restoration might be considered. *(NAH much of this restoration work has been completed since the photograph was taken)*

5.4 Ontario Street, west side12 and 14 Ontario Street

- Two-storey, painted-brick building with new shopfronts and metal-clad parapet (c.1880).
- East Elevation – Two-storey brick building has a ground floor which, until recently, retained a variety of old elements framed by plain, painted brick piers at either side. Shop entry and residential door are set in recess at LH side. Masonry piers to either side are now clad in vertical wooden panels, with similar panels at RH side of entry. No. 12 door is new 4-panel unit with new etched-glass transom window above. Shop door (no. 14) is wide new door with two lower panels and two upper panes, and with dummy quirk to simulate traditional pair of narrow doors. Transom windows throughout are similar to those at no. 12. Shopfront windows are new, framed by new, plain-section wooden elements. Ceiling at recessed entries is also new and may conceal v-jointed boards previously visible. Narrow shopfront fascia has simple projecting letters under modest fascia.
- Second floor - Wall is built of painted red brick, with headers every sixth course. Windows are pair of old 2/2 wooden units (with metal storms) having rough concrete sills and rounded-head top sashes, set within segmental brick arches. Modest wooden cornice crowns second floor and is now flashed at top with pre-painted sheetmetal. Parapet, assumed to be brick, was previously clad in old painted, stamped sheet-metal panels simulating small masonry units, and this is assumed to remain behind sheets of new metal cladding.
- Comments – Traditional main-street building with new ground-floor shopfront and doors etc. retain older and original materials at upper level, albeit these are painted or otherwise obscured. Metal storm-windows should perhaps be removed, but these have the benefit of preserving original 2/2 windows behind, which argues in favour of their retention. Stamped metal cladding (over brick) is assumed to remain behind new sheets of metal cladding, and exposure of either of these older materials would be preferable to most recent installation.

5.4 Ontario Street, west side16 and 18 Ontario Street

- Two-storey, painted red-brick building with recent, Post Modern shopfront (c. 1880).
- East Elevation – Modest commercial Main Street building has recent, aluminum-framed shopfront apparently reworked in Post Modern idiom, with extensive use of plywood and planted mouldings. Masonry to either side is clad in plywood with planted mouldings in varying configurations. Entry to upper flat (at left) has modern 6-panel (i.e. Georgian) door, while shop door (at right) is standard, glazed aluminum unit Shopfront glazing consists of two large panes with wood-clad mullions, set above stall-riser clad in plywood, with applied mouldings forming panels. Very deep fascia above comprises framed panels to either side of large consoles which, in turn, frame new cornice with profiled sections under dentils.
- At second floor, wall is built of painted red brick (assumed to be without polychromy), with headers typically every sixth course. Windows are two, 1/1 aluminum replacement units, retaining wooden sills (RH unit is visibly repaired), and are set within segmental arches.
- Parapet is of painted red brick (again assumed without polychromy) and consists of two corbelled courses, course of separated, corbelled headers and additional double course of corbelled masonry above, capped with galvanized metal flashing.
- Comments – Modest main-street building is much altered at shopfront, but older elements appear to remain behind and above Post Modern signage and trim. These should be investigated. Recent installation of planted mouldings on plywood appears at first suitable to the historic context, but these could be improved and a more suitable period-type shopfront might one day be installed. Brickwork has presumably been painted because of spalling at upper levels. This should be investigated and water ingress, or humidity migrating though wall, should be prevented. Ideally paint should then be carefully removed from bricks. Loss of original windows at second floor, presumably with curved upper sashes, is unfortunate.

5.4 Ontario Street, west side20 Ontario Street

- Two-storey brick building with original upper 2/2 windows and ornate brick cornice (c.1875).
- East Elevation – Imposing, commercial main-street building is similar to no. 24. Ground-floor entry consists of pair of replacement, tall entry doors, each with two upper panes over modest panel, set in recess at LH side. Original arched transom window remains, including capitals below, all apparently in cast-iron, and with unusual, vermiculated fretwork at spandrels above. Ceiling is finished in beaded boards, with crude metal patch at inner corner. Outer wall of recess is also clad in vertical, beaded boards. Shopfront has older portion extending into recess, with vertically boarded stall-riser, and large bottom sash, transom and smaller sash above. Main shopfront is recent, consisting of pair of round-arch French windows, each with stacked pair of vinyl casements having six panes per sash (formed by false internal muntins) with similar-type fanlights above. Low stall-riser, central mullion and spandrels are clad in v-jointed wood. At fascia level, simple wooden beam spans from brick pilasters at either side, with modest cornice at upper edge. Sign is narrow painted board attached near mid-span, and drops slightly below soffit of beam. Second floor is built of (painted) brick masonry laid in common bond, and contains two original, tall 2/2 windows with segmental-headed top sashes. Sills are of painted masonry and segmental-arch voussoirs are 1½ bricks high. Ornate cornice is entirely of brick, divided into four bays, each framed by paired corbels, like wooden brackets, set above stringcourse. Between corbels are band of headers with alternate recessed bricks, dog-toothed band, and corbelled course above. Cornice ends with several courses of projecting brickwork built off continuous course of headers. Wall-head is capped with modest, curved metal elements with deep flashing above.
- Comments – Building is generally in good repair, though vinyl shopfront windows are unsuitable. Transom window over doors and accompanying ironwork are, however, most rare. Masonry cracks at beam ends and upper floor voussoirs result from settlement of main beam, which should be monitored. Brickwork should be cleaned of paint, and old windows require repair at bottom rails, and repainting; but these tall beauties should absolutely be retained.

5.4 Ontario Street, west side24 Ontario Street

- Two-storey brick building with original, upper 2/2 windows and ornate brick cornice (c.1875). Building is **Designated** under the Ontario Heritage Act, Part IV.
- East Elevation – Imposing, commercial Main Street building is similar to no. 20. to either side, stuccoed brick piers with box-like capitals, frame recent shopfront. Recessed entry at RH side had boarded deck over concrete over limestone blocks, which latter extend across base of building. Door is replacement, ¾ glazed, wooden door with small lower panel. Ceiling above is finished with beaded boards, with two cast-iron vents presumably venting former internal gas lamps. To RH side is large window over vertical, v-jointed boards, in recent frame. Adjacent wall of recess is clad in vertical, v-jointed boards. Transom windows throughout are in same plane as shopfront, and over boarded ceiling. Main shopfront has tall, vertically boarded stall-riser with recent frames, with large pane above and recent, varied fenestration with opening units. Signage is restricted to modern letters in lower shopfront windows, and lettering at RH side of retractable awning. Shallow fascia above has modest upper mouldings only. Second floor is built of (painted) common-bond brick masonry and contains two original, tall 2/2 windows with curved rails at top sashes. Sills are hidden by window-boxes stone, while voussoirs are 1½ bricks high. Cornice is built entirely of brick, divided into four bays by paired corbels similar to wooden brackets, set above stringcourse. Between corbels are band of headers with alternate bricks recessed, dog-toothed band, and additional corbelled course above. Cornice ends with several courses of projecting brickwork built off continuous course of headers. Wall-head is capped with modest, curved metal elements with deep flashing above.
- Comments – Building is generally in good repair, with recent shopfront having older, altered elements at stall-risers, and old cast iron vents at ceiling above. Settlement in masonry at upper floor voussoirs probably results from sagging of main beam, which should be monitored. Paint in this instance is not spalling, but should be carefully removed from old brickwork. Old, sash and case windows seem in good repair, and benefit from recent paint.

5.4 Ontario Street, west side26 Ontario Street

- Georgian, three-storey, pitched-roof, painted-brick building (c. 1855) with large rear addition having lower floor levels. Building is **Designated** under the Ontario Heritage Act, Part IV.
- East Elevation – Tall, symmetrical building is a dignified presence towards the end of Ontario Street. Ground floor appears extensively reworked, having been re-clad in stucco, with bands of rustication in varying widths. Doors at right- and left-hand ends are recent, half-glazed doors with single, horizontal lower panels. Shopfront windows are two large, single-pane, fixed sashes without intrinsic merit. Apertures have half-gambrel-shaped, plastic-clad canopies, and fascia above, with simple signage, consists of strip of painted sheet-metal top-lit by 5 spun-metal light-fixtures. Second and third floors are of painted brickwork (assumed to be monochromatic red) with header courses typically every sixth course. Windows at both levels are four, uniformly spaced, old 6/6 units, some with stone sills but most with later concrete sills, and with flat-arches formed by single course of brick soldiers (rebuilt with steel angles at second floor, nos. 1, 2 and 4). There is evidence of settlement throughout façade. At wall-head, masonry corbels out slightly below top three courses, and modest wooden fascia is hidden by K-type aluminum gutter with modern downpipe to north. Roof is framed by parapet walls built of sloping-course masonry which rises well above roof-line and has flattened portion adjacent ridge. Masonry stumps visible within parapets indicate location of former chimneys at front and rear pitches. Roof is clad in black asphalt shingles.
- Maitland Street Elevation – Ground-floor sills at front block indicate former windows. Lower, 3½ storey addition, also of painted brick, extends along side street and has single-pane windows with wood, concrete or stone sills, and brick voussoirs often with metal angles.
- Comments – Building is in fair repair, with recent ground-floor stucco and shopfronts being foreign to original. Recent interventions should be reconsidered, and restoration might be suitable both to commercial needs and to character of original building. Paint should be carefully removed from brickwork. Four chimneys, once major and significant features, should be rebuilt to period details; and ideally a cedar-shingle roof should be installed, at least at front pitch. At Maitland Street, paint should be removed, vents and AC relocated, and a 3rd floor wood lintel seems to be failing. An open, commercial presence here would enliven lane.

5.4 Ontario Street, west side



30 Ontario Street

- Traditional, three-storey, hipped-roof clapboard hotel with altered ground floor (c.1870).
- East Elevation – Large, asymmetrical building is a significant presence adjacent Ganaskara River. Ground floor is much reworked, with elements of pseudo-Tudor framing, particularly at two round-headed, blind arches towards LH side. Wall between arches is recessed and contains slab-type doors in return walls at either side, with blank stuccoed wall between. Remainder of ground floor to right contains five, small, four-pane, single-sash, recent thermopane windows framed in rough-sawn wood and with segmental-arch heads. A Tudor-inspired, stucco frieze with band of spindles at either side, spans full width of building, with words “Ganaraska Hotel” centrally placed. At upper levels, wall is clad entirely in closely spaced, grained vinyl siding (assumed to cover old render) with 6 unevenly spaced windows at second floor and eight, more-regularly-spaced windows at top floor. Windows are old, 2/2 units, all with cases flashed in aluminum. All windows now have louvred aluminum shutters. Soffits are aluminum-clad, plain fascia has aluminum gutter, roof has black asphalt shingles. South wall retains original wall surface of plaster-on-lath, with plaster incised to simulate ashlar masonry. 5 randomly placed windows at upper floors are 2/2 units as at front, but have unusual, older wooden shutters formed of vertical boards with upper and lower diagonal bracing spanning to central rail. Rear elevation shows L-shaped plan of building, and bulk of plastered wall has similar 2/2 windows without shutters. North wall is half rendered, with vinyl siding towards front. Prominent metal fire-stairs exist at north and west elevations, and unobtrusive, one-storey addition spans length of west wall, extending from south wing.
- Comments – Old building combines interesting old features and less suitable recent elements. Although current aspect is one of an “olde” hotel, south elevation shows nature of original wall materials and these should be revealed, repaired and reinstated/replicated as appropriate. Thus aluminum and vinyl elements should be removed, render repaired, and ground floor altered to reflect either original configuration, or to a type more suitable to age and character of hotel. Diagonal line in front roof suggests presence of former hip, which is interesting, if only to the observant and curious historian. Hotel is well-placed next to Ganaraska River and holds various opportunities for outdoor terraces to north, to west and on Maitland Street to south. For possible future buildings on lots to west and north, see the Guidelines.

5.5 John Street, east side17 and 19 John Street

- Pair of attached, two-storey, flat-roof (painted) brick houses with corbelled parapet (c.1880). Buildings are **Designated** under the Ontario Heritage Act, Part IV.
- West Elevation – Modest pair of brick houses, with flat roof behind brick parapet, is typical of its genre, though unusual within John Street. Base of wall is cement-rendered, presumably over brick. Two different iron grills in sidewalk indicate basement windows below segmental arches. Painted brickwork is laid in common bond throughout. Front doors are centrally located and are recent, fully glazed, vinyl doors. At no. 19, voussoirs of two older arches remain – one above door and one near RH corner – indication former apertures. Ground-floor windows are 2/2 units with segmental-arch top rails (behind 4-pane wooden storms). Sills are wooden and segmental arches are built of single row of soldier voussoirs. At second floor, four 2/2 windows (as at ground floor, but with framing for metal storms) are evenly spaced across wall, with sills and lintels as described. Voussoirs are taller here, extending to brick-course five joints above. Parapet consists of stringcourse, paired brick corbels at approx. four-foot intervals, and an additional five brick courses above. Top of parapet, which seems roughly built and low, is flashed in painted sheet metal.
- North and South Elevations are rendered, possibly over soft brick at former party walls.
- East Elevation (at rear) is built of (painted) brick at ground floor and clad in cove-type clapboard at upper floor. Modest, one-storey, lean-to addition straddles property line, and is clad in horizontal vinyl siding. Rear elevation contains a number of 2/2 windows, typically behind wooden storms.
- Comments – Brick houses are in good condition and retaining old windows, though locations are altered at ground floor, which may account for painted masonry. Evidence of rebuilding at lower level includes altered masonry and simpler voussoirs. Brick is assumed to be red brick throughout and if so, should be painted a similar colour. Parapet seems to have been reduced – historic photos may confirm this – and if so, rebuilding is to be encouraged. Wooden storm doors and one lower wooden storm window have recently disappeared. For possible development of parking lot to north, see the Guidelines.

5.5 John Street, east side25 John Street

- Symmetrical, two-storey, flat-roof brick building with two-storey bay windows, **Designated** under Ontario Heritage Act Part IV: “good example of late Victorian Brick building.”(c.1880)
- Description – Broad painted-brick building now houses commercial occupancy. Dominant features are two-storey, central verandah and two-storey brick bay windows either side. At verandah, ground and upper levels are similarly constructed, with robust turned posts at outer corners only. Posts have square-section portions at base, rail height and top and are elsewhere turned, with various bands of small multiple rings. Low railings have profiled top and bottom rails, with sturdy balusters between. Boxed-in beams are shallow, with fine dentils having recessed smaller dentils between, and with cornice below plain, narrow soffits. Fascias have traditional ogee-type, painted galvanized gutters draining to corrugated downpipe at northeast corner. Ceilings are clad in narrow, v-jointed boards running, unusually, east-west. Access to lower verandah is from both sides, with entry having pair of half-glazed wooden doors with central quirk, and small cornices below windows and single raised panels below. Sidelights are set beyond robust, roll-edged mullions, and have strongly textured glass over raised wooden panels. Transom window contains three large panes, each also with textured glazing, and flat brick arch spans full-width above. Balcony has pair of fully glazed wooden doors under two-pane transom window, under hidden lintel. Broad, two-storey, bay windows either side comprise majority of façade, each face having 1/1 window (behind two-pane wooden storms), with thick wooden sills and tall flat-arches above. At level of second floor, shallow cornice is supported by pairs of small chunky brackets. Second-floor windows etc. are as described at ground floor. Wall-head has decorative brickwork of stringcourse, corbelled machicolations and projecting bandcourses with central dog-toothing. Parapet seems reduced is assumed to have existed, and roofing/flashings now project roughly above. Single-vent chimney exists at south elevation, rising above roofline.
- Comments – Dignified building is assumed to been restored. Brick colour gives rather lively presence on John Street. Current situation at parapet compromises appearance, and this aspect should be remedied, replicating period details as closely as possible. At rear, one-storey, painted brick structure adjacent to Lent Lane has various settlement cracks and needs attention. For possible development of parking lot to north, see the Guidelines.

5.5 John Street, east side27 John Street

- Two-storey, pitched-roof, clapboard building with later porch and large rear addition (c.1848). Twice-relocated building is **Designated** under the Ontario Heritage Act, Part IV.
- Front and Side Elevations – Tall, narrow building (former home) now has commercial occupancy. Porch is modest, cedar-shingled, hipped-roof structure at LH side, reached by small flight of recent, stone-clad steps. Entry has modern wood door with four under integral “fanlight,” framed by tall, one-pane sidelights with planted mouldings at lower panels. Building is clad in closely spaced clapboard framed by plain corner-boards. Windows are old, 6/6 units throughout (behind metal storms) within period moulded casings. Thick sills are hidden by metal window boxes, and shutters (without central rails) and canvas canopies are recent. At wall-head, deep fascia with lower bullnose and robust cornice, has full returns at side walls. Similar profiles at gables extend parallel to roof pitch. Soffits are finished in plain boards and gable fascias have robust shingle mouldings. Roof is clad in textured, grey asphalt shingles with conventional aluminum rainwater goods and there are no chimneys.
- Rear Addition – An extensive flat-roofed addition exists to rear and south of building, latter portion having also false, mini-mansard roof. Addition walls are stuccoed and windows are essentially invisible from Lent Lane. Large rear terraces have pickets derived from traditional type, being straight in elevation and profiled in section. These combine with upper and lower rails to meet code requirements in a sympathetic way. Several old-style lanterns decorate north terrace in a somewhat oddly, given contemporary aspect of railing.
- Comments – An attractive house successfully adapted to use as pub restaurant. Front door is modern and suburban and should be replaced with suitable, panelled or half-glazed and panelled door; and shutters and canopies are out of keeping with original building. Lanterns at north rear terrace might be replaced with discreetly modern units, and railing at south terrace should be painted as at north terrace. Clapboard at north elevation needs repair and painting, and a suitable brick would enhance period aspect of building.

5.5 John Street, east side



35 John Street

- Two-storey, pitched-roof, rendered frame building with central recess and rare tapered casings (c. 1850). Former Midland Hotel is **Designated** under the Ontario Heritage Act, Part IV.
- Front Elevation – Symmetrical, timber-frame building, with three bays either side of large central aperture, is unusual in many ways. Walls are finished in textured, incised render imitating ashlar masonry, which is assumed to be (or replicate) original finish. Walls are trimmed with continuous wooden baseboard, plain corner-boards, and two similar boards either side of central recess, the latter being cut to accommodate tapered window casings. Incised render extends into central recess, which houses modern glass screen and door giving view through to terrace behind. Doors either side of recess are half-glazed with four narrow, vertical panels below. Shallow door recesses are trimmed at jambs and head with panels having bolection mouldings. Adjacent windows are old 6/6 units with narrow sills and plain trim below (and flower boxes at ground floor), framed by tapered architraves (in Greek Revival style). Window-heads have unusual, wooden, crown-like trim over top architraves. At second floor, similar windows (behind metal storms) and architraves exist at all bays, with window-head trim being slightly smaller. Wall is rendered up to deep, cove-type cornice, which is broken by four simple, concave wooden brackets crowning vertical boards. Soffits have plain wide boards. Pitched roof is framed by modest brick parapet at north side and abuts building-wall to south. Parapets is flashed in pre-painted aluminum, roof has light-grey asphalt shingles and rainwater goods are modern aluminum profiles. Two wide, plain brick chimneys rise from just beyond roof ridge, and are oriented parallel to length of building.
- Rear Elevation – East side of building is also rendered, but without incisions simulating ashlar masonry. Fenestration is much altered except at ground-floor outer bays. At second floor, outer windows have been replaced with sliding doors leading to recent wooden balconies. Three original, top-floor 6/6 windows with plain casings remain (behind metal storms), the most southerly being set lower, suggesting a staircase within.
- Comments – This is a rare building with many original elements intact. Most significant are the incised render, the front windows and their tapered-and-crowned trim, the panelled doors and door recesses, the longitudinal chimneys and the five extant 6/6 rear windows.

5.5 John Street, east side**41 John Street**

- Three-storey, red-brick Georgian commercial building with large addition at rear (c. 1860s).
- Description - Ground floor has large, 9-pane shopfront windows and recessed central entry, framed by plain plywood pilasters at outer piers, narrower wooden pilasters at centre, and deep, plain wooden fascia spanning full width of building under modest cornice. All elements appear to be recent, especially exposed concrete foundation below, which has three small wooden panels forming tiny stall-rise. Entry consists of pair of half-glazed, modern doors with two stamped panels below and nine panes set in vinyl muntins. Single-pane transom window spans full-width above. Second and Third Floors are built of red brick, laid entirely in common bond at second floor, and with headers every eighth course above. Upper floors each contain three replacement 6/6 windows with unusually wide muntins (framing individual thermopanes), set over thick wooden sills. Arches are virtually flat, built of single course of soldier voisoirs. Several circular iron plates indicate presence of metal ties and suggest previous problems of movement in the masonry. Wall-head is crowned by slightly projecting double-course with dog-toothed band above. Pitched roof, invisible from street, drains to conventional aluminum gutter. Tall, unflashed brick parapets at either side are built of brick laid to follow slope of roof, rising to modest, multiple-vent chimneys, with projecting double-course near chimney heads, which exist near roof ridge at both sides.
- South elevation (see photo on next page) consists of gabled brick wall built of red brick with header bands every several courses, has two recent, 6/6 windows at second floor (as described above), with soldier-course voussoirs forming flat arch at what appear to be later apertures.
- Additions and Comments – see next page.

5.5 John Street, east side**41 John Street** (continued)

- Additions – Premises are much enlarged by two-storey, pitched-roof, L-shaped board-and-batten-clad addition at rear and to south. Simple lean-to verandah provides access along south side of brick building and addition, returning along south projection of latter. Verandah is built with square-section posts and pickets and plain top and bottom rails. Eastern end of addition has unusual, tall, blank-walled tower with pitched roof, evocative of grain elevator and of unknown purpose. Large parking lot exists to south of brick structure and additions.
- North elevation of addition (at rear) has buff-brick wall sporting old Coca Cola sign (see Heritage Character Descriptions, Lent Lane), the latest of various signs to adorn this masonry.
- East (rear) elevation is two storey, also clad in board and batten, with small, square, single-pane windows. Extensive verandahs across rear have simple posts, newels, pickets and railings (as described above) and are an unobtrusive, semi-traditional presence on Lent Lane. Rear wall has assortment of signage while could benefit from some rationalization.
- Comments – An attractive building, though with a number of recent elements. Shopfront, doors and transom window are obviously modern and could be more to heritage norms (especially doors), but are generally attractive. Shopfront pilasters and fascia lack suitable ornament and detail. Thickness of muntins in new 6/6 windows is somewhat noticeable, and metal frames of individual thermopanes tend to catch the light. See the Guidelines for comments on replacement windows. Window arches are generally sagging and may require support by concealed angle-iron. At rear addition, tower (assumed to have former industrial purpose, as would be fitting adjacent former railway line) and old Coca Cola sign at north wall are valuable heritage elements and should be conserved. For any proposed development of the large parking lot to the south, see the Guidelines. Note that this three-storey Georgian building is the last of its kind as one heads south on John Street and so marks the ultimate point of transition between Original Commercial Sector and Transitional Residential Sector.

5.5 John Street, east side**49 John Street**

- Symmetrical, 1½ storey, red-brick Cape Cod house with flat-roofed garage (c. 1950).
- Description – Ground floor masonry is of common-bond red brick over roughly formed, cast-in-situ concrete foundation. Modest lean-to porch with over small landing is enclosed at sides and part of front by painted lattice-work. Old front door has four vertical lower panels with attractive multiple-pane glazing above (behind glazed storm door). Windows at either side are wide, 1/1 units (behind metal storms) framed by later, plank-type shutters. Sills are canted rowlock headers and lintels are concealed by aluminum siding below eaves. Soffits are minute and aluminum-clad, as is fascia. Unusual metal hopper exists at RH side, feeding corrugated metal downspout. Steeply pitched roof is clad in black asphalt shingles, with various areas repaired with light-grey shingles. Garage at south side has flat roof and is apparently a later addition, built also of red brick, with single-car door formed of nine full-width metal panels. Gable walls have windows and sills etc. as described (behind metal storms) at ground and second floor levels. Gables are clad in textured vinyl siding, presumably over clapboard, with small moulding at eaves.
- Comments – Modest house is later than majority of structures within block, but still has traditional elements of pitched roof, red brick masonry and double-hung windows. Front door is surprisingly ornate. Removal of recent, textured siding at gables is encouraged, assuming that wood siding in good repair exists beneath. Flat-roof garage is a foreign addition, though not unacceptably so. Extensive plantings of front garden is unusual in the Heritage District, but not unsuitable given more recent and suburban nature of this house.

5.5 John Street, east side**51 John Street**

- Symmetrical, 1½ storey Arts-and-Crafts style house with gabled porch and dormers (c.1950).
- Description – Modest, pitched-roof house is dominated by projecting entry. Broad flight of wooden stairs is built of modern lumber sections and recent railings have turned spindles typical of interior balusters, while newels and handrails are plain. Pair of ¾-glazed front doors with planted lower panel have modern, commercial aspect and are trimmed with modest casings. Front gable, with arched opening, is clad in cedar shingles, and has shallow eaves, plain soffits and narrow, plain fascias. Front windows are paired, 6/1 units at either side of porch, with narrow sills and casings, and with single-pane wooden storms. Wall cladding is painted, fibre-cement tile set at large reveal, each tile having slightly wavy lower edge. Older material (clapboard or render) may lie beneath fibre tiles. Steeply pitched roof is clad in brown asphalt shingles, with tall dormers over ground-floor windows. Tall, narrow dormers seem to be later additions, also with 6/1 windows (with 2-pane storms), shallow eaves and narrow fascias. Dormers appear to be clad in plywood with wide battens over, giving faintly neo-Tudor aspect to upper level. Gutters and downspouts are, respectively, in traditional ogee and corrugated profiles, and a double-vent chimney exists at south gable.
- South addition has flat roof behind small mansard and seems now to house separate commercial function, but was probably built as a garage. Addition has single sash, fixed window with false, 12-pane muntins and modern, 15-pane French door to right (behind metal storm). Front wall is clad in horizontal aluminum siding, with brown asphalt shingles above.
- Gable walls – North gable wall has two, symmetrically placed 6/1 windows at ground floor and similar but different-sized windows above. Cladding is again fibre-board shingles. Soffits have plain wide boards with large moulding at wall-head, and plain narrow fascias.
- Comments – Attractive house is of relatively recent origin but is built generally in keeping with early twentieth-century practices. Window, door and mansard roof at south addition could be reworked to fit better into heritage context. Dormers are somewhat out of character with house, but a two-tone paint scheme might enhance these. Fibrous shingles may hide older material, or may perhaps be original. Double doors suggest commercial occupancy and so are suitable in this Transitional Residential Sector for a house converted to a new use.

5.5 John Street, east side**57 John Street**

- Georgian, pitched-roof, two-storey red-brick house with period front doorway (c.1865).
- **Description** – Long, gabled house has unusual aspect, with widely spaced windows, particularly at upper floor. Masonry is unornamented, common-bond red brick throughout, built off typical, rubble limestone foundation. Rebuilt brickwork at LH side suggests alterations in this area, although not readily comprehensible from exterior. Central **front doorway** comprises old, half-glazed door with single lower panel (behind metal storm door), set between four-pane sidelights with plain boards in lower regions, now partly hidden in concrete slab. Transom window is small, three-pane unit with broad mullions at either side, with very wide, flat-arch above. Modern, two-tone metal canopy over doorway obscures both arch and transom, and is an unsuitable later addition. **Windows** to either side are later, 1/1 units with original, narrow wooden sills (with period 4-pane storm at left and metal storm at right). Flat arches above contain stretcher and header voussoirs, and rise uniformly to joint-line four bricks above. At **upper floor**, low 1/1 windows (with 4-pane storm at RH unit) are set tight against eaves, with narrow wooden sills as at ground floor. **South elevation** is brick, with two 6/6 windows (with metal storms at ground floor), while north elevation is clad in textured vinyl siding, also with 6/6 windows. Soffits and fascias are aluminum-clad and rainwater goods are conventional aluminum profiles. **Pitched roof** has green asphalt shingles, and a single chimney, on older base, exists at unusual location near center of ridge.
- **Comments** – Parsonage is apparently Georgian but with unusual features, such as 1/1 ground floor and small, upper-level windows; unlike 6/6 windows at end walls. These presumably indicate changes over the years and should be retained. Building is in good repair, though metal canopy over front door and aluminum cladding at soffits and eaves should be removed. Metal storm door is also unsuitable and removal would improve appearance. Chimney requires repointing, and should be rebuilt in upper portions to suitable period details; though older chimneys may have existed elsewhere, as should be apparent from internal roof structure or sheathing. Restoration of such aspects, and installation of a period roofing material (i.e. wood shingles) would enhance appearance of interesting and attractive house.

5.5 John Street, east side59 John Street

- Gothic Revival, buff-brick, Baptist Church with prominent corner tower and spire, and sandstone trim (1867). Church is **Designated** under the Ontario Heritage Act, Part IV.
- West Front – Tall, gabled, buff-brick church, built off squared-rubble limestone foundation, has imposing tower anchoring it to adjacent street intersection. Principal entry is reached via two sandstone steps leading to pair of plain, painted, vertically lined doors within small gabled, buff-brick porch having multiple, bevelled-brick jambs and voussoirs. Porch has small, stone-capped buttresses either side, with decorative corbelling above supporting modest brick parapet, now copper-flashed. Face of gable is decorated with undulating band of script, “Baptist Church,” with date 1867. Simple, copper cross is set at gable peak. Masonry is buff-brick laid in common bond, built off squared limestone foundation with lower courses stepping in at bevelled-brick course, and with sandstone at canted window sills, hood mouldings and buttress copings. Elevation is composed of two tall, pointed-arch windows either side of porch, and large central rosette window above. Pointed-arch apertures contain double-lancet windows having lozenge-shaped glazing in coloured glass, with additional, small divided lights above. Leaded glass is protected below by three-pane wooden storms flanking central mullion, and two curved, two-pane storms above. Window jambs are built of bevelled-edge brick, and stone, roll-type, hood mouldings have additional band of header-voussoirs beyond. Hood mouldings are built off fine carved faces reminiscent of sculptures of mediaeval English kings. Rose window, and triangular louvred vent above, have similar framing elements. Rose window is composed of six leaves around central oculus, with lively geometrical glazing patterns in each compartment, including at triangular spandrels. Northeast corner has double buttresses, with projections reduced in two steps, to disappear below complex corbelling towards eaves. Parapet is decorated with series of blind, pointed arches with sloping, projecting sills; all set above sloping band-course crowning wall below. Flashing is in pre-painted aluminum, presumably over stone copings.
- Tower, South and East Elevations and Comments - see next page.

5.5 John Street, east side**59 John Street** (continued)

- **Tower** – Tower at SW corner is built of similar materials and in manner similar to adjacent façade, with prominent corner buttresses stepping in incrementally, to disappear near top of walls. Tower is divided into three levels by sandstone stringcourses. **Lower levels** have single, two-lancet windows with lozenge-shaped, leaded-glass panes, with additional glazing at peaks, above bifurcation of mullions. Canted stone sills, chamfered brick jambs, profiled hood moulding, and inner and outer brick voussoirs are as at west front. Hood mouldings again end at fine sculptural heads. Sandstone stringcourse between buttresses marks end of this level. At **intermediate level**, single-lancet, leaded-light windows have sill, jambs and hood mouldings etc. as described. At **third level**, tower belfry is above pitched roof of adjacent church, at which point stone stringcourse extends across masonry and continues also around buttresses, just below canted copings of same. This level has pairs of louvered vents, separated by narrow brick pier, within each face, with brick and stone trim as elsewhere. Towards top of masonry, buttresses disappear into wall, now existing only as slightly projecting corner pilasters. **Wall-head** has corbelled, pointed-arch machicolations below bevelled-brick course at top.
- **Spire** – Copper-clad superstructure rises from four sloping sides, with hipped corners at junction with octagonal spire above. At each side, an elongated dormer, with steeply pitched gable above, contains single, pointed-arch aperture, each apparently blocked with plywood. Cladding material is copper sheet throughout, laid in small panels in octagonal portion. A large, copper-clad cross, set over copper disk, crowns spire.
- **South Elevation** – South wall is built off tall, squared limestone base and is divided into four bays by stepped brick buttresses with canted sandstone copings. Each bay has two-lancet, wooden window with lunette above, and is set over canted stone sill, within bevelled-brick jambs and pointed arches having multiple header-voussoirs. Wall-head has series of wide, brick corbels supporting wooden soffits, with pitched roof clad in battened sheet-metal. Small, gabled, brick south porch has typical elements and small round-headed 1/1 windows.
- **Comments** – A most impressive, Gothic-Revival church, especially for fine carved heads below hood mouldings. Building is in good repair and should remain so, although loss of imposing chimneys at east gable is unfortunate, and reinstatement is much encouraged.

5.6 John Street, west side16 - 18 John Street

- Three-storey, three-bay (painted) brick building with small windows at top floor (c.1860).
- Ground Floor – At street level, shopfronts at both units have recent doors (under transom-panels for AC units) adjacent to large central windows with aluminum-framed, c. 1950s glazing, each with two recent transom windows above. No. 16 has aluminum-framed door and no. 18 has modern, six-panel wood door. There is no fascia nor cornice and exposed, painted steel beam above rests on plain brick piers at either side and central, round iron post.
- Second Floor – At second floor, building is articulated into three bays by plain brick pilasters, each bay having single dog-toothed band at head providing corbelling for projecting masonry above. Centrally placed apertures contain unusual 4/1 windows (assumed to be replacements) with vertical upper panes. Sills are painted, cast-in-situ concrete, with brick flat-arches above.
- Third Floor/Parapet – Upper floor is again divided by plain pilasters into three bays, and appears to be an attic. Small windows are set in recessed brick panels, each aperture having no lintel. Windows seem to be old, removable, two-pane sashes. At parapet, masonry steps out to plane of pilasters. Dentil-like band above is composed of two stacked headers with small, recessed bricks between. Brickwork corbels out slightly at course above, and wooden fascia has old, ogee-type galvanized gutter draining pitched roof to corrugated downpipe at LH side. Roof is invisible from road, and with small chimney at left, while chimney at right side is most impressively extended to rise above roof of tall building to north.
- Comments – An attractive building in rather neglected condition, and suffering from much settlement (assumed to be inactive). At ground floor, shopfronts are simple and lack of fascia and cornice at exposed beam is inappropriate to the context. Second-floor concrete sills – assumed to replace wood – do not project beyond masonry this may be aggravating peeling paint and spalling brick below. Four-pane top sashes seem in fragile condition and should be maintained. RH chimney head needs re-pointing. Removal of paint from masonry is to be encouraged, assuming brickwork below is neither excessively decayed nor varied in type.

5.6 John Street, west side20, 22, 24 and 26 John Street

- Three-storey, four-bay, red-brick building with diverse shopfronts and windows (c.1860).
- Ground Floor – At street level, elevation comprises outer shopfronts and near-central door to upper floors. No. 20 has modern, $\frac{3}{4}$ glazed door with plain lower panel, and modern wood-frame shopfront windows over central, recessed brick panel. At no. 22, six-panel wood door is recent, whereas transome window seems old. Entry to nos. 24 and 26 has walls lined with vertical, v-jointed boards throughout, fully-glazed modern door at no. 24 and recent large shopfront windows, and six-panel door at no. 26. Signage is unsuitable, back-lit box sign at right and modest, projecting sign only at left. Fine wooden cornice at left is recent, but elements of old transom windows etc. may exist at upper shopfront level at both properties.
- Upper Floors – At second and third floors, building comprises four plain bays built in attractive, hand-made red bricks laid in Flemish bond. Window apertures have wooden sills (aluminum-flashed at left) and flat-arch voussoirs. Windows are a variety: at right, recent 2/2 units and at left, replacement 6/6 units (with false muntins and full screens). LH windows are smaller, having been inserted into old frames, and have modern shutters screwed to masonry.
- Parapet – Wall-head is crowned by attractive parapet consisting lower machicolations formed of band of corbelled headers with stretchers above, then three courses of plain brick-work, dentil-like band of two stacked headers with small brick between, and at top some four courses of projecting masonry. Parapet is flashed with a variety of metal flashings.
- Comments – This elegant façade is generally in good repair, but suffers from much settlement (assumed to be inactive), especially at RH side. Shopfronts are recent but as mentioned, may conceal older material, given depth of boarded fascia at left (note also flashing witness above). This should be investigated. Shop windows and all doors are unsuitable, and should be one day be replaced in accordance with the Guidelines. At upper level, all windows are new. 2/2 units at right may replicate original windows, though 6/6 seem more probable. 6/6 windows at left, however, too small, and made of an unsuitable material. Old metal flashing at RH parapet needs replacement, and sections to left should be tidied. Re-pointing is needed in various places at failed voussoirs.

5.6 John Street, west side28, 30 & 32 John Street

- Three-storey, four-bay red-brick building with recent shopfronts, original windows (c.1860).
- Ground Floor – At street level, elevation comprises outer shopfronts and central door to upper floors. No. 28 has recent $\frac{3}{4}$ -glazed door with single lower panel, and modern wood-frame windows, all within large expanse of vertical v-jointed boards. No. 32 is lined with similar boards, and has older, $\frac{3}{4}$ -glazed door with single lower panel. Front windows here, including ornate wooden frames, are recent, though tall, 2-pane windows within recess to door are old. Old posts adjacent entry have repair at bases, bevelled edges above, and upper stop chamfer. Door to upper floors (no. 30) is flush-ply door, noticeably lacking transom window. There is no actual fascia nor signage throughout, and small cornice over vertical boards seems recent.
- Upper Floors – At second and third floors, building comprises four plain bays built of hand-made red bricks laid in common bond. Window apertures have metal-flashed wood sills and flat-arch voussoirs, and there is much settlement in bays one and four. All windows are original 6/6 units (all with frames for metal storms) and seem in reasonable condition.
- Parapet – Wall-head is crowned by handsome parapet similar to adjacent building to north, and consisting lower machicolations formed of band of corbelled headers with stretchers above, then three courses of plain brick-work, then dentil-like band of two stacked headers with small brick between, and at top several courses of projecting masonry. Parapet is capped with rusted sheet-metal flashing which seems to be sound.
- Rear Elevation – Lane elevation has numerous old 6/6 windows in rather patchy brickwork
- Comments – Elegant façade is generally in good repair, though suffering from settlement (assumed inactive) at outer bays. Ground-floor shopfronts may hide older material, given depth of boarded fascias and remaining old posts and glazing at no. 32. Here, windows are somewhat unsuitable, doors less so; and old windows at entry to no. 30 should remain and cornices etc. over adjacent windows are unusual and worth retaining. At upper levels, 6/6 windows should be retained and repaired. Severe cracks at areas of settlement should be repaired and repointed, and upper parapet requires much repointing.

5.6 John Street, west side34, 36, 38 & 40 John St.

- Tall, three-storey, seven-bay red-brick building with robust consoles at top cornice (c.1865).
- Ground Floor – Rhythm at street level differs from that of upper stories, and comprises both residential units and commercial units, and large coach passage at LH side. Masonry throughout is of hand-made red bricks in common bond, with rubbed brick soldiers at voussoirs. Unites are reached by modest flights of steps set mostly within recesses having panelled sides and soffits, all with bolection mouldings. Nos. 34 and 38 have recent, panelled metal door with integral “fan-light.” Masonry at no. 34 is rebuilt without transom window, while 38 has original pair of arched transom windows. Door to no. 36 is recent, and has pair of round-headed lights over two plain panels and two-pane transom window. Shopfront (to right) has 4-pane sash under two round-headed windows, and similar, half-width treatment at recess; all elements being recent. No. 40 has unusual (new) six-panel door with small central panels as panels of recess, under old round-headed transom windows. At no. 34 and 40, thick wooden sills and tall, narrow windows remain, with 1/1 units under round-headed top windows (all with metal storms). Fascia is only plain plywood and this runs full length of building. At second floor, elevation has seven, 2/2 windows (with metal storms) in segmental-arch apertures, each with rendered brick hood-mouldings dropping at jambs to wooden corbels. Sills are hidden by deep, white metal flashing. Top of second storey has band-course with recessed bricks forming crosses throughout. At third floor, building has seven, round-headed 2/2 windows (with metal storms) in round-headed arches. Narrow brick voussoirs are framed by profiled wooden hood-mouldings, again built off modest corbels. Wall-head has deep cornice with robust wooden consoles in pairs either side of windows. Consoles seem formed of upper and lower sections, with incised ornament at sides. Wall between is rendered and painted, and soffits above have v-jointed boards. Wooden, ogee-shaped moulding finishes fascia of cornice. Parapet is built of plain masonry with glazed, interlocking tiles forming protective coping. Rear elevation retains many old 6/6 windows.
- Comments – Façade is in good repair, though hood-mouldings and wooden corbels need some repair and painting, and some have fallen off. At ground floor, old panelled recesses and soffits, and old transom windows are rare and in good repair. Metal storm-windows, though not beautiful, protect old windows and should remain until a sensitive interior double-glazing system is installed. Parapet needs repointing, and a suitable lower cornice should be reinstated. Rear windows are wonderful.

5.6 John Street, west side46 & 48 John Street

- Three-storey, 5-bay, red-brick building with original 6/6 windows, wooden lintels and sills (c.1860).
- Ground Floor – Rhythm at street level differs somewhat from that of upper storeys, due to doors at LH side. Bays are divided by recent, grooved pilasters (assumed to have brick piers behind), with modest cap mouldings towards tops. Three large, recent, shopfront windows at RH side have planted mouldings on plywood panels at stall risers. Large painted panels above may indicate older shopfront glazing behind. Doors to shop (no. 46) are recent, glazed wooden doors under recent decorated transom window, with old, two-pane, shop-window in recess to right. Door to upper floors (no. 48) is old, half-glazed, three-panel wooden door with bolection mouldings, under old six-pane transom window. At top of ground floor, band of vertical v-jointed boards replaces a cornice.
- Upper Floors – Second and third floors are divided into five bays by simple, full-height brick pilasters. Windows are all old 6/6 units without secondary glazing, and with painted wooden sills and lintels. There is much settlement at these levels, with commensurate re-pointing in spandrel panels. At top within each bay, upper wall is built out to meet plane of pilasters. Parapet comprises dentil-like band of stacked brick headers between lower and upper stringcourses, and band of cut-down, dog-toothed soldiers above. Wall-head has two more courses and is capped with discreet sheet-metal flashing. There is again much settlement, and some over-pointing, throughout this level.
- Rear Elevation – Lane elevation retains original 6/6 windows, in wall with considerable settlement.
- Comments – Brick building is generally in good repair, but has suffered from significant settlement, now assumed to be inactive. (Note also bulging masonry behind RH pilaster.) Ground-floor shopfronts are not in keeping with period types, including use of vertical v-jointed boards, but post-modern rather than modern. When alteration is contemplated, these should be replaced using suitable forms and materials, perhaps replicating an older shopfront if period photos are available. At upper levels, original windows and wood lintels and sill are charming features, and painting is required. Similarly, all old 6/6 windows should be retained, maintained and repaired as necessary.

5.6 John Street, west side50 & 52 John Street

- Three-bay, two-storey, painted-brick Victorian Gothic building with upper oculus and wall-head gable (c.1874). Buildings **Designated** under the OHA, Part IV (Easement held by Ontario Heritage Trust).
- Description – Attractive, asymmetrical Victorian brick building has variety of eclectic elements. Brickwork is painted throughout (except in area of apparently recent repair) which, given style, may hide polychromy. Base of building is articulated by projecting courses with bevelled bricks at top course. Entry is set in large, slightly pointed arch at right, having multiple jambs and voussoirs, and band at flush hood-moulding. Doors are pair of tall, curve-headed wooden doors with two upper panes and single panel below. At central bay, rectangular aperture is set between narrow pilasters and has large single-pane sash under transom window. Projecting, canted wooden sill has five wooden brackets below, while wood transom above is plain. At LH side, aperture seems to be altered (voussoirs extend to right of jamb). Door to upper level is simple, four-panel door with bevelled-edge stiles and rails and flat panels. Transom window has old glass and unusual “gothic” wooden frame mounted within. At second floor, dominant element is projecting central bay, corbelled out to meet plane of pilasters below. Central bay contains large oculus within double voussoirs, again with flush hood-moulding. Oculus contains square central sash, with four-leaf inner motif, framed by segmental sashes. At either side, fenestration is pair of narrow, pointed-arch windows with original, two-pane casements under fixed transom windows, all over continuous, thick wooden sills. Apertures have double jambs and voussoirs, again with flush hood-mouldings. At gable, brickwork corbels out to either side, evoking mediaeval practices. Gable contains rendered, blind aperture in ornate, slightly pointed-arch, wooden frame, with unusual half-spindles below sill at either side. Eared wooden hood-moulding is evocative of flush hood-mouldings faintly apparent throughout building. At adjacent wall-head, deep wooden fascia with substantial cornice butts into decorative wooden brackets at either side of building. At gable fascia, trim consists of narrow profiled shingle-moulding.
- Lane Building (former Orange Hall) and Comments – see next page.

5.6 John Street, west side**50 & 52 John Street** (continued): **South Elevation at Brewery Lane**

- Lane Building – Six-bay, buttressed, red-brick building with steeply pitched roof clad in galvanized sheet-metal panels, and with two large metal ventilators at peak (former Orange Hall, c. 1850).
- Description – At north and south elevations, large, hall-type structure is one storey high, built of load-bearing, hand-made, red-brick masonry with row of headers typically every seventh course. Robust and simple buttresses end with canted upper brick portions tucking under simple eaves. Within each bay is pair of tall, two-pane casement windows separated by wooden mullion, all over thick wooden sills. Mullion extends through transom, with glazed oculus either side (now mostly painted over). Shutters flanking all windows are made of narrow, v-jointed boards braced by three horizontal rails fixed at inner face. At east gable wall, crude, concrete-block lean-to addition is set below unaltered red-brick masonry. Lower, central area contains intriguing, gabled projection which appears, complete with projecting brick course below brick coping, typical of a gable-wall parapet. High-level oculus is boarded up, possibly with louvred vents behind. Brick chimney to left appears to have been truncated just above roof level. At gable, lookouts project from building within and are unprotected, i.e. without fascia. Roof is clad in unusual, long and relatively narrow sheets of corrugated, galvanized sheet-metal, recently painted with suitable, zinc-coloured paint. Original roofing material may have been similar, industrial roofing; or this may even be original. Two circular metal ventilators at roof peak top building which is a mixture of both old traditional and old industrial materials and aesthetics.
- Comments; Front Building - This is an unusual and attractive Victorian Gothic building with many original elements. Recent repairs should be painted; or paint should be removed throughout. Paint, may well polychromy at flush hood-mouldings and perhaps elsewhere. Any further brick replacement should be done using hand-made bricks of suitable size and colour. Metal flashing should be removed at upper LH bracket. Lane Building - Located at rear of site, on Brewery Lane, fabulous old building is plainly visible and presents prime opportunity for enhancement of rear of property. Concrete block structure at west end might well be removed; or enhanced in appearance. Witnesses above suggest a demolished, pitched-roof structure here, which might be reinstated. Gable and south lookouts and rafter-ends should be repaired and a new (painted) fascia (and perhaps soffits) should be added. Chimney top should be rebuilt/repared, and west oculus requires repair and re-opening. Also, two window arches are collapsing at north elevation. Metal roof, which was rather rusty in 2003, has fortunately benefited from recent repainting, and should remain in good repair for many years.

5.6 John Street, west side (Brewery Lane)**Red-Brick, Gabled Building** (west side of lane)

- Pitched-roof, 2½ storey, vernacular (Brewery?) building with varied openings and metal roof (c. 1860).
- **East Elevation** – Large, pitched-roof structure is built of hand-made red bricks laid in common bond with intermittent, paired headers typically every sixth course. This elevation has appealing and unusual symmetry, suggesting original building was of some importance, being perhaps formerly a stables or brewery for the Saint Lawrence Hotel (on Walton Street). **Ground floor** has central aperture formed by (failing) brick flat-arch with soldier and header voussoirs rising to uniform course line above. Pair of simple, unpainted doors, made of v-jointed, vertical boards are assumed to be original. At either side of entrance, set somewhat above, are single, wide and low apertures, also formed with flat-arches but consisting of somewhat haphazard, single soldier-voussoirs only. There is no sign of former sills in boarded-up openings. At **second floor** is another centrally located, outward-opening door, made of unpainted vertical boards, and with remnants of a wooden sill, and with wooden lintel. To either side, virtually aligned with small windows below, are additional square apertures closed with horizontal boards. Flat arches at upper level apertures are as described at lower small windows. **Soffits** at gable reveal various conditions, with both fascias and soffit boards lost at north pitch, and old decking boards now visible from below.
- **North Elevation** – Long side wall is built as described above, and has two high-level apertures at ground-floor LH side, then wide, single lined door with flat-arch built as at east side ground floor. At RH side of elevation is large, altered opening with exposed wooden lintel over broad, sliding lined doors. At **second floor**, majority of masonry was rebuilt some time ago, using different brick. Two widely spaced, single, outward-opening lined doors, with modest wooden sills and wooden lintels, exist adjacent eaves. Remnants of large, galvanized, ogee-type gutter clings tenaciously to fascia.
- **Roof** is clad in large sheets of rusting, galvanized sheet-metal with somewhat *ad hoc* ridge flashing. Cut of roofing material at south edge indicates skew in front wall relative to side walls.
- **Comments** – This is a fabulous vernacular building presenting a wonderful but unrecognized back-lane opportunity. Building needs repair in some specific areas, particularly at crack extending up from central aperture to upper RH window; though cause of crack should first be identified. Roof and walls are straight, but areas of south wall are failing at and beyond lintels and require repair. Fascias should be repaired and, in particular, new ogee (not K-type!) galvanized gutters and corrugated RWLs should be installed to get water off bricks. Nearby old hydro-poles, armatures and tangle of wires add to interesting and semi-rural Brewery Lane ambience.

5.6 John Street, west side**54 John Street**

- Two-storey, flat-roof (painted) red-brick building with varied upper-floor masonry (c.1870)
- Description – Variations and toothed- and butt-joints in brickwork indicate composite nature of what appears at first to be a single building. At ground floor, building comprises four bays, with entry at second bay from left. Painted brick masonry is built off cement-rendered base at LH side, which may indicate stone foundation behind. Low door, without transom window, appears to be one of several changes to building. (Toothing-in of brickwork and discrepancies in course heights to left of door indicate alterations in this area.) Door itself is fully glazed, modern wood door reached by single concrete step, with soldier-and-header course voussoirs forming flat arch above. Ground-floor windows are three tall, 1/1 units with boxed-in wooden sills and flat arches apparently consisting of single soldier-course only. Modest fascia, spanning full-width of building just above window-heads, has beaded lower edge and chunky cornice, which returns into fascia at ends of building. At second floor, differing aspects of building are more apparent. Upper four bays comprise, at RH side, two recessed brick panels between plain brick pilasters, then central butt-joint where course heights change, and flush brickwork in two LH bays. Windows are 6/6 throughout, all with boxed-in wooden sills, RH windows being higher and having wooden lintels. Units at LH side have flat-arch, soldier voussoirs as at ground floor. At parapet, masonry consists of corbelled course under double course of alternating projecting and recessed headers, then additional plain course below slightly projecting dog-toothed course, with additional top courses largely hidden by deep metal flashing.
- South elevation, over rendered base, is built in painted, common-bond brick with headers every eighth course. Narrow, bricked-up aperture towards LH side is without extant sill or lintel/arch.
- Rear elevation retains original 6/6 windows at upper level, much hidden by large wooden deck.
- Comments – Simple and traditional brick building is more complicated in origin than it seems, yet most attractive in its old variety. Bricks below parapet are damaged, presumably where water has entered masonry from behind. Paint also probably hides a variety of brick types, and this should be investigated before removal is considered as masonry may comprise a wide variety of bricks and mortar types. Chimney (not visible from front) needs repair, and various replacement bricks.

5.6 John Street, west side**64 John Street** (north)

- Modern, one-storey commercial building with large windows and metal cladding above (c.1960).
- Description – Recent structure is not consistent with street in form, scale and materials. Above concrete curb and aluminum-lined stall-riser, shop windows have standard aluminum-frames, with standard glazed door recessed under flat, aluminum-flashed canopy at RH corner. Window signage is bold, and though not unsuitable to this building it does set something of a precedent. Retractable striped yellow awning does contribute to the heritage streetscape. Wall above awning is clad in deep bank of painted, ribbed sheet-metal. Bold stripes painted on metal cladding at north wall, lit at night by several spun-metal lamps, are a prominent aspect seen across large parking lot to north.
- Comments – There is not a lot to be said in favour of this structure, given its location towards the south end of the Original Commercial Sector of John Street. When the time comes for this to be replaced, there are two alternatives. One would be to replicate a building which once stood here, if there was such a building and if the appearance of this can be determined, and the other is to build a new building in accordance with the Guidelines. The large parking lot to the north also presents a development opportunity, particularly given connection to Brewery Lane, leading up to Walton Street. Research might reveal the nature of previous structures on this site also, and otherwise, the Guidelines should be consulted.

5.6 John Street, west side**64 John St.** (middle)

- Modern, two-storey commercial building with painted, concrete-block upper floor (c. 1960).
- **Description** – Recent structure is out of keeping with street in form, scale and materials. Adjacent pavement, base of wall is clad with rustic vertical boards with apparent cross-bracing, providing a sharp contrast to the huge aluminum-framed windows above. Windows and door have standard aluminum-frames, with typical modern glazed door recessed at RH side. Retractable, striped white-and-yellow awning above is an attractive feature. To right of door, in recess, is additional area of rough vertical boards with upper and lower cross-bracing. Area of traditional fascia and cornice is finished with deep band of painted, ribbed sheet-metal. Window signage is similar to adjacent shop to north (which has same occupancy), but although modern in style, is slightly smaller here than next door. At second floor, painted concrete block is obviously recent, though tooting-in at LH side and metal-frame, 6/3 window suggest this may be an older structure, with original cladding later replaced in concrete block. Window sill is concrete, lintel is metal angle, and parapet has thin metal flashing.
- **Comments** – Aside from (modern) awning, this is not a building in keeping with historic, commercial buildings of John Street. As noted, upper floor (and therefore building) may be older than this seems and this aspect deserves some investigation. Alignment of window head with those at number 64 John Street (south) may be significant. If upper floor is recent, then two additional floors might replace this, with fenestration typical of rhythm on the street, all as per the Guidelines. This would probably imply an entirely new building. In the meantime, the paint on the concrete block mitigates its natural appearance, and the metal-framed window is an anomaly which may have interesting story behind it.

5.6 John Street, west side**64 John Street** (south)

- Three-storey commercial building with extensive rebuilt masonry at upper levels (c. 1870 and later).
- Ground Floor – At shopfront level, wooden materials are recent, used in a rustic contemporary manner. Stall-risers are finished with rough vertical boards having modern-section, face-applied frames and central cross-bracing. Large piers at either side are finished similarly, while narrow intermediate supports have simpler wooden cladding. Actual glazing framing is aluminum, and front door (to RH side) is similar. As at buildings to right, area of traditional fascia and cornice is finished with painted, ribbed sheet-metal and, again, striped yellow awning contributes to heritage streetscape. At second floor, pair of old, 6/6 wooden windows have concealed sills and exposed, metal-angle lintels. Masonry to either side of windows is painted red-brick laid in common bond, with outer window-jambos apparently rebuilt. Masonry between and above windows is painted concrete-block, as at building to right. At third floor, masonry is somewhat as described but in unpainted brick, with small adjacent areas rebuilt using reclaimed brick starting inwards of line 4” beyond outer jambos. Lintels are concealed angle-iron without voussoirs or headers, and plain parapet is obviously recent. Fragments of original decorative parapet elements remain at both upper corners, particularly at RH side. Wall-head is capped with rowlock headers immediately below projecting thin metal flashing.
- South Elevation – South elevation is plainly visible on account of adjacent open area and garden, and is built of hand-made red brick in common bond, with headers every sixth course. Wall contains two, bricked up apertures (one with voussoirs) at ground floor, two 6/6 windows at second floor, and one 6/6 window at third floor, all with modest, unpainted wooden sills and lintels. Small, single-pane casement exists towards rear of third floor, and top rear corner has five diagonal wooden braces.
- Comments – This is an anomalous building. Much of upper two floors has rebuilt masonry, and original form is not easily determined. It appears that old brick was for some reason replaced in central and upper areas of façade. Rebuilt sections, and concrete block, are not so intrusive and might remain, since there may be an associated narrative. This aspect should be investigated. Reinstatement of decorated brick parapet is encouraged, and introduction of suitable signage fascia, in place of vertical metal cladding, would be welcome. Shopfront is expendable whereas south wall and all old elements which it contains, should be maintained. Braces may require maintenance too, in due course.

5.6 John Street, west side



68 John Street/47 Pine Street South

- Italianate, buff-brick house (c. 1860) with large verandah, altered entrances, and addition at east side, 2nd floor. The house is **Designated** under the Ontario Heritage Act, Part IV. This large house, set high on a hill, has access via brick gates on John Street and winding drive, and also via more recent, cast concrete gates and drive off Pine Street South.
- East Elevation, Ground Floor - L-shaped house has symmetrical façade facing east, at top of old drive from John Street. Hipped-roof verandah at north, east and south sides has traditional, full-height columns, with turned bases and capitals and square pads at top and bottom. High wooden railing between columns has plain top and bottom rails and simple square-section pickets, suggesting that all elements are recent replacements. Verandah ceiling is finished with narrow, v-jointed boards. East entry, assumed to have been original principal entrance, is reached by broad, central flight of wooden stairs flanked by lions on plinths at either side. Inner doors are behind traditional wooden screen doors, and are set within projecting, rectangular vestibule with traditional, full-height columns at corners. Ground floor windows at either side are within similar square bays (which appear to be recent) and consist of paired 1/1 units at face and smaller, single 1/1 units at sides (all with 1/1 storms). Bays are trimmed with plain corner pilasters and wooden panels below windows. Masonry is buff brick throughout, with projecting quoins extending full-height at corners.
- East Elevation, Second Floor – At upper floor, recent bay windows are as described (with four-pane storms at central units), and flank single door (assumed to have been once a window) to recent, upper verandah having projecting roof curved in plan, supported by four slender columns. Joist framing of roof is plainly visible from below, unlike ceiling at level below. Buff-brick masonry is as at ground floor, with slightly corbelled course near wall-head and with broad eaves having strongly projecting, curved brackets at corners and adjacent bay windows, and similar, smaller brackets between. Hipped roof is clad in modern, profiled sheet-metal, with traditional ogee gutters and corrugated down-pipes.
- South Elevation, Walls and Comments – see following pages.

5.6 John Street, west side**68 John Street/47 Pine Street South** (continued)

- South Elevation comprises eastern wing (see above) and projecting, gabled wing at LH side. Hipped-roof verandah is as described (but without upper level) and ends at broad wooden stairway to unusual entry (assumed a later alteration, and now apparently main entry) next to projecting gabled wing. Doorway consists of two fixed, door-like panels flanking central, half-glazed door. Door and fixed, half-glazed side panels with applied swags at bottom panels are separated by tapered, fluted columns with traditional bases and capitals. Masonry recess to doorway is lined with triple wooden panels at sides, corresponding to panel and pane heights in door. Transom windows are unusual: segmental-arched window at center, while outer window-heads curve down towards column at central bay and are rectangular at outer corners. Further to right, single door (with Colonial-type screen door) has rectangular transom window, while doorway further to east has pair of full-height French doors. Wooden architraves at latter two openings, and at three, 2/2 second-floor windows, are eared at top and bottom. Masonry throughout is buff-brick with projecting quoins. Gabled Wing, also with projecting quoins, has squared rubble foundation plainly visible. Ground floor has recent, square-plan, bay window with pair of 1/1 front windows having three simple fluted pilasters, set over continuous moulded sill and two plain, recessed panels. Sides have narrow, 1/1 units over similar sills and panels, with entire structure built off visible joists. Hipped-roof is finished in ribbed sheet-metal. At second floor, central 2/2 window again has eared wooden architraves, and small entablature on modest wooden brackets. As elsewhere, brickwork corbels out slightly at upper second floor. Gable has central, vertical oval window framed by header bricks. Gable trim differs sharply from trim elsewhere, and consists of bold dentilled band between upper and lower mouldings, adjacent plain soffits and fascias. Eaves have full returns at gables, and rainwater goods and roofing are as described. A plain (rebuilt), double chimney exists at west pitch.
- West Elevation – Symmetrical elevation at Pine Street South has elements as described, and consists of three-bay front with 2/2 windows throughout, and (recent or rebuilt) hipped-roof entrance porch. Paired larger, and smaller, eaves brackets are grouped unrelated to elevation.
- Walls and Comments – see next page.

5.6 John Street, west side



68 John Street/47 Pine Street South (continued)

- Walls and Gates – John Street Walls are built in hand-made, red and buff brick not in keeping with house itself. Wall is built of red brick, with triple course of buff-brick at top and bottom, as well as apparently bevelled, upper buff-brick course at base, most of which is now cement rendered. Hipped coping is, surprisingly, made of wood, now covered with painted sheet-metal, all of which appears original. Wall is divided into bays by projecting piers, with bases and tops as described, and with corners also in buff-brick, framing recessed red-brick panels. Towards north end, concave curve recesses wall back into property, with taller piers having also upper, recessed red-brick panels, marking pedestrian and coach entries, the latter having somewhat wider piers. Fine, gothic iron gates are attractive, but assumed not to be original. Line of old drive beyond is visible, winding its way up to house, and is important component of garden landscape. South Pine Street Gates, and balustraded walls beyond, are more recent and are made of concrete cast into neo-Gothic forms, with bevelled corners, recessed panels and concentric discs, and with complex pyramidal copings with mini-dormers at each face.
- Comments – The house is something of an anomaly, being quite different in style and materials from the walls along John Street, and also unusual within itself. Possibly original building is pitched-roof wing at west side, dating from circa 1850, later altered and extended by Victorian addition to east, and altered again more recently in various areas. Without detailed investigation, evolution of building is hard to discern. House is generally in very good repair, though lack of lintels is causing settlement at west elevation. The John Street Walls are a most unusual and valuable element within the street, and are in need of considerable repair. Failed, or failing, sheet-metal flashings, as well as general weathering and movement, are causing decay in masonry, particularly at upper levels; and low-level render should be removed and bricks be replaced. Extensive reinforcing rods and bars indicate other problems which need to be addressed. Masonry at concave entrance gates and piers is generally in better repair. At the Pine Street South Gates, the piers surface render has many small cracks and will require repair soon. Driveway up from John Street is another valuable component of the historic context of this house, and indeed of John Street. See also the Guidelines for any proposed repair or alterations to aspects of this extensive, diverse and most interesting property.

5.6 John Street, west side**76 John Street**

- Dichromatic, two-storey, gabled Victorian house with additions to east and south (c.1870 ff.)
- Original House – Large Victorian house has entry tucked into recess to right of bay window. Porch has sandstone step and landing, and pair of replacement columns support metal-clad pitched roof, with iron cresting at base of slope. Attenuated columns, with entasis, have elongated cylindrical bases with incised upper ring, extending to more typical base, while at top echinus and abacus are closer to traditional norms. Entrance consists of central, half-glazed, coloured-glass door with 3 tall, segmental-headed lights over single panel with wide bolection mouldings. Sidelights are similarly glazed. Glass exists in blue, ochre and umber, with patterns on inside of panes. Mullions and transoms are finished with robust roll-moulding, halved adjacent masonry, and three transom windows have clear glass, with Saltire at central unit. Single 2/2 window (with metal storms) above roof has wooden sill and buff-brick voussoirs at flat-arch. Projecting, gabled block to left is built of red brick, over stone foundation and buff-brick plinth with bevelled top course. Ground-floor bay window has central 2/2 window and 1/1 windows at side, all with wooden sills and flat-arch, buff-brick voussoirs. Louvred wooden shutters are operational and appear authentic but are too narrow for apertures and unlikely on Victorian house. Wall-head has thick wooden cornice, with cast-iron cresting masking metal-clad hipped roof behind. Second floor above has double-course, corbelled buff-brick stringcourse and consists of red-brick masonry with central 1/1 window having sill and shutters as described. Blind pointed arch above is built of tapered, buff-brick voussoirs framing red-brick tympanum built over narrow wooden lintel.
- South Addition - Recent gabled addition matches original house, with similar masonry, typical 2/2 window (without shutters) at ground floor, and pointed-arch, 2/2 window above, rising into gable. South wall contains huge, two-storey window of semi-ecclesiastical nature, with various sash types.
- Fascias and Roofs – Soffit boards are beaded throughout, and wooden fascias have beaded lower edge and deep shingle-mouldings. Roofs are clad in textured, interlocking metal shingles. Gutters are conventional, aluminum profiles with iron hoppers below eaves. A two-vent chimney, in good repair, exists at north end of main roof peak, with base having bevelled top course, chamfered bricks at corners, and with corbelled and dog-toothed bands in lower courses of chimney-head.
- Gabled Addition to East, and Comments – see next page.

5.6 John Street, west side**76 John Street** (continued)

- **East Addition** - Gabled addition at right is later (c. 1880?) than house behind, as testified by butt-joint in brickwork to right of front door. Red-brick masonry is in common bond at front, and with headers every sixth course at sides. **Porch** has steps and landing rebuilt in concrete, with four traditional, full-height, turned wooden columns rising to peripheral beam with typical upper and lower mouldings, and hipped roof above. Front window, to right, is 2/2 (with fixed modern shutters) having wooden sill and segmental-arch head with buff-brick voussoirs. **Upper level** has 2/2 unit and two-pane transom window in pointed-arch aperture as at central gable, with unusual, thick roll-moulding at transom. Wall-head is finished with modest moulding, and front eaves have decorative wooden bracket either side under projecting, v-jointed fascia boards. Small king-post at peak is assumed to be remnant of gable finial. At **south elevation**, ground floor has 4/4 window (with metal storms), and small, 2/2 window at second-floor dormer beyond.
- **Comments** – This is an attractive, authentic and, because of the different periods of construction, an interesting house, all in excellent repair. Alterations to front porch are slightly incongruous but tastefully executed, and recent addition to south is convincing, with huge window visible only from south side. Addition in fact serves as good example for new work within the Heritage Conservation District. Roofing material is unsuitable, and original material should be investigated and perhaps one day be reinstated. (Remnant of original material may remain where peak of addition meets front pitch main house; or nail patterns or old photos may indicate this.) House may originally have had no rainwater goods, but installation of more robust, period gutters downspout profiles, would be an improvement. Only metal storm window at front elevation is above front entrance and this should ideally be replaced with a wooden storm instead.

5.6 John Street, west side86 John Street

- Imposing, three-storey, Victorian buff-brick palazzo, with fabulous, metal window entablatures (1857). Former Bank of Upper Canada, apparently by F.W. Cumberland, is **Designated** under O.H.A. Part IV.
- General Description – Towering Victorian corner house has main 3-bay façade towards John Street, and similarly decorated, 2-bay elevation to south. Property is enclosed on two sides by low stone wall built of local rubble stone (now rendered and painted), with triangular-section, ashlar copings having inset spikes at approximately two-inch centers along top. (An old photograph in exists which shows the original, ornate cast-iron railings). Building masonry is of buff brick laid in Flemish bond throughout, built off limestone plinth with bevelled upper edge, set on local, coursed-rubble limestone foundation. Pair of bold brick stringcourses articulate each of floor levels above.
- Front Elevation, Vestibule – Symmetrical front façade has palace-like aspect, with buff-brick vestibule reached by broad stair and landing now clad in rustic limestone pavers and with plain brass railings at center and sides built into stone copings. Vestibule is c. 1950s addition comprising two brick piers, curved glass-block corner panels and simple, painted metal cornice above. In contrast to fifties theme, front door is recent but traditional in style, with two round-headed windows over two vertical panels. Transom window is blocked with plywood bearing address of property. Buff brick above, laid in common bond, is also assumed to date from 1950s, with simple boarded soffit and plain wooden fasci, the latter supporting traditional ogee gutter leading to corrugated downspout. Small balcony above, however, has period cast-iron railing with ornate corner posts with finials (original assumed to be at LH side) and balustrade of iron panels with round-headed arches housing various decorative elements.
- Front Elevation, Ground Floor – Ground floor has round-headed apertures either side of vestibule, with double-hung windows having taller upper sashes; both sashes having peripheral panes within vertical muntins set some 6” in from sash styles. Windows are framed by paired, narrow brick pilasters built off modest bases. Recessed brick spandrel panels exist below rounded wooden fascias and sills. Pilasters rise to pedimented, Beaux-Arts, cast-iron entablatures supported on paired brackets cast in form of stylized foliage, each bracket having double leaves over large acanthus. Entablature comprises band of multiple dentils spanning between brackets, with cladding below concealing voussoirs of arches. Low-pitch, triangular pediments have bead-and-reel ornament at upper edge.
- Front Elevation - continued on next page.

5.6 John Street, west side86 John Street (cont.)

- Front Elevation, Second Floor – Second-floor fenestration is variation of that described at ground floor. Three symmetrically placed apertures have single pilaster at either side, rising to single iron brackets and pediments as described, though here with scroll-type or Chippendale pediment having central wheat-sheaf-type ornament with small fleur-de-lis above. Windows are combination of (at right) original 6/9 (with metal storms), (at left) six-pane sash over two-pane casement windows (with metal storms), and (at centre) pair of five-pane French doors (with wooden screen doors) and more glass block above. Outer windows have small metal balconies with iron balustrades as over vestibule.
- Front Elevation, Third Floor – Top Floor has windows framed by brickwork as at second floor, but with differing trim. Metal sills have robust rolled edge and profiled fascia below, and are supported by iron brackets cast with typical foliage pattern. Brackets span between upper and lower band-courses near floor level. Entablatures are segmental-arched, dropping at sides to modest moulding set above brackets similar to those below sills. Entablatures are decorated with fine, classically-derived leaf motif framed by roll mouldings. Windows at this level have three-pane, segmental-headed transom windows with (apparently altered - see old photograph) windows below being pair of 1/1 sashes with central mullion in each aperture (behind metal storms).
- Cornice – Impressive, Italianate wood cornice is over modest metal cornice crowning masonry. Frieze has closely spaced, fluted scroll-type brackets with roundels between, while soffit has similarly shaped modillions with small pendant finials and plain coffers between. Cymatium has wide *cyma recta*, which is somewhat obscured by deep metal flashing above. Flat roof is invisible from street.
- South Elevation and Comments – see next page.

5.6 John Street, west side**86 John Street** (cont.)

- **South Elevation** – South elevation generally has elements as described at front, but is separated by central pilaster into two bays. **Ground floor** - Ornate window at RH side is divided by narrow pilasters and has recessed brick panels in spandrels below. Window comprises three, round-headed lights with wider central unit having sashes as at front, with inner muntins forming smaller peripheral panes. All units are double-hung, with taller top sashes having textured, translucent coloured glass. **Entablature** above comprises elements as at front; pilasters rise to cast-iron entablature supported on brackets cast with stylized, scrolled foliage. Entablature has also band of multiple dentils spanning between brackets, over painted cladding which conceals voussoirs of arches below. Continuous corona is crowned by *cymatium* embellished with classical, leaf-type motif, with (rusty) metal flashing above. **Upper Floors** have entablatures, doors and windows as at front elevation, with differences as follows: second floor has plain metal balconies and two small windows inserted to right of central pilaster - 2/2 at second floor and casement at third - both with concrete sills and angle-iron lintels. Mouldings at top cornice fascia change dramatically near center of building, with flashing above also varying.
- **South Addition** – Modest, one-storey, flat-roofed brick addition at southwest corner has brick sills and headers on hidden lintels and 2/2 windows with horizontal muntins (c. 1950). Large pitched-roof addition (2006) beyond is largely glazed at south side and encloses former patio.
- **North Addition** – Post Modern, glazed, framed verandah fronts deep one-storey buff-brick 1950s wing.
- **Comments** – An ornate and impressive building in good repair, with various alterations and additions which do not generally detract from appearance of the original. Removal of 1950s elements at front porch would be unfortunate, though perhaps justifiable. Other additions are more expendable, but less obvious. Later windows at upper south elevation are unobtrusive. New pitched-roof addition over former patio is sympathetic to the overall building. At wall on SE corner, painted coping and render below do not reflect original finishes, and might be removed if desired. Similarly, cast-iron railings might one day be reinstated. Any development of parking lot should be discouraged if this intrudes on building.

Section 6.0

The Guidelines

6.0 The Guidelines

The intent of the Guidelines is fundamental: to preserve the extant cultural and built heritage fabric of the District; to provide guidance for those undertaking work to the existing buildings; and to provide guidance for new buildings such that the existing historic character may be retained, or even enhanced.

When undertaking work to heritage buildings there are many aspects to consider, from the aesthetic, through the philosophical and practical, to the financial, and each aspect of each building will tend to be a unique case requiring considerable deliberation. There is also the issue of working towards a target period or date for restoration work. This might on occasion imply the removal of certain elements of a building; but such elements, although later than the majority of the fabric, may in fact have an inherent or historical value which makes their retention justifiable. An example might be Vitrolite panels in a shop-front window (see Stokes, WSHCD Plan, p. 24), or an Art Deco sign and box office on a cinema, or an Edwardian sunroom on a Victorian House. In such instances, individual buildings require specific approaches. Similarly, there may be an association with a particular individual or event which suggests that some particular aspect – say a later window or a particular colour scheme – should be retained where otherwise this might not be deemed valuable or significant. Such aspects of the Port Hope properties within this District are to some degree addressed in the Inventory.

Implicit in the foregoing paragraph is the reason for establishing Heritage Conservation Districts in the first place: to preserve that which is irreplaceable. It must be remembered that we are dealing with buildings conceived and constructed in another era, using materials and techniques generally no longer available to create structures which would not be designed nor built today. It is with this objective in mind that minimum intervention, and minimum replacement, are almost always to be advocated, as noted in Stokes's very first item in the Guidelines (see below).

An Application for a Heritage Structure or a Heritage Sign Approval must be made to the Building Department of the Municipality of Port Hope before work (see below) is undertaken on the exterior of all properties within the District. Such Structural work would include new construction, additions, alterations, roof replacement unless it a replacement in kind, demolition, brick repairs, new colours or lighting. Such Sign work would include new construction, new location, alteration, demolition, new colours, fonts or lighting.

The Guidelines below are a transcription of the Guidelines of the July 1995 "Walton Street Heritage Conservation District Plan" by Peter John Stokes, Architect, starting from page 21. Any insertions into this text are noted in italics and marked with the present author's initials, NAH. *It should also be noted that the Municipality of the Town of Port Hope has a sign by-law and this supersedes the recommendations made by Stokes in his 1995 Plan, although the intent of his comments remains applicable.*

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;

- (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 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.

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 same applies to the John, Ontario and Queen Street Heritage Conservation District. NAH)*

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 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 innovation. There is a remarkable record in archival photographs (especially the Tom Long Collection) which offers more than could be hoped for in this regard.

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. Whenever 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 (*formerly at 43 Walton Street – NAH*) 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 jewelers, 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 for conservation and retention. However, modern shopfronts, well designed with details of high caliber, 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 caliber, 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 shopfront may be stronger and may use greater contrasts than the coordinated block schemes used above.

In the case of signage and shopfronts 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 or 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;
- (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. (*This has now been done by means of By-Law 17/2005 - NAH.*)

There is a need for discipline in the design and placement of public signs, those comprising traffic, direction and street signs or other public signs, which may have to be devised to promote the well-being of the commercial core. Though many public signs are governed by 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 individual 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 direction “hand” with index finger extended below a large S above 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 end of the side street or maybe only in the latter position.

Basically the design of all public signs and symbols should be inspired by a neo-Georgian 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 were, if fastigiated or columnar types, they shall be several in 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;
- (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.

End of transcription from the July 1995 WSHCD Plan, by Peter John Stokes