ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Impact Assessment
86 John Street
Municipality of Port Hope
County of Northumberland
Lot 6, Concession 1
Geographic Township of Hope
Former Durham County

Prepared for
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EXECUTIVE SUMMARY

Under a contract awarded in January 2022 by William Laurin on behalf of Asunder Trade and Capital Inc., Archaeological Research Associates Ltd. (ARA) completed a Heritage Impact Assessment (HIA) for 86 John Street (henceforth the subject property), Port Hope, County of Northumberland (see Map 1). The original HIA was completed February 20, 2025, and approved by the Port Hope Heritage Advisory committee- a committee who provide advice to Council on heritage and land-use matters- on March 17, 2025. A town-requested peer review was carried out by M.R. Letourneau and Associates Inc. (dated June 11, 2025). The revised HIA reflects updates to address the peer review comments.

The subject property, colloquially known as the Hotel Carlyle and Restaurant, is designated under Part IV of the *Ontario Heritage Act (OHA)* under By-Law No. 34/81. Reflecting the wording in the original OHA By-Law, the subject property is noted for its historical and architectural significance. Additionally, the subject property is located within the John, Ontario, and Queen Street Heritage Conservation District (JOQSHCD) and therefore it is also designated under Part V of the *OHA*. The subject property is located contiguous to 47 Pine Street South (Designated under Part IV and Part V of the *OHA*); 76 John Street (Part V of *OHA*); and 68 John Street (Part V of *OHA*)

The proposed development consists of a five-storey condominium abutting to the west elevation of the subject building and accessed via Augusta Street. The fourth and fifth storey of the proposed building will be recessed. The proposed development does not include the removal of any materials or portions of the existing building at 86 John Street, or the later additions that abut the west side of the Hotel. The proposed development is contingent on the consent to sever the west portion of the existing property, and the proposed development will be wholly situated on the severed portion. The Heritage Impact Assessment is required as part of site plan for the proposed development.

An impact analysis was completed using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* and the *General Guidelines for the District*, and *Guidelines for New Construction* as outlined in JOQSHCD Plan Potential negative impacts that may result from the proposed development including:

- Impact 1 – There is potential for damage to the subject building (86 John Street) and associated heritage attributes as a result of accidental damage during the construction process.
- Impact 2 – There is potential for damage to the adjacent buildings as a result of accidental damage during the construction process.
- Impact 3 – There is potential for damage to existing root protection zones associated with 47 Pine Street South as they may cross into the subject property during the construction process.
- Impact 4 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact the subject property (86 John Street).
- Impact 5 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact on the adjacent properties.
- Impact 6 – The height of the proposed development is not in keeping with the proposed height for new development and the guidelines for height difference with neighbouring properties.

The following mitigation measures were considered or are recommended to address the above impacts:

- A Zone of Influence (ZOI) vibration monitoring should be undertaken if required by the Municipal Staff. Given the adjacency of 86 John Street, 76 John Street, 68 John Street and 48 Pine Street South, the proposed project may result in minor indirect vibration impacts. The following recommendations should be considered:
    i. As the subject property and adjacent properties are located within the limit of the recommended buffer suggested for vibration monitoring (i.e., 60 m from the proposed works; Carmen et al. 2012:31), consult a qualified Engineer to determine if a Zone of influence (ZOI) Study is required.
    ii. If required, complete a ZOI Study (conducted by a qualified Engineer) to determine if ground vibrations from the proposed work may damage the heritage attributes of the property.
    iii. If the ZOI Study determines the proposed works have the potential to damage the heritage attributes of the property, the study should recommend:
    iv. Ground vibration limits to avoid potential damage to the heritage attributes of the property.
    v. Construction vibration monitoring processes and procedures be implemented to avoid vibration limit exceedances.
    vi. If necessary, provide mitigation measures to assist in maintaining the vibrations within the proposed limits
- To protect the existing building at 86 John Street and adjacent properties during the construction period of the proposed development, temporary protection measures should be employed including construction fencing, communication protocol that details who needs to be informed about any accidental impacts to any of the heritage attribute, and dust/dirt management efforts.
- During the construction phase all efforts to maintain the trees, tree canopy, and vegetative buffer and minimize impacts on the mature trees associated with 47 Pine Street where the protective root zone is located on the subject property should be employed. As this proposed development moves through the planning process, Town of Port Hope staff should consider if any tools that document and plan for vegetation buffers and/or trees (i.e. landscape plan, a tree protection plan)will be required and as what stage in the planning process.
- It is recommended that all geotechnical and slope analysis be completed to the satisfaction of the Town and that should the design change substantially as a result of these reports, this HIA be reviewed to ensure there are no additional impacts etc.
- The Peer Review noted "… the statement is not consistent with current provincial requirements as outlined within O. Reg 385/21. A recommendation should be provided outlining whether the existing OHA by-law should be updated" (MRL 2025:25). There is no obligation under the OHA to update existing By-Laws, therefore, ARA is of the opinion that this step can be pursued at the discretion of Municipal Staff if desired.

The proposed development constitutes an increase in height which is not in keeping with the HCD guidelines. Several mitigative measures related to design choices were employed to reduce this impact and ensure the intent of the HCD guidelines were met. While a decrease in height could be employed to satisfy the guidelines, it is ARAs' opinion that the proposed development is in keeping with the intent of the guidelines and should be considered by heritage committee members and Council. The system by which heritage is governed in this province places an

emphasis on the decision-making of local municipalities. It is hoped that the information presented in this report will be useful in those deliberations.

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ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
ACO – Architectural Conservancy of Ontario
BHR – Built Heritage Resource
CHVI – Cultural Heritage Value or Interest
CHL – Cultural Heritage Landscape
HIA – Heritage Impact Assessment
HPHAC- The Heritage Port Hope Advisory Committee
HMMBC – Historic Sites and Monuments Board of Canada
JOQSHCD – John, Ontario and Queen Street Heritage Conservation District
MCM – Ministry of Citizenship and Multiculturalism
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
O. Reg. – Ontario Regulation
OP – Official Plan
PPS – Provincial Policy Statement
TOR – Terms of Reference
WSHCD- The Walton Street Heritage Conservation District

PERSONNEL

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix D.

MUNICIPALITY OF PORT HOPE MINIMUM REPORT REQUIREMENTS CHART

Municipality of Port Hope Minimum Requirements (HIA TOR)	**Relevant ARA Section**
Introduction to the Development Site	1.0 Project Context
Overview of Applicable Heritage Legislation, Policies and Guidelines	2.0 Legislation and Policy Review 3.0 Key Concepts
Background Research and Analysis	4.0 Consultation 5.0 Site History 6.0 Previous Heritage Assessment
Understanding of Cultural Heritage Value or Interest	8.0 Heritage Assessment
Assessment of Existing Conditions	6.0 Field Survey 7.0 Property Description
Description of the Proposed Development or Site Alteration	9.0 Proposed Development 10.0 Analysis of Potential Impacts
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1.0 PROJECT CONTEXT

Under a contract awarded in January 2022 by William Laurin on behalf of Asunder Trade and Capital Inc., Archaeological Research Associates Ltd. (ARA) completed a Heritage Impact Assessment (HIA) for 86 John Street (henceforth the subject property), Port Hope, County of Northumberland (see Map 1). he original HIA was completed February 20, 2025, and approved by the Port Hope Heritage Advisory committee- a committee who provides advice to Council on heritage and land-use matters- on March 17, 2025. A town-requested peer review was carried out by M.R. Letourneau and Associates Inc. (dated June 11, 2025). The revised HIA reflects updates to address the peer review comments.

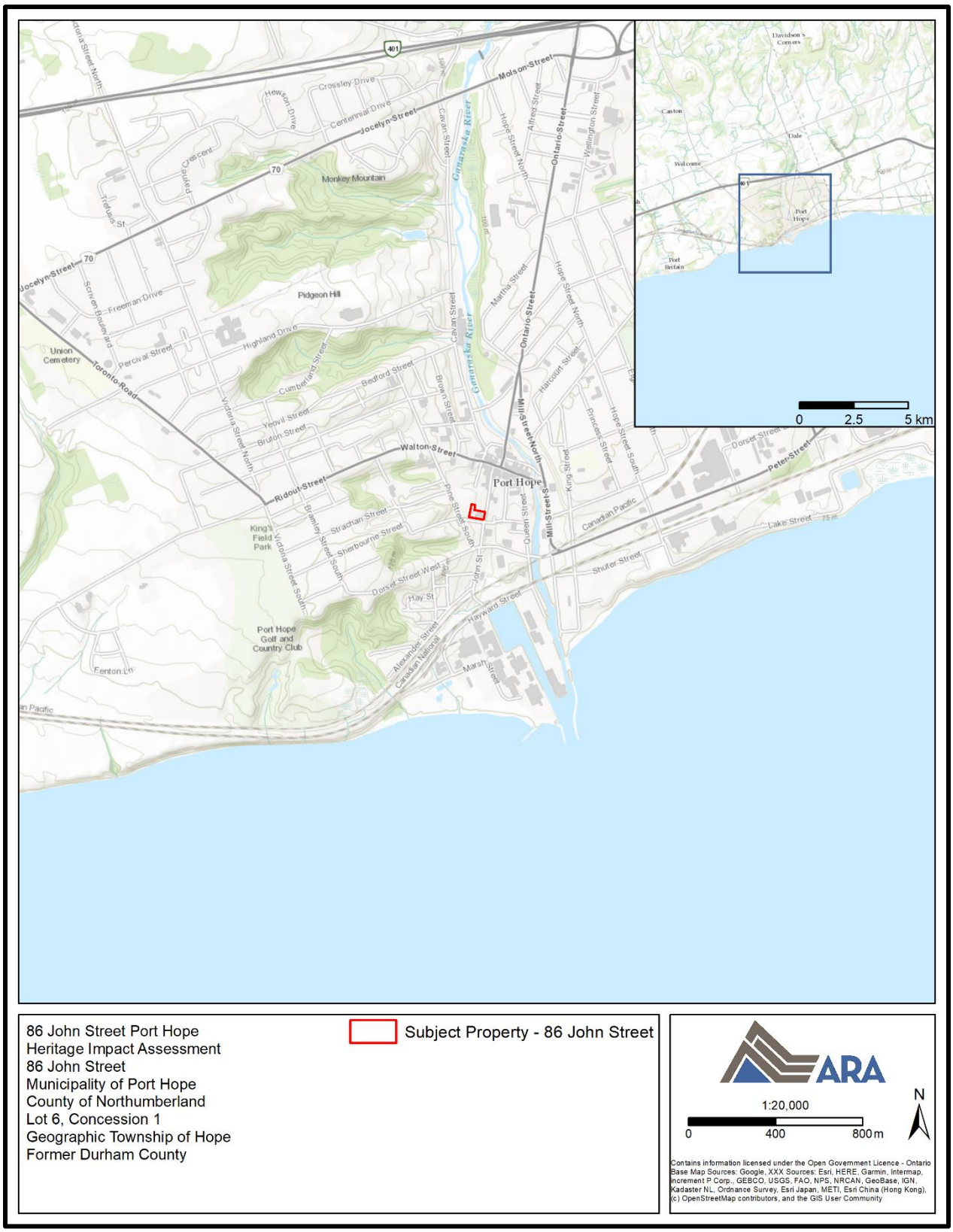
The subject property is approximately 0.72 acres in size and located at 86 John Street, Port Hope. Specifically, Lot 6, Concession 1 in the geographic Township of Hope, former Durham County (see Map 2). The subject property, colloquially known as the Hotel Carlyle and Restaurant, is designated under Part IV of the *Ontario Heritage Act (OHA)* under By-Law No. 34/81. . Reflecting the wording in the original OHA By-Law,the subject property is noted for its historical and architectural significance. Additionally, the subject property is located within the John, Ontario, and Queen Street Heritage Conservation District (JOQSHCD) and therefore it is also designated under Part V of the *OHA*. The subject property is located contiguous to 47 Pine Street South (Designated under Part IV and Part V of the *OHA*); 76 John Street (Part V of *OHA*); and 68 John Street (Part V of *OHA*) (see Map 3).

The subject property was built in 1857, with additions circa 1950. The subject property is located on a corner lot at the intersection of John Street and Augusta Street and surrounded by buildings of various sizes, styles, and uses. Directly across the street on John Street, is the First Baptist Church which occupies a large stone structure. Adjacent to the subject property on the south side of Augusta Street is a one storey brick building used as a Family Dentist, and cater-corner is a large building set back from the street which is associated with Canada Post. To the north of the subject property is a one-and-a-half storey residential/commercial brick building and to the west, the heavily treed portion of a large residential lot. John Street is a predominantly lined with commercial buildings, and Augusta Street contains residential, commercial and institutional buildings.

The proposed development seeks to build a five-storey condominium, with the upper two-storey set back, abutting the western wall of the existing one-storey kitchen annex to the rear of the existing hotel. The HIA is required as part of site plan for the proposed development.

The legal description is: LT 316 PL SMITH ESTATE PORT HOPE; PT TOWN PLOT LT 48 PL STEWART PORT HOPE; PT TOWN PLOT LT 49 PL STEWART PORT HOPE; PT TOWN PLOT LT 50 PL. The present owners are: William and Ingrid Laurin, 86 John Street Port Hope, ON L1V 2Z2. The project is being coordinated by: Reno Piccini of Piccini Architect 148 Walton Street, Unit 1, Port Hope, ON L1A 1N6 Tel: (905) 885-8729 Email: reno@picciniarchitect.com

The purpose of the HIA is to identify any existing built or cultural heritage resources on the subject property, identify any impacts of the proposed design, and provide mitigative measures. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Planning Statement* (2024), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *Northumberland County Official Plan* (2016), the *Municipality of Port Hope Official Plan* (2017) and the Municipality of Port Hope *Draft - Heritage Impact Assessment - Terms of Reference* (n.d.).



Map 1: Subject Property in the Municipality of Port Hope
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial Image Showing the Subject Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 3: Aerial Image Showing Adjacent Properties and Subject Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 LEGISLATION AND POLICY REVIEW

The framework for this report is provided by federal guidelines, provincial planning legislation and policies as well as municipal Official Plans and guidelines. The Municipality of Port Hope's *Draft - Heritage Impact Assessment - Terms of Reference* (n.d.) outlines the required components for Heritage Impact Assessments.

2.1 Federal Guidelines

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) outlines best practices and provides guidance for the preservation, rehabilitation and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs).

The *Standards and Guidelines* list the following "General Standards for Preservation, Rehabilitation and Restoration":

1. *Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference* (Parks Canada 2010:22).

2.2 Provincial Policies and Guidelines

2.2.1 The Planning Act

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Ac*t is outlined in Section 1.1 of the Act, which states:

> ***1.1** The purposes of this Act are,*
> *(a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
> *(b) to provide for a land use planning system led by provincial policy;*
> *(c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
> *(d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
> *(e) to encourage co-operation and co-ordination among various interests;*
> *(f) to recognize the decision-making authority and accountability of municipal councils in planning.1994, c. 23, s. 4.*

Part I Provincial Administration, Section 2 states:

> *The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*
> *(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest". 1990: Part I (2. d).*

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

> *A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*
> *(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
> *(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.*

The current *Provincial Policy Statement* (PPS) is issued under section 3 of the *Planning Ac*t.

2.2.2 The Provincial Planning Statement (2024)

The *Provincial Planning Statement* (2024; PPS) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues.

The *PPS* 2024 promotes the conservation of heritage resources through detailed polices in Section 4.6, such as 4.6.1 that states, "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved" and 4.6.3 that details

"Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved" (MMAH 2024:28).

Further, 4.6.4 notes "Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes" (MMAH 2024:28).

2.2.3 Ontario Heritage Act

The *Ontario Heritage Act* (OHA), R.S.O. 1990, c.018) is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The OHA has policies that address individual properties (Part IV), and heritage districts (Part IV), which require municipalities to create a register of such properties and allows the municipalities to list or de-list non-designated properties that may have cultural heritage value or interest (CHVI) (Section 27).

To objectively identify cultural heritage resources, Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) made under the OHA sets out nine criteria for CHVI (. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific CHL evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features of a property.

The O. Reg. 9/06 criteria are as follows:

1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

Ontario Regulation 385/21, prescribed under the OHA, came into effect July 1, 2024, and outlines the *Designation by municipal by-law, requirements* in Section 3. Specifically, it states:

> 1. The following requirements are prescribed for the purpose of paragraph 2 of subsection 29 (8) of the Act:
>
> 1. The by-law must identify the property by,
>
> i. the municipal address of the property, if it exists,
>
> ii. the legal description of the property, including the property identifier number that relates to the property, and
>
> iii. a general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
>
> 2.The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
>
> i. A site plan.
>
> ii. A scale drawing.
>
> iii. A description in writing.
>
> 3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1 (2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.
>
> 4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.
>
> (2) Nothing in subsection (1) prevents a by-law from identifying any physical features of a property that are not heritage attributes.
>
> (3) For clarity, the requirements set out in subsection (1) also apply for the purposes of subsection 29 (8) of the Act, as it appears in the Schedule for the purposes of an amending by-law mentioned in subsection 30.1 (1) of the Act.

2.3 Regional and Municipal Policies

2.3.1 Northumberland County Official Plan

The *Northumberland County Official Plan* (2016) Part 2 as part of its *Vision, Guiding Principles and Land Use Concept* recognizes the importance of cultural heritage in its guiding principles which are to provide the basis for making wise land use planning decisions. Guiding Principle 5 of the Official Plan (OP) states:

> *To recognize downtowns, historic areas or districts as mixed-use, vibrant places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local and County history and heritage and the reinforcement of community character* (2016:7).

Section D3 of the OP contains policies related specifically to address cultural heritage within the Region. Cultural heritage resources are considered to be built heritage resources, cultural heritage landscapes, archaeological sites and marine heritage sites (Northumberland County 2016:56). Meeting Objective d) for the conservation of cultural heritage resources by the County and local municipalities is to occur by: "Respecting the heritage designations and other heritage conservation efforts by area municipalities" (Northumberland County 2016:56). Further support for heritage designation is visible in subsection D3.3 (2016:56) whereby: "The County encourages local municipalities to pass by-laws designating properties pursuant to the Ontario Heritage Act. Once a property has been so designated, it is then considered to be a protected heritage property…". To allow for the conservation of cultural heritage resources, subsection D3.5 Implementation states:

> *c) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.*

Additionally, the OP includes policies in this subsection related to potential impacts to cultural heritage resources within the region. Within subsection D3.5 d) states: "A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource (Northumberland County 2016:57).

2.3.2 Municipality of Port Hope Official Plan

The *Municipality of Port Hope Official Plan* (2017) is the primary tool to guide land-use, growth, and development within the Municipality of Port Hope. Within its Introduction the OP highlights cultural heritage resource conservation in Port Hope as it acknowledged "previous Municipal Councils embarked on a program to conserve its cultural heritage resources" (2017:2). Further the Introduction states:

> *This pioneering work has resulted in the designation of over 200 residential buildings as well as community and commercial buildings as heritage properties under Part IV of the Ontario Heritage Act. It has also resulted in the designation of Walton Street, from Mill Street to Pine Street as a Heritage*

> *Conservation District and the John, Ontario and Queen Street Heritage Conservation District, both under Part V of the Ontario Heritage Act* (2017:2).

Within section C11.2 *Cultural and Heritage Conservation* there are cultural heritage policies that speak to the importance of resource protection as it is "The intent of these policies to foster thoughtful and informed regard for the original context and intent of the Municipality's cultural heritage resources" (Municipality of Port Hope 2017:55). Means by which the Town of Port Hope will achieve its conservation goals includes limiting demolition, destruction and "inappropriate alteration." as well as:

> *b) Encourage development adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character;*
> *c) Require the preparation, by a qualified heritage consultant, of a Cultural Heritage Impact Assessment to evaluate proposed development and site alteration and to demonstrate that the cultural heritage value or interest of cultural heritage resources will be conserved;* (Policy C11.2.3 b-c) (Municipality of Port Hope 2017:56).

Port Hope also indicates its intent to ensure development is not negatively impactful to cultural heritage resources as Policy C11.2.3 g) states that "Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration" (Municipality of Port Hope 2017:56). Furthermore, the policy "regard for existing character" notes that Council "…shall have regard to Cultural Heritage Resources, especially for the character of the landscapes, streetscapes, tree lines, bridges and prevailing pattern of settlement in considering development proposals" (2017:57).To assist with further wise management of cultural heritage resources, the Town will review groups of properties "whose collective value makes them worthy of examination, Council will consider designation of such areas as Heritage Conservation Districts" (2017:58).

It is noted in the OP (Policy C11.2.3 c) a HIA is to be required to address potential development related impacts shall to cultural heritage resources. The components of the HIA are outlined in the Municipality of Port Hope's *Draft - Heritage Impact Assessment - Terms of Reference* (n.d.). A HIA . The specific components to be included in an HIA are:

- *Introduction to the Development Site;*
- *Overview of Applicable Heritage Legislation, Policies and Guidelines;*
- *Background Research and Analysis;*
- *Understanding of Cultural Heritage Value or Interest;*
- *Assessment of Existing Conditions;*
- *Description of the Proposed Development or Site Alteration;*
- *Impact of Development or Site Alteration;*
- *Considered Alternatives and Mitigation Strategies;*
- *Conservation Strategy; and*
- *Appendices* (Municipality of Port Hope n.d.).

Section C11.3 *Community Design*, speak to the quality of development, which notes "that the Municipality of Port Hope's identity and community pride shall be further improved through high quality developments that are integrated with the surrounding Community" (2017:60).

Lastly, C11.3.5 *Integration of Built Form*, notes that with respect to new development, the built shall ensure:

> *a) is complementary to adjacent development in terms of its overall massing, orientation, and setback;*
> *b) provides links with pedestrian, cycling and road networks;*
> *c) extends the existing road pattern and character to enhance orientation and integrate newly developing areas of the Municipality of Port Hope; and*
> *d) maintains and enhances valued cultural and heritage resources and natural features and functions.*
>
> *Complementary Redevelopment*
> *Council shall ensure that proposed development within an established neighbourhood is designed to function as an integral and complementary part of that area's existing development pattern by having regard for:*
>
> *a) massing;*
> *b) building height;*
> *c) architectural proportion;*
> *d) volumes of defined space;*
> *e) lot size;*
> *f) position relative to the road; and*
> *g) building area to size area ratios. (*

2.3.3 John, Ontario and Queen Street Heritage Conservation District

In 2008, the *John, Ontario and Queen Street Heritage Conservation District* (JOQSHCD) was established with the enacting of By-law No. 16/2008. As noted in *Section 1.0 Introduction and Scope* of the HCD report, the JOQSHCD was originally to be an expansion of the Municipality's original HCD, the Walton Street Heritage Conservation District, but it was later recommended to be a separate HCD (Municipality of Port Hope: 2008:1). For ease of application, both HCDs have identical guidelines (2007:1). Within the overall boundaries of the JOQSHCD there are three branches: the John Street branch, the Ontario Street branch and the Queen Street branch (Municipality of Port Hope 2008:3). The property that is the subject of this report, 86 John Street, is within the John Street branch.

Within the JOQSHCD, as described in the Introduction and Methodology to *Section 3.0 Heritage Character Statements*, there are a range of buildings and building types, but they have been grouped into two categories, the "Original Commercial Sector" and the "Transitional Residential Sector". 86 John Street is associated with the "Transitional Residential Sector".

Section 6.0 The Guidelines contains multiple subsections with a range of policies to guide: the preservation of the "extant cultural and built heritage fabric of the District", work undertaken on existing buildings and for new buildings to allow for the retention of the historic character of the HCD (Municipality of Port Hope 2008:74). Highlights of the general policies speak to: a) minimum intervention, b) conserve historical architectural detail, c) accurate work, d) following good conservation practices, e) compatible alterations, g) details and features considered important, h) work in the Transitional Residential Sector to respect the building's situation (Municipality of Port Hope 2008:74-75). Of great relevance to this HIA is f) which states: "Extensions and additions shall be compatible and complementary to the original building and shall not intrude unduly into any open space considered appropriate setting for the building…"(Municipality of Port Hope 2008:75). Policies within Section 6.0 range from those that discuss building replacement, to shopfront design and signage, and to those for public space

(Municipality of Port Hope 2008:75-80). These guidelines contain the policies that are to direct any alterations and additions to buildings within the JOQSHCD to allow for the conservation of the heritage character of the HCD as expressed in the Heritage Character Statements and the individual features of the buildings within its boundaries.

2.4 Policy Conclusion

Federal guidance, provincial legislation, policies of the *Northumberland County Official Plan*, *Municipality of Port Hope Official Plan*, and the *Draft – Heritage Impact Assessment - Terms of Reference* call for the conservation of cultural heritage resources, the examination of, and mitigation measures for potential development impacts to cultural heritage resources. This HIA will address these cultural heritage policies and guidelines as they relate to the proposed development at 86 John Street, the adjacent heritage properties, and the HCD in which the property is located.

3.0 KEY CONCEPTS

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Adjacent Lands**, as defined in the PPS, means "for the purposes of policy 4.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan" (MMAH 2024:38).
- **Built Heritage Resource** (BHR) can be defined in the PPS as: "a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial and/or federal and/or international registers" (MMAH 2024:40).
- **Conserved** means "the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments" (MMAH 2024:41).
- **Cultural Heritage Landscape** (CHL) is defined in the PPS as: "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms." (MMAH 2024:41).
- **Cultural Heritage Value or Interest** (CHVI), also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic

or associate value, design or physical value and/or contextual value. Provincial significance is defined under Ontario Heritage Act (OHA) O. Reg. 10/06.

- **Heritage Attributes** are defined in the PPS as: "the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)" (MMAH 2024:44).
- **Protected Heritage Property** is defined as "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites" (MMAH 2024:50).
- **Significant** in reference to cultural heritage is defined as: "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act" (MMAH 2024:52).

Unique heritage definitions from the *Northumberland County Official Plan* are as follows:

- **Adjacent lands** are defined as "For the purposes of Section D3.5 g) of this Plan, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan" (2016:97).
- **Significant** is "in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people" (2016:113).

Key heritage definitions from the *Municipality of Port Hope Official Plan* are as follows:

- **Built Heritage Resource** shall mean buildings, structures, monuments, installations, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers (2017:176_.
- **Cultural heritage landscape** is "means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)." (2017:176).
- **Cultural heritage resources** "shall mean Archaeological Resources, Built Heritage Resources and/or Cultural Heritage Landscapes." (2017:176).

4.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of Environment, Climate Change and Nature, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada's online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. The subject property does not appear on these lists (Parks Canada 2022).

Additionally, there is the *Canadian Register of Historic Places* which contains properties recognized by federal, provincial and territorial governments. As noted above, recognition in the Register does not offer protection from alteration/destruction but these properties may have other government designations/protections that do offer protections. The subject property is listed on the Canadian Register for Historic Places and the JOQSHCD is also included on the Register.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a "provincial heritage property" (MCM 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, (OHT 2021;). It does not appear that the subject property is subject to an OHT or municipal easement.

Many heritage committees and historical societies provide plaques for local places of interest. 86 John Street has two plaques attached to the facade which flank the entranceway, and oneself standing plaque located along the sideway, which provides a history of the building (see Figure 1). The first plaque notes that is it designated under the *OHA*. The second plaque is attributed to the Port Hope Branch Architectural Conservancy of Ontario and reads:

THE
BANK OF UPPER CANADA BUILDING
ERECTED IN 1857
WE GRATEFULLY ACKNOWLEDGE THE
WORK OF PRESERVATION OF THIS FINE STRUCTURE
BY THE LATE
ERVE M. DOWNEY
1903-1975
AND HIS FAMILY WHO HAVE OPERATED

THE PORT HOPE DAIRY HERE SINCE 1937
THE PORT HOPE BRANCH
ARCHITECTURAL CONSERVANCY OF ONTARIO
1976

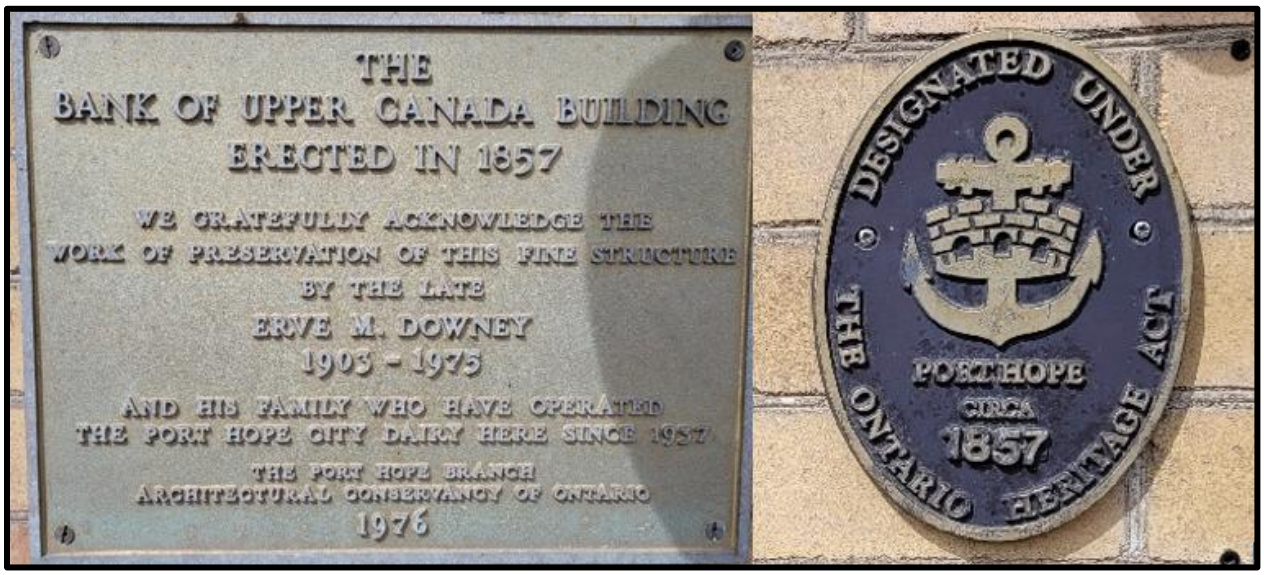


Figure 1: Plaques Located on the Façade of 86 John Street, Port Hope
(ARA 2022)

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as "listed." Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. MCM's current list of Heritage Conservation Districts was consulted. It was confirmed that the subject property is recognized under Part V of the *OHA* and located within the JOQHCD and designated under Part IV of the *OHA* through By-Law No. 34/81 (MCM 2022). The list of properties designated by the MCM under Section 34.5 of the *OHA* was consulted and the property is not included in this list.

At project commencement, ARA contacted the Municipality of Port Hope Planner (Sagar Babbar January 25, 2022) to inquire about the site-specific scope of work required for the HIA and obtain any relevant information about the subject property. It was communicated to ARA at this time that LHC has been contracted by the Municipality of Port Hope to provide support to their Planning department on heritage matters, and several questions were answered by LHC's planner Benjamin Holthoff. ARA received the draft HIA TOR (from S. Babber), and the JOQSHCD report was provided by Holthoff (Jan 31, 2025), as well as the Heritage Port Hope Advisory Committee property information sheet for 86 John Street (from S. Babber). B. Holthoff confirmed that no additional historic research would be required and that a list of heritage attributes could be derived from the designation by-law and the property sheet (Pers. Comm 2022).

The original HIA (dated February 20, 2025) was presented to the Port Hope Heritage Committee on March 17, 2025. It is worthwhile to note that the following recommendation was DEFEATED at this meeting:

> THAT the Heritage Port Hope Advisory Committee defer consideration of Heritage Application 2025-03, 86 John Street, until the next meeting scheduled for Monday April 26, 2025, for the following reasons:
> - That the architect provide justification for the 5-storey proposed residential building; and
> - That the architect provide renderings of the proposed residential building from different angles, including but not limited to a south-western perspective that shows the view of the residential building over 76 John Street.

Instead, the following the recommendation was tabled and CARRIED:

> THAT the Heritage Port Hope Advisory Committee recommends the approval of Heritage Application 2025-03, 86 John Street, for the construction of a stand-alone residential building abutting the western wall of the existing one-storey kitchen annex to the rear of the existing Hotel Carlyle, subject to the following comments:
>
> - That the proposed residential building does not impair the street scape; and
> - That the proposed residential building is complementary of the current Hotel Carlyle.

5.0 SITE HISTORY

In order to gain a understanding of the contextual history associated with the subject property, a general history of the larger context has been described below.

After a century of archaeological work in southern Ontario, scholarly understanding of the historical usage of the area has become very well-developed. With occupation beginning in the Palaeo period approximately 11,000 years ago, the greater vicinity of the study area comprises a complex chronology of Pre-Contact and Euro-Canadian histories.

5.1 Pre-Contact

The Pre-Contact history of the region is lengthy and rich, and a variety of Indigenous groups inhabited the landscape. Archaeologists generally divide this vibrant history into three main periods: Palaeo, Archaic and Woodland. Each of these periods comprise a range of discrete sub-periods characterized by identifiable trends in material culture and settlement patterns, which are used to interpret past lifeways. The principal characteristics of these sub-periods are summarized in Table 1.

Table 1: Pre-Contact Settlement History
(Wright 1972; Ellis and Ferris 1990; Warrick 2000; Munson and Jamieson 2013)

Sub-Period	Timeframe	Characteristics
Early Palaeo	9000–8400 BC	Gainey, Barnes and Crowfield traditions; Small bands; Mobile hunters and gatherers; Utilization of seasonal resources and large territories; Fluted points

Sub-Period	Timeframe	Characteristics
Late Palaeo	8400–7500 BC	Holcombe, Hi-Lo and Lanceolate biface traditions; Continuing mobility; Campsite/Way-Station sites; Smaller territories are utilized; Non-fluted points
Early Archaic	7500–6000 BC	Side-notched, Corner-notched (Nettling, Thebes) and Bifurcate traditions; Growing diversity of stone tool types; Heavy woodworking tools appear (e.g., ground stone axes and chisels)
Middle Archaic	6000–2500 BC	Stemmed (Kirk, Stanly/Neville), Brewerton Side- and Corner-Notched traditions; Reliance on local resources; Populations increasing; More ritual activities; Fully ground and polished tools; Net-sinkers common; Earliest copper tools
Late Archaic	2500–900 BC	Narrow Point (Lamoka), Broad Point (Genesee) and Small Point (Crawford Knoll) traditions; Less mobility; Use of fish-weirs; True cemeteries appear; Stone pipes emerge; Long-distance trade (marine shells and galena)
Early Woodland	900–400 BC	Meadowood tradition; Crude cord-roughened ceramics emerge; Meadowood cache blades and side-notched points; Bands of up to 35 people
Middle Woodland	400 BC–AD 600	Point Peninsula tradition; Vinette 2 ceramics appear; Small camp sites and seasonal village sites; Influences from northern Ontario and Hopewell area to the south; Hopewellian influence can be seen in continued use of burial mounds
Middle/Late Woodland Transition	AD 600–900	Gradual transition between Point Peninsula and later traditions; Princess Point tradition emerges elsewhere (i.e., in the vicinity of the Grand and Credit Rivers)
Late Woodland (Early)	AD 900–1300	Glen Meyer tradition; Settled village-life based on agriculture; Small villages (0.4 ha) with 75–200 people and 4–5 longhouses; Semi-permanent settlements
Late Woodland (Middle)	AD 1300–1400	Uren and Middleport traditions; Classic longhouses emerge; Larger villages (1.2 ha) with up to 600 people; More permanent settlements (30 years)
Late Woodland (Late)	AD 1400–1600	Huron-Petun tradition; Globular-shaped ceramic vessels, ceramic pipes, bone/antler awls and beads, ground stone celts and adzes, chipped stone tools, and even rare copper objects; Large villages (often with palisades), temporary hunting and fishing camps, cabin sites and small hamlets; Territorial contraction in early 16th century; Fur trade begins ca. 1580; European trade goods appear

Although Iroquoian-speaking populations tended to leave a much more obvious mark on the archaeological record and are therefore emphasized in the Late Woodland entries above, it must be understood that Algonquian-speaking populations also represented a significant presence in southern Ontario. Due to the sustainability of their lifeways, archaeological evidence directly associated with the Anishinaabeg remains elusive, particularly when compared to sites associated with the more sedentary agriculturalists. Many artifact scatters in southern Ontario were likely camps, chipping stations or processing areas associated with the more mobile Anishinaabeg, utilized during their travels along the local drainage basins while making use of seasonal resources. This part of southern Ontario represents the ancestral territory of various Indigenous groups, each with their own land use and settlement pattern tendencies.

5.2 Post-Contact

The arrival of European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The Post-Contact period can be effectively discussed in terms of major historical events; the principal characteristics associated with these events are summarized in Table 2.

Table 2: Post-Contact Settlement History
(Smith 1846; Sutherland 1865; E.E. Dodds & Bro. 1880; Coyne 1895; Lajeunesse 1960; Mika 1972; Ellis and Ferris 1990; Surtees 1994; AO 2015)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17th century	Brûlé explores southern Ontario in 1610/11; Champlain travels through in 1613 and 1615/1616, making contact with a number of Indigenous groups (including the Algonquin, Huron-Wendat and other First Nations); European trade goods become increasingly common and begin to put pressure on traditional industries
Increased Contact and Conflict	Mid- to late 17th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid- to late 18th century	*Royal Proclamation* of 1763 recognizes the title of the First Nations to the land; Numerous treaties subsequently arranged by the Crown; First land cession under the new protocols is the Seneca surrender of the west side of the Niagara River in 1764; The Niagara Purchase (Treaty 381) in 1781 included this area
Loyalist Influx	Late 18th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; Johnson-Butler Purchase completed in 1787/1788, but the extent was not documented; *Constitutional Act* of 1791 creates Upper and Lower Canada
County Development	Late 18th and early 19th century	Durham County created in 1792; Johnson-Butler document declared invalid in 1794; Northern portion acquired as part of the Rice Lake Purchase (Treaty 20) in 1818; Townships of Mariposa, Ops, Emily, Cartwright, Manvers and Cavan added in 1821; Mariposa, Ops and Emily removed to Peterborough County in 1838; United Counties of Northumberland and Durham established after the abolition of the district system in 1849; Lands acquired as part of the Williams Treaties in 1923; Three large parcels were ceded, but compensation, land and harvesting issues remained; Settlement Agreement reached in 2018
Township Formation	Late 18th and early 19th century	Surveyed primarily by Jones in 1791, Iredell in 1793 and McDonnell in 1797; First settled in 1793 by N. Ashford and J. Stevens, both former officers from the British contingent of John Burgoyne's army; Population was only 394 by 1810, and settlement was slow until the War of 1812; Population rose to 754 in 1820, 1,451 in 1825 and 1,742 in 1832; Port Hope became independent in 1835
Township Development	Mid-19th and early 20th century	Population reached 4,432 by 1842; 17,020 ha taken up by 1846, with 6,640 ha under cultivation; 5 grist mills and 14 saw mills in operation at that time; Traversed by the Grand Trunk Railway (1856), Port Hope, Lindsay & Beaverton/Midland Railway (1857), Canadian Northern Railway (1911) and the Campbellford, Lake Ontario & Western Railway (1914); Principal community was Port Hope; Smaller settlements at Canton, Dale, Elizabethville, Garden Hill, Newtonville, Osaca, Perrytown, Port Britain, Welcome, Wesleyville and Zion

5.3 Past and Present Land Use

During Pre-Contact and Early Contact times, the vicinity of the study area would have comprised a mixture of coniferous trees, deciduous trees and open areas. Indigenous communities would have managed the landscape to some degree. During the late 18th and early 19th centuries, United Empire Loyalists and Euro-Canadian settlers arrived in the area and began to clear the forests for agricultural and settlement purposes. The study area was located within the historical

community of Port Hope. The land use at the time of assessment can be classified as commercial.

5.4 Port Hope

Located on the north shore of Lake Ontario, Port Hope was the largest village in the township and also served as the principal port for Durham County. The first mill was erected here in 1795, and the first distillery (for which Port Hope became noted for) was built in 1802. In 1815, a second mill and a general store were constructed, and the first post office was opened in 1817. Port Hope was incorporated as a police village in 1835. The Port Hope Harbour Company was incorporated in 1829, which was shipping hundreds of thousands of bushels of grain and large quantities of lumber by 1878 (E.E. Dodds 1880:48–50). In the late 19th century, Port Hope became well-known for its manufacturing businesses. Examples of these included foundries, machine shops, a stove and plough manufacturers, repair shops, a carriage and wagon manufacturer, planning and plaster mills, glue factories, tanneries, breweries and malt houses. Numerous blacksmiths, shoe shops, stores, schools and churches were also present at this time (E.E. Dodds 1880:50–54).

5.5 Mapping and Imagery Analysis

In order to gain a general understanding of the study area's past land uses, one patent plan, two historical settlement maps, one fire insurance plan and one topographic map were examined during the research component of the study. Specifically, the following resources were consulted:

- The *Hope Township* Patent Plan (No Date) (AO 2015);
- *Tremaine's Map of the County of Durham, Upper Canada* (1861) (OHCMP 2019);
- The *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont.* (1878) (MU 2001);
- A fire insurance plan from 1904 (PHH 2022); and
- A topographic map from 1930 (OCUL 2022).

The limits of the study area are shown on georeferenced versions of the consulted historical resources in Map 4–Map 8.

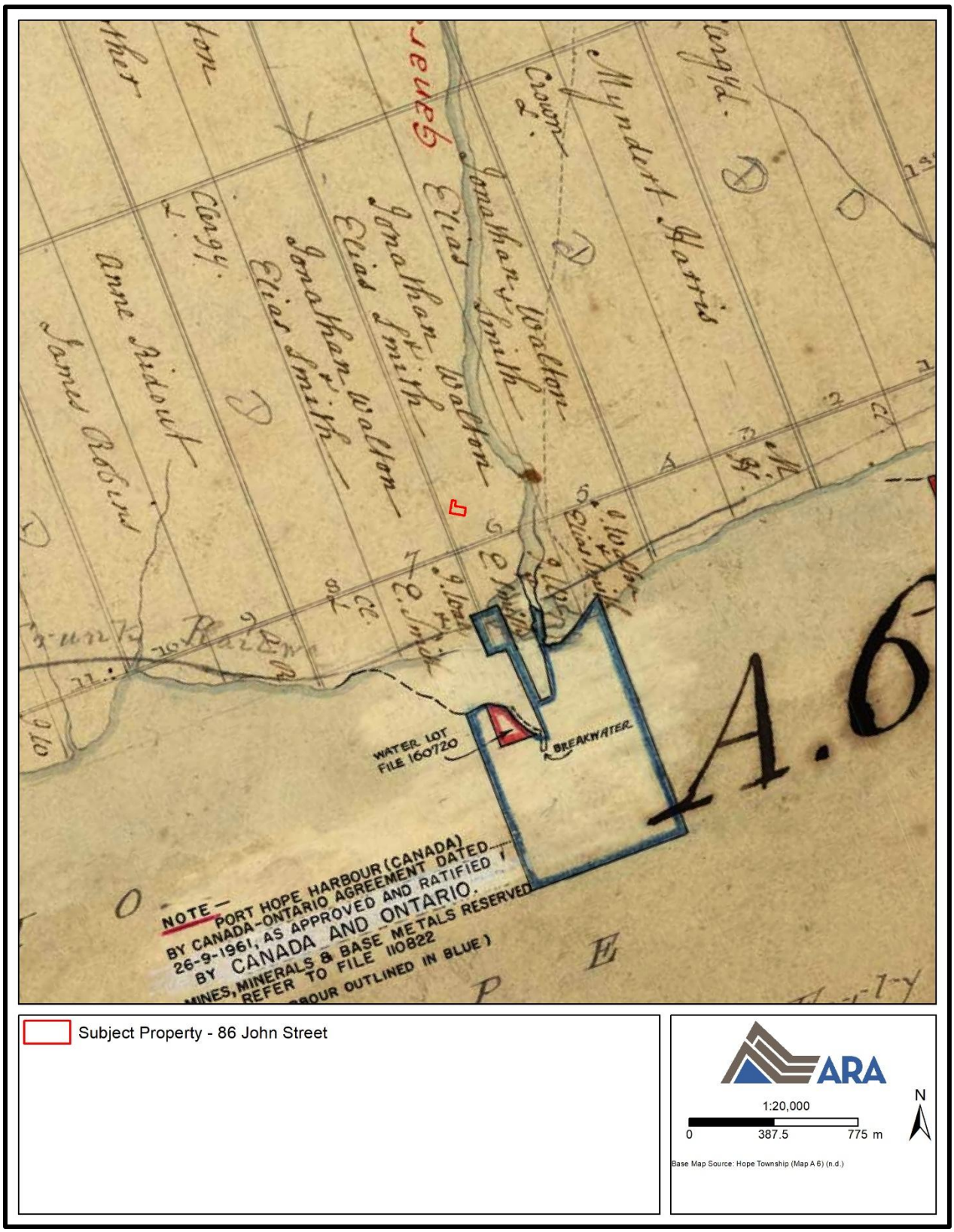
The *Hope Township* Patent Plan (No Date) was initiated on a copy of an original survey plan and updated with patent information until the records were transferred to the Archives of Ontario. This plan identifies Jonathan Walton and Elias Smith as the patentees for the subject lot (see Map 4).Lake Ontario and the Port Hope Harbour are depicted to the south, and the Ganaraska River is shown to the east. Road allowances are shown to the west and south of the study area.

Tremaine's Map of the County of Durham, Upper Canada (1861) indicates that the study area comprised part of the community of Port Hope (see Map 5). Although individual occupants and structures are not identified, the local road network can be seen (e.g., John Street, Augusta Street and Pine Street South). The Midland Railway and the Grand Trunk Railway are depicted to the east and south, respectively. The *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont.* (1878) does not identify any occupants or structures within the study area, though various subdivided parcels can be seen (see Map 6). A railway turntable is shown to the southeast.

The fire insurance plan from 1904 indicates that the study area contained a L-shaped brick building with a wooden extension at the rear and a front exit onto John Street (see Map 7). The main part of the structure was three-storeys, whereas the middle portion was two-storeys. The 1930 topographic map indicates that a structure was located in the southeastern part of the study area, which represents the brick structure from the 1904 map that would later become the Hotel Carlyle & Restaurant (see Map 8).

5.6 86 John Street

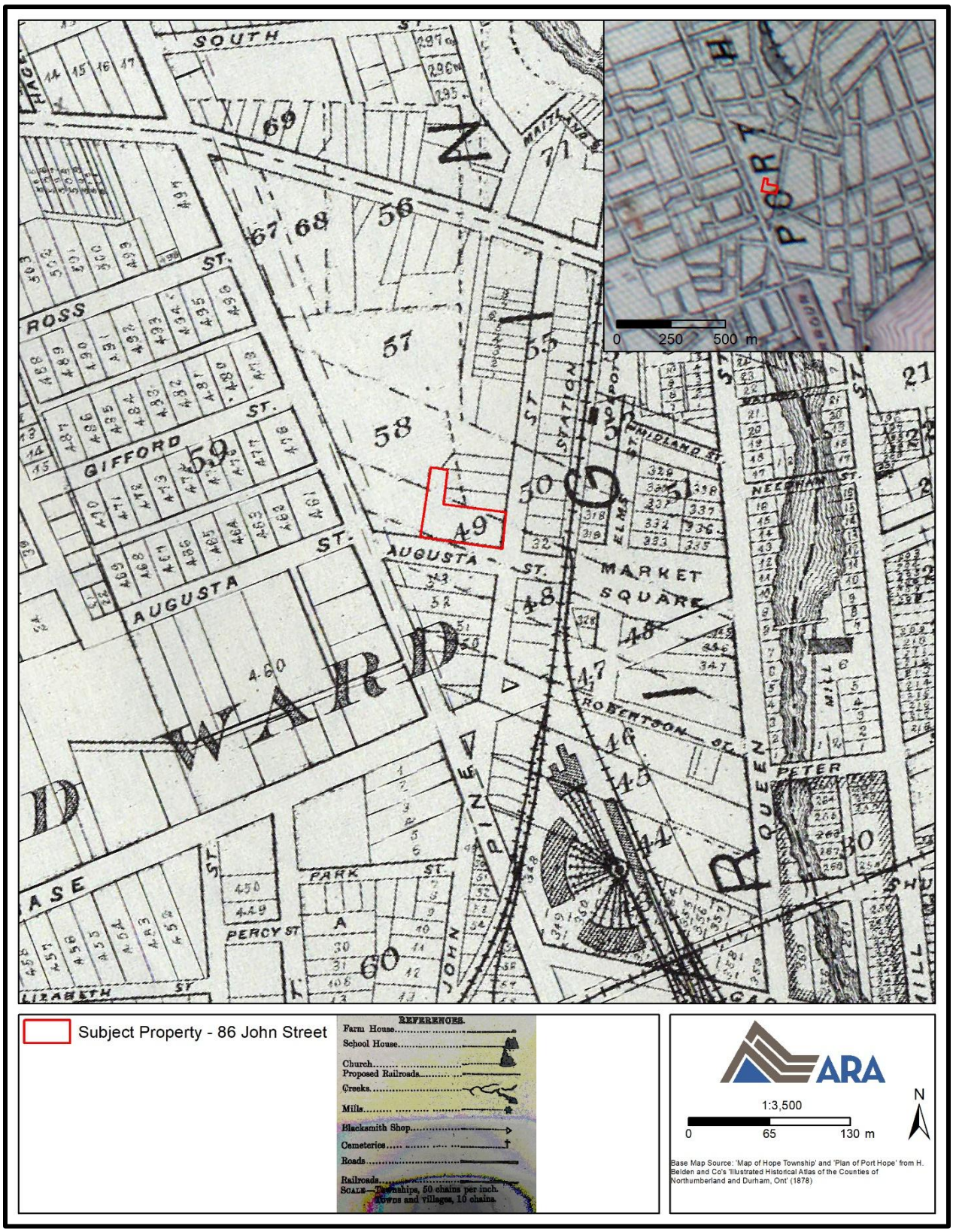
The structure at 86 John Street was originally built in 1857 as a Bank of Upper Canada branch. The bank's charter was revoked in 1866, and the building was sold to the Ontario Bank in 1868 and operated until 1881. At that time, it became the practice and residence of Dr. Robert Corbett. The property was sold to Norman Gould in 1912, and Herbert and Fred Lingard established the Port Hope City Dairy on the property in 1921. Erve Downey bought the business in 1937 and used the second floor as his family's home. The third floor was rented; however, the main floor continued to operate as a dairy. Since the 1940s, additions have been made to the north and west to accommodate modern dairy facilities. In 1957, part of the main level and all of the upper floors were converted into apartments. Dairy operations ceased in 1972, but the building remained in the hands of the Downey family. The building became a kitchen boutique in 1975, and it was subsequently converted to the Carlyle after 1986 (HPHAC 2008; ARA 2022). Additional detailed information about the history of the site is found in Section8.0.



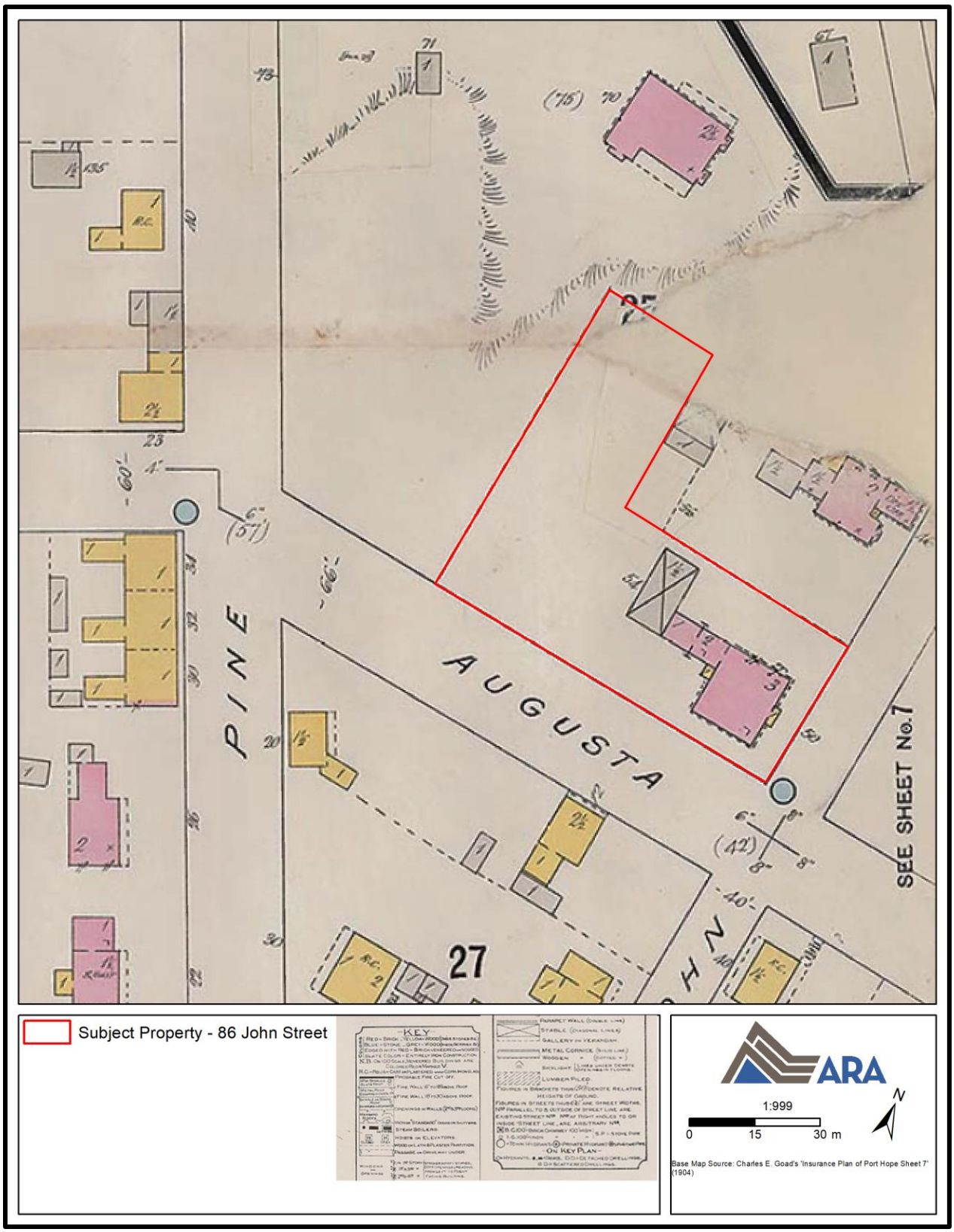
Map 4: *Hope Township* Patent Plan (No Date)
(Produced under licence using ArcGIS® software by Esri, © Esri; AO 2015)



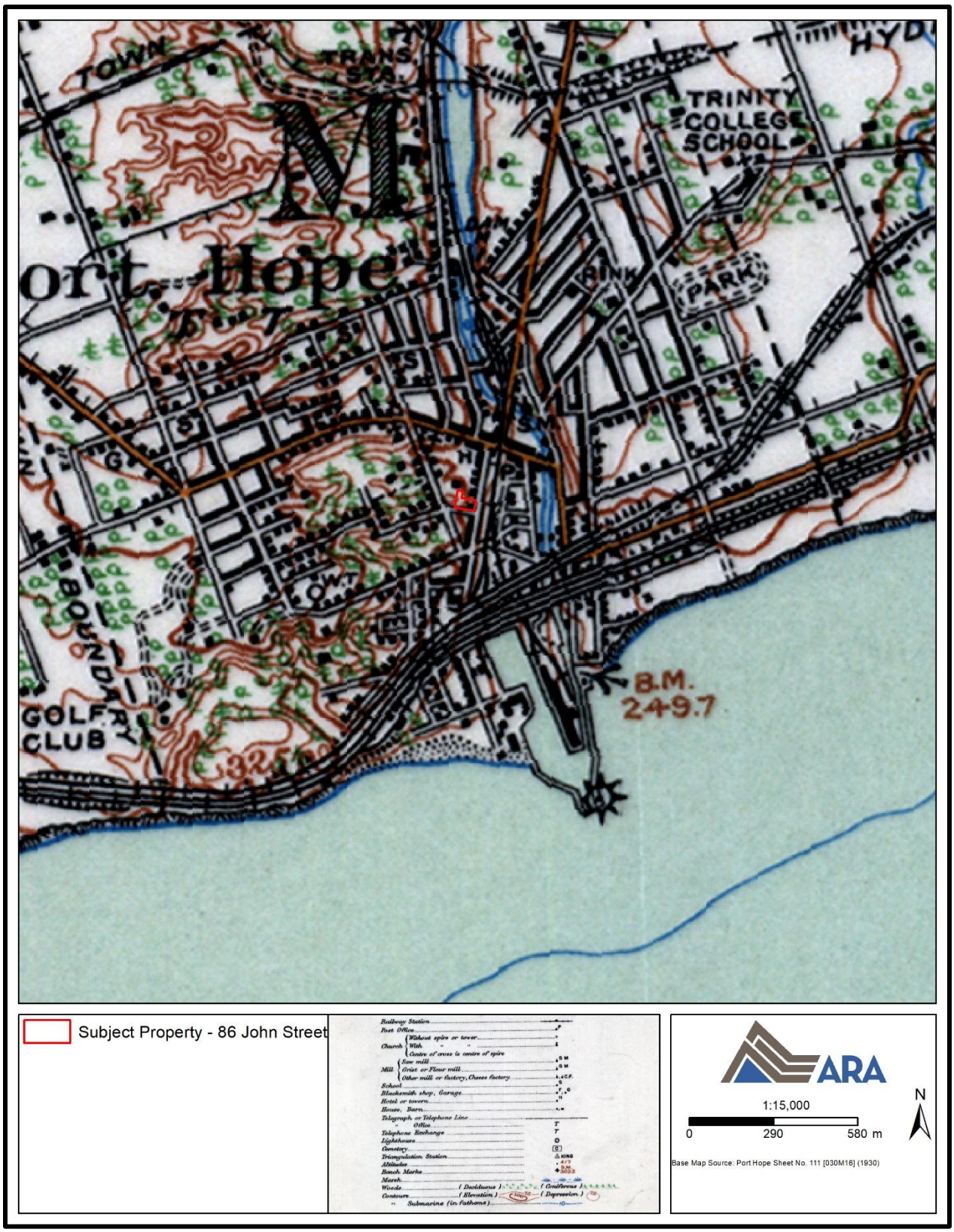
Map 5: *Tremaine's Map of the County of Durham, Upper Canada* (1861)
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2019)



Map 6: *Illustrated Historical Atlas of the Counties of Northumberland and Durham, Ont.* (1878)
(Produced under licence using ArcGIS® software by Esri, © Esri; MU 2001)



Map 7: Fire Insurance Plan (1904)
(Produced under licence using ArcGIS® software by Esri, © Esri; PHH 2022)



Map 8: Topographic Map (1930)
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2022)

6.0 FIELD SURVEY

The field survey component of the project involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs of the subject property are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

A field survey was conducted on April 4, 2022, and June 17, 2024, to photograph and document the exterior of the subject property and to record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. A portion of the interior was also examined in 2022. Legal permission to enter to conduct all necessary fieldwork activities on the subject property at 86 John Street was granted by the property owner.

There were no observed changes in the subject property from 2022 and 2024 and as such, photographic documentation of the subject property found in this report includes photos from 2022 and 2024. Furthermore, it is ARA's understanding that no significant changes were made to the subject property during this time. The location and direction of each photograph taken can be seen in Image 1 to Image 19 and Map 9. The map and photos can be found in Appendix A. Interior photos have also been provided (see Image 20–Image 29).

7.0 PROPERTY DESCRIPTION – 86 JOHN STREET

The subject property is a L-shaped lot and contains a three-storey commercial structure with a one-storey rear addition. The structure appears to almost be square in plan and is measured approximately forty-five feet by forty-two feet.

7.1 Contextual Surrounding and Adjacent Properties

The subject property at 86 John Street is bounded to north by 76 John Street to the north, 47 Pine Street South to the west, John Street to the east, and Augusta Street to the south (see Image 1).

68 John Street does not share a property line but is considered contiguous to the subject property for its placement diagonal to the subject property at the north-east corner of the property line. 68 John Street contains a large open lot with a few scattered mature trees. 68 John Street contains a curved brick wall with gates that denote the entrance to the property. 68 John Street shares a historical relationship with 47 Pine Street South as it appears to have been the original formal entrance gates to 47 Pine Street South.

76 John Street runs along the north portion of the subject property. 76 John Street fronts towards John Street and follows a rectangular plan. The property contains a one-and-a-half storey, red brick building, constructed in a Gothic Revival architectural style, and appears to have been constructed in the late 19th century. The building has lancet windows and a gable roof with multiple gable peaks. The property also contains a red brick wall which runs along John Street.

John Street is located to the east of the subject property, with the building fronting towards John Street. Specially, John Street is a two-way street with curbs and sidewalk on the north and south side of the roadway. The streetscape includes a variety of building types, styles from late 19th century and possibly early 20th century. The surrounding streetscapes located near the property contains mainly single-family residential residences with small lots and commercial businesses located to the north on the east and west side of John Street (see Image 3).

John Street is a historical road in Port Hope, supposedly named after one of the first settlers of Port Hope: John Roche (HPHAC 2008). The street lies relatively straight, connecting to the main streets of Walton Street to the north and Hayward Street to the south, located along the Port Hope Harbour. The architectural typology and age of buildings along this portion of John Street is consistent and a number of historical properties demonstrate the commercial and residential character of the street. John Street is located within the JOQSHCD, a historic residential and commercial neighbourhood that can be linked to several key periods in the development of Port Hope, with the existing houses being built between 1850 and 1930 and constructed in Gothic Revival elaborate red- and buff-brick parapeted buildings, Gothic Revival, Italianate, and Renaissance Revival (HPHAC 2008).

The subject building is located on the corner of the intersection of John Street and Augusta Street (see Image 2). The southern property boundary runs along Augusta Street. Augusta Street is a two-way street with curb sides and a sidewalk that runs along the north side only. The road rises from John Street to where it intersects with Pine Street South. There are no buildings that front towards Augusta Street on the north side of Augusta Street. The closest buildings are located at the intersection of Pine and Augusta, known as (which fronts towards Pine) with a driveway accessed on Augusta, The JOQSHCD provides no direct commentary on Augusta Street, and does not identify and characteristics, buildings or features of note, but rather

states that the "Thus the western edge of the John Street properties is a natural boundary" for the HCD (JOQSHCD 2008:3).

To the west is 47 Pine Street South which includes a large residential lot, known as Henry Howard Meredith House (Hill and Dale house) was built circa 1851 (HPHAC 2025). The façade fronts east towards John Street. The portion of the property that abuts the subject property along the property border is covered with spaced mature trees and dense vegetation. The two-storey building is accessed from Pine Avenue, and the building is set back from the roadway. When the foliage is in bloom, the side elevation of 47 Pine Street South is barely visible from the corner edge of the subject property (see Image 38). When there is no foliage, the side elevation of the building is more visible (see Image 37). It appears that the formal gates and entrance to the property were originally located at 68 John Street.

7.1.1 John, Ontario, Queen Street Character

The character of the area includes a mix of residential, institutional, and commercial properties which vary in lot size and lot shape. The setbacks vary but are generally modest in nature and John Street is legible as a 19th and early 20th century streetscape. Section 3.5 of the JOQSHCD provides the following commentary on the John Street character, specifically as it related to the Streetview or how the public realm/street is experienced. It states:

> *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 parapeted 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)* (2008:12).

7.2 86 John Street

7.2.1 Arrangement of Buildings and Structures

The façade of the hotel fronts towards John Street and is located at the corner of the intersection of John Street and Augusta Street (see Image 4–Image 5). The property has a narrow set-back from the roadway and is accessed by a centrally placed stairway and paved driveway to the north (see Image 6–Image 7). The main entrance is located along the northern elevation, facing east towards John Street (see Image 8). A one-storey garage is located to the rear (west) of the main property, accessed by a paved ramp (see Image 9). The painted brick, one-storey attached addition is located at the rear (west) of the main property (see Image 10–Image 11). The property can also be accessed by a paved driveway and parking lot to west along Augusta Street, a retaining wall borders the parking lot to the west (see Image 12). A commercial addition encased in glass has been added along the south elevation (see Image 13). The central stairway is flanked by a retaining wall running north towards the driveway and south along John Street, continuing west across the property and along Augusta Street (see Image 14).

A one-storey garage, made with wood and built into the slope is located to the rear of the main building and is partially visible from Augusta Street. It is accessed by paved ramp.

7.2.2 Landscape Features

The subject property is generally flat at the John Street streetscape and rises steeply in the rear area as it goes up Augusta Street. A retaining wall supports a portion of rear area of the property as a paved entrance is located off Augusta which leads to a ramp that provides access to the northwest section of the property. This plateau area was originally paved; however, the asphalt is now loose in most areas due to vegetative growth. There is an additional retaining wall located along this corner of the northeast property edge.

The facade and part of the east elevation is enclosed with a wall. Based on historic images, this was originally a decorative open fence which appears to include wrought iron. Today, it has been altered to create a solid perimeter with cement and plaster, peaking at the top, with the tips of what appear to be wrought iron still visible. An opening in the fencing provides access to the central entrance. The entrance and southeast corner are denoted with a larger pillar with a triangular capping. On the east edge of the wall a stone pillar with rusticated stone and cement capping has been added. Within this enclosed area there are various plantings.

There are several trees and plantings that have been intentionally landscaped along the façade and side elevations immediately adjacent to the subject property. There are no mature trees or vegetation located on the property as a whole. The tree canopy of the adjacent lot to the west (47 Pine Street South) does cross over into the subject property. There are no landscape features identified in the Designation By-Law for 86 John Street.

7.2.3 Hotel Exterior

The main section of the subject property at 86 John Street was built in 1857 and contains a three-bay, three-storey buff brick structure with a flat roof, built on coursed rubble foundation (see Image 15). As detailed in the subject property's By-Law, "it is a good example of Italianate architecture popular in the third quarter of the nineteenth century." A one-storey rear wing located to the north and west of the main building was added in circa 1950. The large, pitched roof addition which encloses a former patio was added in 2006.

Italianate buildings are often square, massive and blocky. In this example, the Italianate is further distinguished by the flat roof, the protruding eaves supported by ornamental moulded brackets, the tall and round-headed windows (sometimes grouped together) and the decorative window trim (see Image 16). The exterior walls are articulated with recessed panels in the brickwork and the white brick, manufactured in Toronto, was laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure (see Image 17).

The three bay façade has nine rhythmically placed openings, two windows and one entranceway on the first storey, and three windows on each of the second and third floors. The first storey windows are round-headed and six-over-three double-hung with a round-headed centre pane and five surrounding panes over three vertical panes. These windows are topped by moulded wooden "pedimental" surrounds. Double pilasters on each side are formed out of the brick. The second storey windows are flat six-over-nine double-hung sash, topped by moulded "entablature" surrounds with a central flourish, and bordered by single brick pilasters

(see Image 18). The centre window has been replaced by French doors and opens out to the cast iron railed balcony on top of the front porch. The original cast iron balconies of the other second storey windows have been replaced by plain modern iron rails. Three projecting rows of brick form the sills on the second storey. The third storey segmental arched windows were originally three-over-six double-hung sash, but the lower portion has been replaced by a double casement sash. These windows carry segmental moulded wood heads, and again have brick pilasters at the sides, and wooden lugsills with supporting brackets (see Image 19).

The porch now existing is similar in size to the original, is made with brick, and contains a modern door. The fenestration on the second and third storeys of the south wall follows the same pattern as on the main facade. On the first storey; however, there remains one of the two original triple grouped windows. The central window is a round-headed six-over-three double-hung sash, like those on the first storey of the main facade, and on either side is a tall round headed narrow one over one double hung sash. This triple sash has a moulded wood, flat entablature head and sill, with narrow brick pilasters dividing the windows and bordering the grouping. The north wall has four windows, four-over-four double-hung sash.

7.2.4 Hotel Interior

Partial interior aspects of the residence were observed. Recognizing that the interior of original portion of the structure is not proposed for any alteration, this section has been scoped to provide a high-level understanding of the building.

The main level of the bank building is currently used as a restaurant and dining area. There are two main dining areas, and the original vaults now serve as an intimate dining room. The interior retains many original features including trim, windows, and exposed brick walls. The one-story brick rear wing now serves as the kitchen area with full industrial kitchen, large fridge and pantry. To the east of the kitchen area, is a large dining area which is enclosed with glass and features the exposed brick, painted white, of the exterior elevation of the rear brick wing. The primary entrance and secondary entranceway on the east elevation provides access to the restaurant. Stairways off the secondary entrance lead to the upper levels. Although the interior has been completely altered, a small room remains on the north side, which originally served as the bank's vault. Two thick pine structural supporting pillars have been uncovered on the first floor.

8.0 HERITAGE ASSESSMENT

This heritage assessment section outlined the recognition and heritage attributes of 86 John Street (Section 8.1), the HCD (Section 8.2) and adjacent properties (Section 8.3).

8.1 86 John Street

The subject property is designated under Part IV of the *OHA* and recognized for its Architectural and Historic value or interest. ARA was provided the following direction regarding the heritage assessment of the property by Ben Holthof, Heritage Planner from LHC, on behalf of the Municipality of Port Hope, on January 31 2022:

> *The community uses a strict reading of the heritage designation by-law to identify heritage attributes. If a physical feature of a property is mentioned in the By-law please consider it a heritage attribute. The info sheets are supplementary and generally identify things that contribute to the heritage character of a property. Anything on the info sheet that is not in the designation by-law is not strictly speaking a heritage attribute but the community appreciates it if they are considered such. Please generate a list of heritage attributes based on this information.* (Pers. Comm 2022)

As such, the inventory sheets and by-law are provided below, as well as the text of the plaque on site. The following evaluation using O. Reg 9/06 has been informed by the recognized and existing understanding of the cultural heritage value or interest assigned to the subject property and follows the direction provided by LHC on behalf of the Town.

The Peer Review noted "… the statement is not consistent with current provincial requirements as outlined within O.Reg 385/21. A recommendation should be provided outlining whether the existing OHA by-law should be updated" (MRL 2025:25). There is no obligation under the OHA to update existing By-Laws, therefore, ARA is of the opinion that this step can be pursued at the discretion of Municipal Staff if desired.

8.1.1 86 John Street HCD Inventory Sheet

The JOQSHCD inventory sheet for the subject property provided a detailed description of each elevation of the building along with a general description. It reads:

> *-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 facade 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 la id in Flemish bond throughout, built of 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 comer 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 comer 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. 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) original6/9 (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 - 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 comer 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. (2008:71-73)

8.1.1 Heritage Port Hope Advisory Committee (HPHAC) Information Sheet

The HPHAC property information sheet for the subject property describes the historical and architectural significance as follows:

The building commonly known as the Port City Dairy was originally built as the Bank of Upper Canada in 1857, although the builder and architect are unknown.

The land on which the Bank of Upper Canada was built was purchased in 1855 from Almon Harris, John Roche, and Sidney Smith. For several years the Bank's Manager was Elias P. Smith, son of John D. Smith. The building was sold in 1868 to the Ontario Bank. R.A. Corbett bought it from the bank in 1881, and it was resold twice before F. Lingard purchased it in 1920 and began the Port Hope City Dairy. It has since changed hands seven times.
Since the 1940's additions have been made to the rear (north and west) to accommodate modern dairy facilities.

The property at 86 John Street is three-bay, three-storey buff brick structure with a flat roof, built on coursed rubble foundation. As detailed in the property's By-

Law, "it is a good example of Italianate architecture popular in the third quarter of the nineteenth century.

Italianate buildings are often square, massive and blocky. In this example, the Italianate is further distinguished by the flat roof, the protruding eaves supported by ornamental moulded brackets, the tall and round-headed windows (sometimes grouped together) and the decorative window trim. The exterior walls are articulated with recessed panels in the brickwork and the white brick, manufactured in Toronto, was laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure.

The three bay façade has nine rhythmically placed openings, two windows and one entranceway on the first storey, and three windows on each of the second and third floors. The first storey windows are round-headed and six over three double hung with a round-headed centre pane and five surrounding panes over three vertical panes. These windows are surmounted by moulded wooden "pedimental" surrounds. Double pilasters on each side are formed out of the brick. The second storey windows are flat six over nine double hung sash, surmounted by moulded "entablature" surrounds with a central flourish, and bordered by single brick pilasters. The centre window has been replaced by French doors, and opens out to the cast iron railed balcony on top of the front porch. The original cast iron balconies of the other second storey windows have been replaced by plain modern iron rails. Three projecting rows of brick form the sills on the second storey fenestration. The third storey segmental windows were originally three over six double hung sash, but in many sash the lower portion has been replaced by a double casement sash. These windows carry segmental moulded wood heads, and again have brick pilasters at the sides, and wooden lugsills with supporting brackets.

The original ashlar block front porch contained a round-headed central entranceway with a door and semi-circular radiating fan transom, and a keystone in the surrounding arch. On either side was a long round-headed window. The porch now existing is similar in size, is in brick, and contains a modern door. The fenestration on the second and third stories of the south wall follows the same pattern as on the main facade. On the first storey, however there remains one of the two original triple grouped windows. The central window is a round-headed six over three double hung sash, like those on the first storey of the main facade, and on either side is a tall round headed narrow one over one double hung sash. This triple sash has a moulded wood, flat entablature head and sill, with narrow brick pilasters dividing the windows and bordering the grouping. The north wall has four windows, four over four double-hung sash. Although the interior has been completely altered, a small room remains on the north side, which originally served as the bank's vault. Two thick pine structural supporting pillars have been uncovered on the first floor.

The Bank of Upper Canada was established in York (Toronto) in 1822 with the first official Bank building being constructed in 1826 on Duke (Adelaide) and George Street. Until its demise in 1866, the bank was one of British North America's leading banks. It played a significant role in the financial development of Upper Canada.

The Bank of Upper Canada established a branch in Port Hope in 1840 originally located on Walton Street (118 Walton Street). In 1855, three parcels of land on John Street were purchased from Almon Harris, lumber merchant and grandson of Myndert Harris, one of the first settlers of Port Hope; John Roche, provincial land surveyor; and Sidney Smith, lawyer and son of John David Smith for the purposes of erecting a new building to be used for the Bank of Upper Canada. For many years the bank's Manager was Elias P. Smith, son of John D. Smith.

Cumberland & Storm, a prominent Toronto architectural firm, was commissioned by the Bank of Upper Canada to design the Port Hope branch. Previously they had designed two other branches of the bank; Windsor, 1855; and Sarnia, 1857. Cumberland had an association with Port Hope through his brother-in-law T. G. Ridout, owner of lot 8, concession 1 of Hope Township. He had previously completed designs for the harbour works in Port Hope circa 1847-1850 that included crib work of piers and pier heads although the extent of the work is not specifically known. Additionally, in the Horwood Collection is a set of specifications for grading and levelling of rural roads on lot 8, concession 1, the property owned by T.G. Ridout dated circa 1847. Cumberland advertised his services as a civil engineer and architect in the Port Hope paper beginning in 1847.

After the demise of the Bank of Upper Canada in 1866, the building was sold in 1868 to the Ontario Bank and remained a bank branch until 1881 (the Ontario Bank survived into the 1900's). John Smart was manager in the late 1860's, and by 1880, G.H.G. McVitty was manager.

In 1881, Dr. Robert Astley Corbett, M.D. for the Township of Hope formerly residing at lot 6, concession 15 in Perrytown, purchased the property for his home and medical practice. Born in Ontario in 1837, he is best remembered for construction of a dam (named Corbett's Dam) on the Ganaraska River about a mile from the downtown core near the Molson Mill (46 Molson Street) that facilitated delivery of electric power by the installation of a generator on Cavan Street. He was president of the Port Hope Electric Light Company having succeeded J.W. Quinlan in the role of delivering electric power to Port Hope in the late 1880's.

Florence Corbett, Dr. Corbett's daughter, sold the property to Norman Burr Gould, owner of Gould's Shoe Store in 1912, and then Herbert and Fred Lingard established a dairy on the premises in 1921 called the Port Hope City Dairy. It changed hands several times before being purchased by the Downey family in 1937, and they continued to run a dairy on the premise until the late 1970's. Since the 1940's additions have been made to the rear (north and west) to accommodate modern dairy facilities. In 1986, it was converted to an inn known as the Carlyle, and now known as Dr. Corbett's Inn (HPHAC 2022:1–2).

8.1.2 86 John Street Historic Plaque

A historic plaque which provides a history of the building is located along John Street sidewalk in front of the building. The plaque does not appear to be assigned to one historical group, organization, or municipal or provincial entity. The history provided states:

The Carlyle Inn, a dignified building with florid Italianate architecture, baroque window ornamentation, carved brackets and an overhanging roof label, was originally built in 1857 as the Bank of Upper Canada.

Eight years after it was built, the Bank's charter was revoked. The building was then purchased by the Ontario bank and operated as such until 1881.

The building and property then became home to Dr. Robert Corbett, and it was he who marked the entranceway with two lions which still grace the doorway. Upon his death the property was sold and resold. In 1920, Fred Lingard turned the building into the Port Hope City Dairy.

In 1927, Erve Downey bought the business. The second floor became the family's residence, the third floor was rented out and the main floor was the dairy where the pasteurizing, bottling and warehousing was conducted. In 1957, the upper floors and part of the main level were divided into six apartments.

Downey's ceased the dairy production when Beatrice Foods bout the rights to the business in 1972, but the building itself was kept in the Downey family. In 1975, it expanded further into another field, becoming a kitchen boutique. From 1975 to 1985 many different lines of stock were added including wicker kitchenware and unique gift items.

In order to prevent the façade of this historic building from being altered the building was designated an historic property under the Ontario Heritage Act.

Then began the long transformation into the Carlyle, as it is today. Down came the room partitions that had been there fore many years, revealing 3 columns with decorated capitols joined by two arches. Few people, if any, knew these ever existed.

It is now possible to see which space had been used by the bank staff and which by their commercial customers. This public area has a handsome deep molded cornice that miraculously was not ruined by the many partitions that had divided the room. As one sites in the "Carlyle" today, one can enjoy this space allowing the whole of the original cornice to be seen. This room also has a beautiful large Venetian window- a large centre window with narrower side lights. These are round headed in the Italianate manner.

The bank vault is still in use today as an intimate dining area.

The building is an excellent example of Italianate commercial architecture. It has a wide eaves with large decorative brackets. The windows are ornamented with highly decorative cast iron cornice.

It is interesting to notice the difference in the treatment between the first and second floors. The third floor window treatment is much simpler, with segmental cast iron labels. Unfortunately, most of the original cast iron balconies have been replaced over the years with modern railings. The long second storey windows on the front indicate where the bank manager had his living room. In the days when this was a bank, the manager lived above.

It is the only Italianate bank building remaining in Ontario. The Bank of Montreal once owned equally handsome buildings in both Bowmanville and Brockville, but they are now gone. It is probably due to the fact that such a viable alternative use was found for this building early in its history that it was saved (Plaque n.d).

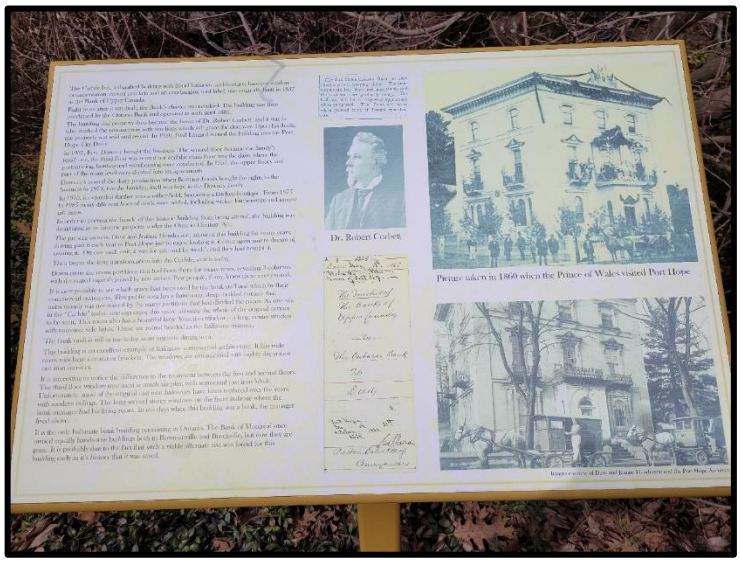


Figure 2: Historic Panel Located Along John Street
(ARA 2022)

8.1.3 86 John Street Town of Port Hope By-Law 34/81

The subject property is designated under Part IV of the *OHA* as being "of architectural and/or historical value or interest" under By-law 34/81. Specifically, the By-Law provides the following details:

<u>Reasons for the Designation of 86 John Street, Port Hope</u>

This property is designated for the following reasons:
The building commonly known as the Port Hope City Dairy was originally built as the Bank of Upper Canada in 1857, although the builder and architect are unknown.

<u>Historical significance:</u>
The land on which the Bank of Upper Canada was built was purchased in 1855 from Almon Harris, John Roche, and Sidney Smith. For several years the Bank's Manager was Elias P. Smith, son of John D. Smith. The building was sold in 1868 to The Ontario Bank. R. A. Corbett bought it from the bank in 1881, and it was resold twice before F. Lingard purchased it in 1920 and began the Port Hope City Dairy. It has since changed hands seven times. Since the 1940's additions have been made to the rear (north and west) to accommodate modern dairy facilities.

<u>Architectural Significance:</u>
The three storey brick structure (as built) was almost square in plan

and measured 45' x 42'. It is a good example of Italianate architecture popular in the third quarter of the nineteenth century. Italianate buildings are often square, massive and blocky. Here the Italianate is further distinguished by the flat roof, the protruding eaves supported by ornamental moulded brackets, the tall and round-beaded windows (sometimes grouped together) and the decorative window trim.

The exterior walls are articulated with recessed panels in the brickwork and the white brick, manufactured in Toronto, was laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure. On the main (east) facade, there are nine openings - two windows and one entranceway on the first storey, and three windows on each of the 2nd and 3rd floors. The 1st storey windows are round-beaded and 6/3 double hung - a roundheaded centre pane with five surrounding panes, over three Vertical panes. These windows are surmounted by moulded wooden "pedimental" surrounds, and double pilasters on each side are formed out of the brick. The second storey windows are flat 6/9 double hung sash, surmounted by moulded "entablature" surrounds with a central flourish, and bordered by single brick pilasters. The centre window has been replaced by French doors, and opens out to the cast iron railed balcony on top of the front porch. The original cast iron balconies of the other second storey windows have been replaced by plan modern iron rails. Three projecting rows of brick form the sills on the second storey fenestration.

The third storey segmental windows were originally 3/6 double hung sash, but in many sash the lower portion has been replaced by a double casement sash. These windows carry segmental moulded wood heads, again have brick pilasters at the sides, and wooden lugsills with supporting brackets. The original ashlar brock front porch contained a round-headed central entranceway with a door and semi-circular radiating fan transom, and a keystone in the surrounding arch. On either side was a long round-headed window. The porch now existing is similar in size, is in brick and contains a modern door. The fenestration on the second and third stories of the south wall follows the same pattern as on the main facade. On the first storey, however, there remains one of the two original triple grouped windows. The central window is a round-headed 6/3 double hung sash, like those on the 1st storey of the main facade, and on either side is a tall round-headed narrow 1/1 double hung sash. This triple sash has a moulded wood, flat entablature head, and sill, with narrow brick pilasters dividing the windows and bordering the grouping. The north wall has four 4/4 double hung sash.

Although the interior has been completely altered, a small room remains in the north side which originally served as the bank's vault. Two thick pine structural supporting pillars have been uncovered on the first floor, (By-Law 34/81).

8.1.4 Evaluation of 86 John Street According to O. Reg 9/06

Using the information provided by the Heritage Port Hope Inventory Sheet, By-Law 34-81, By-Law 16-2008, and field survey, an evaluation of 86 John Street according to O. Reg 9/06 is presented in Table 3.

Table 3: Evaluation of 86 John Street According to Ontario Regulation 9/06

Description	Criteria Met Yes/ No	Value Statement(s)
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	Built in the mid-19th century, 86 John Street is a rare and representative example of a commercial building built in the Italianate architecture style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	When examining 86 John Street as a whole the original bank portion of the building displays a high degree of artistic value and many of the original features remain. This includes the brick work, window treatments and roofline features.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	86 John Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	86 John Street has direct associations with several people and activities which are significant to the community. The subject property is associated with the Corbett family. Purchased by Dr. Robert Corbett M.D. in 1881 who in addition to his medical contributions, is also associated with the Corbett's Dam and a role in delivering electric power to Port Hope in the late 1880s. The subject property is associated with Lingard and Downey family who established the dairy on the property. The dairy operated from 1912 until circa 1970s.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	86 John Street does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	It is unclear who the original builder and architect was who constructed 86 John Street. The property information sheet notes that it is associated with the prominent architectural firm Cumberland and Storm, however, the designation by-law notes that the builder and architect are unknown.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	As part of the JOQSHCD, 86 John Street is important in defining, maintaining and supporting the character of the area.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	86 John Street is not significantly physically, functionally, or visually linked to its surroundings.
The property has contextual value because it is a landmark	Yes	86 John Street has a prominent location on the corner lot, and it can be considered a landmark.

8.1.5 Summary of Evaluation

The O. Reg 9/06 evaluation confirms 86 John Street has CHVI and has met criteria for design, historical and contextual value.

8.1.6 Statement of Cultural Heritage Value or Interest for 86 John Street

The reasons for designation as written in the Designation By-law 13/81 remain valid. They include:

> *This property is designated for the following reasons:*
> *The building commonly known as the Port Hope City Dairy was originally built as the Bank of Upper Canada in 1857, although the builder and architect are unknown.*
>
> *Historical significance:*
> *The land on which the Bank of Upper Canada was built was purchased in 1855 from Almon Harris, John Roche, and Sidney Smith. For several years the Bank's Manager was Elias P. Smith, son of John D. Smith. The building was sold in 1868 to The Ontario Bank. R. A. Corbett bought it from the bank in 1881, and it was resold twice before F. Lingard purchased it in 1920 and began the Port Hope City Dairy. It has since changed hands seven times. Since the 1940's additions have been made to the rear (north and west) to accommodate modern dairy facilities.*
>
> *Architectural Significance:*
> *The three storey brick structure (as built) was almost square in plan and measured 45' x 42'. It is a good example of Italianate architecture popular in the third quarter of the nineteenth century. Italianate buildings are often square, massive and blocky. Here the Italianate is further distinguished by the flat roof, the protruding eaves supported by ornamental moulded brackets, the tall and round-beaded windows (sometimes grouped together) and the decorative window trim.*
>
> *The exterior walls are articulated with recessed panels in the brickwork and the white brick, manufactured in Toronto, was laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure. On the main (east) facade, there are nine openings - two windows and one entranceway on the first storey, and three windows on each of the 2nd and 3rd floors. The 1st storey windows are round-beaded and 6/3 double hung - a roundheaded centre pane with five surrounding panes, over three Vertical panes. These windows are surmounted by moulded wooden "pedimental" surrounds, and double pilasters on each side are formed out of the brick. The second storey windows are flat 6/9 double hung sash, surmounted by moulded “entablature” surrounds with a central flourish, and bordered by single brick pilasters. The centre window has been replaced by French doors, and opens out to the cast iron railed balcony on top of the front porch. The original cast iron balconies of the other second storey windows have been replaced by plan modern iron rails. Three projecting rows of brick form the sills on the second storey fenestration.*
>
> *The third storey segmental windows were originally 3/6 double hung sash, but in many sash the lower portion has been replaced by a double casement sash. These windows carry segmental moulded wood heads, again have brick pilasters at the sides, and wooden lugsills with supporting brackets. The original ashlar brock front porch contained a round-headed central entranceway with a door and semi-circular radiating fan transom, and a keystone in the surrounding arch. On either side was a long round-headed window. The porch now existing is similar in size, is in brick and contains a modern door. The fenestration on the second and third stories of the south wall follows the same pattern as on the main facade. On*

the first storey, however, there remains one of the two original triple grouped windows. The central window is a round-headed 6/3 double hung sash, like those on the 1st storey of the main facade, and on either side is a tall round-headed narrow 1/1 double hung sash. This triple sash has a moulded wood, flat entablature head, and sill, with narrow brick pilasters dividing the windows and bordering the grouping. The north wall has four 4/4 double hung sash.

Although the interior has been completely altered, a small room remains in the north side which originally served as the bank's vault. Two thick pine structural supporting pillars have been uncovered on the first floor, (By-Law 34/81).

8.1.7 Heritage Attributes

The following heritage attributes have been derived from the information presented in Section 8.1.1, Section 8.1.3, and the O. Reg. 9/06 evaluation above:

- Location just south of the downtown core at the corner of John Street and Augusta Streets.
- The three bay, three-storey buff brick structure built in an Italianate Architectural Style.
- The square plan (measuring 45’ x 42’) with flat roof and protruding eaves supported by ornamental moulded brackets.
- Course rubble foundation.
- The buff brick cladding articulated with recessed panels in the brickwork and the white brick on the rear portion, laid in the Flemish bond pattern. A stone band course separates the coursed rubble foundation from the brick structure.
- Three projecting rows of brick form the sills on the second storey fenestration.
- The nine rhythmically placed window openings on the façade (east elevation), two windows and one entranceway on the first storey, and three windows on each of the second and third floors. Specifically:
    - The first storey windows with round-beaded and 6/3 double-hung wooden windows. A round headed centre pane with five surrounding panes, over three vertical panes. These windows are topped by moulded wooden "pedimental" surrounds, and double pilasters on each side are formed out of the brick.
    - The second storey windows with flat 6/9 double hung sash, topped by moulded “entablature” surrounds with a central flourish, and bordered by single brick pilasters.
    - The centre opening with wooden French doors that opens out to the cast iron railed balcony on top of the front porch.
    - The third storey segmental arched windows openings. These windows have segmental moulded wood heads, brick pilasters at the sides, and wooden lugsills with supporting brackets.
    - The second storey windows modern iron rails.
- The north wall has four windows, four-over-four double-hung sash
- The bumped out main entrance with flat roof.
- The fenestration on the second and third storeys of the west wall follows the same pattern as on the main facade. On the first storey; however, there remains one of the two original triple grouped windows. The central window is a round-headed six-over-three double-hung sash, like those on the first storey of the main facade, and on either side is a tall round headed narrow one-over-one

double-hung sash. This triple sash has a moulded wood, flat entablature head and sill, with narrow brick pilasters dividing the windows and bordering the grouping.

- The interior room which was the original bank's vault.
- Two thick pine structural supporting pillars on the first floor.

8.2 John Ontario Queen Street Heritage Conservation District

The subject property is located within the JOQSHCD. The JOQSHCD was established in 2008 through By-Law 16/2008. It is an extension of the Walton Street HCD, and its historic value is noted as being in keeping with the Walton Street HCD. The Walton Street HCD is valued for is historic commercial streetscapes.

> *While primarily a commercial district built circa 1845 to 1900, the vast majority of buildings in the heritage district are those originally constructed of brick after earlier wooden blocks were destroyed by fire. There are several 19th century houses and a church within the district and a few 20th century infill buildings.*
>
> *Port Hope experienced a significant period of prosperity and development from 1850 to 1880 when the construction of many important public works were completed. During the 1850s, the building of the harbour, Grand Trunk Railway and viaduct, and Midland railroad lines and roundhouse were completed and local industry was developed. The districts overall heritage character reflects the subsequent growth of Port Hope in response to these changes*. (Heritage Port Hope 2022).

The JOQSHCD Plan provides detailed description of the boundary and notes:

> *The [HCD] 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 hilt 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 o f 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* (Heritage Port Hope Advisory Committee 2008).

The subject property is found along John Street and various elements of heritage character are described. Beginning with the heritage character at Front Elevation, the JOQSHCD Plan writes that:

> *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 parapeted buildings, while on the east side is a variety of two-storey structure built typically of painted brick.*
>
> *About mid-way along this block, an elaborate red- and buff-brick wall on the west side…marks the break between commercial and residential buildings. From this point southwards, buildings are generally residential, built in various styles and materials. Notable exceptions are at Augusta Street, where there 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)* (Heritage Port Hope Advisory Committee 2008).

The information sheet continues to describe the heritage character statements at the sides and backs of the 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 are most appealing, partly for the bricks, windows, doors, sheds etc. which many of these retain; and perhaps more so for the settlement which is 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* (Heritage Port Hope Advisory Committee 2008).

8.3 Adjacent Properties

With respect to the adjacent properties, ARA reviewed the property information sheets, the JOQSHCD, and any additional heritage designations which were readily available (presented below) in order to understand the CHVI or the properties. A list of heritage attributes for the

individual adjacent properties was not completed as part of this report, however, ARA has assumed the entire property should be considered to have CHVI.

8.3.1 68 John Street/47 Pine Avenue

The JOQSHCD inventory sheet for the 68 John Street/47 Pine Street South provided a detailed description the elevation of the building and its architectural features of interest It reads:

> *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 facade 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 111 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 comers. 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 wallhead 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*
> *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 comers. 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 widows, are eared at top and bottom. Masonry throughout is buff-brick with projecting quoins. Gabled Wing, also with projecting quoins, bas squared rubble foundation plainly visible. Ground floor has recent, square-plan, bay window with pair of Ill 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 of 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 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 sheetmetal, all of which appears original. Wall is divided into bays by projecting piers, with bases and tops as described, and with comers 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 comers, 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 l850, 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 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. (2008:66-68)

8.3.2 76 John Street

The JOQSHCD inventory sheet for 76 John Street provided a detailed description the elevation of the building and its architectural features of interest. It reads:

Dichromatic, two-storey, gabled Victorian house with additions to east and south (c.1870 IT.) 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 redbrick 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 comers, and with corbelled and dog-toothed bands in lower courses of chimney-head.
Gabled Addition to East. and Comments
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 modem 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* (2008:69-70).

8.3.3 47 Pine Street South

8.3.3.1 Heritage Port Hope Advisory Committee (HPHAC) Information Sheet

The Heritage Port Hope Advisory Committee (HPHAC) information sheet for 47 Pine Street South describes the historical and architectural significance is included in Appendix C.

8.3.3.2 Town of Port Hope By-Law 52/84

47 Pine Street South is designated under Part IV of the *OHA* as being “of architectural and/or historical value or interest” under By-law 52/84. Specifically, the By-Law provides the following details:

> *ARCHITECTURAL DESCRIPTION:*
> *Hill and Dale represents a fascinating composite of periods now essentially Edwardian from the major renovations to the interior and addition of rectangular bays, new entrances and extensive verandahs. It exhibits signs of its earlier history in some of the arrangements interior trim.*
>
> *The house is now essentially a two-storey brick-faced structure, ell-shaped in plan, with hipped roof and gabled front to the addition. The exterior is notable for its brackets, of long console form in two sizes belonging to its first phase of c.1851, the eared trim and four-paned windows and Italianate gable belonging to the second phase of the mid or late 1870s, the bay windows, east entrance and new south entrance the columned verandahs of c.1903.*
>
> *The interior layout largely survives from the original main block facing east, incorporating a centre hall plan with internal chimney between the front and rear rooms on the north side and the chimney against the hall partition on the south side. Interior detail of note includes fragments of earlier trim belonging to the 1850s, a substantial amount, particularly in the north wing, of the 1870s, and a*

> *most significant complement of late Victorian detail, including the cherry staircase, and significant Edwardian improvements. These last comprise new mantelpieces throughout the main block, most with mechanical tile surrounds and metal linings.to fireplaces, one a glass mosaic facing decorated with a neo-Classic design of garlands and torches, and panelled wainscoats in the dining and breakfast rooms on the north side, and fretwork and spindlework grilles at the tops and or side of principal openings. Above in the north-east bedroom is a noteworthy Art- Nouveau piece with a decorated tile surround to the fireplace. Plasterwork exhibits detail of different periods including a simple cove appearing to be a later change of the 1920s or 30s.*
>
> *In addition to the above, the beaded wainscotting on the circular stairs to the attic must be mentioned.*
>
> *HISTORICAL DATA:*
>
> *Richard Barrett at one time owned the land. The Smith Estate Plan shows a lot purchased by Richard Barrett from John D. Smith in 1844 for £l50. Mr. Barrett also acquired the lot to the south from James Grant in 1845 for £250. He also acquired for £112.10 lots 62-64 on the corner of Pine and Augusta. He was then declared bankrupt on May 9, 1846 by George Morss Boswell, Judge of the District Court of the District of Newcastle. He moved to Peterborough and all his lands were sold at public auction Sept. 8, 1846, to John Wade of the Township of Hamilton. He then sold the parcels mentioned above to Henry Howard Meredith in 1847, for only £475. Meredith then purchased the "Brewery Lot" lot 57 for £350 in April, 1851 from one William Garnett. As far as can be ascertained, Hill and Dale is built on the former Barrett lot, but extremely close to the boundary line of the former Brewery Lot. It is shown on the 1854 map. In 1869 Meredith sold Hill and Dale for $15,000, to H. Covert. In 1901 George H. Ralston purchased the house. Ralston became a general and has had a street named after him in Port Hope. The local legion Hall is named after him* (By-law 52/84)

9.0 PROPOSED DEVELOPMENT

The following description of the proposed development is provided by Piccini Architects (henceforth Piccini). The proposed development includes:

> *The proposed development consists of a 5-storey stand-alone condominium apartment building that abuts the restaurant kitchen annex to the extreme west of the existing Hotel Carlyle. The positioning and design of the condominium will minimize impacts to the legibility and readability of the hotel building. The proposed condominium project is dependent on the consent to sever the west portion of the existing site* (Piccini 2024).

ARA is in agreement that the placement of the building at the rear with the orientation frontage towards Augusta Street (versus John Street) actively works to minimize any impacts to the legibility of the subject property and ensures it remains prominent and readily visible from the John Street streetscape.

The description provided by Piccini goes on to provide details about the interior of the proposed development and site access noting:

> *The condominium apartment building will feature 10 units that will range from approximately 1,100 square feet to the largest unit on the fifth floor that will be approximately 2,850 square feet. Second and third floor units will have European-style balconettes or French door openings protected with railings. North-facing third and fourth floor units will have long west-facing balconies. The south-facing fourth and fifth floor units will feature large balconies approximately 12 feet in depth by the full width of the unit. These balconies successively step back in a terraced fashion, so that no balcony is shaded.*
>
> *Access to the site remains unchanged for both the hotel and condominium. Vehicles will continue to enter from either John Street or Augusta Street, to park in either the enlarged surface parking area north of the condominium, the open-air parking below the second floor of the condominium, or in the reconfigured parking area north or the hotel. There are 3 barrier-free designated parking spaces, and the condominium elevator will provide barrier-free access to all five condominium floors* (Piccini 2024).

According to the project architect, it is felt that the proposed condominium building is compatible and complementary to the existing hotel for the following reasons:

> *The 5-storey building does not intrude unnecessarily into any open space considered important to the setting of the hotel. It is entirely situated at the rear or west side of the hotel building. The hotel building's front or principal façade faces east, while the condominium's front or principal façade will face south. Furthermore, the condominium's south-facing principal façade is located at the rear of the hotel.*
>
> *Views of the hotel when approaching are not altered or impacted by the proposed condominium building. The hotel's character defining features, such as its impressive projecting eave, ornate cornice, brackets, and ornamentation over windows, etc. will not be obscured by the positioning of the condominium. The west side of the hotel, the side that would be partially obscured when approaching the hotel from the west on Augusta Street, is void of the character defining elements noted above. The character defining elements are featured on the east, south and north facades of the hotel, and the views of those facades would not be impacted by construction of the condominium* (Piccini 2024).

ARA is in agreement with Piccini's description and appreciates that the subject building will remain fully intact and that no views along the streetscape, into and from the subject property, specifically to the heritage attributes, will be compromised, removed, or obscured. The proposed design ensures that there are no direct impacts to the subject property (see Section 10.0).

Piccini provides the following information on the design:

> *The condominium is respectful of the built form and massing of the hotel. The 3-storey brick-clad base of the condominium is no higher than the height of the hotel. To diminish the perceived height of the condominium, the fourth and fifth floors are stepped back. When viewed from the south, the fourth floor will step back 3.66 meters or 12 feet. The fifth floor will step back an additional 3.66 meters for a total step back of 7.32 meters or 24 feet at that level. In addition to the north-south step backs, both the fourth and fifth floors will be stepped back 1.12 meters or 3 feet 8 inches on the east and west sides of the building. The massing of the condominium when viewed from the south is articulated into 2*

> *segments divided by the protrusion of the centre segment that features the pedestrian entrance. Each segment is respectful of the hotel in that each is purposefully designed to be no wider than the existing hotel building.*
>
> *The perception of height and massing of the condominium apartment building is mitigated by the natural topography of the site. The rising grade as one moves from east to west on Augusta Street will have the effect of diminishing the height of the building, as the ground floor is gradually recessed into the hill. This effect, in combination with the stepped-back fourth and fifth floors described above will reduce the perception of height. Finally, the height of the adjacent tree canopy that crowns the hill to the west, and which is higher than the condominium will complement and soften the height of the building.*

ARA is in agreement that the impact of the five-storey height is softened as a result of the stepped back nature of the design and the topography of the site. The design choices applied as well as the intentional architectural articulation on the lower three levels works to compliment the subject property but ensures it remains distinctive and subordinate to the subject property (see Section 10.0).

> *The south façade of the condominium building respects the Augusta streetscape. The streetscape is established by the existing hotel building and enforced with the design of the condominium, an important aspect of the town's Urban Design Guidelines. Together, the condominium and hotel buildings will define the urban street edge, an appropriate gesture for the southernmost boundary of the John Street Heritage District*. (Piccini 2024)

The proposed development constitutes an increase in height which is one-storey greater than the HCD guidelines. A mitigation measure to reduce impacts from height is to reduce the height, or step back the upper level, the latter which has been applied to the design. Several mitigative measures related to design choices were employed to reduce this impact and consider the streetscape and HCD boundary.

As part of the proposed development, the proponent is applying to sever the existing property separating the existing building and proposed condominium onto two distinct parcels. As outlined in the Planning Justification on the proposed development:

> *The Hotel will be located on the retained lands and the Residential Building will be located on the severed lands. The eventual retained lands will have approximately 36m of frontage along John Street and be 1,461.55m2 (0.15 ha) in size. The eventual severed lot will have approximately 28.422m of frontage along Augusta Street and would be 1,451.45m2 (0.15 ha) in size.*
>
> *If the eventual consent is approved, the retained and severed lots would operate predominately separately; however, it is proposed that they would share access and parking through an easement and legal agreement. It is also intended that an easement would be included for the stormwater across the two sites* (Clark Consulting Services 2024:3).

Exterior elevations and floor plans of the proposed development are outlined in Figure 4 to Figure 10. As outlined in the description provided by Piccini Architects, the proposed development does not include the removal of any materials or portions of 86 John Street. The proposed development's positioning and relationship to the existing hotel are exemplified in Figure 11 and Figure 12. The proposed condominium will abut the western wall of the existing one-storey kitchen annex, however the buildings will not have any internal connections.

The proposed development is anticipated to be finished with white/greyish blue brick cladding (see Figure 13 and Figure 14) on the first three storeys, making reference to the height and finishes of the existing building. The terraced fourth and fifth storey are proposed to be clad with greyish-blue composite panels (see Figure 15). The use of the two materials will help articulate the street wall and work to complement the subject property.

There are no mature trees or vegetation on the subject property and the landscaped area immediately surrounding the subject property is not proposed to be removed or altered as part of the proposed development. It is possible that the root protection zone for the existing trees located on the adjacent property at 47 Pine Street South cross over into the property line.

In a response letter by Piccini Architects to the 1st Submission Planning Comments and Public Comments, a series of angular plane diagrams were generated which show the angular plane of the existing building, the proposed five-storey building and the difference when compared to a four-storey building. As noted by the letter:

> *Referring to the top 2 section diagrams, the angular plane of the 3-storey base of the west portion of the building is 44.3 degrees, while the angular plane of the east portion is 47.7 degrees. The center section of the building that divides the base into 2 sections was not considered, as it is a narrow portion. Its height can be reduced by switching the position of the exit stair with the elevator. This will be explored further during the detailed design stage.*
>
> *Referring to the bottom 2 section diagrams, the angular plane of the existing Carlyle hotel is shown to be 48.9 degrees at its center point. A comparison section diagram is shown to illustrate the angular plane of a 4-storey building with no setbacks, which is 54.3 degrees. A 4-storey building with a 54.3 angular plane that is the same width as the proposed 5- storey building would be considerably more obtrusive to the existing streetscape.*
>
> *The angular plane diagrams of the proposed 5-storey building show how the 3-storey base and terraced setbacks of the 4th and 5th floors help to maintain a consistent streetscape with respect to the existing hotel and heavily treed lot to the west. This is in keeping with the commercial nature of Augusta Street, east of the Pine Street intersection, and an appropriate development for the southernmost boundary of the John, Ontario, Queen Streets Heritage Conservation District (JOQSHCD).*

These images can be found in Figure 16.

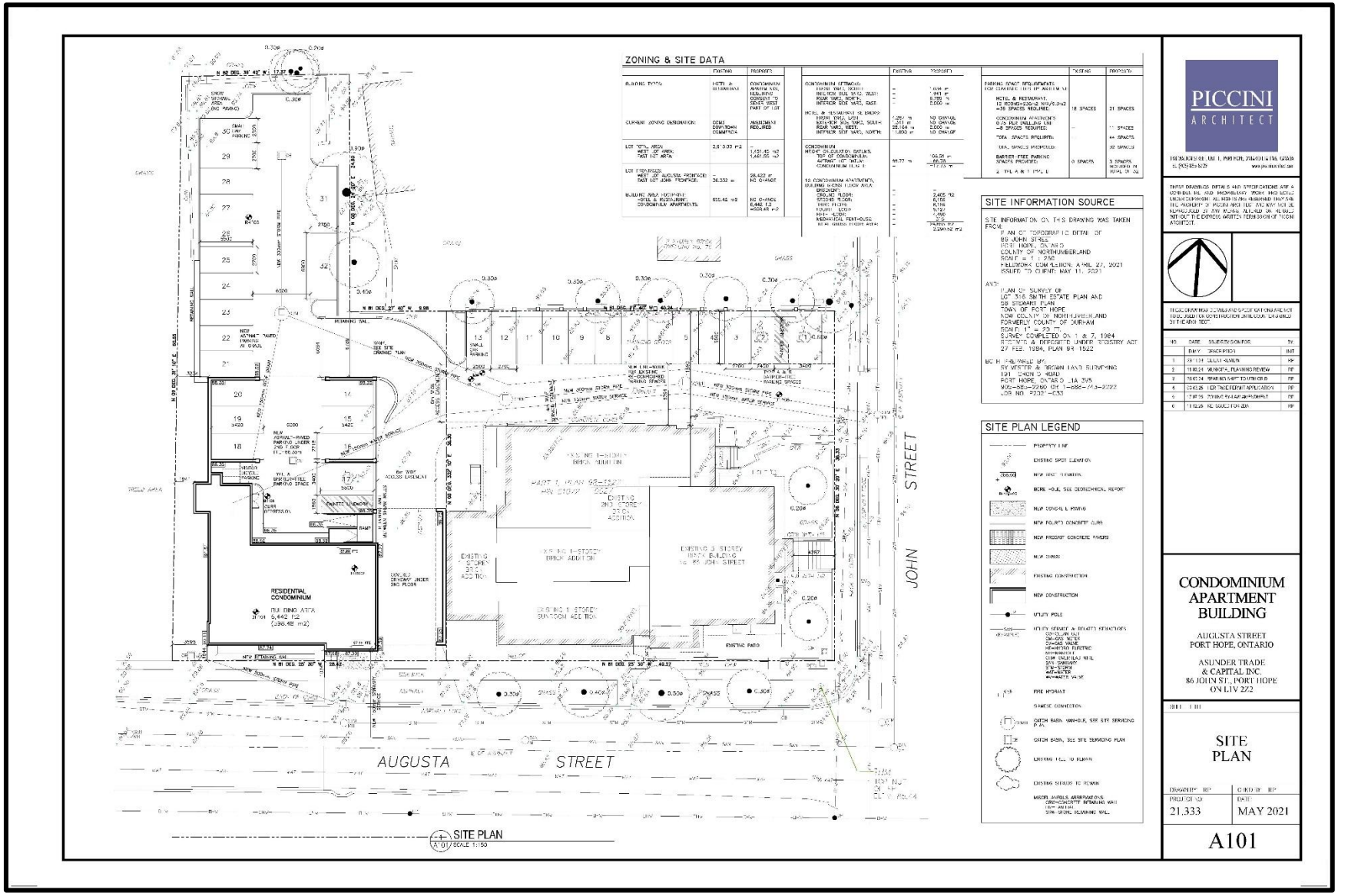


Figure 3: Proposed Development – Site Plan
(Piccini Architect 2021)

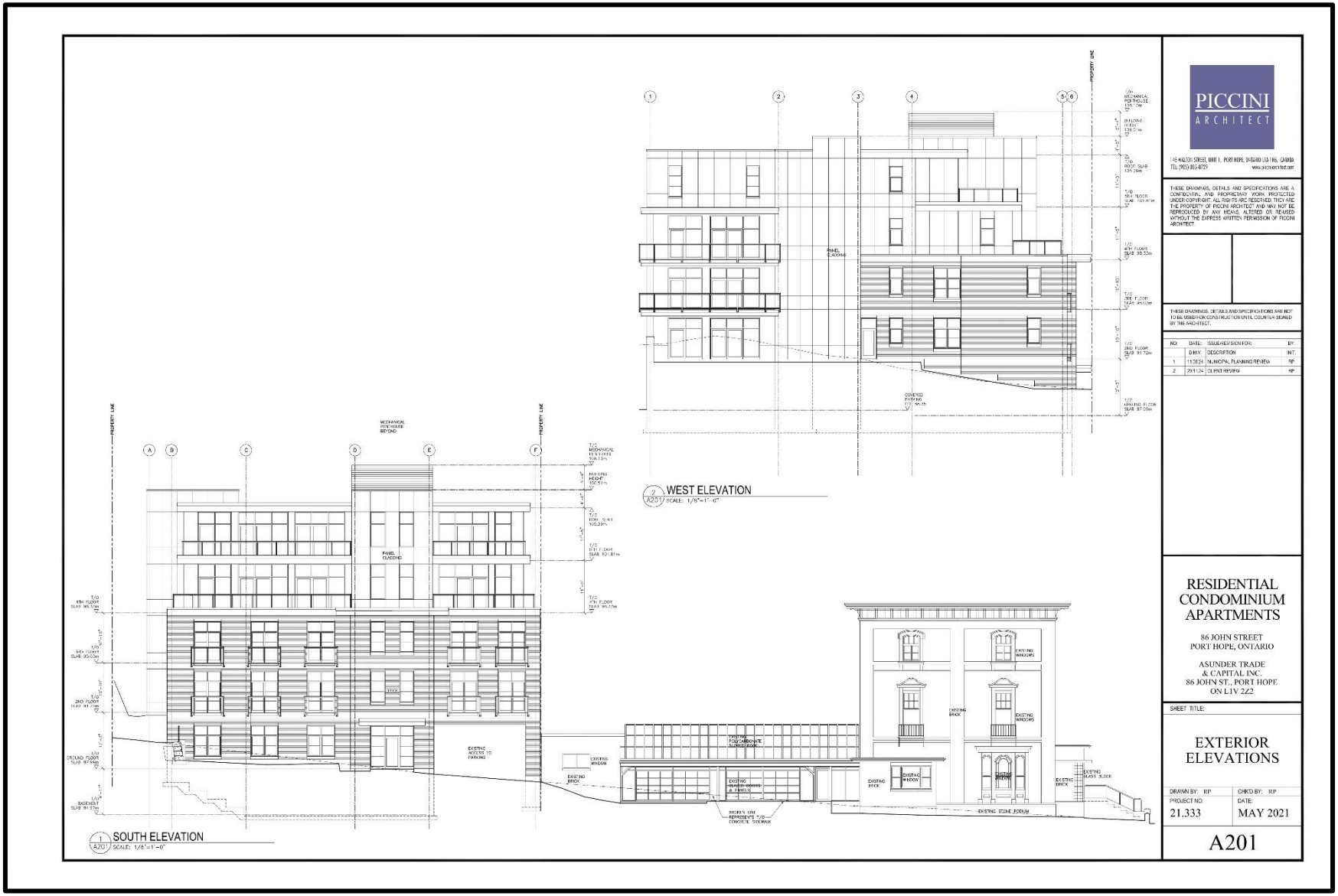


Figure 4: Proposed Development – Exterior Elevations
(Piccini Architect 2021)

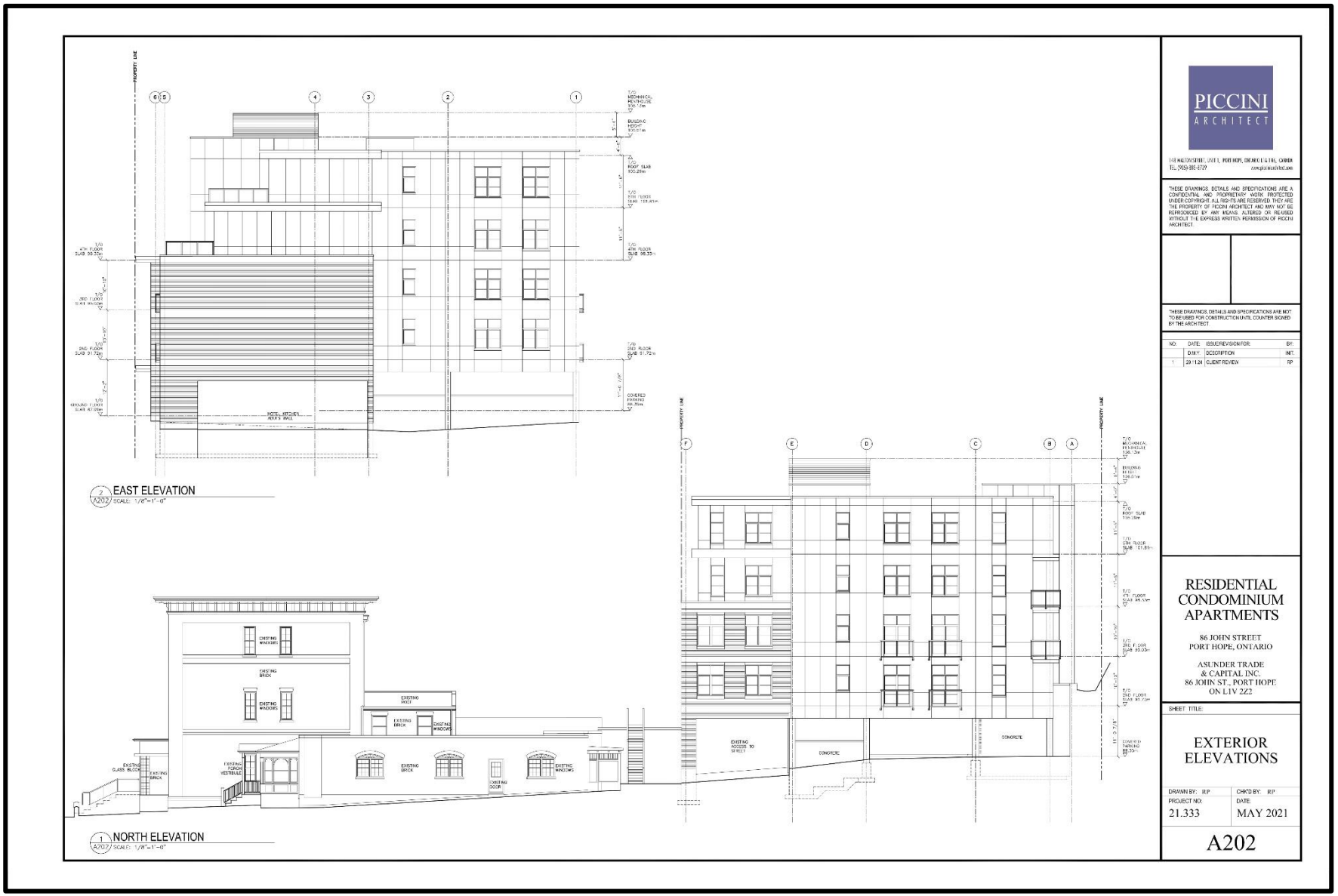


Figure 5: Proposed Development – Exterior Elevations
(Piccini Architect 2021)

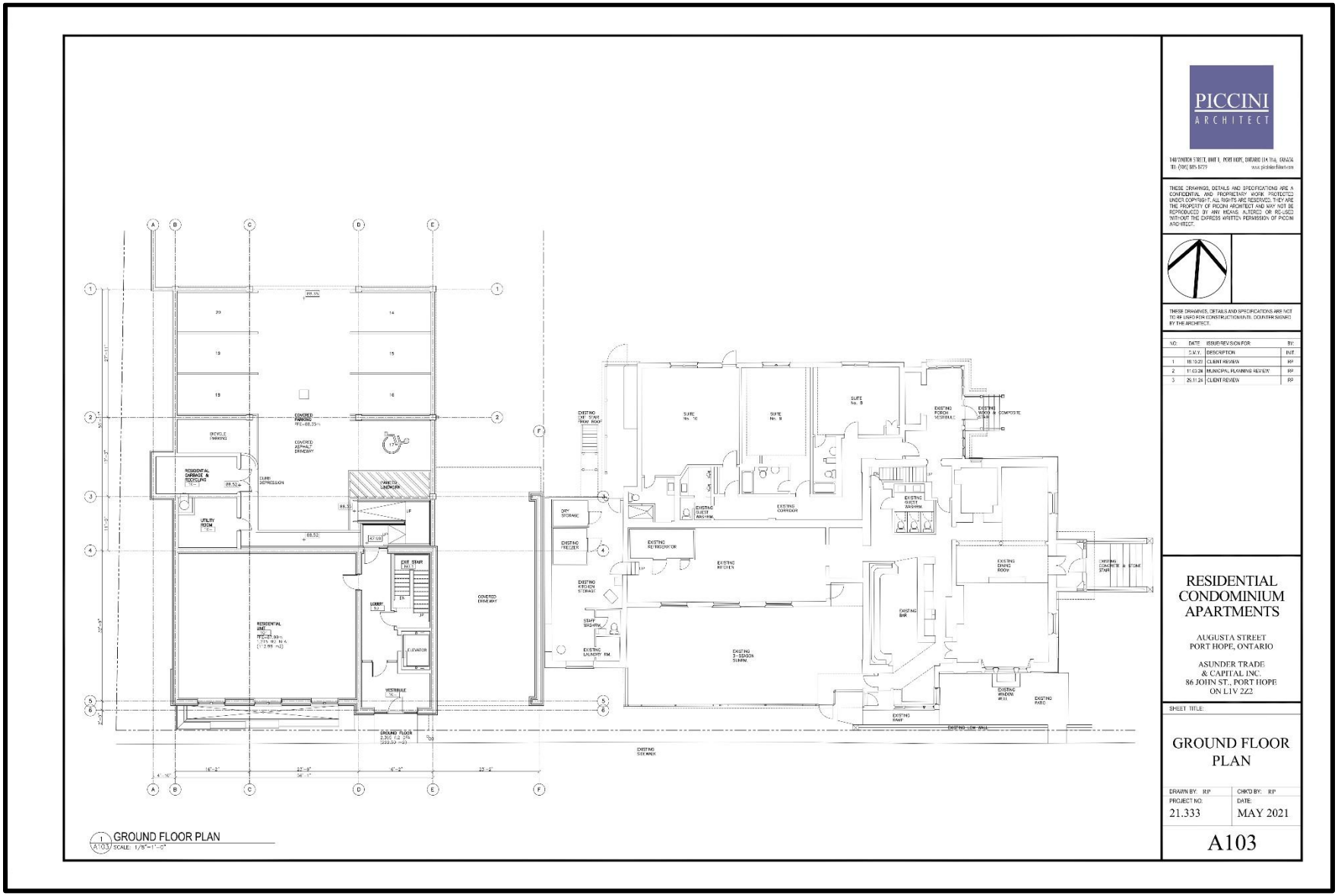


Figure 6: Proposed Development – Ground Floor Plan
(Piccini Architect 2021)

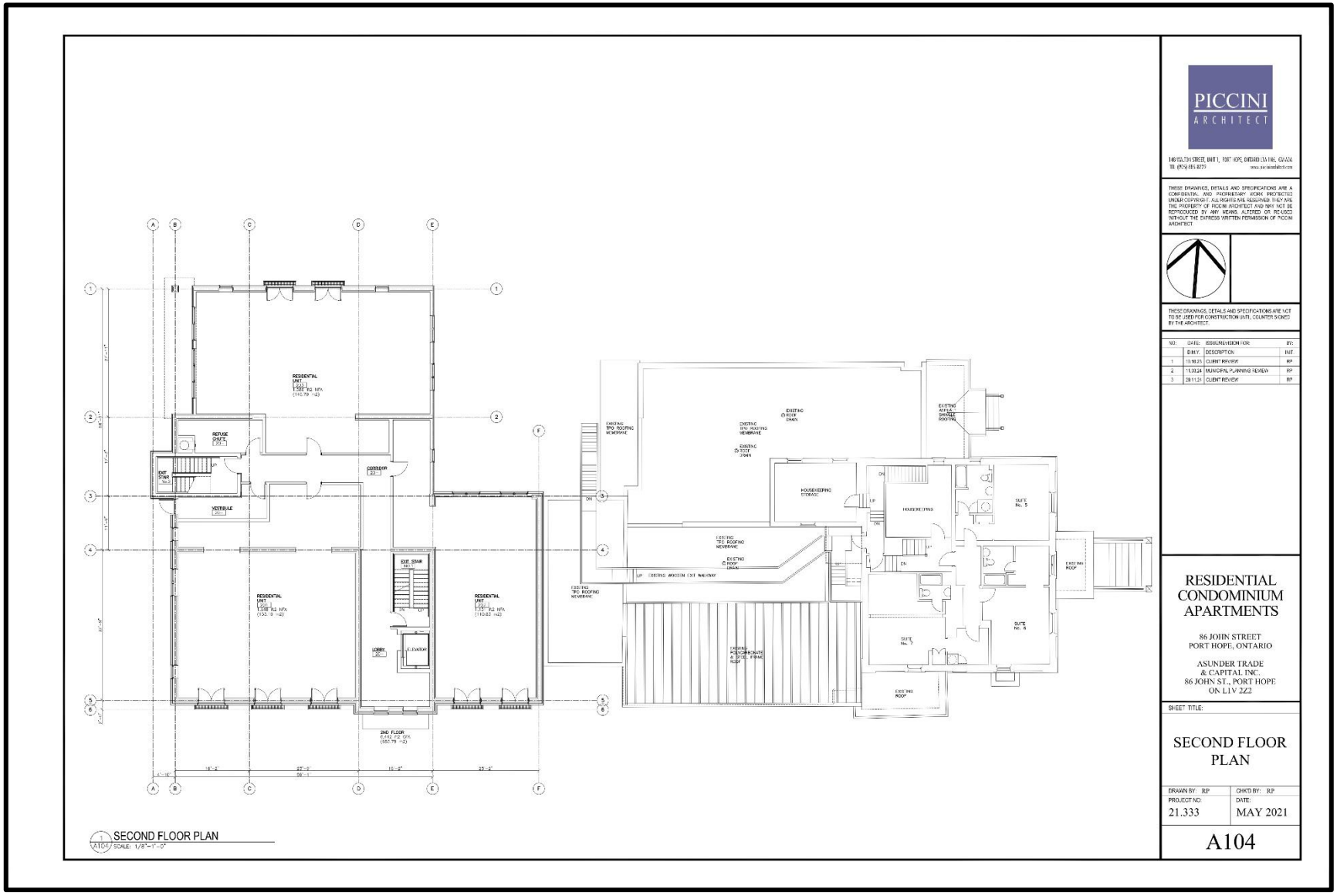


Figure 7: Proposed Development – Second Floor Plan
(Piccini Architect 2021)

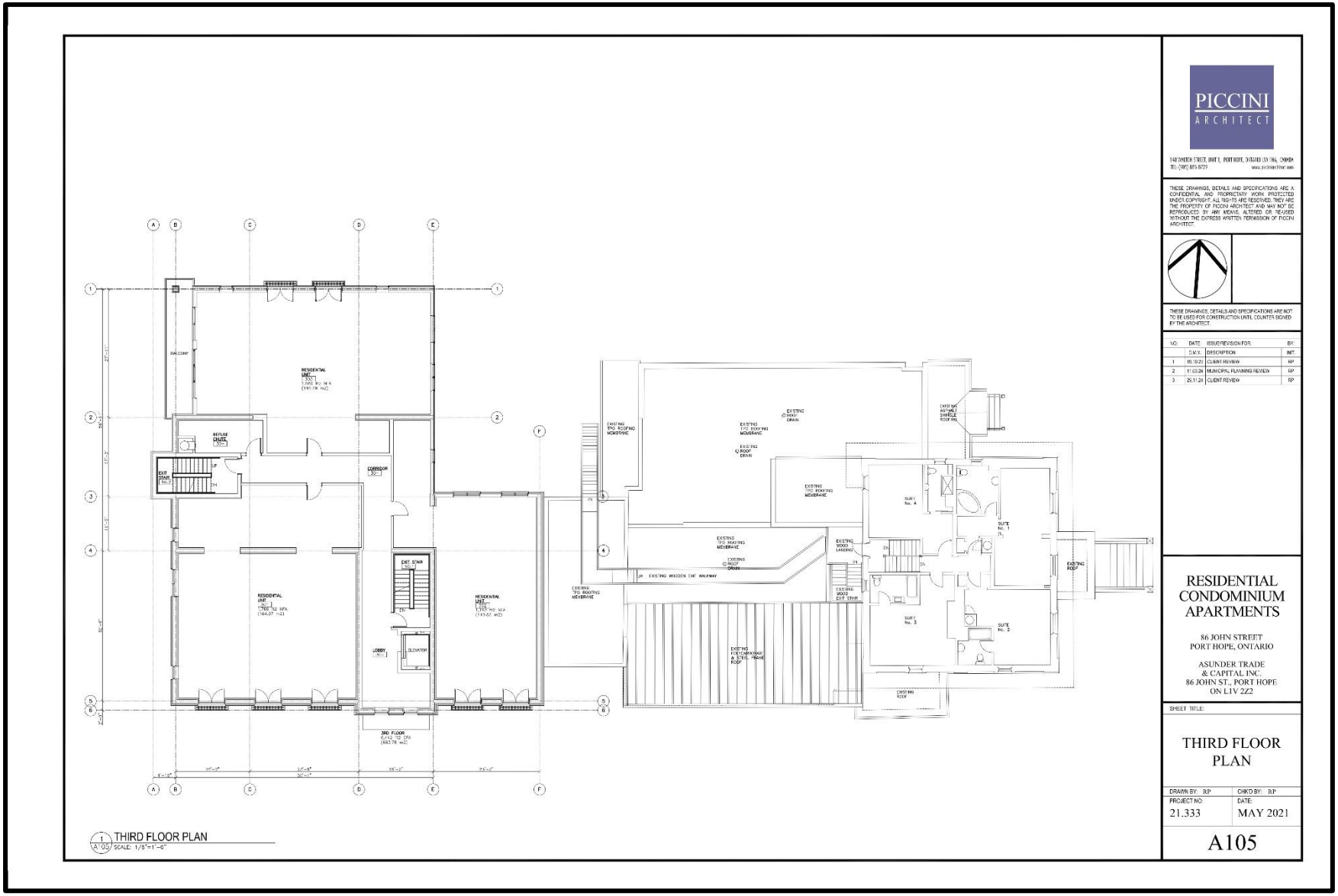


Figure 8: Proposed Development – Third Floor Plan
(Piccini Architect 2021)

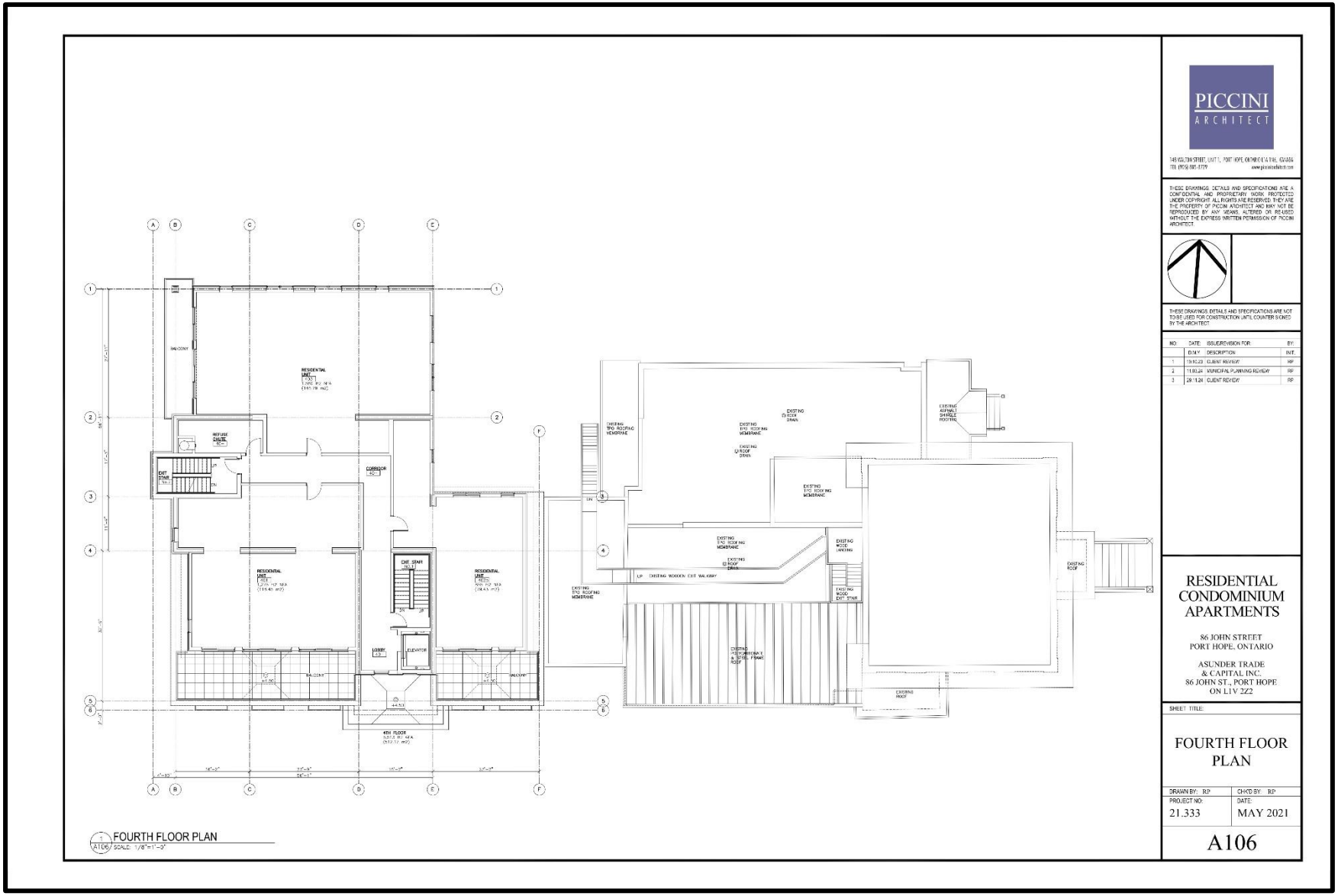


Figure 9: Proposed Development – Fourth Floor Plan
(Piccini Architect 2021)

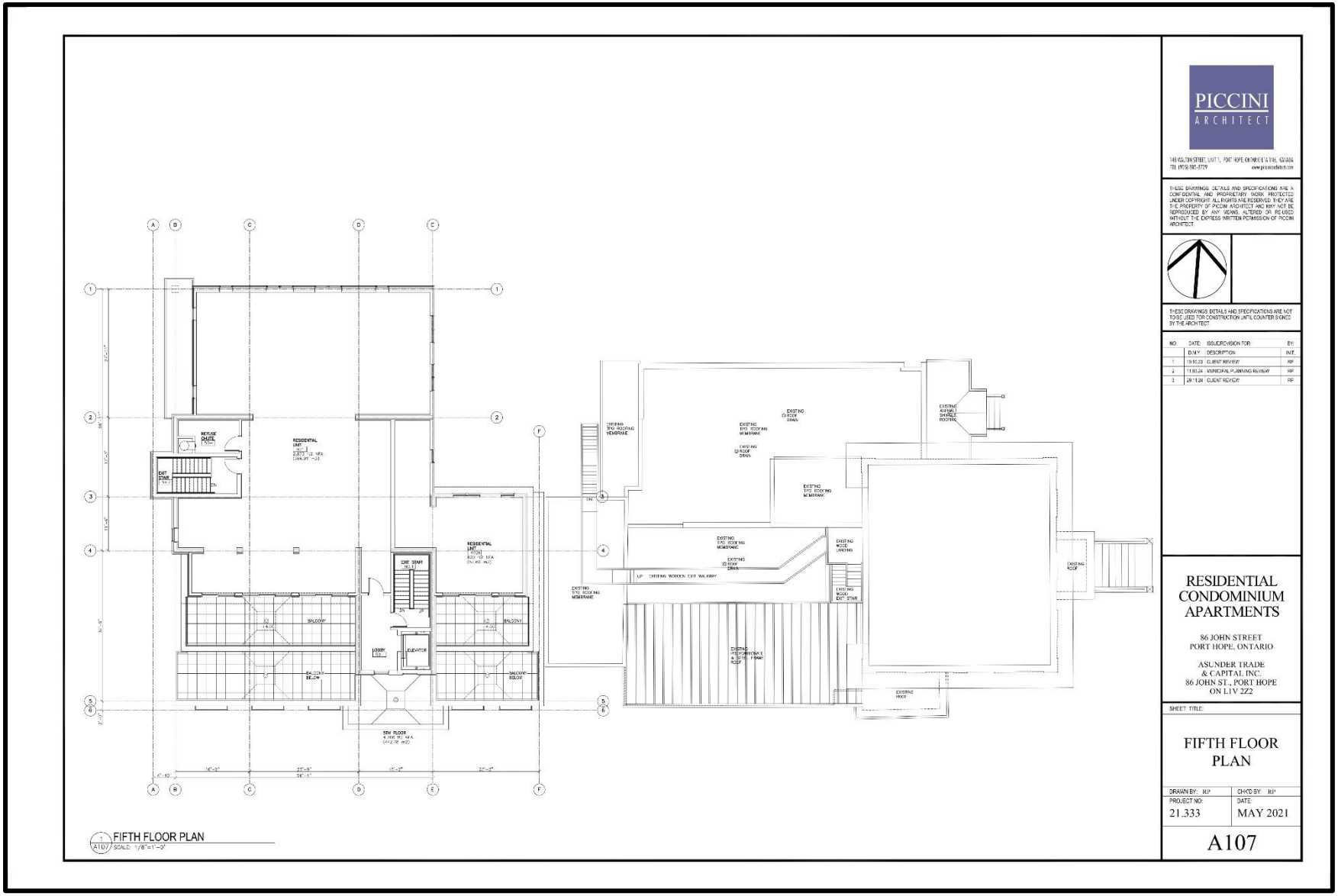


Figure 10: Proposed Development – Fifth Floor Plan
(Piccini Architect 2021)



Figure 11: Proposed Development – Rendering View from Augusta Street
(Piccini Architect 2024)



Figure 12: Proposed Development – Rendering View from Augusta Street at John Street
(Piccini Architect 2024)



Figure 13: Proposed Development – White Brick Exterior Finish
(Piccini Architect 2022)



Figure 14: Proposed Development – Greyish-Blue Brick Exterior Finish
(Piccini Architect 2022)



Figure 15: Proposed Development – Composite Panels Exterior Finish
(Piccini Architect 2022)

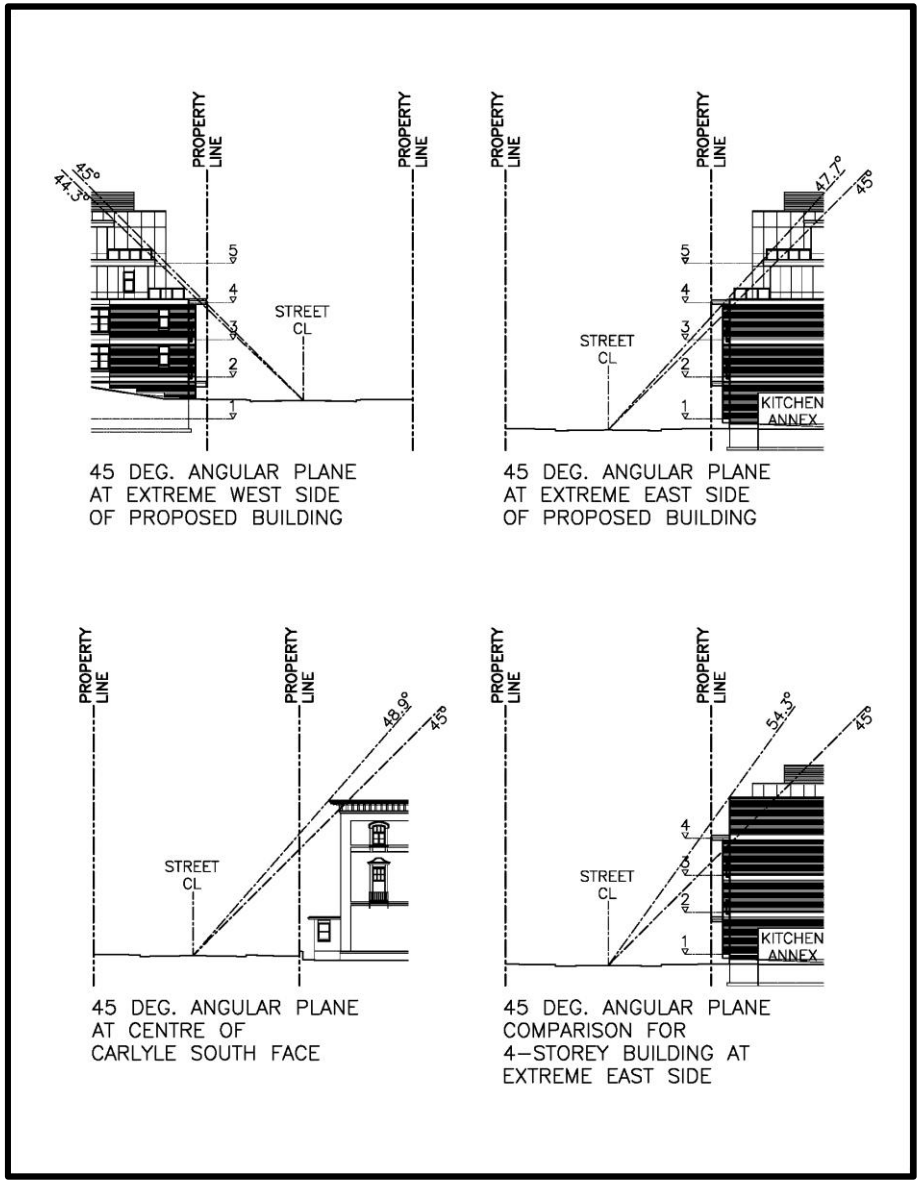


Figure 16: Proposed Development – Angular Plane of Proposed Design and 4-Storey Building
(Piccini Architect 2025)

10.0 ANALYSIS OF POTENTIAL IMPACTS

Any potential project impacts on identified cultural heritage resources must be evaluated, including positive and negative indirect impacts. The following analysis of project impacts is based upon the drawings and development description provided in Section 9.0.

The MCM *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:3) provides a list of potential negative impacts to consider when evaluating any proposed development. Impacts can be classified as either direct or indirect. Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to initial project staging, excavation/levelling operations, construction of additions or new buildings and alterations or repairs over the life of the project.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings and their building materials, scale, massing and orientation; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

10.1 MCM Impacts

An assessment of impacts of the proposed development which considers the heritage attributes of 86 John Street, the adjacent properties, and the JOQSHCD as a whole, can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MCM 2006). The impacts are examined below in Table 4.

Table 4: Impact Evaluation for Proposed Development
(Adapted from MCM 2006:3)

Type of Negative Impact	Applicable (Yes/No)	Comments on 86 John Street	Comments on Adjacent Properties and JOQSHCD
Destruction of any, or part of any, significant heritage attributes.	Yes	The proposed development does not include the removal or destruction of any heritage attributes associated with 86 John Street. The landscape elements proposed for removal are not considered heritage attributes. There is potential for damage to the subject building and associated heritage attributes as a result of accidental damage during the construction process.	The proposed development does not include the removal or destruction of any built features (heritage attributes) associated with the adjacent properties 47 Pine Street South, 68 John Street, and 76 John Street). While unlikely due to the distance, there is potential for damage to the adjacent buildings as a result of accidental damage during the construction process. This concern was also raised in the public meeting. There is potential for damage to existing root protection zones associated with 47 Pine Street that may cross into the subject property line. This concern was also raised in the public meeting
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	No	The proposed development is located at the rear of the subject property and does not detract from the legibility and readability of the subject property from John Street as it will front onto Augusta Road. The proposed development will directly abut the western wall of the one-storey kitchen annex however the proposed work does not involve the removal of any materials or components of the subject building. The proposed development has been designed to be sympathetic in size, height, and massing. The proposed development includes architectural articulation in its massing and material finishes that draw inspiration from the existing building. By cladding the first three storeys in brick cladding, the height of the existing building and terracing the fourth and fifth storey, the visual impact of the new building is reduced and presents as subordinate to the subject building	The proposed development is not proposed to be constructed directly adjacent to any of the built features assoacited with the adjacent properties, nor will it share the same frontage or streetscape as 47 Pine Street, 68 John Street, and 76 John Street. The proposed development will not detract from the attributes or visual context associated with the adjacent properties. The proposed development is five storeys which constitutes a divergence from this JOQSHCD guideline regarding height; however, it is ARA's opinion that the placement of the building and the design choices mitigate the impacts of this height, as such the proposed development follows the intent of the guidelines and does not detract from the surrounding context.

Type of Negative Impact	Applicable (Yes/No)	Comments on 86 John Street	Comments on Adjacent Properties and JOQSHCD
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	No	The proposed development is two-storeys greater than 86 John Street. No shadow study was done, however there are no anticipated impacts as a result of shadows.	47 Pine Street South is approximately 30 from the subject property line corner. 76 John Street is approximately 20 meters from subject property line corner. 68 John Street (where gates are located) is approximately 45 meters from the subject property line. No shadow study was done, however due to the location of the adjacent buildings there are no anticipated impacts to the adjacent properties, nor the HCD as a whole, as a result of shadows.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	No	The proposed development will not isolate any heritage attributes associated with 86 John Street's surrounding environment, context or relationships. The proposed development is located to the rear of the property and the identified heritage attributes and John Street streetscape will remain intact. While the property is to be severed into two parcels as part of the proposed development, the existing entrances to the property from John and Augusta Street are to be maintained through an easement agreement.	The proposed development will not isolate any heritage attributes associated with the adjacent properties (47 Pine Street South, 68 John Street, and 76 John Street), nor will it isolate the surrounding environment, context or relationships. The interconnected relationship between 47 Pine Street South and 68 John Street will be maintained. The proposed development will be located on, and fronts towards Augusta Street. The JOQSHCD does not identify any significant heritage along this streetscape, outside of recognizing the subject property and the Church, both of which will not be isolated from its relationship with John Street, or its context within as corner lots.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No	No significant views or vistas were identified as heritage attributes associated with 86 John Street. The proposed development will not alter the visibility and legibility of 86 John Street or the John Street streetscape as part of the JOQSHCD.	No significant views or vistas were identified as heritage attributes within the JOQSHCD. Nonetheless, the proposed development will not alter or obstruct the visibility and legibility of the John Street streetscape, nor the views to the existing heritage resources along the streetscape.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	No	The land use of 86 John Street will not change. The proposed development involves commercial/ residential construction which is in keeping with the existing use of the 86 John Street.	The land use of the proposed development is in keeping with the surrounding area and the HCD.

Type of Negative Impact	Applicable (Yes/No)	Comments on 86 John Street	Comments on Adjacent Properties and JOQSHCD
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Yes	It is ARA's understanding that an archaeological assessment has been completed for the proposed development. The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact the subject property.	The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact the adjacent properties. The current design has already considered these potential impacts and in response to questions raised by the public, Piccini noted "The western boundary of the property will be retained with an engineered wall that will stabilize the existing slope. The parking area to the north will be graded to ensure water is directed into proposed catch basins that are connected to the existing stormwater infrastructure The preliminary soils investigation suggests that the proximity to bedrock will eliminate the need for deep foundations. In any case, the consulting team's Structural Engineer will work closely with the Geotechnical Consultant to ensure excavation activity, and the construction of foundations will pose no danger to adjacent properties".

10.2 JOQSHCD Impact Analysis

The JOQSHCD Plan provides guidelines to ensure the long-term preservation of the cultural heritage value or interest of the district as a whole. They provide guidance for undertaking new construction to ensure the historic character is maintained or enhanced. The following section considers the *General Guidelines for the District* (see Table 5), as well as *Guidelines for New Construction* as outlined in Section 6.0 of the JOQSHCD Plan.

Table 5: Impact Assessment of JOQSHCD Plan Guidelines- General Policies

Section 6.0: General Policies Applicable to Buildings in the Heritage Conservation District:	Discussion
a) Basically, any attention to buildings in the Heritage District shall follow the maxim of minimum intervention concomitant with maximum conservation	The proposed development does not directly impact any of the identified heritage attributes associated with the subject property, adjacent properties, and the JOQSHCD.
b) Historical architectural detail shall be conserved and restored wherever possible. No such details shall be lost without record in any case;	The historical architecture, as identified in the heritage attributes of the subject property, will not be impacted or altered as a result of the proposed development. There is no proposed removal of any existing historic architecture. The historical architecture of the adjacent properties will not be directly impacted by the proposed development.
c) Conservation work shall be based on accurate record in measurement, drawing and photograph, both present and archival;	No conservation work to the subject property and/or the heritage attributes will be undertaken as part of the proposed development. There is no proposed conservation work on the adjacent properties being undertaken as part of the proposed development.
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)	No conservation work to the subject property and/or the heritage attributes will be undertaken as part of the proposed development. There is no proposed conservation work on the adjacent properties being undertaken as part of the proposed development.
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;	The proposed development abuts 86 John Street, but it does not includes any alteration to the subject building. The historic and architectural fabric of the exterior of the existing building in relation to height, scale, massing and materials will remain. The proposed development does not include the removal or alteration of any portion or materials associated with the adjacent buildings.
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	The proposed development abuts 86 John Street but does not constitute an extension or addition as it is not affixed to the subject building. Further, while the proposed development will alter the existing open space to the west of the existing subject building (86 John Street), it does not interfere with the visibility and legibility of the subject property from the John Street streetscape.

Section 6.0: General Policies Applicable to Buildings in the Heritage Conservation District:	Discussion
	The setting of the proposed development is compatible with the Transitional Residential Sector, which is primarily attributed to the south end of John Street.
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	The details and features most important to the historical or architecture value of the subject property are identified in the heritage attributes. The proposed development does not impact the identified heritage attributes. The proposed development does not impact any architectural features associated with the adjacent properties.
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.	The proposed development is located in the Transitional Residential Sector, along Augusta Street. The proposed development is compatible with this transitional zone as it is proposed for residential use and will abut against the existing commercial property.

Table 6: Impact Assessment of JOQSHCD Plan Guidelines- New Buildings

Section 6.0: The following guidelines govern new buildings:	Discussion
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);	The proposed development is five storeys in height with a terraced fourth and fifth storey. Due to the property's existing topography, the ground floor will be partially set within a slope. The proposed development is five storeys which constitutes a divergence from this JOQSHCD guideline. Design efforts have been made to reduce any impacts from the additional storeys. The architectural articulation of the proposed development through its use of brick cladding to the height of the existing building and terraced upper floors demonstrates efforts to reduce the new building's visual prominence, angular plane, and presents as subordinate to the existing building. The building's positioning within the sloped topography further contributes to softening the visual presentation of the new building and reflects the intent of this JOQSHCD guideline to respect the height and pedestrian experience within the area.
b) New buildings adjacent to surviving historic structures shall not be more than one storey different in height from their neighbours;	The historic structure at 86 John Street is three-storeys in height while the proposed development is five storeys with three full storeys and two terraced upper storeys.

	This constitutes a divergence from this JOQSHCD guideline. As previously outlined, the proposed development's design has been intentionally formed with consideration for this guideline. While the building is two storeys different in height from the existing building, the design reflects the intent of this guideline to respect the existing height, angular plane, and pedestrian experience within the area. The use of terraced upper floors reduces the new building's visual prominence and presents as subordinate to the existing building. The building's positioning within the sloped topography further contributes to softening the visual presentation of the new building.
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;	The proposed development is visible and accessed along Augusta Street. The majority of this frontage is proposed to be clad in white and greyish-blue brickwork. This brickwork does differ in colouring from the buff brick masonry of the existing building however the selected materials are compatible and do not detract from the existing brick masonry of the subject building.
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;	The proposed development follows a rhythmic fenestration of window openings using coloured cladding on the lower three storeys which draws cues from the subject property. The two upper levels include new materials (glass) and darker cladding however the recessed nature of the upper storey makes the change less visible.
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;	The storey levels of the proposed development generally align with the existing historic building's storeys, which creates an overall horizontal emphasis. A dark coloured roof coping edge has been proposed for the new building which would align and correspond to the parapet wall on the existing historic building.
f) Openings shall respect the vertical rectangular proportion common to the street.	The proposed development respects the vertical proportions which are present on the subject property.

10.3 Impact Summary

As Table 4 summarizes, the proposed development will not have direct impacts on the heritage attributes of 86 John Street as defined by MCM *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006). The proposed development may have indirect impacts on the heritage attributes of 86 John Street and adjacent properties. The potential indirect impacts include:

- Impact 1 – There is potential for damage to the subject building (86 John Street) and associated heritage attributes as a result of accidental damage during the construction process.
- Impact 2 – There is potential for damage to the adjacent buildings as a result of accidental damage during the construction process.
- Impact 3 – There is potential for damage to existing root protection zones associated with 47 Pine Street South as they may cross into the subject property during the construction process.
- Impact 4 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact the subject property (86 John Street).

- Impact 5 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact on the adjacent properties.

As Table 6 summarizes, the height of the proposed development is not in keeping with the proposed height for new development and the guidelines for height differences with neighbouring properties as defined by the JOQSHCD guidelines.

- Impact 6 – The height of the proposed development is not in keeping with the proposed height for new development and the guidelines for height difference with neighbouring properties.

11.0 ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATIVE MEASURES

The following potential alternative options to the development proposal have both been identified and explored.

11.1 Option 1: Do Nothing

The "Do Nothing" approach is an alternative development approach whereby the proposed project does not proceed. Option 1: Do Nothing would result in no impacts and the property would continue to be designated under Part IV and Part V of the *OHA*.

11.2 Option 2: Alternative Location for Proposed New Building

Option 2 considers alternative locations to place the new building. The proposed development could be placed adjacent to the existing building fronting John Street. The subject property would remain designated under Part V and Part IV of the Ontario Heritage Act. Locating a new building directly adjacent to the subject building along John Street would reduce the visibility and the prominence of the subject property would be diminished. The JOQSHCD Plan also notes that "development of parking lot [next to 86 John Street] should be discouraged in it intrudes on the building" (2008:73). As such, this option has the potential to have greater impacts on the heritage attributes of the property and JOQSHCD than the option proposed.

11.3 Option 3: 4-Storey Building at Rear of Property

Option 3 considers the construction of a 4-storey building which would be located at the rear of the 86 John Street property and that fronts onto August Street. A 4-storey building would be in keeping with the height guidelines associated with the JOSQHCD, and the Part IV and Part V designation would remain in place. According to the Architect, the design development of a 4-storey building was not pursued for several reasons. The Architect states

> *…that to be practical and financially viable, a 4-storey building would need to have solid massing rather than the proposed design with upper storeys that step back. To achieve the necessary net floor area required to create the larger sized apartment units that the client wishes to offer within the heritage district, a 4-storey structure would need to extend further to the north and west, reducing parking and resulting in a monolithic structure that would be more than twice the width of the Hotel building. A wider building would also significantly reduce the permitted window openings on the west facade of the proposed development,*

> *due to the limiting distance to the property line. This constraint would make it difficult to design apartments that comply with the building code with respect to window area requirements for bedrooms and living areas. Furthermore, as shown in Figure 16, the angular plane of a 4-storey building is on average more than 8 degrees steeper or more severe, in comparison to the proposed building with fourth and fifth floors that consecutively step back. While the Hotel Carlyle property would remain designated under Part IV and Part V, the Architect for the proposed development believes the legibility and readability of the existing Hotel would be negatively impacted by a wider, more prominent, and monolithic 4-storey development fronting onto Augusta Street* (Pers. Com. Piccini Architect 2026)

11.4 Option 4: Proposed Development (5-Storey Building) At Rear of Property

This option is the property owner's preferred option. It seeks to build a 5-storey building with the top two storeys setback, which locates the building at the rear of the property fronting Augusta Street (see Section 9.0 for details). The subject property would remain designated under Part IV and Part V and the legibility and readability of 86 John Street would remain. With the tiered nature of the top two floors, the angular plane of the design is less than that of the existing adjacent building at 86 John Street. In consultation with the architect and heritage consultant, several design choices for the proposed new construction were examined to minimize the impact of the scale of the proposed development and to ensure the new development was subordinate to 86 John Street. This option reflects the application of several mitigation measures aimed at minimizing impacts, specifically a set back of the two upper levels to reduce the impact of the proposed height and selection of cladding to visually coincide with the surrounding environment.

11.5 Conservation Strategy

The proposed development does not have direct impacts on the CHVI of the subject property, adjacent properties, and their associated heritage attributes or features. As such, no conservation strategy is required.

11.6 Mitigative Measures

The MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource including, but not limited to:

- Alternative Development approaches;
- Limit height and density;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Allowing only compatible infill and additions;
- Reversible additions; and
- Buffer zones, site plan control, and other planning mechanisms.

With respect to the impacts of the height (Impact 6), several of the methods to minimize negative impacts were applied during the design phase which include integrating design elements through massing, setback, and materials which reduce any potential negative impacts. Design considerations applied to the proposed development include the use of brick cladding to the height of the existing building and terraced upper floors. These intentional design components demonstrate efforts to reduces the new building's visual prominence and to present itself as subordinate to the existing building. The building's positioning within the sloped topography further

contributes to softening the visual presentation of the new building and reflects the intent of the JOQSHCD guidelines to respect the existing height and pedestrian experience within the area.

11.6.1 Vibration Monitoring (Impact 1. Impact 2)

The proposed development includes the construction of a new five-storey condominium building that abuts the existing building at 86 John Street and is located adjacent to three heritage properties (47 Pine Street South, 68 John Street, and 76 John Street). Construction activities associated with the proposed development have the potential to create vibrations that could impact these cultural heritage resources. As these resources are located within the limit of the recommended buffer suggested for vibration monitoring (i.e., 60 m from the proposed works; Carmen et al. 2012:31), it is recommended that a qualified Engineer is consulted to determine if a Zone of influence (ZOI) Study is required. A ZOI study identifies which building/s may (or may not) require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the 'City of Toronto By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition', with respect to regulations of vibrations from construction activity on heritage properties' provides an example of a detailed vibration assessment method and criteria. It is recommended that Port Hope Staff determine if a ZOI study is required, the area to which it should consider, and at what stage in the planning process.

11.6.2 Construction Fencing and Protective Measures (Impact 1, Impact 2)

To protect the existing building at 86 John Street, and adjacent properties, during the construction period of the proposed development, temporary protection measures should be employed. The property's should be marked on the construction plans. Temporary construction fencing should be erected as a buffer between the buildings and the development areas. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the building as a result of the construction activities or equipment. Specific construction considerations should be applied to the area that will directly abut the western wall of 86 John Street, to ensure no accidental damage occurs during the course of construction. Additionally, a communication protocol that details who need to be informed about any accidental impacts to any heritage attributes and who should be contacted if there is an issue with the building should be established. The fencing/protection measures should be maintained throughout the duration of the construction period. During construction work, dust should be managed to minimize the disturbance to the subject property and heritage features.

11.6.3 Maintain Vegetative Buffer/Tree Root Consideration (Impact 3)

During the construction phase all efforts to maintain the trees, tree canopy and vegetative buffer and minimize impacts on the mature trees associated with 47 Pine Street where the protective root zone is located on the subject property should be employed. As this proposed development moves through the site plan control phase, Town of Port Hope staff should consider tools that document and plan for vegetation buffers and/or tree protection. Based on a cursory investigation of the west property boundary, the Architect for the proposed development has noted that the trees closest to the property line are of a much smaller caliper than the larger mature trees that are further from the property line. A more detailed audit of the size of trees and proximity to the proposed development will be undertaken during the site plan control phase.

11.6.4 Geotechnical and Slope Analysis (Impact 4, Impact 5)

The proposed development has considered the topography of the subject property and the location of the proposed construction of the building. The architect notes that "The western boundary of the property will be retained with an engineered wall that will stabilize the existing slope. The parking area to the north will be graded to ensure water is directed into proposed catch basins that are connected to the existing stormwater infrastructure The preliminary soils investigation suggests that the proximity to bedrock will eliminate the need for deep foundations. In any case, the consulting team's Structural Engineer will work closely with the Geotechnical Consultant to ensure excavation activity, and the construction of foundations will pose no danger to adjacent properties". It was identified that this will take place during the site plan approval stage. It is recommended that all geotechnical and slope analysis be completed to the satisfaction of the Town and that should the design change substantially as a result of these reports, this HIA be reviewed to ensure there are no additional impacts etc.

11.6.5 Grading Precautions (Impact 4, Impact 5)

It is recommended that the grading surrounding the proposed development be implemented in a way that run-off does not impede on the existing building on site or any adjacent buildings. Specifically, the drainage pattern should be directed away from the foundations.

11.6.6 Additional Design Considerations (Impact 6)

It is ARA's understanding that the specific colour details of the building design have not yet been finalized which provides an opportunity to incorporate materials and design elements that are sympathetic to the existing building and the character of the surrounding area. The proponent is encouraged to consider feedback on the design materials and colours from the public consultation, Heritage Staff and/or the Heritage Committee.

12.0 IMPLEMENTATION AND MONITORING

Below, Table 7 outlines the recommended conservation/mitigative/avoidance measures addressed to conserve the cultural heritage resource(s) as the development is undertaken.

Table 7: Implementation Schedule

Construction Phase	Mitigation Measures	Due Diligence	Site Plan	Construction Management Plan
Pre-Construction	ZOI Study (if required)		✓	
	Geotechnical and Slope Analysis		✓	
	Any required vegetation/tree studies (if required)		✓	
	Additional Design Considerations (if required)		Additional Design Considerations	
Construction	Temporary Protection Measures			✓
	Tree Protection			✓
	Protective fencing			✓
	Vibration Monitoring (if required by a ZOI study)			✓

13.0 SUMMARY OF FINDINGS AND CONSERVATION RECOMMENDATIONS

The proposed development is located within the JOQSHCD, which is recognized under Part V of the OHA, and adjacent to 86 John Street (Part IV and Part V), 76 John Street (Part V), 68 John Street (Part V) and 47 Pine Street South (Part IV and Part V)

The proposed development may have indirect impacts on the heritage attributes of 86 John Street and adjacent properties. The potential indirect impacts include:

- Impact 1 – There is potential for damage to the subject building (86 John Street) and associated heritage attributes as a result of accidental damage during the construction process.
- Impact 2 – There is potential for damage to the adjacent buildings as a result of accidental damage during the construction process.
- Impact 3 – There is potential for damage to existing root protection zones associated with 47 Pine Street as they may cross into the subject property during the construction process.
- Impact 4 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact the subject property (86 John Street).
- Impact 5 – The proposed development will result in land disturbances and a change in grade that will alter the soil and drainage patterns that may impact on the adjacent properties.

As Table 6 summarizes, the height of the proposed development is not in keeping with the proposed height for new development and the guidelines for height differences with neighbouring properties as defined by the JOQSHCD guidelines.

- Impact 6 – The height of the proposed development is not in keeping with the proposed height for new development and the guidelines for height difference with neighbouring properties.

The following mitigation measures were considered or are recommended to address the above impacts:

- A Zone of Influence (ZOI) vibration monitoring should be undertaken if required by the Municipal Staff. Given the adjacency of 86 John Street, 76 John Street, 68 John Street and 48 Pine Street South, the proposed project may result in minor indirect vibration impacts. The following recommendations should be considered:
    i. As the subject property and adjacent properties are located within the limit of the recommended buffer suggested for vibration monitoring (i.e., 60 m from the proposed works; Carmen et al. 2012:31), consult a qualified Engineer to determine if a Zone of influence (ZOI) Study is required.
    ii. If required, complete a ZOI Study (conducted by a qualified Engineer) to determine if ground vibrations from the proposed work may damage the heritage attributes of the property.
    iii. If the ZOI Study determines the proposed works have the potential to damage the heritage attributes of the property, the study should recommend:
    iv. Ground vibration limits to avoid potential damage to the heritage attributes of the property.

v. Construction vibration monitoring processes and procedures be implemented to avoid vibration limit exceedances.
vi. If necessary, provide mitigation measures to assist in maintaining the vibrations within the proposed limits

- To protect the existing building at 86 John Street and adjacent properties during the construction period of the proposed development, temporary protection measures should be employed including construction fencing, communication protocol that details who needs to be informed about any accidental impacts to any of the heritage attribute, and dust/dirt management efforts.
- During the construction phase all efforts to maintain the trees, tree canopy, and vegetative buffer and minimize impacts on the mature trees associated with 47 Pine Street where the protective root zone is located on the subject property should be employed. As this proposed development moves through the planning process, Town of Port Hope staff should consider if any tools that document and plan for vegetation buffers and/or trees (i.e. landscape plan, a tree protection plan)will be required and as what stage in the planning process.
- It is recommended that all geotechnical and slope analysis be completed to the satisfaction of the Town and that should the design change substantially as a result of these reports, this HIA be reviewed to ensure there are no additional impacts etc.
- The Peer Review noted "… the statement is not consistent with current provincial requirements as outlined within O.Reg 385/21. A recommendation should be provided outlining whether the existing OHA by-law should be updated" (MRL 2025:25). There is no obligation under the OHA to update existing By-Laws, therefore, ARA is of the opinion that this step can be pursued at the discretion of Municipal Staff if desired.

The proposed development constitutes an increase in height which is not in keeping with the HCD guidelines. Several mitigative measures related to design choices were employed to reduce this impact and ensure the intent of the HCD guidelines were met. While a decrease in height could be employed to satisfy the guidelines, it is ARAs' professional opinion that the content of this report is accurate and that the proposed development is in keeping with the intent of the guidelines. The system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: Subject Property Images



Map 9: Photo Location Map, 86 John Street and Surrounding Context
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Image 1: 86 John Street — Adjacent Property (76 John Street)
(Photo taken April 4, 2022; Facing Northwest)



Image 2: 86 John Street — Street View at Intersection with Augusta Street
(Photo taken April 4, 2022; Facing North)



Image 3: 86 John Street — Street view of John Street
(Photo taken May 25, 2022; Facing North)



Image 4: 86 John Street — Façade
(Photo taken June 2024; Facing West)



Image 5: 86 John Street — Street View at Augusta Street
(Photo taken May 25, 2022; Facing West)



Image 6: 86 John Street — Entrance
(Photo taken June 2024; Facing West)



Image 7: 86 John Street — North Elevation
(Photo taken June 2024; Facing Southwest)



Image 8: 86 John Street — Secondary Entrance (North Elevation)
(Photo taken April 4, 2022; Facing West)



Image 9: 86 John Street — Outbuilding (Garage)
(Photo taken April 4, 2022; Facing Northwest)



Image 10: 86 John Street — West Elevation
(Photo taken June 2024; Facing Southeast)



Image 11: 86 John Street — Rear Addition
(Photo taken April 4, 2022; Facing Northeast)



Image 12: 86 John Street — Retaining Wall (Concrete Block)
(Photo taken April 4, 2022; Facing Northwest)



Image 13: 86 John Street — South Elevation (Augusta Street)
(Photo taken April 4, 2022; Facing Northeast)



Image 14: 86 John Street — Detail of South Corner
(Photo taken June 2024; Facing Northwest



Image 15: 86 John Street — South Elevation (Along Augusta Street)
(Photo taken April 4, 2022; Facing West)



Image 16: 86 John Street — South Elevation Detail
(Photo taken April 4, 2022; Facing Northeast)



Image 17: 86 John Street — South Elevation Window Detail
(Photo taken April 4, 2022; Facing Northeast)

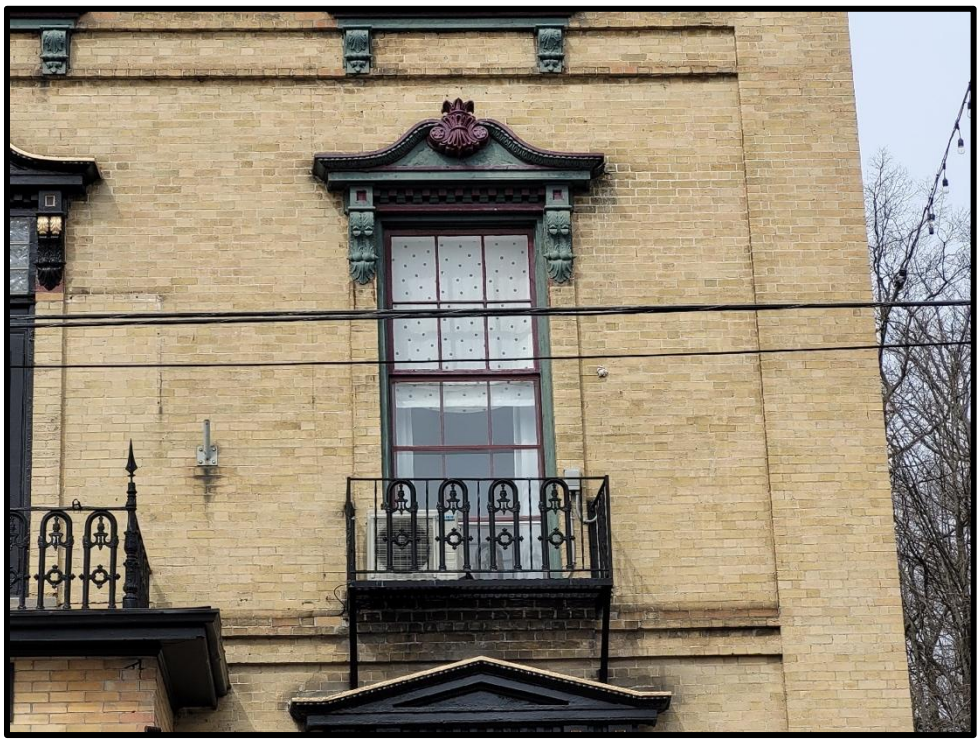


Image 18: 86 John Street — Facade Window Detail (Second Storey)
(Photo taken April 4, 2022; Facing West)



Image 19: 86 John Street — Facade Window Detail (Third Storey)
(Photo taken April 4, 2022; Facing West)

Interior Photos



Image 20: 86 John Street Interior — Main Entrance
(Photo taken April 4, 2022)

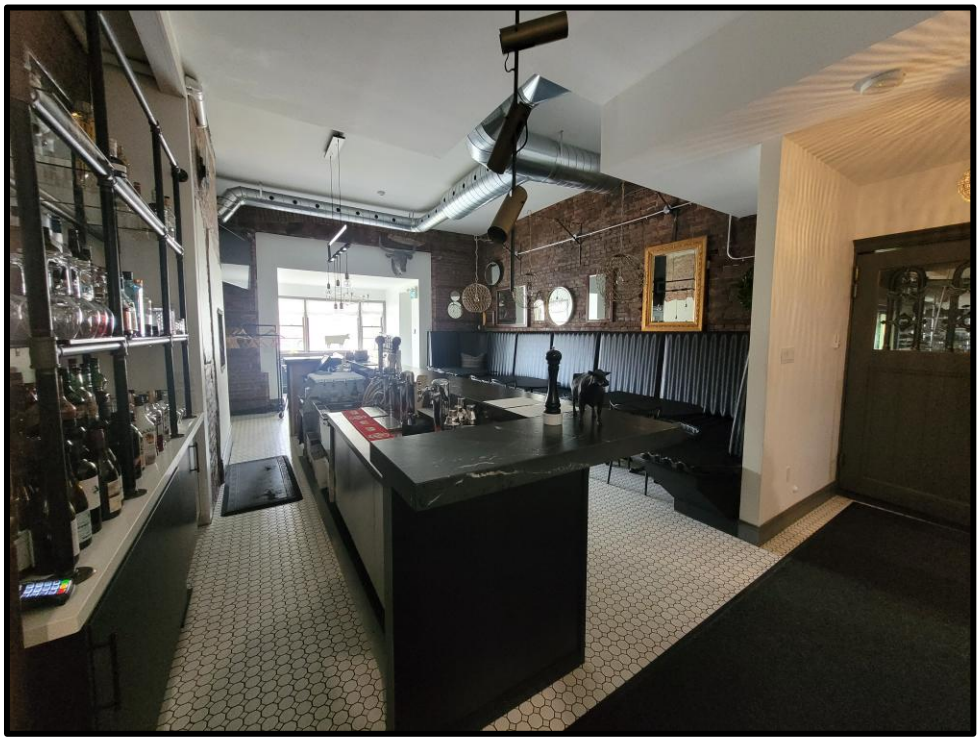


Image 21: 86 John Street Interior — Restaurant
(Photo taken April 4, 2022)



Image 22: 86 John Street Interior — Rear Addition
(Photo taken April 4, 2022)



Image 23: 86 John Street Interior — Main Room
(Photo taken April 4, 2022)



Image 24: 86 John Street Interior — Original Bank Vault Dining Area
(Photo taken April 4, 2022)

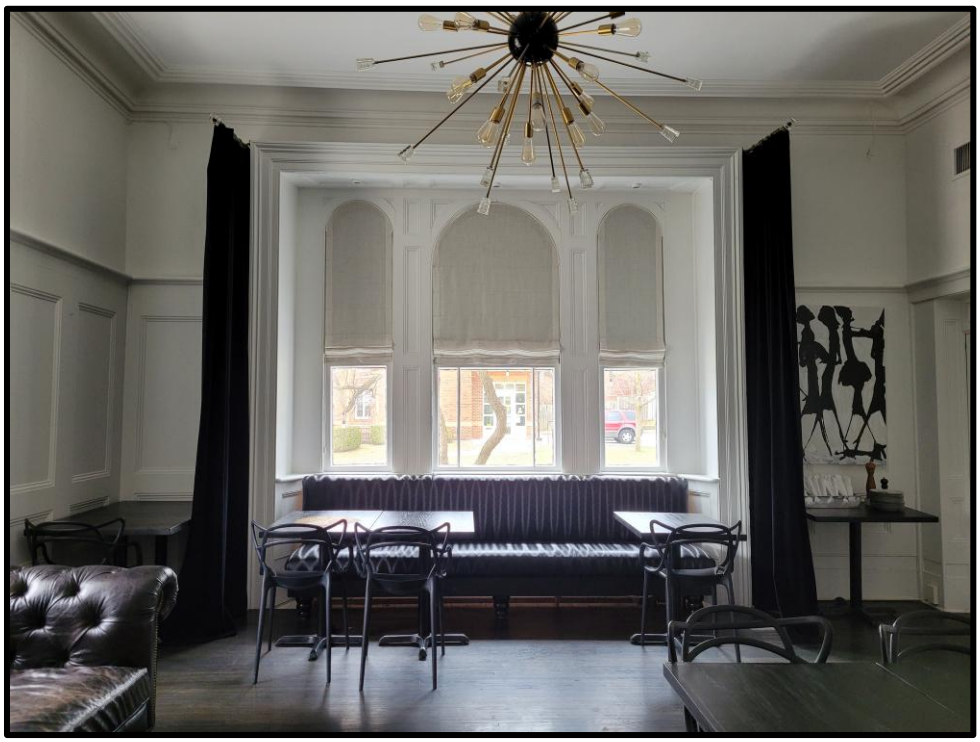


Image 25: 86 John Street Interior — South Elevation Windows
(Photo taken April 4, 2022)



Image 26: 86 John Street — Main Room
(Photo taken April 4, 2022)

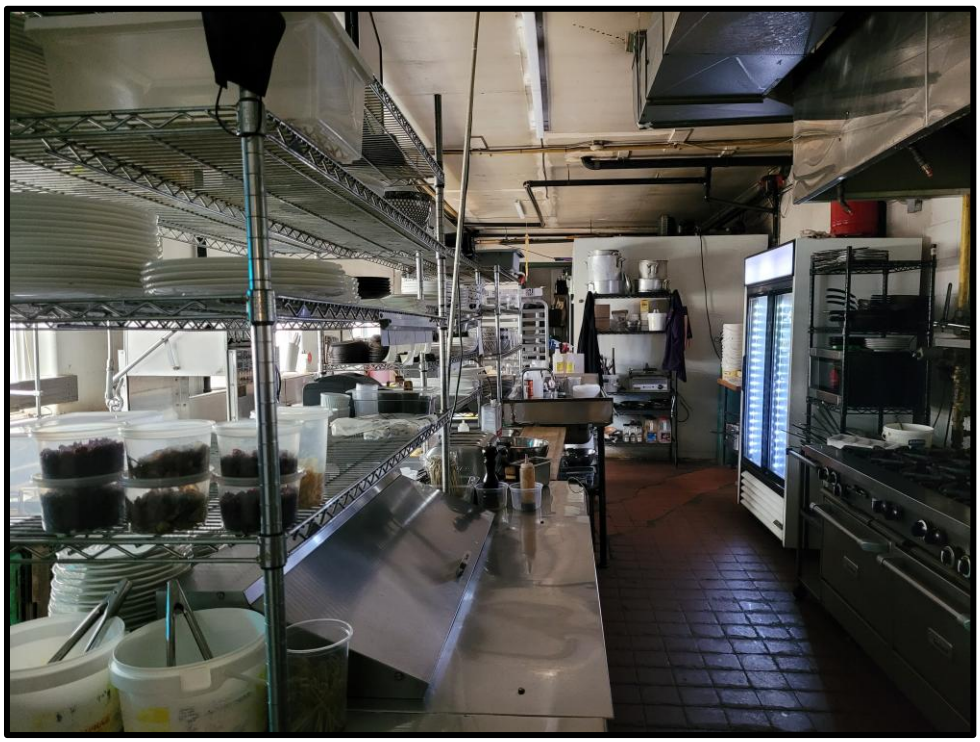


Image 27: 86 John Street — Kitchen
(Photo taken April 4, 2022)



Image 28: 86 John Street Interior — Kitchen Storage and Pantry
(Photo taken April 4, 2022)

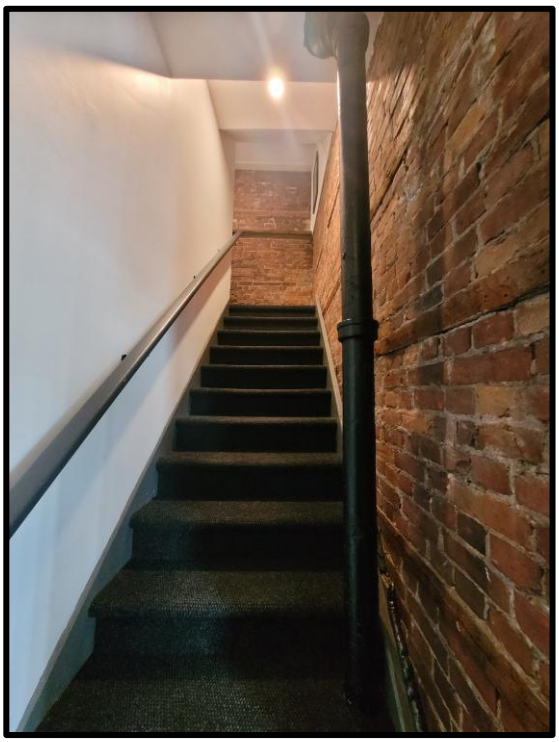


Image 29: 86 John Street Interior — Staircase to Upper Level
(Photo taken April 4, 2022)

Appendix B: Supplementary Photographs of Context



Image 30: View of Intersection of August Street and John Street Looking Northwest
(ARA June 2024)



Image 31: View of Intersection of Augusta Street and John Street Looking Southwest
(ARA June 2024

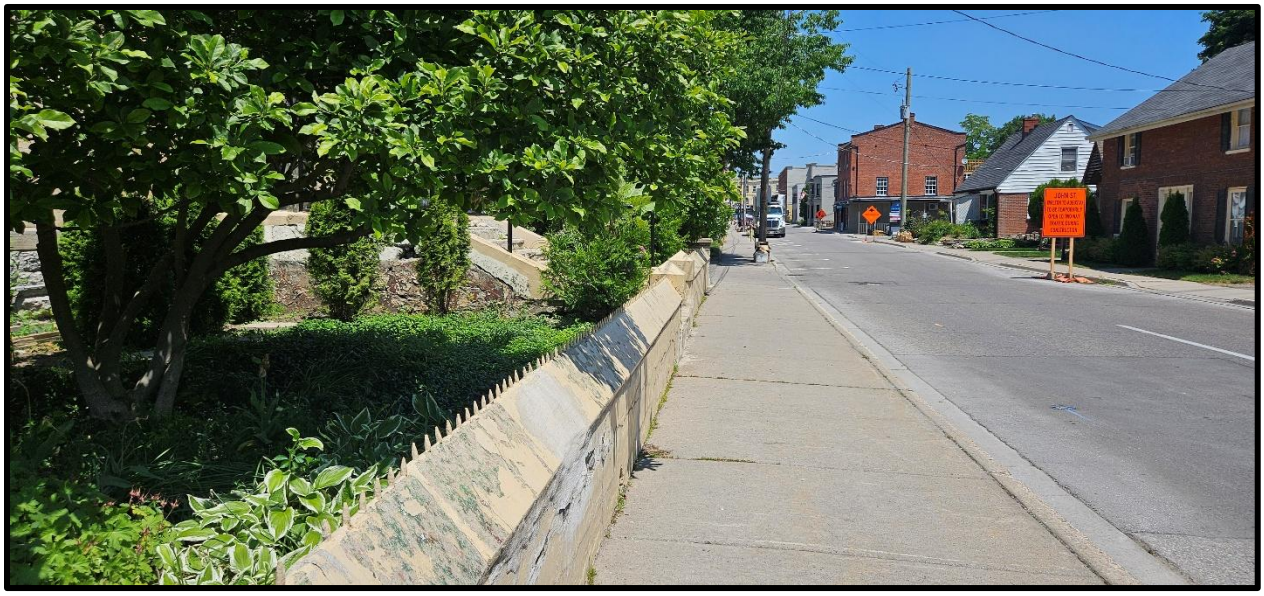


Image 32: View of John Street Looking North Towards Queen Street from Intersection of Augusta Street
(ARA June 2024)



Image 33: View of John Street Looking North Towards Queen Street from Subject Property
(ARA June 2024)



Image 34: View of Augusta Street Looking North from Intersection of John Street and Augusta Street
(ARA June 2024)



Image 35: View of Augusta Street from Pine Street Looking East
(ARA June 2024



Image 36: View from western edge of Subject Property Line Looking Toward 73 Pine Street
(ARA 2022)



Image 37: View from Northwest corner of Subject Property Looking Toward 47 Pine Street with No Foliage
(ARA 2022)



Image 38: View from Northwest corner of Subject Property Looking Toward 47 Pine Street with Foliage
(ARA 2022)

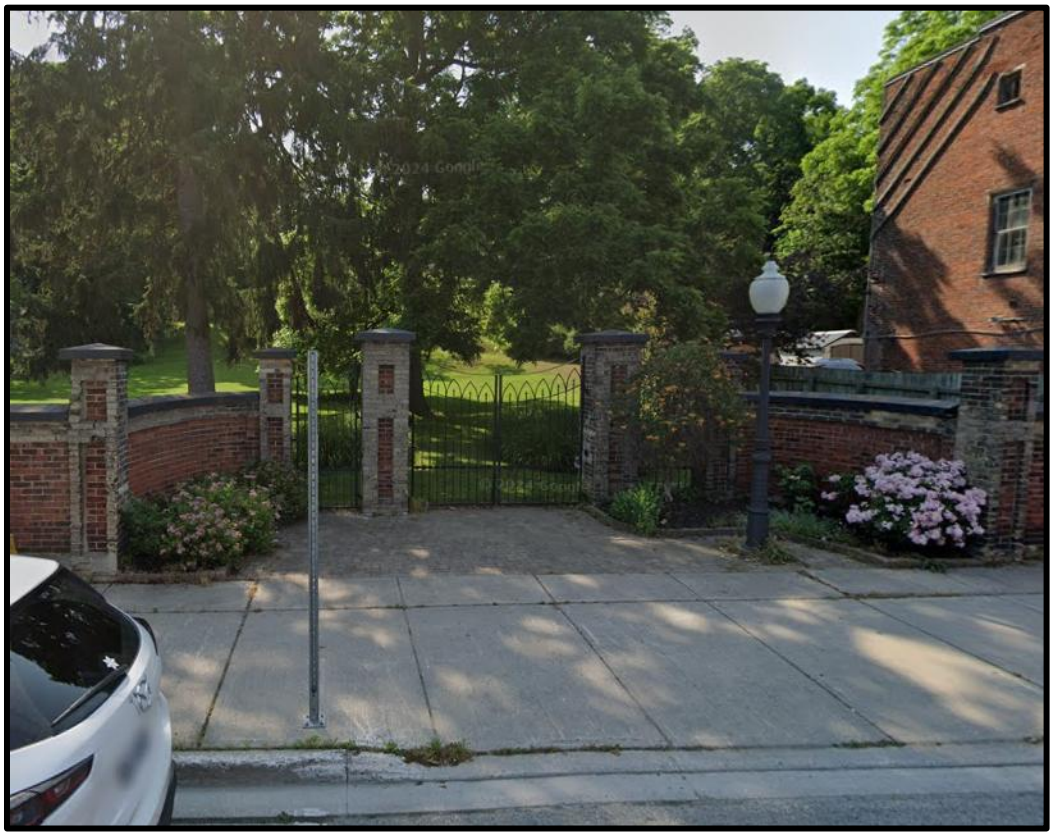


Image 39: Google Streetview of 68 John Street Gates
(Goggle Streeview June 2024)



Image 40: Google Streetview of 68 John Street (Goggle Streeview June 2024)

Appendix C: Information Sheets

47 PINE STREET SOUTH

Victorian



HENRY HOWARD MEREDITH HOUSE (HILL AND DALE)
circa 1851

Date Designated: April 21, 1986 to By-Law No. 28/86, SCHEDULE B-10

Lot Description: PLAN 8 LOT 8 PT LOT 9

ARCHITECTURAL DESCRIPTION

Hill and Dale represents a fascinating composite of periods now essentially Edwardian from the major renovations to the interior and addition of rectangular bays, new entrances, and extensive verandahs. It exhibits signs of its earlier history in some of the arrangements and interior trim. The house is now essentially a two-storey brick-faced structure, ell-shaped in plan, with hipped roof and gabled front to the addition. The exterior is notable for its brackets, of long console form in two sizes belonging to its first phase of circa 1851, the eared trim and four-paned windows and Italianate gable belonging to the second phase of the mid or late 1870's, the bay windows, east entrance and new south entrance plus the columned verandahs of circa 1903.

The interior layout largely survives from the original main block facing east, incorporating a centre hall plan with internal chimney between the front and rear rooms on the north side and the chimney against the hall partition on the south side. Interior detail of note includes fragments of earlier trim belonging to the 1850's, a substantial amount, particularly in the north wing, of the 1870's, and a most significant complement of late Victorian detail, including the cherry staircase, and significant Edwardian improvements. These last comprise new mantelpieces throughout the main block, most with mechanical tile surrounds and metal linings to fireplaces, one a glass mosaic facing decorated with a neo-Classic design of garlands and torches, and panelled wainscot in the dining and breakfast rooms on the north side, and fretwork and spindle work grilles at the tops and/or side of principal openings. Above in the northeast bedroom is a noteworthy

HERITAGE PORT HOPE ADVISORY COMMITTEE

H.H. MEREDITH HOUSE

(HILL AND DALE), *circa 1851*

47 PINE STREET SOUTH

Victorian

the fireplace. Plasterwork exhibits detail of different periods including a simple cove appearing to be a later change of the 1920's or 30's. In addition to the above, the beaded wainscoting on the circular stairs to the attic must be mentioned.

HISTORICAL ABSTRACT

Hill and Dale is a four-acre estate in the heart of Port Hope built for Henry Howard Meredith in the early 1850's. The four acres that comprise the estate were acquired by several owners over a period of approximately five years. In 1844, Richard Barrett purchased a lot from John David Smith. In 1845, he also acquired a lot to the south from James Grant. His next purchase included the lots on the corner of Pine and Augusta Street. Unfortunately, by 1846, he declared bankruptcy and his lands were sold at public auction. By 1847, H.H. Meredith had purchased the property. Meredith also purchased the "Brewery Lot", lot 57 from William Garnett in 1851. Hill and Dale is built primarily on the former Barrett lot, but extremely close to the boundary line of the former Brewery Lot.

Henry Howard Meredith (1815-1892) was a prominent figure in Port Hope. He was a native of Ireland who came to Canada in 1829. In 1840, he married Margaret Brown, the third daughter of John Brown, a notable early settler. Brown erected the first brick building in Port Hope in 1823 on Mill Street South. Meredith, along with his father-in-law, John Brown, and brother-in-law, James Madison Andrews, ran the Port Hope Harbour and Wharf Company until 1851 when the Board of Harbour Commissioners was established. Meredith was secretary for the Company from 1829 to 1851.

Over the next decade, he would acquire extensive real estate holdings including the Crawford Block ***(41 Mill Street N.)***, and blocks on Walton Street ***(53-57, 59, 63 and 65 Walton Street).*** In addition to purchasing the Brewery Lot from Garnett, in 1851, Henry Howard Meredith contracted him to erect Hill and Dale. William Garnett was an established architect and builder whose building achievements during the 1850's included the

ARCHITECTURAL DETAIL



Hill and Dale represents a fascinating composite of periods with the addition of extensive verandahs.

alterations that were made to St. Mark's Church in 1851 ***(51 King Street).*** Born in England in 1818, he came to Canada in 1849 and immediately began work on some important contracts. He established a Carpenter Shop with a planing machine on John Street that merited mention in the local paper. The house was completed by 1853, as it appears illustrated on the Wall and Forrest Map of 1853.

In 1869, Meredith sold Hill and Dale to Henry Covert (1815-1893). Covert was the son of Colonel Covert who had emigrated to Cobourg in 1823. In the late 1860's, Henry Covert was the President of the Port Hope, Lindsay and Beaverton Railway, later named the Midland Railway. During Covert's ownership of the house some modifications were made; addition of the eared trim, four-paned windows and an Italianate styled gabled wing were added to the house. Covert died in 1893, and the house was conveyed to Covert's wife and daughter who sold the property in 1901 to George H. Ralston. Once again the house underwent some modifications, which included adding bay windows, altering the east entrance and adding a new south main entrance and the columned verandahs in circa 1903.

Ralston had a distinguished military record during World War I (1914-1918). He advanced from Major to Brigadier General, an honour that has been commemorated in the naming of a local street and the legion hall. The house remained in the Ralston family until 1985.

HERITAGE PORT HOPE ADVISORY COMMITTEE

Appendix D: Key Team Member Two-Page Curriculum Vitae

Amy Barnes, MA, CAHP
Heritage Project Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
Email: amy.barnes@araheritage.ca
Web: www.araheritage.ca

Biography

Amy Barnes, a Project Manager with the Heritage Team, has over fifteen years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over 100 heritage related projects including 250+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Education

2009	MA in Heritage Conservation, School of Canadian Studies, Carleton University, Ottawa, Ontario.
2006	Honours BA, Carleton University, Ottawa, Ontario. Canadian Studies (Major) and Psychology (Minor).

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP)
Current	Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter.

Work Experience

Current	**Heritage Project Manager, Archaeological Research Associates Ltd.** Coordinates the completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2020	**Principal Heritage Consultant, Amy Barnes Consulting.**
2012–2015	Coordinated the completion of various contracts associated with built heritage, cultural heritage landscapes, including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Designation Reports and professional consultation.
2019–2020	**Manager of Operations- Outreach and Engagement, Yorklands Green Hub.** Coordinated the development of a feasibility study and strategic planning initiatives for the anticipated purchase of a Provincial Property of Provincial Heritage Significance. Coordination of workshops and community events, external outreach and communications and implementing strategic planning initiatives. Liaison with

Infrastructure Ontario, Ministry of Heritage, Sport, Tourism and Cultural Industries, non-profits, charities, school boards and community members.

2015–2019 **Project Manager and Senior Cultural Heritage Specialist – Letourneau Heritage Consulting Inc.**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations, and public engagement activities. Served as the firm's Public Engagement Specialist.

2011–2012 **Creative Content Developer, Virtual Museums Canada.**
Worked as part of an interdisciplinary team to help create an online virtual exhibit for Virtual Museums Canada. Responsible for historical research, record management, creative design, narrative and content development and internal coordination for the Archives and Research Team.

2010 **Junior Heritage Planner, Municipality of North Grenville.**
Responsible for historic research, public consultation and engagement and community development for heritage related projects. Worked with local heritage committees, Council and planning staff in accordance with the Ontario Heritage Act, Official Plans and other guiding policies.

2009 **Heritage Planner Intern, City of Kingston**.
Aided in heritage related projects and worked closely with heritage committees, Council, and planning staff.

Selected Professional Development

2020 Indigenous Awareness Training and Certification, Indigenous Awareness Canada.
– Indigenous Awareness Certification
– Indigenous Peoples and Cultures
– Indigenous Communication & Consultation
– Indigenous Employment Outreach, Recruit, and Retain

2019 Enviroseries "Creating a Heritage Landmark Park for Guelph at The Former Ontario Reformatory". Yorklands Green Hub.

2017 International Association of Public Participation Certification
- Foundations in Public Participation
- Planning and Techniques for Effective Public Participation.

Publications

2013 "Landmark Series." Cambridge Times. Selected Issues.
2013 "Alice King Sculthorpe." Acorn Magazine, 2013.

Selected Presentations

2020 "Heritage Planning", University of Guelph Speaker Series.
2019 "Understanding Municipal Heritage Planning", City of Cambridge Heritage Day.
2018 "Heritage Planning in Ontario", Willowbank School of Restorative Arts, Queenston.
2016 "Jane's Walk- Preston Heritage", Cambridge Ontario.
2016 "Jane's Walk Promotion", Rogers TV, Kitchener, Ontario.

Sarah Clarke, BA
Research Manager
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
Web: www.araheritage.ca

Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As the Heritage Research Manager, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MCM (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario. Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	**Heritage Research Manager, Archaeological Research Associates Ltd.** Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013–2015	**Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.** Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
2010–2013	**Historic Researcher, Timmins Martelle Heritage Consultants Inc.**

Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).

2008–2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.

2008–2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.

2007–2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.

2006–2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

2019 Annual attendance at Ontario Heritage Conference, Goderich, ON.
2018 Cultural Heritage, Archaeology and Planning Symposium.
2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration.
2018 Mississaugas of the Credit First Nation Historical Gathering and Conference.
2017 Ontario Genealogical Society Conference.
2016 Ontario Archaeological Society Symposium.
2015 Introduction to Blacksmithing Workshop, Milton Historical Society
2015 Applied Research License Workshop, MCM.
2014 Applied Research License Workshop, MCM.
2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
Heritage Technical Writer and Researcher
ARCHAEOLOGICAL RESEARCH ASSOCIATES LTD.
Email: aly.bousfield-bastedo@araheritage.ca

Biography

Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher (MTO Roles: Researcher, Field Technician) has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act, Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

Education

2017–2020 Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON.

2016–2017 Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC.

2009–2013 Honours BA, University of Guelph, Guelph, ON
Major: Sociology

Select Work Experience

Current **Technical Writer and Researcher, Archaeological Research Associates Ltd.**
Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.

2021 **Cultural Consultant, Ministry of Heritage, Sport, Tourism and Culture**
Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.

2020 **Heritage Planning Consultant, Megan Hobson & Associates**
Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.

2019–2020 **Cultural Heritage Planning Intern, ERA Architects**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.

2016–2017 **Heritage Vancouver, Programs and Communications**
Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Professional Development

2021 International Network for Traditional Building and Urbanism (INTBAU) membership.
2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit.
2019 Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School.
2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)