

**ARCHITECTURAL CONSERVANCY ONTARIO  
PORT HOPE BRANCH  
MINUTES OF MEETING**

**Place:** Caretaker's Cottage  
**Time:** Thursday, November 2, 2017 at 7:00 p.m.  
**Present:** Julie Mavis, Peggy Bennett, Hugh Parker, Dennis Hogarth, Joanne Marrison, Ed Pamenter, Jo Mathew, Trudy Lum, Patsy Beeson, Anna Gray, Matt Desbarbieux

**Regrets:** Phil Goldsmith, Moya McPhail, Bruce Bowdon

**Regrets:** None

**CALL TO ORDER:** 7:00

**DECLARATION OF CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:**

Dennis suggested the following items be added to the agenda –

Other Business:

- Opera House

**MOTION:** (Terry/Anna) **CARRIED**

**ADOPTION OF MINUTES OF OCTOBER 5TH, 2017:**

**MOTION:** (Joanne/Hugh) **CARRIED**

**BUSINESS ARISING FROM MINUTES**

- Plaque for Charles' tree

**CORRESPONDENCE:**

- Phil sent a letter to Karen O'Hara to initiate discussion regarding 65 Ward Street possible demolition.
- Port Hope Heritage Conservation District – Town Hall, Wednesday, Nov. 8<sup>th</sup> @ 5:30pm.

**CHAIR'S REPORT – Julie Mavis for Phil Goldsmith**

Chair's Report  
Nov 2, 2017

Phil Goldsmith is away Oct 30 - Nov 22

**Little Station:**

Phil passed on a price estimate to Jim McCormack (Director of Parks and Rec) to move the Little Station from its current location to the proposed location adjacent to Lent's Lane. Jim, in turn has passed on the information to PHAI. It is anticipated that PHAI will be prepared to pay for the move.

Phil will make a presentation in Dec/Jan to COW

**Advocacy:**

Phil sent letter to HPH re hospital 65 Ward St recommending the issuance of an 'Intent to Designate' notice which provides short term protection and initiates a Heritage Impact Assessment.

**TREASURER'S REPORT:**

Hugh met with the TD bank manager, Julie McDonald regarding re-naming and restructuring of accounts. TD bank to report establishing accounts and structure to comply with bank's computer.

**BUSINESS ARISING FROM THE MINUTES:**

- The board decided not to proceed with a plaque to be placed beneath the tree commemorating Charles Wickett's involvement with the ACO Port Hope branch, in accordance with his wishes.

**COMMITTEE REPORTS**

- **Auction** – Joan Tooke
  - None
- **Advocacy** – Julie Mavis – for Bruce Bowden

Discussion has occurred about four items:

1. RBC building 2. 65 Ward St., old hospital site 3. Roof and chimney repair of St. John's rectory 4. Proposed subdivision plan west of Victoria St. and south of Ridout St. Dennis Hogarth has also brought forward for discussion at our next meeting: negative effects on potential heritage properties from the removal of contaminated soil. To date, the committee has written two letters, the first to Heritage Port Hope Advisory Committee, and the second jointly, to this committee and the town's Tree Advisory Committee. 1. RBC Building Dennis will report on the state of conferring with the town and the Capitol Theatre's Board. There has been no reply to our suggestion to the Heritage Committee that it move to propose the specific designation of this property. I believe that this results from their full-time preoccupation with the hospital site. To my knowledge, they have not considered the idea, at all.
2. 65 Ward St. This property was first brought to our attention by Trish Doney. Very soon, thereafter, the developer let it be known that they wished to demolish the building, to replace it with a Senior Citizens' home. Phil Carter was immediately on it, but informed us that he doubted whether the Heritage Committee might agree to propose its designation when redevelopment for an enterprise offering 700 jobs was being dangled. That brought a remonstrating interjection from Phil Goldsmith, and after committee discussion, its members toured the main floor of the hospital, and the 1860's era home on Hope St. that had been the original "cottage" hospital. Since that event, the developer forbade access to what was termed the unsafe upper floor and basement, and then in the last few days sought an immediate demolition permit. An emergency meeting of the Heritage Committee convened last Monday, which the developer attended. An agreement was reached that in return for not immediately forwarding to the town a recommendation to designate the property, the developer would temporarily withdraw the demolition permit request to provide time to consult with their architects. The good news: I infer that the Heritage Committee was prepared to recommend Heritage Designation. The bad is that the developer seems set upon the view that the building is not reusable. Phil Carter hopes that there may be an opportunity for further discussions with the architects. So, a start has been made....
3. St. John's property: nothing new report.
4. Subdivision A brief report has been developed by the Tree Advisory committee. It noted that the developer's assessment of trees was not completed until after the subdivision plan was developed – not the prescribed course. The Committee noted the value of the trees along the south side of Ridout for the Heritage value of this streetscape. In addressing the trees of west of King's field, they expressed concern particularly for four trees, including two

walnuts, and, of course, the 200-year-old oak. Our letter had suggested: the importance of the trees bordering Ridout since it was the original route into and out of the town. We noted that there were several properties along this section that likely deserved designation, and most certainly, registration. We sought the designation by the Heritage Committee of the lot that would contain the 200-year-old oak, immediately west of King's Field. We expressed concern for the effects upon the town's western core when all traffic from this phase's 190 homes, the diagrammed 400 homes of the next phase, and many already built would all empty from Sullivan at Victoria. Lastly, we suggested that the downtown Heritage District should be extended as a Heritage ribbon the length of Walton, Ridout and Lakeshore to the property owned by Phill Carter. Phill Carter has also written to Council criticizing the proposed density and monochromatic effect of this development. He argues that it conflicts with the mixed property and home sizes that characterize the heritage nature of our town. Besides mentioning the tree issue along Ridout, he also noted that there is no public green space in the development, since the proposed re-positioned golf course is not public space.

- **CANADA 150** – Moya McPhail

- Moya reported that she wrote an article for ACO Matters.
- Moya reported the following financials for 150 project: \$23,000 budget - \$19,000 expenses - \$4,000 balance.

- **Communications** – Jo Mathew

ACO Communications Committee Report – October 17, 2017 – 5pm

Present: Andrea Patterson, Julie Mavis and Jo Anne Mathew

Regrets: Patsy Beeson

Committee met to discuss the following items:

- a) Committee members and need for growth
- b) New website
- c) House Tour news release

The Committee agreed that the communications committee needs to bring in new members.

- A new website is necessary for the ACO PH Branch.

ACO Port Hope's current website was created in 2006. Since then, the organization has evolved and has updated its branding; the branch has changed in its structure. The new website must be attractive, user friendly and have a simple to use content management system (CMS). Multi user Administrative levels will allow the House Tour, Garden Tour and Auction pages to be edited and maintained by separate individuals who will have no access to the main site. ACO Port Hope website will require hosting with up to 5 email addresses. It must also have basic Search Engine Optimization (SEO) functionality with prominent use of key words and mega tags.

ACO Port Hope RFQ.

The successful candidate will build the website and provide annual maintenance and hosting for three years. Training must also be provided to the web manager (tbd). The successful candidate commits to a completed website by Dec 31, 2017.

- Motion made by Dennis Hogarth to approve \$5,000 for creation of new website.

**MOTION:**

(Dennis/Trudy)

**CARRIED**

House Tour report will be featured in the next issue of ACO Matters.

- **Governance** – Trish Doney

- None

**Heritage Trust Fund** – Hugh Parker

- None

- **Membership** – Peggy Bennett

- Peggy reported 6 new members.
- Peggy mentioned that ACO Central require back-up for all Antiques and Artifacts receipts.
- Dennis stated that Phil needs to talk to ACO Central re: recruiting new set of books and request another meeting with Central.
- Membership list has been updated.

- **Newsletter/Bus Tour/Evening series** – Patsy Beeson

Newsletter

- Deadline next issue is November 2nd.

Bus Tour

- Cobourg organizing tour to Kingston.

Evenings With the ACO

- No report

- **Projects and Downtown Task Force** – Tom Cruickshank

- None

- **Scholarships** – Matt Desbarbieux

- None

- **Property** – Ed Pamerter

- Ed reported Heritage Conference in Sault Ste. Marie, June 7-9, 2018 (Community Heritage Org.)

- **Events Committee** – Joanne Marrison – Events Chair Report

- Joanne mentioned that Ruth Redelmeier wishes to limit number of guests to 100 for the Christmas party.
- Joanne reported that the AGM is scheduled for Thursday, Feb. 22, 7:30 pm. Location to be confirmed.

- **Investment Committee** – Dennis Hogarth

- Dennis mentioned that the investment policies for the ACO and PHHF are complete and Hugh has

reviewed them, from a legal perspective – ACO Port Hope Branch and PHHF

- Dennis stated that both policies are identical and that the policies give investment committee power to invest funds for our best interests.
  - Dennis put forth the following motion:  
“Propose to approve the attached investment policies for both the ACO Port Hope Branch and the Port Hope Heritage Foundation, subject to minor revisions.”  
That the Treasurer to be a voting member of committee.”

**MOTION:** (Dennis/Hugh) **CARRIED**

• **OTHER BUSINESS**

• Opera House

- Dennis, Julie, Phil and Moya met with the Mayor at City Hall two weeks ago.
- Prior to meeting, Phil met with Olga Cwiek regarding feasibility study. Olga mentioned that the Theatre is not in a position to participate in the study at this time.
- This decision gave the ACO ability to meet with the Town in moving forward, independently. The Town is open to the feasibility study.
- RBC has taken building into its pool of assets to sell. Phil will ask RBC to remove building from assets they wish to sell. RBC is interested in working with the Town.
- Mayor planning to meet with RBC to discuss putting building for selling block for \$1.00. Mayor is interested to move forward with ACO’s initiative to purchase the building.
- Engineering study to be provided with details regarding ongoing costs to restore building.
- ACO wishes to preserve the building.
- RBC would like the feasibility study asap.
- Mayor stated that he thought the Town would be supportive, financially with the feasibility study. Mayor thought funds for feasibility study could be acquired from other sources, for instance associates with the Capitol Theatre.

• Dennis put forth the following motion:

“Tentative approval for the ACO Port Hope to spend \$50,000 on feasibility study on the condition that the bank is willing to take the Opera House off the market.”

**MOTION:** (Dennis/Peggy) **CARRIED**

- Feasibility includes an architectural and economic study.
- The building is not specifically designated; therefore, could be torn down or altered.

**MOTION TO ADJOURN at 8:50 p.m.:** (Joanne) **CARRIED**

**Next meeting – December 7, 2017**