

Chair's Report

There is something about the fresh green of Spring growth that always brings with it a real sense of “opening up”. And there is indeed a lot happening in our little town.

At our recent Annual Meeting, two new members of the Executive were elected (**Jenny Wadds** and **Tom Cruickshank**), and **Susan Layard** and **Katherine McHarg** were elected co Vice Chairs. We have a strong and engaged Executive, who continue to move matters forward. On the Advocacy front, we have been busy dealing with the threat of a possible Ministerial Zoning Order (MZO) on 65 Ward Street. I have been very gratified by the response from our membership, many of whom stepped up and wrote passionate and articulate letters to government. There is definitely more to come on this file.

In this newsletter, we have an update from **Faye Langmaid** (Chair of the Town's Working Group on the Waterfront and Riverwalk) on where the waterfront project stands. While the draft master plan will be presented to the Committee of the Whole on May 16, there will still be much work to do in the future to ensure that Port Hope gets the visionary and accessible waterfront that this Town's residents deserve. ACO will stay actively involved in this process.

We have also re-formed our Education Committee, and they are working on more outreach opportunities, including more Walking Tours.

There's a lot going on in our Events calendar. As I write this, the latest online Auction (chaired by **Sharon Hancock** and **Peter Duck**) is well on its way. A couple of weeks back **Patsy Beeson** and **Felicity Corelli** hosted another highly successful Bus Tour. On Saturday June 10, this year's PHHF Garden Tour (under new Chair) takes place, with the PHHF House Tour (under new Chair **Linda Meldrum**) returning to an in-person event (for the first time since 2019) on September 30. In between those, our ACO BBQ (a members only event) will take place on Thursday June 20, in the magical setting of **Graham Pugh's** and **Candy Shaw's** gardens at *Doneycroft* in Canton. A busy summer!

– **Ian MacKay, Chair, ACO Port Hope**

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ACO Summer Barbecue

Thursday July 20, 2023
from 5:30 pm (rain or shine)

At the beautiful gardens of **Graham Pugh** and **Candy Shaw** at *Doneycroft* – 4135 Kellogg Rd. (just north of the 4th Line) Port Hope.

Current Members-only Event

The BBQ is open to all up-to-date members and is hosted by the ACO Port Hope Executive – our way of thanking our amazing volunteers and supporters. There is no charge for the event but a donation for beverages is appreciated.

Please RSVP by June 30 to tickets@acoporthope.ca so we can plan food and libations.

Barbecue, continued on page 2



Executive

Executive Committee

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Ian MacKay

Co Vice Chair

Susan Layard

Co Vice Chair

Katherine McHarg

Treasurer

Brenda Willows

Secretary

Susan Carmichael

Directors

Laura Antonik

Bill Bickle

Bruce Bowden

Tom Cruickshank

Janet Eby

Lydia Bell-Gradon

Jennifer Wadds

Advisor

Phil Carter

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Antiques & Artifacts

Peter Duck,

Sharon Hancock

Advocacy

Bruce Bowden,

Susan Layard

Communications

& Marketing

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Education

Katherine McHarg

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Anna Gray,

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Membership

Lydia Bell-Gradon

Newsletter & Bus Tour,

Patsy Beeson

The ACO was incorporated in 1933 for the preservation of the best examples of architecture in the province and for the preservation of its places of natural beauty.

PLACE AN AD IN ACO MATTERS!

Why not place an advertisement in the pages of ACO Matters?

Our readership is interested in buildings and their preservation, furnishing, gardens, and everything else connected with them.

There are now 2 rates for advertising in ACO Matters:

Business Card Size

Width: 3.5 in., Height: 2 in.

\$150 per year (tax included)

Square

Width: 3.5 in., Height: 3.5 in.

\$175 per year (tax included)

Contact Patsy Beeson at pbeeson@eagle.ca.

Barbecue, continued from page 1

The gardens at *Doneycroft* have changed many times over the last 100 years resulting in a very formal look. The original gardens were established by Charles Trick Currelly, one of the founders of the Royal Ontario Museum. The property is naturally flat with a surrounding field giving way to a low-lying river valley of the Ganaraska. Graham has spent the last 15 years restoring the gardens around the house and reworking the valley to capture the beauty of the river and provide a perfect venue for outdoor dining.

The property is about 10 acres of gardens so if you wish to explore and take in the full garden you are welcome to come around 4:30 pm prior to the BBQ. The very realistic sheep and their sheepdog (pic provided) are one of the features.

This is a very sunny venue so please bring a hat.

Country terrain so please wear suitable shoes.

Limited seating so please bring a chair if you wish to sit.

ACO signs will mark the entrance for car parking which will be near the river.

Membership Inquiries contact **Lydia Bell-Gradon** at **905 885-0319** or via email at ljgradon88@gmail.com.

- BBQ Committee: Susan Carmichael, Tom Cruickshank, Jacquie Currelly, Mary Jane Preston, Charles Wickett

Ontario Heritage Conference London, Ontario, June 15-17, 2023

The Education Committee of Central ACO has put together a session at the Heritage Conference in London, Ontario. This promises to be a great conference. To register go to www.ontarioheritageconference.ca/registration.



Demolition by Neglect

by Susan Layard and Phil Carter

We often hear the phrase “demolition by neglect.” It refers to the practice of permitting a property to fall into such a state of disrepair that restoration becomes untenable and demolition of the buildings on the site the only option. It is a strategy often used by developers to allow them to justify the destruction of a heritage building.

During this year’s ACO Port Hope Bus Tour, we visited the site of the Bowmanville Boys Training School which was turned into Camp 30, a Prisoner of War Camp for German officers, during World War Two. The site consists of 6 Prairie-style buildings, laid out in a circle within a tranquil setting of grassy fields, trees and shrubs. The property was designated as a National Historic Site in 2013 and designated under Part IV of the Ontario Heritage Act in 2018 because of its historical/associative, aesthetic/design and contextual values. According to the designation report, the Boys Training School/Camp 30 is of historical significance because of its long association with the national reform school movements of the early twentieth century and its significant association, as a POW camp for German officers, with WWII.” In fact, according to the designation report, a riot, which occurred at Camp 30 in

October 1942, “resulted in the 3-day ‘Battle of Bowmanville.’ Despite the relatively minor scale of this incident in the context of actual battles fought during WWII, this event garnered public attention across the country as a rare example of fighting action on Canadian soil.” The property is of architectural significance because “the buildings (and their layout in the site) reflect modern architectural influences of the 1920s and 1930s,” most notably the influence of Frank Lloyd Wright and the Prairie Style of architecture. Unfortunately, this heritage property has deteriorated substantially due to vandalism and neglect since the site was abandoned in 2008 and fell into the hands of a private developer. A sub-division is now planned for much of the site and the surrounding area, but the Town received 4.6 hectares of

Demolition, continued on page 4



Demolition, continued from page 3

land under the planning agreement, for the purposes of public parkland that will include the Camp 30 campus and heritage buildings within the ring road. Plans are underway for restoring and re-purposing the Camp 30 campus and heritage buildings but at a cost of millions of dollars. Had property standards been maintained over the years, these costs could have been mitigated.

Two Designated Heritage properties in Port Hope, namely, the **Nicholson File Factory on Cavan Street** and the **Old Hospital at 65 Ward Street** have also fallen into disrepair over time. In the case of the File Factory, which has been left vacant off and on since 1955, portions of the building have collapsed and there is structural deterioration in the remainder due to a lack of maintenance and repair by previous owners and tenants. Yet the building is one of the few remaining examples of Port Hope’s industrial past and, with its commanding position on the Ganaraska River, should be viewed as an enhancement to Port Hope’s Riverwalk. The current owners planned to restore and repurpose the building as a commercial/residential space. Many Port Hope residents viewed renderings of their visionary plans for the File Factory on the owner’s website and were very excited about them. Unfortunately, Cavan Street lies in the Flood Plain and the residential units were not approved for safety reasons. Yet, we know that old factory sites such as this have become significant assets elsewhere. Many of us have seen the **Brickworks in Toronto’s Don Valley** or the spectacular conversion of a factory of similar size in Cambridge along the Nith River for the **University of Waterloo’s Faculty of Architecture**. We believe that the derelict Nicholson File Factory could be transformed into one of the leading features of our county. With regard to 65 Ward Street, the front portico has already collapsed and there are water leakages in various parts of the building, causing extensive interior damage and structural deterioration. Yet, as we have all talked about in our recent letters regarding the proposed MZO, there are many

ways that this property could be re-purposed to provide a variety of additional housing units in this historical Port Hope neighbourhood. Yet, restoration, or even salvaging the front facade for a memorial, should that become necessary, has been made so much more difficult due to the owner’s neglect. Port Hope does have a Property Standards By-law, and it is the intent of this By-law to ensure that owners address the condition and structural soundness of their buildings. If owners don’t maintain their properties, upon Notice, then the Municipality may intervene and repair buildings to a safe standard at the owner’s cost assessed to their property taxes. Yet, there seems to be a misconception that owners of buildings can do as they please, and allow their buildings to deteriorate as they see fit. This misconception is based on the concept of individual property rights. In fact, building owners have many legal restraints on the use of their property, such as zoning, Building Code standards, Planning restrictions and Heritage Designation. Specific to these two buildings is the Property Standards By-law No. 69-2006 Both of these properties are also protected by their Part IV designation under the Ontario Heritage Act, which prohibits demolition without Council approval, rescinding the Designation By-Law. Unfortunately, according to the Chief Building Inspector, it appears that while the Ontario Heritage Act does outline the provisions for a Municipality to enact bylaws regulating the maintenance of designated heritage buildings, Port Hope does not have such bylaws in place, a surprising omission which needs to be quickly rectified. Port Hope is known for the quality of its heritage buildings. Our Main Street is proudly hailed as the “best preserved Main Street in Ontario”. Many of our residential and institutional buildings are well-maintained, important Heritage Assets. The two buildings in question are very prominently located and their preservation is important to the rich heritage character of Port Hope.



The Old Hospital at 65 Ward Street, Port Hope



University of Waterloo’s Faculty of Architecture



Port Hope Garden Tour

Saturday June 10th, 10:00am to 4:00pm



Mark your calendars for the Port Hope Garden Tour — **Saturday, June 10, 2023, 10:00 a.m. to 4:00 p.m.** Plans are coming along nicely for this year's tour. Garden owners have been busy sprucing everything up for visitors and tickets are available on-line at porthopegardentour.ca or by cash purchase at Furby House Books, Holton Flowers, Atelier on John in Port Hope, Quinn's Blooms in Cobourg, Johnston's Greenhouse & Landscaping in Peterborough, and Baltimore Valley Garden Centre.

Nine beautiful gardens will be on display, seven in town and two on the outskirts of Port Hope as you travel west on Lakeshore Road following the Lake Ontario shoreline. Bring your friends

and find new ideas for your own garden or simply enjoy a day's outing wandering through a broad variety of landscapes. Take in the sweet scents of early summer flowers, immerse yourself in a garden filled with 140 species of day lilies and hostas, watch for Lady's Slipper orchids and Black Iris as you stroll through meandering walkways. Keep an eye out for the Giant Fleece Flower and dwarf Misty Lace Goatsbeard while taking in the view of organic corn and soybean crops on the same property. Other gardens feature specimen trees like ginkgo, Autumn Blaze maple, Purple beech, Eastern redbud, hornbeams, magnolia, katsura. Shrubs include rose of Sharon, Japanese willow, Korean lilac, Saskatoon berry, weigela and

many types of hydrangea.

Find out how a historic home built circa 1834 had its streetscape transformed by the owner through the judicious planting of trees. Inside the property, double rows of crab apple trees form a "courtyard", and the garden is dotted by hundreds of daffodils, alliums and camassias, as well as perennials such as phlox, bee balm and Siberian irises. The Port Hope Garden Tour Committee and volunteers will be ready to welcome you! Proceeds raised by the Port Hope Garden Tour, a committee of the Port Hope Heritage Foundation, support the preservation of heritage buildings and architectural structures in Port Hope. For more information, please visit pnhf.ca or phone 905-885-7929.



Waterfront & Riverwalk

An update from the Chair of the Working Group

Port Hope is known for its thriving business and tourism sectors, and its cultural and natural heritage. The challenge of creating an overall vision for the Ganaraska River and Lake Ontario waterfronts is how to have the world class fishery, and the outstanding natural and built heritage landscape of urban Port Hope work together harmoniously for future generations.

Municipal Council as part of their 2019-2022 strategic plan assigned this task to staff and recruited a working group and stakeholders to assist in examining the 43 kilometres of urban and rural shoreline. The study area extends continuously along the Lake Ontario shoreline with a focus on the area from the West Beach to Gage’s Creek, and along the Ganaraska River edges from Lake Ontario north to just beyond the 401.

Council’s request was to enhance the connectivity, walkability, livability, and quality of life. The result after some 3 years is the **Waterfront & Riverwalk Master Plan (WRMP)** which will be presented to Council on May 16th at the Committee of the Whole meeting, starting at 7pm.

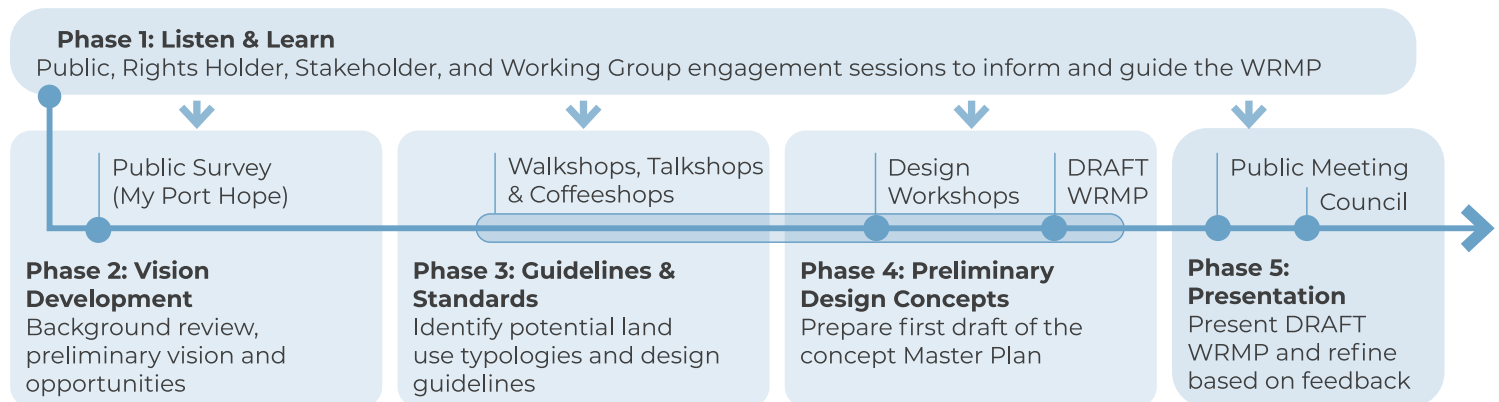
The WRMP is a culmination of this work as outlined in the process graphic below. The input of the community and stakeholders along the way has been vital to understanding the context of the past while setting out the vision for the future. The comments from stakeholders along the way and especially those of ACO-Port Hope during the 4th Phase have strengthened the WRMP.



The WRMP is founded on an analysis of existing conditions, previous studies, precedents study, and feedback from the community. This work helped to identify opportunities and concerns, design principles, goals and guideline for the long-term vision and desired quality of life enhancements.

The WRMP encompasses a plan that will be delivered incrementally through individual projects at a wide range of scales and over different timelines. A preliminary implementation strategy has been identified. There are projects that can be undertaken in the near-term (this term of Council), others are recommended for the medium-term (next Council cycle), while more complex proposals will require a longer-term horizon.

The presentation to Council and final draft will be posted to the Municipal website at MyPortHope.ca. We look forward to your comments and continued participation.



– Faye Langmaid, Chair
Waterfront and Riverwalk Working Group



Clarington



2023 TOURS OF THE PRISONER OF WAR CAMP, EHRENWORT TRAIL, BOWMANVILLE

Tours begin at the walkway entrance,
151 Sprucewood Crescent, Bowmanville.

Tours are approximately 1.5 hours. Please wear appropriate footwear for a gravel trail.

Note: There are stairs on the trail and no washrooms. Tours are rain or shine.

Tours are offered free of charge. Donations given after the tour go towards the site's preservation.

Tour Reservations are strongly encouraged.

Email: info@jurylandsfoundation.com for reservations.

Please provide: How many people are in your group, a contact name and email address for your group.

Private tours are available to organizations by request.

Tour Dates

Times

Saturday May 20	10:00 AM
Sunday June 4	1:00 PM
Saturday June 24	10:00 AM
Sunday July 2	1:00 PM
Saturday July 22	10:00 AM
Sunday August 6	1:00 PM
Saturday August 19	10:00 AM
Saturday September 2	10:00 AM
Monday September 4	10:00 AM
Saturday September 16	10:00 AM
Saturday September 23	10:00 AM
Sunday October 1	1:00 PM
Saturday October 7	10:00 AM
Monday October 9	10:00 AM



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Major Upcoming Events

Port Hope Garden Tour

Saturday June 10, 10am – 4pm (p. 5)

Ontario Heritage Conference

London, Ontario, June 15-17, 2023 (p. 2)

ACO Barbecue

Thursday July 20, from 5:30 pm (rain or shine) (p. 1)

Port Hope House Tour

Saturday September 30 (in-person!), 10am – 4pm

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Membership Renewal Form

Please enrol me as a member of the **Port Hope Branch of the Architectural Conservancy of Ontario**. I have indicated below my/our applicable membership category.

Name(s): _____

Address: _____

Telephone: _____

E-Mail: _____

New or **Renewal**

Individual Membership: \$40

Household Membership: \$50

Full-time Student Membership: \$20

Tax Creditable Donation: _____

Total Enclosed: _____

Note: Free Membership for individual donors who have donated at least \$1000 in the year.

I am interested in volunteering for ACO Events.

I give permission for ACO to contact me electronically .

Payment Options

- E-transfers:** From your bank's Interac service, the address is **etransfer@acoporthope.ca**, please provide your email and mailing address in the message box and indicate that the payment is for membership fee and/or donation.
- Cheque:** Please complete this form and mail it with your cheque payable to **ACO Port Hope at P O Box 563, Port Hope, Ontario L1A 3Z4**
- Credit Card:** to pay by VISA or MasterCard, contact Architectural Conservancy Ontario (**acontario.ca**) online or by telephone at **416-367-8075 ext. 404**. Please indicate that you wish to join the Port Hope branch.

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