THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 3458-84

A BY-LAW OF THE CORPORATION OF THE TOWN OF DUNDAS, BEING A BY-LAW TO DESIGNATE CERTAIN MUNICIPAL RESIDENCES IN THE TOWN OF DUNDAS AS LAND AND BUILDING OF HISTORIC AND ARCHITECTURAL VALUE.

(32 CROSS STREET, 200 HATT STREET, 42 MELVILLE STREET, 60 MELVILLE STREET, 24 NAPIER STREET NORTH, 31 NAPIER STREET NORTH, 25 - 27 SYDENHAM STREET, 31 SYDENHAM STREET)

WHEREAS this Council is empowered under Subsection 6 of Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, as amended, to enact by-laws to designate real property, including exteriors of buildings, as described in Schedule "A" attached hereto to be of historic or architectural value or interest;

AND WHEREAS this Council has caused to be served upon the owners of the lands and premises known municipally as 32 Cross Street, 200 Hatt Street, 42 Melville Street, 60 Melville Street, 24 Napier Street North, 31 Napier Street North, 25 - 27 Sydenham Street and 31 Sydenham Street, in the Town of Dundas and upon the Ontario Heritage Foundation notice of intention to so designate the described property and has caused such notice of intention to be published in a newspaper having a general circulation in this Municipality, once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation of the described property has been served on the Clerk of this municipality within the time prescribed by the said statute;

AND WHEREAS this Council's reasons for the proposed designation are as set forth in Schedule "B" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF DUNDAS ENACTS AS FOLLOWS:

1. *There is hereby designated as being of historic and architectural value or interest, the exterior of the property known municipally as 32 Cross Street, 200 Hatt Street, 42 Melville Street, 60 Melville Street, 24 Napier Street North, 31 Napier Street North, 25 - 27 Sydenham Street, and 31 Sydenham Street in the Town of Dundas, and more particularly described in Schedule "A" attached hereto.*

2. *The Town Solicitor is hereby authorized and directed to cause a copy of this By-law to be registered against the properties described in Schedule "A" attached hereto in the Land Registry Office for the Registry Division of Wentworth.*

The Clerk is hereby authorized and directed to cause a copy of this By-law to be served upon the owners of the properties and upon the Ontario Heritage Foundation and to cause a notice of this By-law to be published in a newspaper having general circulation in the Town of Dundas.

EAD a First, Second and Third time and finally PASSED this Seventh day of ay, A.D. 1984.

MAYOR

CLERK-ADMINISTRATOR

SCHEDULE "A"

32 Cross Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of the whole of Lot Number Fourteen (14) according to Registrar's Compiled Plan Number 1342.

200 Hatt Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Lot Number One (1) as shown on Registrar's Compiled Plan registered in the Land Registry Office for the Registry Division of Wentworth as Number 1442.

42 Melville Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Lot Number Twenty (20) according to Registrar's Compiled Plan Number 1342 and more particularly referred to as Parts 1, 2, 3, 4 and 7, Reference Plan 62R-3241. TOGETHER with a Right-of-way over Part 5 (being Part of Lot 21, R.C.P. 1342), Part 6 (being Part of Lot 1, R.C.P. 1342), and Part 11 (being Part of Lot 21, R.C.P. 1342) on said Reference Plan 62R-3241. SUBJECT to a Right-of-way over that part of Lot Number 20, R.C.P. 1342 designated as Parts 2, 3, 4 and 7 on said Reference Plan 62R-3241.

60 Melville Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Town Lot Number 24 on the south side of Melville Street as the said is laid down in a registered plan of part of the said Town of Dundas made by James MacIntosh, a Provincial Land Surveyor for the late Charles Allen, Allen & Mathieson Survey, Plan 1446.

24 Napier Street North, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of the northerly Forty Feet (40') of Lot Twelve (12) fronting on the west side of Napier Street in Block Number Five (5) in the Richard Hatt Survey Plan Number 1443 (formerly Plan Number 1 Dundas).

31 Napier Street North, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of the North Seventy Feet (70') of Lot Number One (1) in Block Number Six (6) in and according to the plan and survey formerly Plan Number 1, Dundas, now Plan 1443, of that part of the said Town of Dundas made by R.W. Kerr, D.P.L.S. for the heirs of the late Richard Hatt.

25 - 27 Sydenham Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Lot Number Three (3), Registrar's Compiled Plan Number 1342.

31 Sydenham Street, Dundas, Ontario:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Lot Number Two (2) according to Registrar's Compiled Plan 1342.

SCHEDULE "B"

Reasons for the Proposed Designation of 32 Cross Street

Historical Significance

32 Cross Street was built in 1846 by Col. Wm. Notman, a successful lawyer, a highly respected politician and an outstanding military man. His military activities included the organization of the Dundas Volunteer Foot Artillery Company, which took an active part in the Rebellion of 1837.

The building has been owned by various people throughout the years.

In 1881, Dr.James McMahon bought 32 Cross Street. He was elected mayor in 1867 and served as a Liberal MPP for 19 years in Wentworth North.

In 1924, it was purchased by H. Graham Bertram, who made various improvements and alterations to the house, including the addition of the front entrance way, the conservatory as well as additions to the kitchen and laundry areas.

Architectural Significance

32 Cross Street is an extremely well preserved example of Classical Revival architecture, distinguished by its balanced proportions and graceful symmetry. The low pitched hip roof, heavy cornices, corner quions, square headed door and twelve pane windows are typically classical.

32 Cross Street also has a rough cast coach house with a low pitched gable roof and classically returned eaves.

The following features of the original exterior facade of 32 Cross Street are to be designated:

(i) the cut stone front facade including quions, windows, doorway, lintels, lugsills and pilasters.

(ii) transom and sidelights with original leaded panes and bevilled glass.

(iii) cornice and dentil decor.

Reasons for the Proposed Designation of 200 Hatt Street

Historical Significance

The home at 200 Hatt Street was built by a machinist, Samuel Burrows, an employee of the Bertram Tool Works.

Owned by Amelia Quinlan in 1904, it was then sold to Francis, Charles and Ellen Collins, whose father Bernard Collins constructed the Collins Hotel, a familiar landmark in the community since 1841.

Charles was elected to Dundas Council in 1886. In 1901 and 1902, he was Mayor of the Town of Dundas. In 1912, he was elected Reeve of Dundas.

Architectural Significance

The sturdy 1 1/2 storey cottage stands today as a good example of the type of home which housed the respectable working class of Dundas. Its square plan, gabled roof and central door with two side windows distinguish 200 Hatt as a cottage typical of the Ontario Vernacular style of architecture.

The facade facing Hatt Street is wood with a single door flanked by simple wooden windows.

The following features of the original front exterior facade of 200 Hatt Street are to be designated:

(i) the surviving elements of the wood front facade including the door and windows.

Reasons for the Proposed Designation of 42 Melville Street

Historical Significance

The property on which 42 Melville stands was sold from George Rolph to Rees Tunis in 1865. Mr. Tunis operated the Old Red Mill at Ancaster, second of its kind in the area.

The home at 42 Melville Street was built between 1879 and 1880 in the name of Priscilla Filman who rented the property to David Graham, a young salesman. Mr. Graham set the basic pattern of solid respectability which was repeated in the tenants after him.

42 Melville's history may be described as typical of the type of cottage style which housed the working families of Dundas.

Architectural Significance

42 Melville Street shows the great attention to symmetry and balance that is characteristic of the Ontario Vernacular style of architecture. Its design and decorative features are clearly derived from the Classical Revival architectural style.

The door and window bays have been placed unevenly along the front facade. Also typical of the classical style are the square headed and the tall narrow windows.

The wooden trim decorates the window and door. Eared and pediment shaped architrave trim surround the door and windows. A door trim surrounds a split rectangular transom light which rests atop two imitation Doric columns. These are flanked by long, narrow side lights, split vertically with decorative panels beneath them.

The following features of the original front exterior facade of 42 Melville Street are to be designated:

(i) the surviving elements of the stucco facade including the facade windows and wooden trim; door and doorway.

Reasons for the Proposed Designation of 60 Melville Street

Historical Significance

60 Melville Street was built by James Bailey, a leather dresser by trade. Between 1883 and 1884, William Binkley purchased the sturdy cottage style home. Mr. Binkely was active in local politics and served as Reeve of the Township of West Flamborough 1881 - 1883.

Robert Garry and his wife occupied the home from 1898 to 1976. Mr. Garry is credited in having helped in inventing a carbide generator for making acetylene gas.

Architectural Significance

This sturdy cottage at 60 Melville Street, as it stands today is still a good example of the type of home that housed the respectable working class of Dundas. Its three bay, central hall, square plan and medium to low pitched hip roof distinguish the cottage typical of the Ontario Vernacular style of architecture.

The original stucco finish has been painted over. A raised board trim runs the perimeter of the house around the baseline and is repeated in the pilaster corner boards which decorate each corner of the front facade. The decorative board is also used to trim the window and door frames and relieves the monotony of the plain facade.

The windows with original shutters are spaced evenly on either side of the central door. The door is flanked by sidelights which rest atop decorative panels. Above the door there is a split rectangular transom light.

The following features of the original front exterior facade of 60 Melville Street are to be designated:

(i) the surviving elements of the stucco facade including the board trim, door and doorway and windows.

Reasons for the Proposed Designation of 24 Napier Street North

Historical Significance

The stone dwelling at 24 Napier Street North was built between 1849 and 1851 by Robert Hannah, a stone mason by trade. In 1880 it was purchased by Horatio Palmer, who learned the art of brick and stone work. In partnership with Thomas Hickey, he is credited with contructing many of the large buildings in the Town of Dundas.

John W. Lawrason, the owner of the home from 1904 to 1914, was Mayor of Dundas from 1909 to 1910.

Architectural Significance

This one storey stone cottage features simple architectural elements of Ontario Vernacular style. The facade of the home is simple with two wooden windows and doorway with door voussoirs which is topped by a gable roof.

The home is contructed of ballast stone which was brought up from Kingston. The window sills are also of stone portion. The doorway and windows are graced by rectangular stone lintels.

The following features of the original front exterior facade are to be designated:

(i) the surviving elements of ballast stone, window and lintels, doorway and voussoirs.

Reasons for the Proposed Designation of 31 Napier Street North

Historical Significance

This 1 - 1/2 storey brick house was constructed in 1857 by Joseph Higginson, listed as a labourer.

31 Napier Street's history reflects the solid working foundations of the Town.

Architectural Significance

Built in 1857, the red clay brick house depicts the usual masonry common bond work of the area. The facade of the building is Early Colonial style with a center hall plan.

Symmetrically placed simple windows flank the doorway and are adorned with a stone lugsill and brick fan lintel.

Similarly the entrance is of simple framing and support finishing.

A simple transom appears over the door. A coal shute is visible on the facade of the home.

The following feature of the original front exterior facade of 31 Napier Street North is to be designated:

(i) the surviving elements of the red clay brickwork and rubble foundation wall, front facade windows, doorway and entrance.

Reasons for the Proposed Designation of 25 - 27 Sydenham Street

Historical Significance

The original owner of the house at 25 - 27 Sydenham Street was a carpenter by trade named Wm. B. Martlin who built it in 1856. Mrs. Martlin opened the first singing school in Dundas in 1849.

The turnover rate of tenants at 25 - 27 Sydenham Street has been very high with few tenants staying more than one year. An exception to the rule was Wm. A. Ward and his family who lived in the home from 1892 to 1909.

Architectural Significance

The home is noteworthy for being one of the few central-gabled homes in Dundas. The Ontario Vernacular cottage style is expressed in the typical symmetrical plans. The house also exhibits an interesting window-door combination.

The original double doors on the facade have wooden surrounds and the major windows are rectangular.

A small rounded window on the gable adds decoration to the house.

The stone of the facade is "dressed" meaning it is cut into even shapes.

Although there are a variety of semi-detached houses in Dundas, this is one of a kind.

The following features of the original front exterior facade of 25 - 27 Sydenham Street are to be designated:

(i) the surviving elements of the stone front facade including the original double doors, wooden surrounds, rectangular windows;

(ii) the small rounded window on the gabled roof.

Reasons for the Proposed Designation of 31 Sydenham Street

Historical Significance

31 Sydenham was built in 1869 under the name of Priscilla Filman. The first tenant was Alex R. Wardell who lived in the house from 1870 to 1872. Wardell practised law in Dundas for 50 years in partnership with Robertson, Wyld, Notman and Barton. He contributed to Dundas military history in 1866 by serving in the Dundas Infantry Company, the only organization of military men at that time. Wardell served two terms as Mayor from 1868 to 1871 and later from 1879 to 1883 as well as Warden of Wentworth County in 1887.

In 1890 Colonel W.E.S. (Wesky) Knowles purchased the house. Knowles is famous for bequeathing, upon his death in 1931, a trust fund of $250,000 for the creation and maintenance of Webster's Falls Park and the beautification of Sydenham Street. Knowles also practised law in Dundas for many years, maintained an office in the present day firm of Lee & Lee, and was Mayor of Dundas in 1894. Knowles was a prominent Colonel in the 77th Battalion and the 129th Overseas Battalion during World War I.

Architectural Signifcance

31 Sydenham is an imposing two storey triple brick structure with the solid balanced proportions typical of its early Victorian Villa style, best described as English Italianate. The facade presents the typical unpicturesque, if not severe, aspect of this style. It has a cubical shape with a low pitched pyramidical roof and three bay centre hall plan. Chimneys are both side and back and built within the structure.

The front facade has a projecting central pavilion which rises into a pedimented gable with returned eaves. Double brackets, with drop pendants grace the perimeter of the soffit and gable.

A projecting stone lugsill forms a belt course around the base of the structure at grade level. The windows have flat arch stone lintels, projecting stone lugsills and shutters. The front door is centrally set into the pavilion and together with the side lights is surrounded by four wooden pilasters. A split transom light of etched glass is set above the door which in turn is capped off by a stone lintel with a carved stone keystone.

The front door has a large single pane light of bevelled glass. Missing elements include an ornate Victorian porch with etched glass windows, iron and lattice work fencing and wood shingled roof. The orignal stable and coachhouse belonging to the house is still intact.

The following features of 31 Sydenham Street are to be designated:

(i) the surviving elements of the brick and stone facade including the projecting central pavilion and double brackets;

(ii) the windows, door and doorway decorative elements.