THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 3902-90

A BY-LAW OF THE CORPORATION OF THE TOWN OF DUNDAS, BEING A BY-LAW TO DESIGNATE A PROPERTY IN THE TOWN OF DUNDAS TO BE OF HISTORIC AND ARCHITECTURAL VALUE OR INTEREST.

(HISTORICAL DESIGNATION - 11 MARKET STREET SOUTH)

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 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 property known municipally as 11 Market Street South in the Town of Dundas and upon the Ontario Heritage Foundation notice of intention to so designate the said 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 said 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 11 Market Street South, in the Town of Dundas, 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 property described in Schedule 'A" attached hereto in the Land Registry Office for the Registry Division of Wentworth.

3. The Clerk is hereby authorized and directed to cause a copy of this By-law to be served upon the owners of the property 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.

READ a First, Second and Third time and finally PASSED this Fifteenth day of October, A.D. 1990.

MAYOR

TOWN CLERK

SCHEDULE "A"

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 south half of Town Lot Number One (1) in Block Number Sixteen (16) in Richard Hatt's Survey of part of the said Town of Dundas, being Plan 1443 SAVING AND EXCEPTING a strip of land being the northerly portion of the said parcel of land sold to one Houghtling, the lands intended to be hereby conveyed being described as follows:

COMMENCING at the southwest angle of said Lot;

THENCE northerly along the westerly boundary of said Lot, being the easterly boundary of Market Street, Fifty-eight and One-half Feet (58 1/2') to the intersection of the southerly boundary of said strip of land sold to said Houghtling with the westerly boundary of said Lot and being the southwesterly angle of lands owned by one Moss;

THENCE easterly parallel with the southerly boundary of said Lot and along the southerly boundary of said Moss lands Sixty feet (60') to the easterly boundary of said Lot;

THENCE southerly along the easterly boundary of said Lot, Fifty-eight and One-half Feet (58 1/2') to the southeasterly angle of said Lot;

THENCE westerly along the southerly boundary of said Lot to the place of beginning.

The above lands being as set out in Deed Number 9953 C.D.

SCHEDEULE "B"

REASONS FOR DESIGNATION
HISTORICAL SIGNIFICANCE

Built in 1855 by Lawrence Witherspoon at 136 King Street West as a one floor frame house, it had a second storey added and in 1876 was finished with rough cast stucco. It was moved to Market Street around 1920. Owned by the Witherspoon's from 1855-1918, in the 1890's it was the office and residence of Dr. James McMahon, a well known local physician and member of the provincial legislature.

ARCHITECTURAL SIGNIFICANCE

The building has evolved over the years. It is now a striking example of the Ontario Gothic style and visually dominates the corner of Hatt and Market Streets. It is a symmetric two storey house with three gables along the front and an off center front door. The original features of the facade include all the windows and their surrounds, including the two two-over-two flanked by one-over-one double hung windows in the bays and the three windows in the upper storey. The panelled front door with two paned sidelights and four paned transome is also original as are the denticulate eaves of the bays with their swan's-neck brackets. The board and batten siding is recent but is in keeping with the Ontario Gothic style. The porch has been restored using balustrades that matched the original. Until recently the gables were trimmed with bargeboard.

The front facade is to be designated, and those parts of the side that belong to the original building.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

(1) Registry [X] Land Titles [ ] (2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

By-law

(5) Consideration

Dollars $

(6) Description

Part Lot 1, Block 16, Plan 1443, in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
WENTWORTH (62) HAMILTON
0 6 6 0 8 5
'90 11 1 12 32
LAND REGISTRAR/REGISTRATEUR

New Property Identifiers

Additional: See Schedule [ ]

Executions

Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

This Document provides as follows:

See Original By-Law of The Corporation of the Town of Dundas attached

Continued on Schedule [ ]

This Document relates to instrument number(s)

(8) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE TOWN OF DUNDAS by its solicitor	Kenneth S. Johnson	1990	10	30

(9) Address for Service Town Hall, 60 Main Street, Dundas, Ontario L9H 2P8

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

11 Market Street South
Dundas, Ontario
L9H 3B1

(15) Document Prepared by:

JOHNSON, RAMSBOTTOM & CASTLE
Barristers & Solicitors
11 Sydenham Street
P.O. Box 8180
DUNDAS, Ontario L9H 5G1

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	25.00
Total	