THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 4168-94

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 - 33 KING STREET WEST)

(COLLINS HOTEL)

WHEREAS this Council is empowered under Subsection 6 of Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, 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 33 King Street West, 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 a notice of objection to the proposed designation of the said property was served on the Clerk of this municipality within the time prescribed by the said statute;

AND WHEREAS the Council referred the matter within the time prescribed to the Conservation Review Board for a hearing and report;

AND WHEREAS a notice for the hearing was published in a newspaper having a general circulation in this municipality ten days prior to the hearing date:

AND WHEREAS the Conservation Review Board has recommended the following in their report:

1. That the requested designation of the property at 33 King Street West be allowed.
2. That the "Reasons for Designation" list the specific features as noted by Mr. K. Johnson on behalf of the Town of Dundas - i.e. the front facade, including the ground floor window and door openings, the second floor door and windows, the balcony, columns and architrave, the mansard roof and dormers.
3. That the owner seek the cooperation and guidance of the LACAC in the design of the interior to achieve two objectives: economically viable use of the building and retention of the specified historical elements of the building.

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 front facade including all the nineteenth century features, i.e. the ground floor window and door openings, the second floor door and windows, the balcony, columns and architrave, the mansard roof and dormers, but excluding the facing of the ground floor and the modern windows and doors of the first and third floors of the property known municipally as 33 King Street West, 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 Eighteenth

day of July, 1994.

John Addison - MAYOR

Susan Steele - CLERK

SCHEDULE "A"

DESCRIPTION OF LANDS

33 KING STREET WEST

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, being composed of Lots 13 and 24, Registrar's Compiled Plan 1300.

SCHEDULE "B"

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

The Collins Hotel was built in 1841 by Bernard Collins, who had arrived in Dundas from Ireland in 1833. It remained in family ownership until 1913. In its early days it was used for township meetings including at least one of the meetings leading to the Town's incorporation. The Collins family were outstanding citizens who made their mark in politics, sports and community affairs. Their Hotel served as headquarters for the Conservative Party, and the gallery, framed by its four white columns, was the setting for many 19th century political gatherings. The Collins has operated as a Hotel at least until 1968 and still houses a tavern.

ARCHITECTURAL SIGNIFICANCE

Architecturally the building is somewhat of a hybrid. Originally it was a two-and-one half storey front gable brick building with an asymmetric facade. Two windows flank the main entrance to each side and a second entrance (the tavern door) is off to the right. On the upper floor the facade is the same configuration, but the second door has been replaced by a window. In the 1850's the building acquired the existing impressive Neo-classic portico with massive Doric Columns, a classical frieze and balcony with unusual double tapered balusters. In the 1880's a mansard roof and dormers were added - typical of the Second Empire Style popular in Canada at the time. The 1920's saw the main door eliminated in favour of two side doors, this being reversed again in the 1980's. Other 19 century changes included the facing of the ground floor level with an imitation stone surfacing and the replacing of the doors and windows at this level, but not altering the actual openings in any way. However, none of these later changes are considered to be irreparable.

The area to be designated is the front facade including all nineteenth century features, i.e. the ground floor window and door openings, the second floor door and windows, the balcony, columns and architrave, the mansard roof and dormers, but excluding the facing of the ground floor and the modern windows and doors on the first and third floors.

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 4168-94

This By-law which designates the front facade of the dwelling, municipally known as 33 King Street West, to be of historic or architectural value or interest has been enacted as a result of the Conservation Review Board's recommendation of approval.

The designation of the front facade of 33 King Street West, Collins Hotel, specifically includes all nineteenth Century features, i.e. the ground floor window and door openings, the second floor door and windows, the balcony, columns and architrave, the mansard roof and dormers, but excluding the facing of the ground floor and the modern windows and door on the first and third floors.

The designation of the above features helps to protect the features of architectural and historical significance. Should the owner wish to alter these designated features, approval from Council must be obtained.

33 King Street West, Collins Hotel, Town of Dundas

P.D. Report #43/94