THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 4213-95

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 - 15 PARK STREET EAST)

WHEREAS this Council is empowered under Subsection 6 of Section 29 of the Ontario Heritage Act, R.S.O. 1990, C. O.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 15 Park Street East 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 know municipally as 15 Park Street East, 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 Twenty-fourth day of April, 1995.

MAYOR
John Addison

CLERK
Susan Steele

SCHEDULE 'A'

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, and being composed of Lot 16 and Lot 15, Plan 1384, designated as Parts 2 and 4 on Reference Plan 62R-10232. TOGETHER WITH the right to pass over, along and upon and use as a right-of-way the western 12 feet of Lot 17, Plan 1384 by a depth northerly from the northern limit of Park Street of 132 feet and designated as Part 3 on Reference Plan 62R-10232.

SCHEDULE 'B'

REASONS FOR DESIGNATION

15 PARK STREET EAST

Historical Significance

15 Park Street E. was built in 1859-60 by Walter Chisholm, the first Town Clerk of Dundas. On his death his niece, Mrs. Peter Laing, inherited the property. The Laings were a prominent family and all of the six sons became important citizens of the town. Peter, Robert and George were successful grocers and built the Laing Block on King St. Dr. Edgar Laing was a dentist and Walter Laing played the organ for St. James Church until his death.

In 1903 the house was sold to Mr. and Mrs. James Beatty Grafton who converted it to a carriage house adjoining their property on Cross St. Mr. Grafton was one of the town's wealthy business men, employing some 400 people in his stores.

In 1927 the property was purchased by Mr. Tom Folkes who operated a riding academy from 1935 until 1978. He was caretaker and later verger of St. James Church and a member of the choir. The present owners operate a pottery on the premises.

Architectural Significance

15 Park Street E. was once a beautiful 1 1/2 storey Georgian stone building. In 1903 it was converted to a coach house, giving the exterior an unusual but pleasing facade. At this time a 1 1/2 storey brick stable and hayloft was added to the rear, but the original living quarters on the second and third floors were retained. Of its Georgian characteristics it retains the low-pitched gabled roof with large bracketed eaves and two single symmetrically placed stone chimneys on the side walls. Three well-shaped rectangular windows on the second storey of the facade have plain stone lintels and lugsills with plain wood trim around 6/6 sash windows. The ground floor of the facade maintains the symmetry. The central door was cut away to allow access for the carriages and has a wooden porch shading it. The right window is now the entrance to the living quarters with a glass transom and a plain wooden door with glass panels. The left window remains intact. The carriage doors have been replaced with two sliding glass doors. The ground floor is currently used as a pottery show room. The right hand side of the stable has the original hayloft door and the hole above where a beam passed through to lift the hay to the second floor by rope and pulley. The rear window of the hayloft was converted to a door sometime after 1935 to give access to a porch and the rear yard. In 1993 the present owner built a small addition to the rear of the stable for his kilns, incorporating the porch and the door above. The rear door through which the horses were lead to pasture now provides access to this addition.

Features to be Designated

The surviving elements of the stone facade and side walls including the low-pitched gabled roof and chimneys and the original windows with their lintels and lugsills, but excluding the sliding glass doors and wooden porch.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act

Newsome and Gilbert
Form LF1333 (11/92)

D

FOR OFFICE USE ONLY

UM 209485

CERTIFICATE OF REGISTRATION
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT
WAS REGISTERED IN THE LAND REGISTRY OFFICE (#62) HAMILTON
'95 05 9 12 04

LAND REGISTRAR

(1) **Registry** [X] **Land Titles** [ ] (2) Page 1 of 8 pages

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

(4) **Nature of Document**

By-law

(5) **Consideration**

Dollars $

(6) **Description**

Lot 16 and Lot 15, Plan 1384, designated as Parts 2 and 4 on Reference Plan 62R-10232, in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth

TOGETHER WITH the right to pass over, along and upon and use as a right-of-way the western 12 feet of Lot 17, Plan 1384 by a depth northerly from the northern limit of Park Street of 132 feet and designated as Part 3 on Reference Plan 62R-10232

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

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

(8) **This Document provides as follows:**

See copy of By-law No. 4213-95 of The Corporation of the Town of Dundas attached

Continued on Schedule [ ]

(9) **This Document relates to instrument number(s)**

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

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE TOWN OF DUNDAS	KENNETH S. JOHNSON	1995	05	01
by its solicitor				

(11) **Address for Service** Town Hall, 60 Main Street, P.O. Box 8584, Dundas, Ontario L9H 5E7

(12) **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**

15 Park Street East
Dundas, Ontario

(15) **Document Prepared by:**

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

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	50.
Total	