THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 4268-96

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 177, 178, 183, 190, 194, 200, 247, 253 HATT STREET)

WHEREAS this Council is empowered under Subsection 6 of Section 29 of the Ontario Heritage Act, R.S.O. 1990, C. 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 177, 178, 183, 190, 194, 200, 247 and 253 Hatt Street 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;

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 177, 178, 183, 190, 194, 200, 247 and 253 Hatt Street in the Town of Dundas, more particularly described in Schedule "A" attached hereto.

2. By-law No. 3458-84 designating 200 Hatt Street as a building of historical and architectural value pursuant to the Ontario Heritage Act be amended as follows:

   (a) By deleting the words "200 Hatt Street" in the title, in paragraph 2 of the preamble and in Section 1 of By-law No. 3458-84;

   (b) By deleting all references to 200 Hatt Street in Schedules "A" and "B" attached to and forming part of By-law No. 3458-84.

3. 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.

4. 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 Nineteenth day of February, 1996.

MAYOR - John Addison

CLERK - Susan Steele

SCHEDULE 'A'

DESCRIPTION OF LANDS

177 Hatt Street, Dundas

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being:

FIRSTLY: in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, being composed of the south half of Lot Number Twelve in Block lying between Hatt, Market, King and John Streets in the said Town of Dundas as laid down on a plan of survey made by one James Kirkpatrick, a Deputy Provincial Surveyor in or about the year 1833, for one John Ogilvie Hatt and shown on Plan No. 1443.

SECONDLY: in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth, being composed of part of Lot Number Eleven in Block lying between Hatt, Market, King and John Streets in the said Town of Dundas surveyed by James Kirkpatrick for John Ogilvie Hatt, and shown on Plan Number 1443, which said parcel of land is described as follows:

COMMENCING at the southwesterly angle of said lot;

THENCE North Twenty-two Degrees East (N. 22 ° E.) along the westerly boundary of said lot, Ninety-one Feet (91');

THENCE Easterly parallel with the northerly boundary of Hatt Street Four Feet (4');

THENCE Southerly parallel with the westerly boundary of said Lot Ninety-one Feet (91') to the northerly boundary of Hatt Street;

THENCE Westerly along the northerly boundary of Hatt Street, Four Feet (4') to the place of beginning.

On the above described lands is erected a building municipally known as 177 Hatt Street, Dundas, Ontario.

DESCRIPTION OF LANDS

178 Hatt Street, Dundas

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 West Half of Lot Number Forty-Three on the South side of Hatt Street in that part of the said Town of Dundas surveyed by James Kirkpatrick for the heirs of the late Richard Hatt, said West Half of said lot having a frontage of Thirty Feet on the south side of said Street and running back to James Bell Ewart's land one hundred and twenty feet (or what was formerly James Bell Ewart's land) as the same is laid down on the plan of said survey made by said James Kirkpatrick and lying between John and Market Streets in said Town of Dundas and containing one-tenth of an acre more or less, and being John O. Hatt Survey, shown on Plan 1443.

DESCRIPTION OF LANDS

183 Hatt Street, Dundas

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 part of Lot No. 13 on the north side of Hatt Street, in John O. Hatt's Survey, Plan 1443, and in the block bounded by King, Hatt, John and Market Streets, being the whole width of the said Lot and sixty (60) feet in depth from Hatt Street towards King Street.

DESCRIPTION OF LANDS

190 Hatt Street, Dundas

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 all of Lot 5 according to Registrar's Compiled Plan 1442.

DESCRIPTION OF LANDS

194 Hatt Street, Dundas

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 Lots 4 and 6 according to Registrar's Compiled Plan Number 1442.

DESCRIPTION OF LANDS

200 Hatt Street, Dundas

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 of the Registry Division of Wentworth as Number 1442.

10
DESCRIPTION OF LANDS

247 Hatt Street, Dundas

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 part of Lot 11 in Block 23 in that part of the said Town of Dundas surveyed by R.W. Kerr, D.P.L.S. for the heirs of the late Richard Hatt, Plan Number 1, Dundas, now Plan 1443, and may be more particularly described as follows:

COMMENCING at a point where the western limit of the said lot intersects the northern limit of Hatt Street;

THENCE northerly on a line parallel to Matilda Street a distance of one hundred and twenty-five feet (125') more or less;

THENCE South sixty-one degrees five minutes East (S. 61 o 05' E.) thirty-three feet (33');

THENCE South thirty-seven degrees forty-five minutes West (s. 37 o 45' W.) twenty-four feet six inches (24' 6");

THENCE South sixty-one degrees five minutes East (S. 61o 05' E.) eight feet three inches (8' 3");

THENCE South parallel to Matilda Street forty-one feet eight inches (41' 8") more or less to a stake at the northern extremity of lands held in common or as a lane;

THENCE along the said lands South fifty degrees West (S. 50 o W.) eleven feet (11');

THENCE still along said land held in common (or lane) parallel to Matilda Street South forty-four feet (44') to the north limit of Hatt Street;

THENCE westerly along said north limit, twenty-seven feet and six inches (27' 6") to the place of beginning.

TOGETHER WITH a lane running between the above property and the adjoining property to the east of it being part of the said Lot 11 and to be used in common with the said adjoining property and which lands may be described as follows:

COMMENCING at a point measured westerly along the north limit of Hatt Street thirty feet six inches (30'6") from the point where the lane dividing Lots 11 and 12 intersects the north limit of Hatt Street;

THENCE North on a bearing parallel to Matilda Street, forty-four feet (44');

THENCE North ten degrees West (N. 10 0 W.) eleven feet (11')

THENCE South fifty degrees West (S. 50 0 W.) eleven feet (11');

THENCE Southerly and parallel to Matilda Street forty-four feet (44') to the north limit of Hatt Street;

THENCE Easterly along the said north limit, eleven feet (11') to the place of beginning.

DESCRIPTION OF LANDS

253 Hatt Street, Dundas

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 Part of Lot 9, Block 23, according to a plan of survey made for Richard Hatt and registered in the Registry Office for the Registry Division of Wentworth as Plan Number One (1) Dundas, now known as Plan 1443, and which may be more particularly described as follows:

COMMENCING at a point in the northern limit of Hatt Street, the said point being the southeastern angle of Lot 9;

THENCE westerly along the northern limit of Hatt Street 35 feet more or less to a point in the production southerly of the centre line of the party wall dividing the semi-detached brick cottage erected upon the lands herein described and known as Number 253 Hatt Street from the semi-detached brick cottage erected upon the lands immediately adjoining on the west known as Number 255 Hatt Street;

THENCE northerly to and along the centre line of the aforesaid party wall and the production northerly of the said line thereof 138 feet more or less to a point in the northern limit of said Lot 9;

THENCE easterly along the northern limit of said Lot 9, 33.5 feet more or less to an iron bar planted in the northeastern angle of Lot 9;

THENCE southerly along the eastern limit of said Lot 9, 133.25 feet more or less to the place of beginning.

Schedule 'B'

177 HATT STREET

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

In 1829 John Miller arrived in Dundas with his family and opened a merchant shop. In 1838 Miller took out a mortgage of $500 and had this one story stone cottage and stables at the rear constructed on land he purchased from John O. Hatt. The stables also still stand today and are said to have once been used to board horses for a downtown dairy.

In 1846 the property was sold to David Muirhead, about whom little is known. He in turn sold the house to George Brown, a millwright, in 1864. It was probably Brown who added the frame extension at the rear. Following the death of his wife Margaret in 1898, 177 Hatt was purchased by Phoebe and Robert Kerr. Robert Kerr owned the Dundas Mills which were established by James Bell Ewart in 1845 on the site of present day A & P store. He also served three terms as Town Councillor. When the current owners purchased the property about six years ago, the house had been gutted, the roof had collapsed and only a stone shell remained.

ARCHITECTURAL SIGNIFICANCE

Locally quarried limestone was used in the construction of this square plan, one and a half story cottage. The front facade is of cut stone broken course, while the remainder of the exterior is rubble. It features stone corner quoins and plinth at both the front and back.

The large multi-paned windows are topped by thick stony lintels and rest on stone sills. The front door is flanked by two windows on one side and only one on the other. There is a small window in the west gable end of the house which allows light into the upper floor.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front part of the house, including the walls, stone lintels and sills, window and door openings and the lines of the roof.

14

178 HATT STREET

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

During the early 1800's, the land upon which 178 Hatt Street is situated was owned by John O. Hatt, son of Richard Hatt. In 1843, lot 43 was sold for $25. to Duncan McPherson, a member of the committee to draught the Act of Incorporation in 1847. In 1848 McPherson took out a $35 mortgage on the property and it is likely the house was built at this time. The following year the dwelling was sold to John Anderson, an engineer who had arrived in Dundas in 1811. It remained in the Anderson family until 1915.

In 1915 Robert Anderson, son of John, granted the property to George manning for $1.00. Manning was a foundry owner in England before emigrating to Dundas in 1864. He worked for the Dundas Iron Foundry, was a foreman for J.P. Billington and later worked for Bertram's. Manning rented the house to various tenants, most of whom were labourers from the foundry. To date there have been only six owners of this 147 year old house.

ARCHITECTURAL SIGNIFICANCE

The story and a half house with gable roof is one of the more common house types in Ontario. It provided ample living space while avoiding the heavy taxes levied on two-story dwellings. 178 Hatt Street is a salt-box style house originally constructed with a rough cast exterior. There is a summer kitchen addition at the rear which also dates to the nineteenth century.

The fire place was built into the west wall with the chimney canted at an unusual angle. The two flat shaped upper floor windows with wood frames are original however it is believed that at one time the front entrance was flanked by two windows on either side rather than just the one. Many original features remain inside, including the staircase which wraps around the fireplace.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front part of the house, including the walls but excluding the siding, upper window openings, front door openings and the lines of the roof.

15

183 HATT STREET

HISTORICAL SIGNIFICANCE

The lot on which this house sits originally ran through to King Street and was owned by John O. Hatt. During the 1830's Hatt sold the lot to Robert Kerr and in 1859 the property was severed and the south portion of the lot sold to Peter Barr. There has been speculation that 183 Hatt was once a stable or barn, however first indication of a building on this half of the lot is after 1859 when a frame cottage appears in the records.

During its first 50 years, 183 Hatt was home to a succession of tenants, mostly young families in which the male head of the family was a labourer or craftsman in the local industries. One of these tenants was James Hourigan, an axe maker who had his own axe factory a few blocks away on Hatt. Samuel Russell, a millwright, purchased the house from Barr on 1865 and it remained in the Russell family until 1905.

ARCHITECTURAL SIGNIFICANCE

During the 19th century end gable houses with an offset entrance and side hall plan were constructed on those lots with narrow frontage. They were built to squeeze in where needed, and in Dundas few end gables were built prior to the 1880's since Dundas tended to have wide lots.

183 Hatt Street is an end gable of post and beam construction. It has a frame exterior and three-sided bay window. A flat window with moulded trim is situated next to the front entrance. The roof trim on the verges of the gable end features returned eaves. There is a later addition at the rear and an attractive verandah on the east side.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front part of the house, including the walls, windows, front entrance, and the lines of the roof.

16

190 HATT STREET

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

The land on which this dwelling stands was once part of John O. Hatt's Survey. In 1840, Alexander Watson, Sr. built this sturdy one-story frame cottage. It is set back quite deep on the lot and originally the back yard sloped down to Spencer Creek. Watson was a millwright and the quality of his work is evident in the house today.

The property passed to Watson's son, Alex Jr., in 1858. He rented the house out for several years to Robert McKechnie, an apprentice at Gartshore's Shops who went on to found a machine shop which later became John Bertram & Sons, Ltd., the largest industry in Dundas at the turn of the century. In 1871, 190 Hatt St. Was sold to James Turnbull, a boilermaker, marking the beginning of over 100 years of continuous ownership in the Turnbull family.

ARCHITECTURAL SIGNIFICANCE

190 Hatt St., surrounded by its English-style garden, has changed very little since its construction. It has an unusual five bay exterior with a central door flanked by two windows on each side. Inside this centre-hall plan house, the pine flooring, baseboards and wainscoting are all original with approximately 80% of their original square-head, hand-made nails. The interior plaster on the walls also dates from 1840.

The house sits on a one and a half foot thick rubble foundation. All the windows are original and feature a 6/6 pane arrangement. There are several original panes of glass remaining. Over the front door is a multiple light flat transom. An addition was built on the west side of the house to accommodate the kitchen probably after its sale to Turnbull.

The roof, eaves and chimney have all been renovated many times over the years. During the 1920's a shed style dormer was installed over the front entrance.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front of the house, including the walls, windows, front door, and the lines of the roof, excluding the dormer.

18

194 HATT STREET

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

194 Hatt Street is the east portion of a double house constructed in 1905 for George Manning. Manning was a moulder who owned several other houses on Hatt Street. He resided here with his family until his death in the late 1930's, at which time ownership passed to his son and daughter. During the 1960's the entire townhouse was purchased by Ben Velduis, operator of Velduis Greenhouses in Dundas. He converted each house into a duplex which is how they remain today.

ARCHITECTURAL SIGNIFICANCE

This is a handsome two and half story brick Victorian townhouse with a side hall pattern typical of this style of house. Aside from the duplexing and updated wiring and plumbing there have been few changes to the house. The floors are oak and all other woodwork is red pine.

The facade features a projecting frontispiece with gable and returned eaves, which frames two large and one small window with semi-circular transom topped by decorative brickwork. The windows rest on stone sills. Two horizontal belt courses of shaped brick enhance the stretcher bond construction. This belt course has been damaged in the area around the front entrance. Traces of a now removed verandah can be seen in the brickwork.

The doorway is framed by brick voussoirs and transom. The door's semi-circular glass echoes the shape of the house's windows.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front part of the house including the walls, windows, front door, and the lines of the roof.

19

200 HATT STREET

REASON FOR DESIGNATION

HISTORICAL SIGNIFICANCE

The building at 200 Hatt St. Was constructed in 1860 as a store and dwelling for Thomas VanNoble who had owned the lot for many years. VanNoble arrived in Dundas in 1835 and became a gardener and sexton of St. James Church until he died in 1882. His son operated a grocery here. In 1868 Alex Cowie purchased the building, renting it to grocer Patrick Cosgriff. Samuel Burrows, a machinist employed with the Canada Screw Company and later, Bertram's, purchased the property in 1871. He resided here until 1886 when he sold to William Cunliffe, a butcher who ran the shop but rented the dwelling to various tenants.

From 1905 to 1912 the building was owned by members of the Collins family and occupied by baker Edward Colehouse. From 1912 to 1929 Ellen Collins was sole owner. In 1931 the property was purchased by Albert Carpenter and tenants until 1934 were his daughter and son-in-law Amelia and Harold Bourne who operated a grocery here. This is probably the last time the building was used as such.

ARCHITECTURAL SIGNIFICANCE

This is a 1 1/2 story, post and beam constructed house with gable end toward the street. The west exterior wall which fronts Market St. is rough cast while the remainder of the house is frame. Much of the clapboard is original and there are still 2 small hooks in the front of the house once used to hang the grocer's signs. The upper gable window is original as are the 3 large flat windows on the Market St. Side of the house. They have 6/6 pane arrangement, wood frames and some original glass.

At one time the front entrance consisted of double door flanked by 2 large commercial-type store windows. These have since been altered. The building retains its plank flooring, original staircase, traces of original ochre paint and wide door openings. In the basement is a very deep salt glassed tile butter well and the original wooden store countertop can be found on a wall framing an interior doorway.

200 Hatt Street Con'td.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front (Hatt St.) and west (Market St.) part of the house, including the walls, upper window on Hatt and the large windows facing Market St., and the lines of the roof.

247 Hatt Street

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

During the mid-nineteenth century, John McKinley Sr., operator of a tavern at King and Albert Streets, owned a house on this property. In 1875 his son John Jr., a machinist, tore down the existing house, severed the lot and proceeded to construct two new houses. 247 Hatt, on the west half of the property, was built first and completed in early 1876. McKinley then sold both houses to Edwin Woodhouse in 1877.

Woodhouse began service as Town Clerk of Dundas in 1863 and in 1870 was also appointed Town Treasurer, positions he held until his death in 1888. Three of his sons became apprentices at the Gartshore Shops on Hatt Street. His grandson T. Roy Woodhouse wrote an extensive history of Dundas during the 1940's .

Mr. Woodhouse and his family did not reside at 247 Hatt, but rented it out through the years to men who worked in the foundry down the street. In 1903 the house was purchased by Arthur O'Neill, a conductor, and it remained in the O'Neill family until the late 1940's.

ARCHITECTURAL SIGNIFICANCE

247 Hatt was originally built as a one and one half storey salt-box style house with rough cast exterior which was typical of that period. Today the rough cast is hidden under siding and false stone but the main features of the house remain.

There is a high gable roof and unusual asymmetrical three bay facade. Both the door and window openings are flat with wood trim. An addition at the rear dates possibly from before the turn of the century. The partial basement under the original cottage contains huge wooden beams and stone foundation.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front part of the house including the walls and the lines of the roof, but excluding the siding and angel stone, window openings, and front door opening.

253 Hatt Street

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

This one story brick semi-detached cottage is in remarkable condition considering its history. Constructed during the mid-1840's, the first owner was Joseph Revelle, a plasterer. He lived in the east unit while his brother George lived next door. Within 10 years however, the house was vacant, taken over by the Town of Dundas and in turn, sold to the Town's tax collector Patrick Quinn. Quinn owned several houses in Dundas at this time and rented 253 Hatt to various tenants over the years, most of whom were labourers. In fact, it wasn't until the 1950's that an owner of this dwelling actually lived here.

In 1871, Margaret and Henry Conley purchased the property and they sold it in 1898 to John Kerwin, a grocer and former Town Councillor who lived with his family across the street at 254 Hatt. John Kerwin died in 1918, his wife in 1930 and throughout most of the 1930's the house sat vacant. James Mayes was granted the house for $1.00 by the Town in 1941.

ARCHITECTURAL SIGNIFICANCE

253 Hatt Street is a typical Ontario vernacular brick semi-detached cottage. Semi-detached dwellings were common during the 19th century, providing needed affordable housing for the skilled working class families settling in the Town. The original two-room cottage has been added to and altered substantially inside and to the rear, but the front exterior remains much as it would have appeared 150 years ago.

The brick is laid in irregular stretcher bond. Some has been repointed in the past 20 years, but is otherwise in excellent condition. Both windows and the central front door are topped by brick voussoirs. The windows rest on original wood sills and the wood framework around the door and windows may also be original. The house features a central gable, however the roof, eaves and chimney have all been recently replaced.

DESIGNATION

The portions of the building to be designated are the exterior of the front part of the house including the walls, window openings, front door opening, and the lines of the roof.

Additional Property Identifier(s) and/or Other Information

SCHEDULE - PROPERTY IDENTIFIERS:

Parcel 2 - 178 Hatt Street, Dundas - Property Identifier: 17481-0277 (LT)

Parcel 4 - 190 Hatt Street, Dundas - Property Identifier: 17481-0282 (LT)

Parcel 5 - 194 Hatt Street, Dundas - Property Identifier: 17481-0283 (LT)

Parcel 6 - 200 Hatt Street, Dundas - Property Identifier: 17481-0286 (LT)