THE CORPORATION OF THE TOWN OF DUNDAS

BY-LAW NO. 4370-97

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 - 30 YORK 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 30 York 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;

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 30 York Street 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 August, 1997.

MAYOR - John Addison

CLERK - Susan Steele

SCHEDULE 'A'

DESCRIPTION OF LANDS

30 York Street

Lot 14, Registrar's Compiled Plan 1400, in the Town of Dundas, in the Regional Municipality of Hamilton-Wentworth.

SCHEDULE 'B'

REASONS FOR PROPOSED DESIGNATION

HISTORICAL SIGNIFICANCE

30 York Street is the oldest datable building in Dundas. The date of construction is evident from the keystone over the front door - 1833. It is, however, difficult to determine the original owner. The house stands on the original Hatt property, and may have been built by them. In 1835 the assessment lists two 2-storey stone houses, one listed under Daniel Campbell, 1-3/4 acres and 6 people, the other under William McDonald, 1/2 acre and 29 people. The owner in 1849 was Mrs. Coulson and her tenants were Walter Chisholm, the Town Clerk, and James Chisholm, a druggist. From 1871 - 1894, Joshua Johnson, a cotton dresser, owned the property. 30 York Street was erected at what might have become a major intersection of nineteenth century Dundas, however this was not to happen as development moved to the west. It has been reputed that this house was once the local customs house for the Desjardins Canal and at one time also housed the main water pump for the Town.

ARCHITECTURAL SIGNIFICANCE

30 York Street is one of Dundas' best examples of Neo-classic style of architecture, and is the only major stone-built example of this style in town. It is a two storey building with a gable roof, the end of which faces York Street. The front facade is a satisfying composition of Neo-Classic features. The ground floor plan is rectangular with a side hall arrangement. The eye is drawn to the doorway at the right side of the main facade. The entrance has retained its original side lights and architrave. The elliptical fan light has been closed off, but the surround is still distinctive. There is a six panel door with raised centre field and moulded rails and the doorway is flanked by four wooden pilasters with moulded panels.

The windows of 30 York Street are rectangular. Those on the side facades are topped by stone arch radiating voussoirs, some still retain their interior framing. There is a gable return, a roof feature consisting with Neo-Classic taste. The wall material is of cut stone and rubble, wall construction nearly 1m thick in the basement and 0.6m above. The recently built (1973) brick front porch does not mar the appearance of the home. The exterior is in excellent condition having received only a few changes throughout its life time. The interior has been modified but recent renovations have exposed some original window framing and the original floor beams.

FEATURES TO BE DESIGNATED

The portions of the building to be designated are the exterior of the front (York Street), the north side (parallel to King Street) and south side including the stone walls, window openings, front door, front door surround and south side door opening and the lines of the roof. The recently constructed front porch, wheel chair access and modern windows are not to be included in the designation.