Reg # 440932 C.D 215809 L.T. Dec 29/87

THE CORPORATION OF THE TOWN OF FLAMBOROUGH

BY-LAW NUMBER 87-150-H

Being A By-law To Designate The Properties Municipally known as

1. The Cobblestone Bridge in Webster's Falls Park;

2. The building known as "The Three Gables Antiques and Things", at 78 Highway #8, Bullock's Corners;

3. The building and grounds at 315 Dundas St. East, Waterdown, known as the Drummond House;

as being of Architectural and/or Historical Value or Interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings or structures thereon, as described in Schedule "A" attached hereto, to be of architectural and historical value or interest;

AND WHEREAS The Council of the Corporation of the Town of Flamborough has caused to be served on the owners of the lands and premises, known municipally as:

The Cobblestone Bridge in Webster's Falls Park, administered by the Knowles Bequest Board, of the Town of Dundas.

The Three Gables Antiques and Things, at 78 Highway #8, Bullock's Corners.

Municipally Owned building and grounds at 315 Dundas Street East, also known as the Drummond House or the Fraser House; **and** upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in a newspaper having general circulation in the Municipality;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time;

AND WHEREAS the reasons for the proposed designation are set forth in Schedule "B" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. **There are designated** as being of architectural and historical value or interest the real properties known as:

   (a) The Cobblestone Bridge in Webster's Falls Park;

   (b) The building at 78 Highway #8 at Bullock's Corners, known at The Three Gables Antiques and Things".

   (c) The Municipally owned building and grounds, at 315 Dundas St. E., Waterdown, known as "The Drummond House",

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and more particularly described in Schedule "A", attached hereto.

2. The Town's Solicitor is hereby authorized and directed to cause a copy of this By-Law to be registered against the properties described in Schedule "A" attached hereto, in the Land Registry Office for the Registry Division of Wentworth.

3. The Clerk is hereby authorized to cause a copy of this By-Law to be served on the owners of the properties and on the Ontario Heritage Foundation, and to cause Notice of the passing of this By-Law to be published in a newspaper having general circulation in the Town of Flamborough, once for each of three consecutive weeks.

4. The Clerk is also authorized to place a description of this By-Law in the Local Register for designating properties.

READ A FIRST, SECOND AND THIRD TIME, AND PASSED IN COUNCIL, THIS 2nd DAY OF NOVEMBER, 1987.

Clerk

Mayor

SCHEDULE "A" TO

BY-LAW NO. 87-150-H

DESCRIPTION:

1. "The Cobblestone Bridge" in Webster's Falls Park, being in Part Lot 11; Concession 1, in the former Township of West Flamborough, now in the Town of Flamborough.

2. The building known as "The Three Gables Antiques and Things, at 78 Highway #8, being in Part Lot 10; Concession 1 in the former Township of West Flamborough, now in the Town of Flamborough.

3. The building and grounds at 315 Dundas St. E. Waterdown, being in part of Lot 7; Concession 3, in the original Township of East Flamborough, now in the Town of Flamborough.

SCHEDULE "B" TO
BY-LAW NO. 87-150-H

REASONS FOR DESIGNATION:

(a) The graceful arch design and cobblestone construction of this footbridge over Spencer Creek near Webster's Falls make this structure an aesthetically significant feature of the Park landscape.

It is historically significant because of the important persons connected with the property on which it is located, and the prominent persons responsible for its construction and maintenance.

(b) The architecturally interesting stone building at 78 Hwy. #8 has been a landmark at Bullock's Corners for nearly a century-and-a-half, the south-east section having served as a commercial enterprise and dwelling throughout its existance, and the north-east section (added a few years later) having been a popular hotel until the days of prohibition.

The integration of the hotel building with the even simpler style of the store-and-dwelling has been accomplished with noteworthy skill. The facade has been constructed of the same evenly coursed cut stone, the windows have been carefully matched, (with the exception of the large store-front windows) using the same simple style with impressively large stone lintels, and slightly narrower lugsills. The original stone chimneys are the same on both sections of the combined building, and the simple treatment of the roof-line of the gable end of the first buildings facing the street, has been followed in the roof-line treatment of the three gables of the hotel's facade, so that the whole structure gives a distinct impression of unity.

The interior stairway to the ground floor of the former hotel is of particular interest as its well-worn very thick treads provide dramatic evidence of much use when this was a popular stopping place.

The tiny court in front of the former hotel, and attractive grounds at sides and rear of the combined building, sloping down toward Spencer Creek, are important to this unique example of the stone-mason's craftmanship.

(c) Number 315 Dundas Street, known as the Drummond House property or the Fraser House property, consists of a large brick one-and-a-half storey building, stituated well back from Dundas Street on an attractive treed lot bounded by a sturdy white picket fence.

The house presents the appearance of the typical asymmetrical 1880s Victorian brick home with gables and bargeboard decoration. This is the result of that style of addition, facing Dundas Street, having been added to an earlier one-and-a-half storey, centre gable, brick house that faced Main Street.

Though there may have been about 30 years between the building of the original brick home and its transformation into a much larger residence by Charles Sealey, first Reeve of Waterdown, between 1880 and 1882, the brick work, gables and window openings in the newer section have been carefully matched to those of the original house.

In each gable the window is round-headed with radiating brick voussoirs and with round-headed shutters.

SCHEDULE "B" TO
BY-LAW NO. 87-150-H

REASONS FOR DESIGNATION, Continued:

(c) While the porch across what was the front (west elevation) of the original house (the rear part of the existing building) has simple square wood posts with only slight decoration at the junction of each with the porch roof, the porch along the recessed portion of the facade of the present building has gracefully turned wood posts and a border of turned spool trellage connecting them under the eaves.
An elegant bay window in the first storey of the projecting portion of the facade, and the matching one in the west elevation of this large addition have gingerbread decoration at their eavesline.

This Victorian style house has a wide and impressive doorway with stained and frosted glass transom and side lights and a handsome oak door with two upper panels of etched glass.

The narrow hallway boasts a fine oak stairway, which together with the fireplace in what has been the living room, merits careful preservation.

Because of its casual small support, it is suggested that the little verandah above the front door may have been a later addition and the door leading onto it a replacement for the original round-headed window, since the shape and construction of the opening matches the other gable windows.

Not only the pleasantly attractive building, but the grounds at 315 Dundas Street East, a rare bit of green in downtown Waterdown are reasons for designation. They and the picket fence were carefully developed by Mr. Craig Fraser, early in his ten years of ownership, to reflect the period of the late 1800s and thus enhance the property as a unit.

Particular mention must be made of the valuable catalpa tree close to the front of the building, a rare existing specimen in this area.

The historical significance of the property lies in its having been owned and occupied by Dr. Orman Skinner for some years after 1868, during part of which time it was owned by James McMonies Jr. until he sold it to the aforementioned Charles Sealey in 1880.

After four years of ownership by Charles Prudham who bought it in 1894, the property became the home of William A. Drummond, who lived there until his death in 1935.

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

87-150-H.

D

FOR OFFICE USE ONLY

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DEC 29 1987

440932 CD

215809 L.T.

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☒ (2) Page 1 of 9 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Nature of Document

BY-LAW

(5) Consideration

Not Applicable Dollars $

(6) Description

FIRSTLY, Part Lot 11,Concession 1, former Township of West Flamborough, now Town of Flamborough, Regional Municipality of Hamilton-Wentworth;
SECONDLY, Part Lot 10, Concession 1, former Township of West Flamborough, now Town of Flamborough, Regional Municipality of Hamilton-Wentworth;
THIRDLY, Parcel 6-2, Plan M-8, Town of Flamborough, Regional Municipality of Hamilton-Wentworth

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

(8) This Document provides as follows:

Schedule attached hereto.

The Corporation of the Town of Flamborough hereby applies under Section 74 of The Land Titles Act to register Notice of By-law.

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
CORPORATION OF THE TOWN OF FLAMBOROUGH by its solicitor	H. McKerracher Hugh McKerracher	1987	12	29

(11) Address for Service P.O. Box 50, Waterdown, Ontario, LOR 2HO

(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

not available

(15) Document Prepared by:

Robinson, McCallum, McKerracher,
Dingwall, Graham,
1010-20 Hughson Street South,
Hamilton, Ontario.
L8N 2A1

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Fees and Tax	
Registration Fee	
Total	