Bill No. D-105

The Corporation of the City of Hamilton

BY-LAW NO. 87-245

To Designate:

THE PROPERTY LOCATED AT MUNICIPAL NO. 25 TECUMSEH STREET

As Property of:

HISTORIC AND ARCHITECTURAL VALUE AND INTEREST

WHEREAS the Council of the City of Hamilton did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of The Ontario Heritage Act, R.S.O. 1980, Chapter 337;

AND WHEREAS no notice of objection was served on the City Clerk as required by subsection 29(5) of the said Act;

AND WHEREAS it is desired to designate the property mentioned in section 1 of this by-law in accordance with clause 29(1)(a) of the said Act.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The property located at Municipal No. 25 Tecumseh Street and more particularly described in schedule "A" hereto annexed, is hereby designated as property of historic and architectural value and interest.

2. The City Solicitor is hereby authorized and directed to cause a copy of this by-law, together with reasons for the designation set out in schedule "B", to be registered against the property affected in the proper registry office.

3. The City Clerk is hereby authorized and directed,

(i) to cause a copy of this by-law, together with reasons for the designation to be served on the owner and The Ontario Heritage Foundation by personal service or by registered mail;

(ii) to publish a notice of this by-law in a newspaper having general circulation in the Municipality of the City of Hamilton, for three consecutive weeks.

PASSED this 1st day of September, A.D. 1987.

City Clerk

Mayor

(1987) 10 R.P.D.C. 17, May 26

SCHEDULE "A"

To

By-law No. 87- 245

25 Tecumseh Street

Hamilton, Ontario

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth, and being composed of part of Lot Fifty-nine (59) on the westerly side of Inchbury Street and north of Kinnell Street in Sir A. N. McNab's Survey registered in the Registry Office for the Registry Division of Wentworth as Plan Number which may be more particularly described as follows:

FIRSTLY: - COMMENCING at a point on the southerly limit of a strip of land owned by the Corporation of the City of Hamilton, distant seventy-three feet (73') more or less measured westerly along the southerly boundary of said land of said Corporation from the westerly margin of Inchbury Street, being at that point where said Limit of said Land owned by said Corporation would be intersected by a line drawn parallel to the westerly limit of Inchbury Street and one foot (1') east of the north east corner of the brick house now occupied by said Baker;

THENCE southerly parallel to Inchbury Street ninety-five feet (95') more or less to a point on the northerly limit of the part of said lot conveyed to one Reid;

THENCE westerly and parallel to the southerly limit of said lot forty-nine feet and three inches (49'3") more or less to a point in the eastern limit of a two foot reserve running along the easterly side of Dundurn Park;

THENCE northerly along said easterly limit of said two foot reserve, one hundred and one feet (101') more or less to the southerly limit of said lands acquired by the Corporation of the City of Hamilton, now used as an entrance to Dundurn Park;

THENCE easterly along the southerly limit of said last mentioned lands thirty-one feet (31') more or less to the place of beginning;

SECONDLY: - COMMENCING at the south easterly angle of said lands conveyed to said Corporation;

THENCE westerly along the southerly limit of the said lands conveyed to said Corporation seventy-three feet (73') more or less to the north easterly angle of the lands firstly described;

THENCE southerly and parallel to the westerly margin of Inchbury Street three feet (3');

THENCE easterly and parallel to the southerly limit of said lands of said Corporation of the City of Hamilton, seventy-three feet (73') more or less to a point on the westerly margin of Inchbury Street;

THENCE northerly along the westerly margin of Inchbury Street three feet (3') to the point of commencement.

Upon the said lands is said to be situate the dwelling house and premises known as 25 Tecumseh Street according to the present Municipal Street numbering.

SCHEDULE "B"

To

By-law NO. 87- 245

REASONS FOR DESIGNATION

25 Tecumseh Street,

Hamilton, Ontario

Known as the Gardener's Cottage, the two-storey brick house at 25 Tecumseh Street (formerly St. Mary's Lane) was built in 1856-7 for Sir Allen MacNab's gardener, William Reid. Situated adjacent to Dundurn Park, overlooking Hamilton Harbour, the house originally stood facing the MacNab family burial plot at the north-west corner of MacNab's Survey. Its property included the three northernmost lots on the west side of Inchbury Street (Lots 57, 58 and 59).

Historical Significance

William Reid was hired by Sir Allen MacNab in 1834 to lay out the grounds of Dundurn and to plant and tend his crops and gardens. The building of the gardener's own residence coincided with the landscaping improvements planned for MacNab's estate by George Laing, a Scottish landscape architect engaged in 1856.

The property comprising the brick house and the three lots (with a 200 foot frontage on Inchbury Street) were leased for life to William Reid in 1862, shortly before MacNab's death. Reid lived there for only about five more years but the property remained in the MacNab family until 1907. It was then sold to railway engineer Joseph A. Nelligan who subdivided it, selling the Gardener's Cottage in 1911 to Thomas J. Baker, father of the present owner.

Architectural Significance

The Gardener's Cottage represents a distinctive pre-Confederation vernacular house type, of which there are relatively few surviving examples in the Hamilton area. This narrow two-storey, three-bay house features a simple gable roof, parapet end walls with single built-in chimneys, double-hung sash windows (six-over-six paned on the ground floor) with flat-arched lintels, and a central doorway. An unusual feature is the six-over-three paned windows of the second storey.

Designated Features

Important to the preservation of 25 Tecumseh Street are the original features of the north, south and west facades, including but not limited to the brick masonry, the one-storey rear wing, the three chimneys, the original window openings and multi-paned double-hung sash windows, and the flat arch over the front entrance which originally had sidelights and a rectangular transom.

DYE & DURHAM CO. LIMITED
Form No. 985

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

FOR OFFICE USE ONLY

42943 C.D.
NUMBER CERTIFICATE OF REGISTRATION

1987 SEP 25 P 3:36

WENTWORTH No. 62 HAMILTON
LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 5 pages

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

(4) Nature of Document

Designating By-law

(5) Consideration

Nil Dollars $ --

(6) Description

Part of Lot 59 on the westerly side of Inchbury Street and north of Kinnell Street in Sir A. N. McNab's Survey PLAN 223 2
City of Hamilton, in the Regional Municipality of Hamilton-Wentworth

As described in Instrument #343303 A.B.

(See Schedule "A" of By-law No. 87-245)

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

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

(8) This Document provides as follows:

By-law No. 87-245, attached.

Continued on Schedule [ ]

(9) This Document relates to instrument number(s) 343303 A.B.

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

Name(s)	Signature(s)	Date of Signature Y M D
The Corporation of the City of Hamilton (Applicant) By its Solicitor, P. M. Eker	P. M. Eker	1987 09 24

(11) Address for Service 71 Main St. W., Hamilton, Ontario. L8N 3T4

(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
25 Tecumseh Street
Hamilton, Ontario
L8R 2J6

(15) Document Prepared by:
K. A. Rouff
City Solicitor
The Corporation of the City of Hamilton
City Hall, 71 Main St. W.
Hamilton, Ontario
L8N 3T4

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Fees and Tax	
Registration Fee	16 00
entry	1 00
Total	

10174 (12/84)