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THE CORPORATION
OF THE
VILLAGE OF BATH

BY-LAW NUMBER 556/85

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 353 MAIN STREET
IN THE VILLAGE OF BATH AS BEING OF ARCHITECTURAL AND/OR HISTORICAL VALUE OR
INTEREST

WHEREAS Section 29 of The Ontario Heritage Act, 1974, authorizes the Council
of a municipality to enact by-laws to designate real property, including all
buildings and structures thereon, to be of architectural or historic value
or interest;

AND WHEREAS the Council of the Corporation of the village of Bath has caused
to be served on the owners of the lands and premises known as the "HAM 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 the same newspaper having general circulation in the Municipality
once for each of three consecutive weeks;

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

THEREFORE the Council of the Corporation of the Village of Bath enacts as
follows:

1. There is designated as being of architectural and historical vlaue or
interest the real property known as the "HAM HOUSE" at 353 Main Street
Bath, Ontario, more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this
by-law to be registered against the property described in Schedule "B"
hereto in the proper land Registry Office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be
served on the owner of the aforesaid property and on the Ontario Heritage
Foundation and to cause notice of the passing of this by-law to be
published in the same newspaper having general circulation in the munic-
ipality once for each of three consecutive weeks.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 10th DAY OF JUNE
1985.

ONTARIO HERITAGE TRUST
JUN 11 1985
RECEIVED


REEVE


CLERK

COPY

SCHEDULE "A" to By-Law No. 556/85

The HAM HOUSE
Main Street, Bath

Significance:

The land area on which the building is located was first severed in 1812 when Davy sold it to W. Mackee. Then the property passed from Mackee to Darius Dunham in 1816 and from Darius Dunham to George Ham in 1818 and to Peter Ham in 1825. It is around 1825, we think, that Peter Ham built the house because it reflects the architecture of that time period. The house stayed with the Ham family until 1894. The Hams were people of substance and influence in the community. The Walling Map of 1859 shows the structure being occupied by a Mrs. Ham at that time. The fire insurance map of 1892 shows a two storey structure on the site with a $1\frac{1}{2}$ storey addition on half of the rear at the western side. In 1894, the building was sold to E. Wemp who owned a hotel adjacent to the building. According to Dr. Burleigh "Tin Billy Hall" also lived in the building at a later date.

Description:

The Ham House is an excellent example of Neo-Classical architecture. This two storey, rectangular structure has a gabled, metal-covered roof, and a $1\frac{1}{2}$ storey wing extending south from the western side of the rear facade. The building is frame and still retains its clapboard facade. The two original chimneys stand above each gable. The house has a full basement.

The most interesting aspect of the Ham House is its six-bayed main or northern facade. Here, the classical details are rich and numerous. The wall is articulated by four pilasters which support a broad frieze. The order employed is best described as "Carpenters' Tuscan" as the pilasters lack any form of fluting, but are attenuated to a degree that no Roman mason would have stood for. In each of the outer sections contained within the pilaster arrangement are a pair of plain trimmed windows with slipsills. These are double-hung with two-on-two glazing. Centered in the middle section is the entrance with a window above. The door itself is set in a plain trim surround and on either side are pilasters of the same "Carpenters'" order. These support a broad entablature which has unfortunately been mostly covered by a later porch. The porch is gable-roofed and rests on two columns. Where a transom would normally be, the Ham House has a blind panel decorated by a fan-shaped motif with radiating flutes. This same motif is used to enliven the frieze, giving a strong sense of unity to the facade as a whole. The two outer areas defined by the pilasters have three such fans, separated one from the other by brackets. The central area has only two, much broader, fans.

The eaves consist of a boxed cornice supported by the series of brackets.

The western facade is two bays across, with a four-paned window, as on the front, set in each bay on each storey. The wing to the rear has a similar window centered in its western side. The raking trim of the gable is a plain boxed cornice with returns.

The eastern facade is identical to that on the west, except that the eaves have decorative mutules. Each of these rectangular blocks is pierced by a grid of drilled holes to give them a richer, patterned, texture.

The south or rear facade is three bays across. The rear wing, with a small window in its gable and a door below, fills the western bay. To the east are two four-paned windows on the upper storey, and an entrance and four-paned window in the lower storey. The eaves on this facade are much plainer than the front, consisting of only a boxed cornice and frieze.

SCHEDULE "B" to By-Law No. 556/85

PART 1:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Bath in the County of Lennox and Addington and Province of Ontario, and shown as "Mrs. Ham's Block" on the Plan of said Village made by A.B. Perry, P.L.S. in 1809, which said parcel or tract of land may be more particularly described as follows:

PREMISING that all bearings herein are astronomic and are referred to the meridian through the eastern limit of the Township of Ernestown at the Bath Road;

COMMENCING at an iron stake planted at the south-west corner of "Mrs. Ham's Block";

THENCE north 59 degrees and 48 minutes east along a fence marking the southerly limit of said "Mrs. Ham's Block" a distance of 117.3 feet to the westerly limit of Church Street as widened to 50 feet;

THENCE north 27 degrees and 32 minutes west along said westerly limit of Church Street a distance of 72.07 feet to an iron bar planted in the southerly limit of Main Street;

THENCE south 59 degrees and 53 minutes west along the south limit of Main Street a distance of 85.34 feet;

THENCE south 29 degrees and 56 minutes east a distance of 47 feet;

THENCE south 59 degrees and 53 minutes west a distance of 35 feet to a point in the westerly limit of "Mrs. Ham's Block";

THENCE south 29 degrees and 56 minutes east along the west limit of said block a distance of 25.18 feet more or less to the point of commencement. Said parcel is shown outlined in green on a plan of survey of Humphries & Burgham, Ontario Land Surveyors, dated March 20th, 1956, and attached to registered instrument Number 108273.

PART 2:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Bath, in the County of Lennox and Addington, and shown as Mrs. Ham's Block on the Plan of said Village made by A.B. Perry, P.L.S., which said parcel may be more particularly described as follows:

COMMENCING at an iron stake planted at the southwest corner of Mrs. Ham's Block;

THENCE North 59 degrees, 48 minutes east along a fence marking the southerly limit of Mrs. Ham's Block a distance of 117.3 feet to a point, which point is the point of commencement of the herein parcel;

THENCE continuing North 59 degrees, 48 minutes east, 5 feet to a point;

THENCE North 27 degrees, 32 minutes west, 72.07 feet to a point;

THENCE south 59 degrees, 53 minutes west 5 feet to a point;

THENCE south 27 degrees, 32 minutes east, 72.07 feet to the point of commencement.

The Ham House
Main Street, Bath, Ontario

Legal Description: Concession 1, E 1/2 Pt. Lot 10, Broken Front

Construction Date: circa 1825

Original Owner: Peter Ham

Original Use: Residential

Present Owner: Fred and Audrey McCracken

Present Use: Residential (multiple dwelling)

Status of the Building: Urban part of hostile group. One of the threatened buildings.

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Ham House: early photograph



A 1976 photograph