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CORPORATION OF THE TOWN OF DUNDAS

OFFICE OF THE
TOWN CLERK

TOWN HALL, 60 MAIN STREET, P.O. BOX 8584, DUNDAS, ONTARIO L9H 5E7
TELEPHONE: (905) 628-6327 FAX: (905) 628-5077

January 10, 1996.

REGISTERED MAIL

**RECEIVED
IN THE OFFICE**

Ministry of Citizenship, Culture and Recreation,
Heritage Branch,
77 Bloor Street West,
Toronto, Ontario.
M7A 2R9

JAN 12 1996

**CULTURAL PROGRAMS
HERITAGE UNIT**

Re: Notice of Intention to Designate Properties in Dundas
Our File R01

Dear Sir:

Please be advised that for three consecutive Wednesdays beginning January 10, 1996 an ad will be placed in the Dundas Review indicating that the municipality is intending to designate several properties in Dundas under the Ontario Heritage Act.

A copy of the ad is attached to this letter for your information.

You are being notified of intention to designate these properties pursuant to Part IV of the Ontario Heritage Act.

Please be advised that if no objections are received regarding this designation, a By-law will be forwarded to Town Council on February 19, 1996.

Yours very truly,


Ms. Susan L. Steele, A.M.C.T.
Town Clerk.

SLS:brs
Encl.

letters/mincitcul



CORPORATION OF THE TOWN OF DUNDAS

**IN THE MATTER OF THE ONTARIO HERITAGE ACT, CHAPTER 0.18,
R.S.O. 1990, AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTIES KNOWN AS 177, 178, 183, 190, 194, 200, 247 AND 253 HATT
STREET IN THE TOWN OF DUNDAS IN THE PROVINCE OF ONTARIO.**

NOTICE OF INTENTION TO DESIGNATE

**TAKE NOTICE THAT the Council of the Corporation of the Town of Dundas
intends to designate property of historical and architectural value or interest
under the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990.**

PROPERTY PROPOSED FOR DESIGNATION

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 storey 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 storey 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 stoney 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.

178 HATT STREET

REASONS FOR PROPOSED 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 storey 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-storey 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 fireplace 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.

183 HATT STREET

REASONS FOR PROPOSED DESIGNATION

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 in 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.

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-storey 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 part of the house, including the walls, windows, front door, and the lines of the roof, excluding the dormer.

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 storey 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.

196 HATT STREET

REASONS FOR DESIGNATION

HISTORICAL SIGNIFICANCE

196 Hatt Street is the west portion of a double house constructed in 1905 for George Manning. Manning was a moulder who owned several other houses on Hatt Street. Manning resided next door at 194 Hatt while renting out 196 Hatt Street to various tenants over the years, including Alexander Crooks, a liveryman; A. Pearson, a teacher; and Joseph Fitzgerald, a machinist. Following Manning's death in the late 1930's, ownership passed to his son and daughter who continued to rent the unit out. During the 1960's the entire building 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 a half storey brick Victorian townhouse with a side hall pattern typical of this style of house. Although the interior has been duplexed, the exterior of the house has little changed since its construction 90 years ago.

The facade features a projecting frontispiece with gable and returned eaves, which frames one small and two large windows with semi-circular transom topped by decorative brickwork. Each window rests on a stone sill. 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 front doorway and remaining windows are segmental shaped and topped by brick voussoirs. The door also features a single light transom and semi-circular shaped glass. A raised fire wall separates 194 and 196 Hatt.

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.

200 HATT STREET

REASONS FOR PROPOSED 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 storey, 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 Cont'd.

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 two room cottage 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 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 but excluding the siding and angel stone, window openings, front door opening, and the lines of the roof.

253 HATT STREET

REASONS FOR PROPOSED DESIGNATION

HISTORICAL SIGNIFICANCE

This one storey 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 also 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.

Council's consent will not be required for any alteration, maintenance, repair, replacement or improvement of elements of the property unless they affect the reason for designation.

Any person within 30 days of the first publication of this notice may send by registered mail or deliver to the Clerk of the Town of Dundas, notice of his or her objection to the proposed designation together with a statement of the reason for the objection and all relevant facts. If such notice of objection is received, the Council of the Corporation of the Town of Dundas shall refer the matter of the Conservation Review Board for a hearing.

DATED AT THE TOWN OF DUNDAS this 10th day of January, 1996.

Ms. Susan L. Steele, A.M.C.T.
Town Clerk.

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