

Dundas Masonic Hall, 3 Main Street, Dundas

PRELIMINARY BACKGROUND DOCUMENTATION FOR MUNICIPAL HERITAGE REGISTER RECOMMENDATION

Prepared by Ann Gillespie, September 2022, for the Inventory & Research Working Group (IRWG) of the Hamilton Municipal Heritage Committee (HMHC)

Note: Research for this report was presented at the August 22, 2022, meeting of the Inventory & Research Working Group but is still on-going. Any additional validated documentation will be provided to Cultural Heritage Planning Staff, IRWG and HMHC as a supplemental report.

Preliminary Evaluation

Physical/ Design Value

The property at 3 Main Street, Dundas, is a representative example of the Second Empire style, popular for commercial buildings in Canada during the 1870s and characterized by its Mansard roof (usually slate-covered) and Italianate detailing. It is the earliest surviving example of the architectural use of sheet metal (galvanized iron) for decorative exterior elements (in this case, window hoods) in Dundas. Earlier examples may conceivably have existed but have been lost. The building displays a high degree of craftsmanship in the form of its slate Mansard roof and galvanized ironwork. The design of the original building as illustrated by an 1896 photograph possessed a high degree of artistic merit but this has been somewhat compromised by substantial alterations to the first storey to accommodate changes to interior space requirements. The design of the Mansard roof has also suffered from unsympathetic alterations: the removal of the dormer windows from the cupola and the replacement of its original roof slates with asphalt shingles.

Historical/ Associative Value

This building has two important historical associations: first with the original owner, Britton Bath Osler, a prominent local lawyer who gained provincial and national recognition in the 1880s; and second with Valley Lodge #100, one of 580 plus masonic lodges under the jurisdiction of the Grand Lodge of Ancient Free and Accepted Masons of Canada in the Province of Ontario. Valley Lodge had a long-standing association with the building, first as tenants from 1875 to 1945 and thereafter as owners until June 2022 when the property was sold.

Contextual Value

This property is important in defining the character of the area based on the architectural integrity of the upper façade and visual documentation of the building façade as it first appeared, which would provide a strong basis for the restoration of lost features, notably, the slate roofing and windows of the cupola. The building is linked to its surroundings, physically, visually and historically, as part of the surviving mid-to late 19th commercial streetscape of the north side of Main Street.

CURRENT CONDITIONS AND HERITAGE STATUS



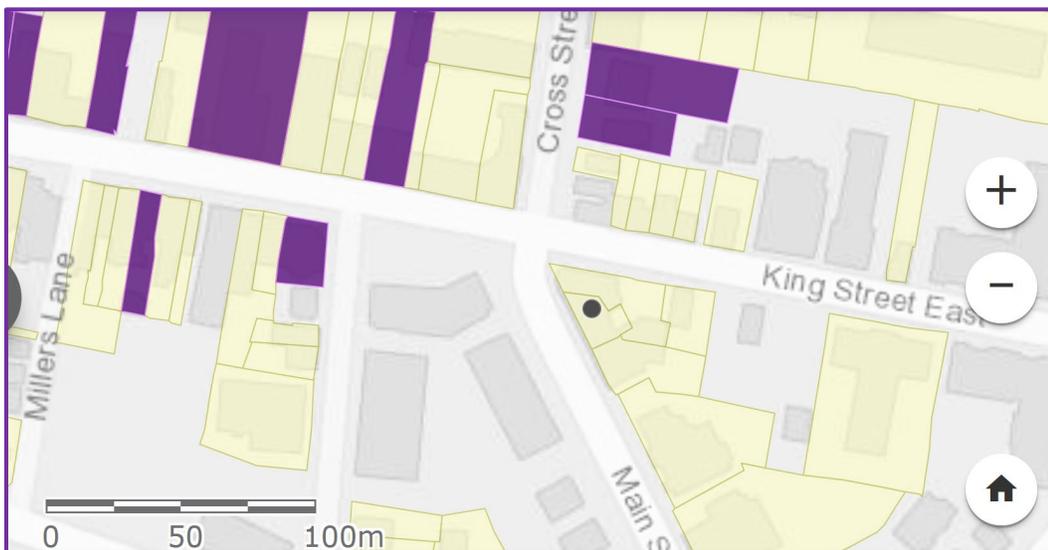
Current Google satellite view of 3 Main Street identified as Valley Lodge #100 A.F. (Ancient Free) & A.M. (Accepted Masons).

The property at 3 Main Street, Dundas, known as the Dundas Masonic Hall or Valley Lodge #100 was put up for sale in early June 2022 by its members due to financial difficulties arising from the 2-year long pandemic and declining membership. On June 17, 2022, it was reported by *Dundas Star News* reporter Craig Campbell that an offer to purchase the property had been accepted on August 13 and that the sale was anticipated to close in late August.

3 Main Street is included on the City's Inventory but has not yet been added to the Municipal Heritage Register. On Monday August 22 the author of this report made a presentation to the HMHC's Inventory & Research Working Group. At this meeting, a recommendation was made to both add the property to the Municipal Heritage Register and the Staff Designation Work Plan under Part IV of the Ontario Heritage Act (long-term strategy).

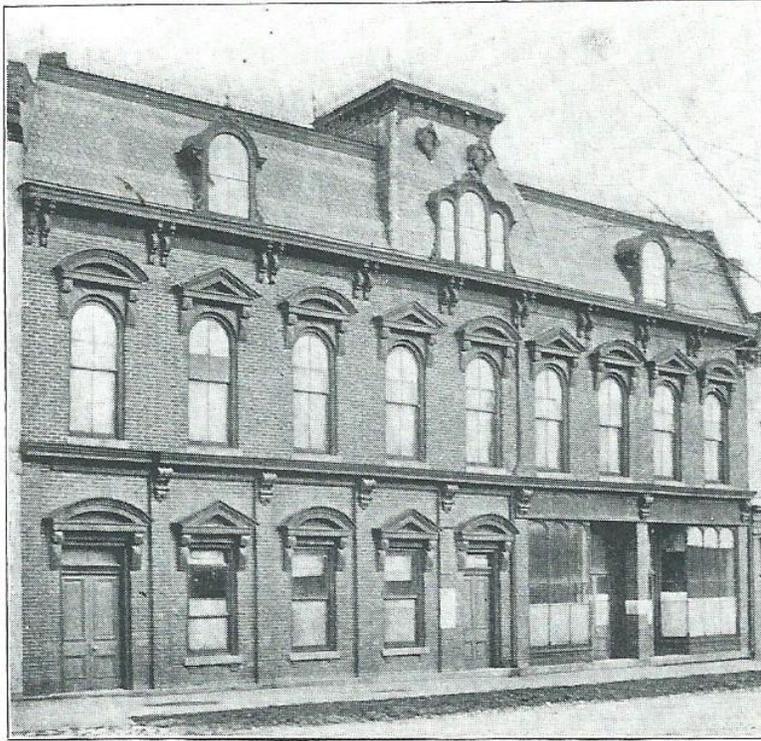


Aerial view of the building showing the Mansard roof face, the cupola and the gently sloping roof from the peak of the Mansard to the rear façade. Brick masonry parapet walls separate this building from the adjacent earlier commercial blocks. (courtesy of Craig Knapman)



Heritage Property Mapping view showing the property at 3 Main Street marked with the black dot. Properties demarcated in pale yellow are inventoried but not yet listed on the Municipal Heritage Register or designated under the Ontario Heritage Act (purple).

ARCHITECTURAL DESCRIPTION



MASONIC BUILDING,
A. F. & A. M.
3 Main Street

Earliest known photograph of the building taken for the 1896 *Picturesque Dundas* publication (see SOURCES).

Original Building (based on the circa 1896 photo)

- BUILT: 1875 or earlier (see Building Chronology)
- ARCHITECT/ BUILDER: not identified (see SOURCES).
- CONSTRUCTION: two-storey brick masonry building with a rubblestone foundation and full basement; projecting cut stone blocks support the brick masonry façade and piers; cut stone window lintels; brick masonry lintels; Mansard roof with a polychromatic slate roof with octagonal slates; wood-carved eave brackets; first and second storey door and window hoods fabricated of galvanized sheet iron (since removed from first floor doorways and windows, likely when both doorways and two storefronts were relocated and the two storefronts removed); cornice above the first storey and decorative brackets on each brick pier also made of galvanized iron.
- STYLE: Second Empire, popular in Canada for commercial and institutional buildings from the 1870s through the 1880s; characteristic features: Mansard roof with steep-pitched face made of slate and dormer windows; roof cresting; bracketed eaves (typically paired brackets); decorative window hoods or surrounds, made of stone or wood and later of galvanized iron shaped to look like a solid material.

- NOTEWORTHY FEATURES: Crowning central cupola with a triple Palladian window with round arches and two round-arched dormers; unusual first storey façade with a central doorway flanked by three windows and a doorway at the north-west end (to the second floor where the masonic hall was located) and two storefronts at the south-east end; original two doorways had transom lights, segmentally-arched hoods, and double panelled wood doors; galvanized-iron window hoods on both storeys had two alternating designs consisting of segmental arches and triangular pediments. NOTE: The galvanized ironwork on this building will be further explained and its importance substantiated in a separate report, with some comparative examples described and illustrated.



Sketch of the façade of Osler's Block, as the building was originally known, from the 1875 *Illustrated Historical Atlas of the County of Wentworth*. A comparison of this sketch with the 1896 photo reveals that the height of the second storey is exaggerated, as are the paired brackets. The shape of the cupola is also distorted.

Existing Building (Appearance since 1996)



Photo by the author of this report, August 2022. See CURRENT PHOTOS for more exterior and interior views.



Sketch published in *Beyond Paradise – Building Dundas, 1793 – 1950* (1996), p. 98.

Alterations made prior to the publication of *Beyond Paradise...*:

- Replacement of the cupola slates with asphalt shingles and the accompanying removal of its windows.
- Relocation and replacement of the two doorways; opening for the doorway in the north bay bricked in.
- Removal of the two storefronts, replaced by a doorway and three windows, with the addition of two brick piers in between to match the other piers (but without brackets).
- Removal of all the original galvanized-iron window and doorway hoods on the first storey; covering of brick lintels with aluminum panels.
- Replacement or covering of the original upper storey windows with wood panels.
- New lower storey windows made to replicate the size, shape, pane configuration of the original one-over-one sash windows with cut stone sills. NOTE: There were originally only three first storey windows. Now there are six all with identical cut stone sills.

Alterations made since the publication of *Beyond Paradise ...*:

- Removal of the brackets of the cupola's cornice and covering of the wood fascia with aluminum.
- Moulded cornice at the peak of the main roof replaced with aluminum panels.
- Replacement or covering of the original upper storey windows with wood panels.
- Wood framing of the two dormers, assumed to have originally been capped with galvanized iron, is now exposed and badly deteriorated.

HISTORY AND HISTORICAL ASSOCIATIONS

NOTE: A masonic lodge is the basic organizational unit of freemasonry. Masonic lodges came to be organized into districts forming part of a Grand Lodge. The building where masonic lodge members meet is known as a masonic temple or hall.

Building Chronology

- 1875 or earlier: erected for Britton Bath Osler, a prominent Dundas-based lawyer (see Historical Associations). NOTE: This web page (https://www.hamiltondistrictmasons.org/hall_detail.php?id=14) on the Hamilton District Masons website asserts that the building was erected in 1875 (based on meeting minutes not available to the author of this report). However, directories for the Town of Dundas going back to 1865 indicate that the Valley Lodge Masonic Hall was located on Main Street at the corner of King (its present location or its former location on the present site of Grafton Square). The publication *Building Paradise...* includes an architectural elevation of the front façade "as it originally appeared in 1874" (quote: p. 97; drawing: p. 99). Stylistically, the 1875 date is the most plausible.
- Late 1875 to early 1876: Valley Lodge #100 moves into the 2nd floor as a tenant and ground floor is occupied by the Desjardins Canal Office (see above web page). Two lower floor tenants are identified on the sketch of the building which appeared in the *1875 Illustrated Historical Atlas of the County of Wentworth, Ont.*: the Mechanics Building & Saving Society, and R. & J. Suter Insurance Agents (p. 59).
- 1875 to 1881: Valley Lodge shared its premises with Hiram Lodge #317, which amalgamated with Valley Lodge in 1881.

- 1886: Purchased by Henry F. Powell, owner of the adjacent corner building known as Powell's Block.
- 1945: Purchased by Valley Lodge from Powell & Co. for \$10,000 and mortgage paid off in 1953. It may be surmised that the alterations to the first storey façade were made soon after the lodge had purchased the building.
- 1946: Opening of banquet hall on the ground floor.
- 1968: Fire at the Central Masonic Temple in Hamilton resulted in its six tenants (known as the "Fire Tenants") moving to Valley Lodge; all but one had moved out by 1976.
- 1985: Karate school became a tenant occupying the banquet hall; survived only a few years and was succeeded by Dundas Valley Antiques.
- 2008: Dundas Valley Antiques moved out; banquet hall reclaimed for the 150th anniversary celebration.
- 2022 (June): Building listed for sale by realtor and Valley Lodge member Craig Knapman and sold the same month.

Chronology – Lodges and Districts in Ontario

- 1782: First lodge in Ontario established at Newark.
- 1792: First Provincial Grand Lodge founded under William Jarvis, Provincial Grand Master.
- 1795: First lodge in Hamilton (Barton Lodge) held its inaugural meeting at Smith's Tavern.
- 1799: Second lodge (Union Lodge) established at Forty Mile Creek (now Grimsby).
- 1844: Sir Allan MacNab named Provincial Grand Master of the 3rd Provincial Grand Lodge of Canada West.
- 1845: Provincial Grand Lodge of Canada West held its first meeting held in Hamilton, the location of the.
- 1855: Grand Lodge of Canada formed in Hamilton; four lodges placed in the Western District – portion of Upper Canada west of Toronto.
- 1856: Western District divided into the Districts of Hamilton and London
- 1858: Formation of Valley Lodge # 100 in Dundas, first located on the site of the former Grafton Block.
- 1923: Number of lodges in the Hamilton District had grown to 31 and the Hamilton District was then split into Hamilton "A" District (16 lodges) and Hamilton "B" District (15 lodges)
- 1972-4: Formation of a third masonic district in the Hamilton area, approved by Grand Lodge in 1974 as Hamilton Masonic Lodge "C".
- 1992: Valley Lodge #100 was incorporated as the Dundas Masonic Hall Inc.
- 2008: Valley Lodge celebrated its sesquicentennial. Over the course of its history, this lodge has held close to 1500 meetings and initiated over 1300 members.

Historical Associations

This building has two important historical associations: first with the original owner, Britton Bath Osler, a prominent lawyer who gained provincial and national recognition in the 1880s; and second with Valley Lodge #100.

Benjamin Britton Osler (1839-1901):

- 1957: Moved with his family to Dundas, where he worked briefly as a bookkeeper.
- 1858-1862: Studied law at the University of Toronto.
- 1862: Called to the bar and set up a successful practice in Dundas.
- 1874: Became clerk of the peace and crown attorney of Wentworth.
- 1876: Moved to Hamilton and was made a provincial QC, then made a federal QC four years later.
- 1880: Became a bencher of the Law Society of Upper Canada.
- 1882: Joined D'Alton McCarthy's law firm in Toronto, subsequently known McCarthy, Osler, Hoskin and Creelman.
- 1885: Became a founding member and first president of the York County Law Association; assisted in the federal prosecution of Louis Riel in Regina.
- 1880s: Became a legal expert in the field of engineering and, as a result, was made an associate of the Canadian Society of Civil Engineers.
- Osler's "great ability as a lawyer was founded on his thorough knowledge of the law, his familiarity with engineering and medicine, and his stamina, but especially on his presence and force of character in the courtroom." (Entry for Britton Bath Osler in the *Dictionary of Canadian Biography*: see Sources.)

Valley Lodge #100:

- one of 580 plus masonic lodges under the jurisdiction of Grand Lodge of Ancient Free and Accepted Masons of Canada in the Province of Ontario.
- one of 15 masonic lodges which now form part of Hamilton Masonic District "C".

SOURCES

Valley Lodge A.F and A.M. 100 G.R.C., 150 Years of Freemasonry: A Sesquicentennial Celebration, 2008.
See excerpted pages (Appendix 'A')

Photograph identified as Masonic Building, A.F. & A.M., *Picturesque Dundas* (Alex F. Pirie, Dundas: 1896); 1972 edition.

Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West (Marcus Smith: 1851); reprinted 1972 by the Dundas Heritage Association

Sketch identified as Osler's Block, Main Street, Dundas, *Illustrated Historical Atlas of the County of Wentworth, Ont.* (Toronto: Page & Smith, 1875), p. 59; 1971 edition published by the Dundas Valley School of Art.

Darrell A. Norris, *Beyond Paradise – Building Dundas 1793-1950* (Dundas Heritage Association: 1996); p. 97 (description of the Masonic Block); p. 98 (circa 1996 sketch); p. 99 (architectural drawing of original façade based on 1896 photo). Editor: Linda Helson; illustrations (including as-found sketches of the buildings): Patricia Peacock-Evans; architectural drawings: Engelbert Dimmers and Justine Murdy.

Biographical Dictionary of Architects in Canada 1800 – 1950: website created by Robert G. Hill and posted in 2009 with updates from 2011 to 2022 (www.dictionarofarchitectsincanada.org)

NOTE: This resource was consulted in hope that it would identify the architect for the Dundas Masonic Hall but there is no entry for this building.

Craig Campbell, "Dundas Masonic Lodge listed for sale at \$1.59 million", *Dundas Star News*, 13 June 2022 (www.thespec.com/local-dundas/news/2022/06/13/dundas-masonic-lodge-listed-for-sale-at-1-59-million.html).

Craig Campbell, "Dundas 147-year old Masonic Lodge building purchase offer accepted", *Dundas Star News*, 17 June 2022 (www.thestar.com/local-dundas/news/2022/06/17/dundas-147-year-old-masonic-lodge-building-purchase-offer-accepted.html).

Craig Campbell, "Downtown Dundas Cornish-style pub to be proposed for former Masonic lodge", *Dundas Star News*, 26 August 2022 (www.thespec.com/local-dundas/news/2022/08/26/downtown-dundas-cornish-style-pub-to-be-proposed-for-former-masonic-lodge.html).

History of the Dundas Masonic Hall: www.hamiltondistrictmasons.org/hall_detail.php?id=14.

History of Valley Lodge #100: www.hamiltondistrictmasons.org/lodge_detail.php?lodge_id=1.

Christina Cameron and Janet Wright, *Second Empire Style in Canadian Architecture* (Canadian Historic Sites: Occasional Papers in Archaeology and History No. 24), illustration 58: Osler Block, 5-7 Main Street, Dundas. 1980 <http://parkscanadahistory.com/series/chs/24/chs24-1u1.htm>

Entry for Britton Bath Osler in the Dictionary of Canadian Biography: www.biographi.ca/en/bio/osler_britton_bath_13E.html.

Dundas Museum & Archives: directory listings for Dundas in City of Hamilton directories from 1865 to 1879.

CONTACTS

Craig Knapman, Valley Lodge member and realtor.

Aaron Smith, Valley Lodge member and co-author of *150 Years of Free Masonry...*

CURRENT PHOTOS – exterior views by the author of this report (AG), June to September 2022; interior views courtesy of Craig Knapman.



Second storey windows have either been removed and replaced by wood sheets or covered up. The brick masonry was at some point painted but this paint layer has been peeling off for some time. AG August 2022



Close-up view of the upper façade showing the galvanized-iron window hoods, paired wood eave brackets, polychromatic roofing slates and one of two badly deteriorated roof dormers. AG August 2022



Closeup view of one of the six identical stone sills and the projecting cut stone blocks of the above grade foundation wall. AG August 2022



Close-up view of the stacked bricks framing the top of the windows and the aluminum now protecting the brick masonry lintels, once obscured and protected by the galvanized-iron window hoods. AG September 2022



Close-up view of one of the galvanized iron brackets mounted to the brick piers below the cornice defining to the top of the first storey. AG September 2022



A section of the rear façade viewed from King Street, showing four round-arched window openings, one bricked in and largely obscured by a shed-roofed addition and three filled in with wood panels.

NOTE: The author of this report has not yet gained access to the interior. All of the following interior photos were taken for the purpose of listing the property for sale and were posted on the realtor.ca website in June 2022. Courtesy of the realtor, Craig Knapman.



The Valley Lodge #100 meeting room occupying most of the second floor.



The banquet hall on the ground floor with an entrance from Main Street flanked by three windows. The interior doorway leads to the library. The kitchen is located behind this room.



Library with doorway opening onto the banquet hall.



Basement area with rubblestone walls looking towards a barrel-vaulted archway (orientation unknown).



Another view of the basement area (orientation unknown).

APPENDIX 'A'

Excerpted Pages from *Valley Lodge A.F and A.M. 100 G.R.C., 150 Years of Freemasonry:
A Sesquicentennial Celebration, 2008.*

The Creation of Valley Lodge A.F. & A.M., No. 100 G.R.C.

The formation of Valley Lodge No. 100 was authorized in a Dispensation dated April 24, 1858. It was signed by M.W. Bro. William Mercer Wilson, Grand Master, Grand Lodge of Canada, as well as the D.D.G.M. and the Grand Secretary. The original document still hangs in the library of the Dundas Masonic Temple.

Under the original Dispensation, the first meeting was held on May 5, 1858 with W. Bro. John King serving as Worshipful Master. The original officers of the Lodge, installed at that first meeting were Bro. William Taylor, SW; Bro. James Donaldson Thomas, JW; Bro. James Findley Smith, SD; Bro. Samuel Rolls, JD; Bro. Luke Ballard, Secretary, and Bro. W. Taylor, Treasurer. (Other officers were installed by proxy).

The Lodge immediately went to work, with three petitions presented at its first meeting. Bro. John Gartshore, Bro. Thomas Davis, and Bro. A.R. Dixon were initiated at the second regular meeting, June 2, 1858, and later that month, the Lodge held its first emergent meeting to initiate a candidate.

At the time of the formation of the lodge, the population of Dundas was 2,710 and the average annual income was around \$200. The initiation fee was \$25 and dues, (which were paid quarterly), were 37 1/2 cents for each regular Lodge night.

The original Charter or Warrant of Constitution, dated July 29, 1858 is still displayed in the Lodge Room. On Dec. 22, 1858 the Grand Master M.W. Bro. William Mercer Wilson was present at an emergent meeting and the Lodge was dedicated to Masonry according to ancient custom, and was proclaimed as Valley Lodge No. 55 by the Grand Secretary. In October 1859, all lodges in the jurisdiction were renumbered and Valley Lodge became No. 100.

In the early days, candidates typically waited outside the Lodge while a ballot was taken, and if favourable, initiated that same night. But rejections were very common with perhaps as many as 50 percent of all applicants rejected.

It was also customary that a candidate had to join the Lodge closest to his home, and the old minute books refer to frequent jurisdictional squabbles between Valley Lodge No. 100, Seymour Lodge No 272, Dufferin Lodge No. 291 and Waterdown Lodge No. 357.

In 1897, Dufferin requested that we waive our jurisdictional rights in regard to Mr. John O'Field who was an applicant for membership in Dufferin. During lengthy discussions, it was shown that Dufferin Lodge had refused to waive jurisdiction for Valley Lodge on three occasions in the past, (and had consented only once).

The original meeting night was Wednesday. This was changed to Friday in 1869 and in 1878, to the Monday night on or before the full moon. In 1901 the present meeting night – the second Monday of the month – was adopted.

In the early years, the Festival of St. John The Evangelist, Dec. 27, and the Festival of St John the Baptist, June 24, were always major events on the Masonic social calendar. According to the original bylaws, officers were required to attend regular meetings marking these events, and the Lodge usually planned social events to coincide with the festivities – ballroom dancing, “hearty” feasts, processions (in full Masonic Dress), and excursions were common from the 1858 into the late 1870s.

By 1880, the event took on more of a religious character, and was typically marked with a Divine Service at one of the local churches.

Union Lodge No. 24

It is interesting to note that Valley Lodge No. 100 was not the first Lodge to meet in Dundas. According to a history lecture given by R.W. Bro. F.A. Latshaw at our 60th Jubilee Celebration in 1918, prior to the institution of Valley Lodge, a Lodge known as Union Lodge No. 24 had been meeting in Dundas, Ancaster and West Flamboro from 1810 until 1824. It was somewhat migratory in its meetings due to the sparseness of settlement in those days. The first master of this Lodge was W. Bro. Abner Everitt, and its first meeting was held in August 1810. The meetings in Dundas were held at the house of Bro. Manuel Overfield, at the corner of Main and Dundas Streets.

The Overfield family were prominent residents of Dundas in its early days. The current site of the Dundas Town Hall was donated by the Overfields. But as it was found difficult to tyle the Lodge in the house of Bro. Overfield, it was decided in December 1812, to change the meeting place to the house of Bro. Edward Peer in the village of Ancaster. The meetings in those days were held in the afternoon.

During the war of 1812, the meetings were not very frequent. In November 1816, Union No. 24 decided to move to West Flamboro to the house of Bro. Rosel Matthews.

In January 1818, the Lodge moved again to Dundas and meetings were held at the house of Bro. Nathan Tomlinson.

At the time, Capt. John Brant, chief of the Six Nations Indians, son of the celebrated Capt. Joseph Brant, was secretary of this Lodge.

In 1821 Union Lodge No. 24 moved back to Ancaster. In 1824 the Lodge laid the corner stone of the St. John's Anglican Church in Ancaster.

There are no records of the Lodge work after 1825, however, R.W. Bro. Latshaw noted that its minute books were in the archives of Grand Lodge, where, (presumably), they remain.

Other District Lodges

In 1871 and again in 1872 resolutions were passed recommending the granting of warrants for new Lodges in the district. These became Seymour Lodge No. 272 in Ancaster and Dufferin Lodge No. 291 in West Flamboro respectively.

In 1874 similar approval was given for the formation of Hiram Lodge No. 317 in Dundas and the use of the Hall and furniture was granted at a rental of \$40 per year.

But Hiram Lodge was short-lived, lasting only seven years. In late 1880 Valley Lodge passed a resolution that stated: "in the interest of Masonry in Dundas it desirable that there should be but one Lodge." Thus, the Lodge struck a committee to investigate amalgamation with Hiram.

In July 1881 Grand Master M.W. Bro. J.A. Henderson delivered an address in which he urged Lodges with concurrent or adjoining jurisdictions to consolidate under the name and number of the Lodge whose charter was first issued.

In 1881 a joint committee from Valley and Hiram Lodges recommended amalgamation and its report was carried unanimously. The minutes of Hiram Lodge No. 317 currently reside in the safe in the basement of Valley Lodge, along with our own.

On June 5, 1889 we unanimously voted to merge with Dufferin Lodge, (at Dufferin's request). The official merger ceremony was scheduled for July 8, 1889. Our minutes for June 24, 1889 say that we received a letter from Dufferin indicating that they were unable to achieve quorum at their last regular meeting, and so they couldn't vote on the motion.

At that point, it was moved (and passed) that the amalgamation be postponed until Aug. 5. However, there is no further mention of the amalgamation in our minutes. It would seem that the proposal was ultimately rejected by Dufferin Lodge.

In 1880 Wentworth Chapter No. 87, Royal Arch Masons applied for use of the Lodge room. They remained in our Hall for 10 years, until April 1890, when they moved out, having run up a considerable debt to Valley Lodge of \$143.24, of which they were only able to pay \$25.

In the early 1950s we had very close fraternal bonds with Dufferin No. 291, in that we held joint annual Divine Services, Ladies' Nights and even shared a joint entertainment fund. The Brethren of Dufferin Lodge have acted as tellers and scrutineers during Valley Lodge elections, nearly since their inception in 1872.

In 1957 a request for a new Lodge in Dundas to be called Meridian

Lodge, (sharing the quarters of Valley Lodge), was approved.

Meridian Lodge No. 687 was instituted Feb. 13, 1957, and began meeting the second Wednesdays of the month. They rented the space at a rate of \$300 per year plus \$10 per emergent meeting. They continued meeting in our Temple for over 20 years, at which point they vacated, apparently for financial reasons.

The Fire Tenants

On Sept. 22, 1968, a special meeting of Trustees, Past Masters and Officers was convened, to discuss the fire which destroyed the Hamilton Masonic Temple on James Street where nearly 15 Hamilton District Lodges had been meeting. It was concluded that Valley Lodge would be able to accommodate four or five of the larger Lodges which had become homeless, and that we would offer them the use of our various Regalia where required. Six Lodges became our tenants at that time, namely, Acacia No. 61, Hamilton No. 562, St. Andrew's No. 593, St. John's No. 40, Temple No. 324 and Strict Observance No. 27.

Three years later in February of 1971, Hugh Murray Lodge No. 602 also applied for tenancy which was granted, leaving Valley Lodge with a grand total of eight tenants, including Meridian No. 687.

The majority of our "Fire Tenants" found more permanent accommodations and had vacated the Dundas Temple by 1976, with the exception of The Lodge of Strict Observance No. 27, who remained for another decade.

For many years, three Lodges in Hamilton District A held their regular meetings on the same night of the month (the second Monday), making it next to impossible for fraternal visits to occur between the Brethren of those Lodges. It was decided in 1956, that since we shifted our meetings annually to the third Monday each October, (due to the Thanksgiving Holiday), it would be the perfect opportunity for the estranged Lodges to re-acquaint themselves. The "Tri-Lodge" meeting was born, and for over 20 years, Valley Lodge No. 100, Hamilton Lodge No. 562 and Hillcrest Lodge No. 594 held an annual fraternal visit in October.

The October meeting was a highly anticipated event, thoroughly enjoyed by all of the Brethren, with a rotating schedule of which Lodge would perform the work of the evening. 1980 marked the end of the long-standing tradition, when the Tri-Lodge meeting was cancelled, due to an alteration in the regular meeting night of Hamilton Lodge. And although fraternal visits with Hillcrest Lodge ceased at that time, it seems our bond with Hamilton Lodge was not shaken, and an annual Fraternal visit between the two Lodges continued right up until April 2001, when, sadly, Hamilton Lodge No. 562 went Dark.



By 1886, Mr. Henry F. Powell had purchased the building from B.B. Osler. Powell operated a grocery store on the corner (now the location of the Thirsty Cactus). In Nov. 1886, he petitioned the lodge and was accepted, becoming Bro. H.F. Powell. In 1945, the Lodge purchased the building from Powell & Co. for \$10,000. In 1953 the mortgage was burned, and the building has belonged to the Lodge ever since.

Meeting Places

The minutes do not specify the location of the original Lodge rooms; however, various other sources lead us to believe they were located across street on the south-west corner of Main and King Streets, now the location of the Dundas Police Station. Originally, the Lodge rented the top floor of Knowles Furniture Store.

By 1862 that building was acquired by Hugh Moore who operated a dry goods store on the first floor. A copy of a lease agreement between Hugh Moore and Valley Lodge No. 100 was found in the archives, dated June 1862, which grants the use of "the third story of the brick building on Main Street in Dundas now used and occupied by the said parties..." for the sum of \$50 per year.

That building was later acquired by Grafton's, a clothing manufacturer, which eventually bought up the entire block. It was demolished in the 1980s to make way for Grafton's Square and the current structure.

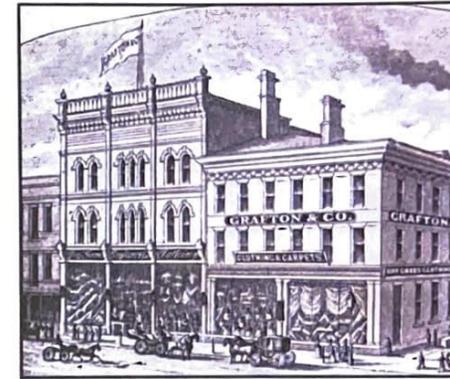
In March 1875 the Lodge called a meeting to discuss the idea of moving into a new building. In May of that year a committee from Valley Lodge and Hiram Lodge met to discuss an offer made by B.B. Osler for his new building, which was being built across the street. The committee reported that they "considered Mr. Osler's offer a liberal one," and recommended the proposition. It was also moved that Valley Lodge and

Hiram Lodge appoint one man each to negotiate the value of Valley's furniture and that Hiram Lodge should pay Valley Lodge half of such valuation, so

Members of Valley Lodge (and visitors) often retired to the Riley House on Main St. for refreshments after meetings. It also hosted many of our early D.D.G.M. visits and banquets.



Valley Lodge No. 100's original meeting place was located across the street on the south-west corner of Main and King Streets in Grafton's Block. (Note: This is the view from Ogilvie and King, hence our lodge rooms would have been to the left).



as to enable both Lodges to go into the new hall on equal footing.

Hence in late-1875 or early-1876 we moved across the street to our present location.

The Roof

Thus began one of the longest standing traditions of Valley Lodge – dealing with a leaky roof. The first complaint about the roof was noted in the minutes of Feb. 19, 1883, when a committee was formed "to wait on the agent of the hall with regard to the roof." At the time, the building was just seven years old.

B.B. Osler, our landlord at the time, wrote us back "allowing Valley Lodge the sum of \$12.50 for damages caused by the leaky roof."

In April 1885, Wentworth Chapter informed us that they would "cease to occupy the Lodge room in September if the roof was not put in a proper state of repair."

By 1886 Henry F. Powell had purchased the building from B.B. Osler. Powell operated a grocery store on the corner (now the location of the Thirsty Cactus). In July 1886, Powell promised to repair the roof and make it watertight. Later that year, he petitioned the Lodge and was accepted, becoming Bro. H.F. Powell.

In late 1875 or early 1876, Valley Lodge No. 100 moved into this new building on Main St. across the street from its previous quarters. The building was built by B.B. Osler. For about a year after we moved in, the ground floor was occupied by the Desjardins Canal Office. F.D. Suter, who was Secretary for the Desjardins Canal Company, carried on an insurance business there in this office many years after that.





BUILT HERITAGE INVENTORY FORM

Address 3 Main Street Community Dundas

Also known as Dundas Masonic Hall / Valley Lodge #100 Legal Description _____

P.I.N. _____ Roll No. _____ Ward 13 Neighbourhood _____

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
 HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
 Year (if known) circa 1875 Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 1/2 2 2 1/2 3 3 1/2 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other galvanized iron Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input checked="" type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____
- Verandah: _____
- Balcony: _____
- Door(s) : _____
- Stairs: _____
- Fire wall: _____
- Sill(s): stone
- Lintel(s): see Windows
- Shutters: _____
- Quoins: _____
- Voussoirs: _____
- Cornice: _____
- Tower/Spire
- Dome
- Finial
- Pilaster
- Capital
- Panel
- Column
- Bargeboard
- Transom
- Side light
- Pediment
- Woodwork
- Date stone
- Cresting
- Eaves: _____
- Verges: _____
- Dormer: _____
- Chimney: _____
- Parapet: _____
- Bay: _____
- Other slate Mansard roof with dormers

Notes: The original facade shown in an 1896 photo featured a triple dormer and two small circular windows on the central cupola and iron roof cresting. There were two storefronts.

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: two adjacent 19th century buildings

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ Setback: Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____
- Structures (e.g. shed, outbuilding): _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by: Ann Gillespie	Date: September 2, 2022	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input checked="" type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early
<input checked="" type="checkbox"/>	The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input checked="" type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input checked="" type="checkbox"/> belief <input checked="" type="checkbox"/> person <input type="checkbox"/> activity <input checked="" type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input checked="" type="checkbox"/>	The property is important in: <input checked="" type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input checked="" type="checkbox"/>	The property is linked to its surroundings: <input checked="" type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input checked="" type="checkbox"/> Significant Built Resource (SBR)</p> <p><input checked="" type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input checked="" type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>
--

<p>Recommendation:</p> <p><input checked="" type="checkbox"/> Add to Designation Work Plan</p> <p><input checked="" type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
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Evaluated by: Ann Gillespie	Date: September 2, 2022
HMHC Advice:	Date
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

LOCAL : NEWS

Downtown Dundas Cornish-style pub to be proposed for former Masonic lodge

Local entrepreneur eyes new use for 147-year-old building at 3 Main St.

 [Set Dundas as My Local news](#)

By **Craig Campbell** Reporter

Fri., Aug. 26, 2022 |  2 min. read

A founder of Dundurn Market, Democracy restaurant and Coffeecology coffee roasters bought the 147-year-old Dundas Masonic Lodge building at 3 Main St. for \$1.65 million, with plans to open a “Cornish-style” pub.

Roger Abbiss of Big Coffee Inc. — which closed the [purchase of the 4,976-square-foot downtown Dundas building](#) on Aug. 22, is co-founder of Mrktbox Inc. which operates Dundurn Market, Ottawa Market and Strathcona Market.

“My wife and I walked the coast in Cornwall several years ago, trekking along rocky paths with crazy beautiful vistas from one small town to another,” Abbiss stated in an email, a day after the sale was registered on title. “After a four to six hour walk, we’d end up at a small town that had at least one remarkable very old, very cool pub full of charm, and great food and drink.”

He said Dundas is becoming a destination for great bars and restaurants, and he hopes to make a positive addition to this ongoing development.

“We feel that the more places there are to go, more people will consider Dundas a destination and the better it is for restaurants, bars and pubs and ultimately all Dundas businesses,” Abbiss said. “Our focus will be on comfortable surroundings, great food, local beers and locally grown, small scale produce and meat products.”

He said the vision will require applications to the City of Hamilton for a change of use and building permit. Abbiss said there is no schedule yet for those applications.

“City-willing, we will be open next September. We are looking for incredible people to join the team,” Abbiss said.

City spokesperson Michelle Shantz confirmed development planning had not received any applications for 3 Main St. as of Tuesday, Aug. 23.

In addition to the markets, coffee roastery and Democracy, Abbiss is a partner in local cafés My Dog Joe in Westdale and Mulberry on James Street North.

After learning 3 Main St. had been listed for sale, the City of Hamilton municipal heritage committee, at its June 10 meeting, added the building to its watchlist of properties undergoing change in ownership or use, but not perceived as immediately threatened.

It is not a designated heritage building, but is included in the city’s buildings of interest inventory.

The building is [connected to lawyer Britton B. Osler](#), brother of Sir William Osler, and the Desjardins Canal offices, in addition to local Masons — who have had their meeting space there for 146 years.

Osler apparently included purpose-built space for the Masons to meet. By 1881, they occupied the entire second floor. The lodge eventually purchased the building in 1943.



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