

Recommendation To Designate 291 King Street West, Dundas

June 24, 2024
Hamilton Municipal Heritage Committee

291 King Street West, Dundas



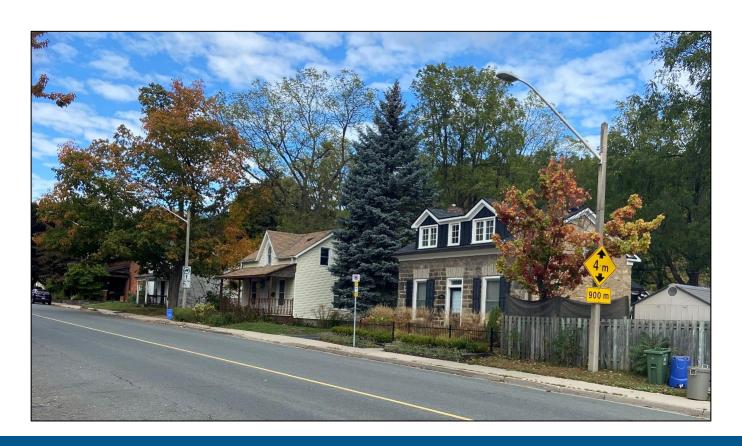




Background

1990s – Property surveyed for potential heritage interest

September 2023 – Staff receive request to designate property





Recommendation for Designation Under Part IV of the OHA

291 King Street West, Dundas

Ontario Regulation 9/06 Criteria (5 of 9)

- Design / Physical (Criteria #1)
- Historical / Associative (Criteria #4,#5)
- Contextual (Criteria #7, #8)

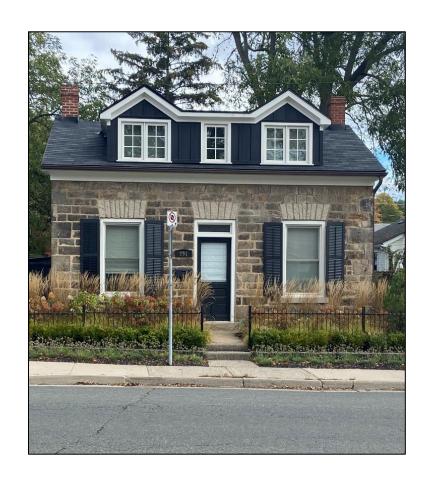




Ontario Regulation 9/06 Criteria

Design / Physical Value

- The property is a representative example of a vernacular stone worker's cottage.
- 2. The property does <u>not</u> display a high degree of craftsmanship or artistic merit.
- 3. The property is <u>not</u> considered to demonstrate a high degree of technical or scientific achievement.





Ontario Regulation 9/06 Criteria



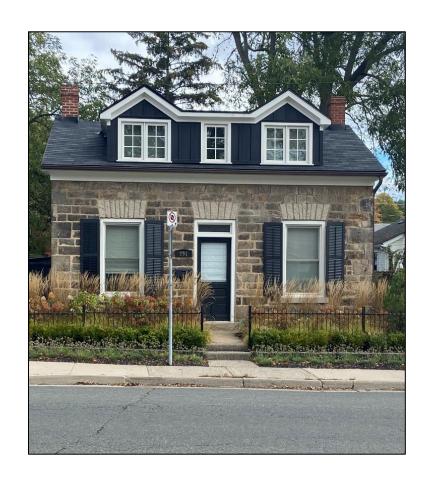




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Ontario Regulation 9/06 Criteria

Historical / Associative Value

- 4. The property has historical value for its direct associations with the settlement of the Town of Dundas, nineteenth-century women's history, notable community figures, and the nineteenth-century immigrant and working community of Dundas.
- 5. The property is considered to have the potential to yield information that contributes to the understanding of a community or culture.
- 6. The property is <u>not</u> considered to demonstrate the work or ideas of an architect, artist, builder, designer or theorist significant to the community.





Ontario Regulation 9/06 Criteria

Town of Dundas vs. Quinn .- This action was brought, as we informed our read ers before, for the purpose of compelling Quinn, the collector of Taxes for the Town of Dundas for a number of years, to make legal returns of his rolls in order that the Town might be put in a proper position with regard to claims for back taxes on property, by having the same registered in due form in the county Treasurer's office, with the marginal notes thereon required by law, setting forth the reasons why such and such taxes were not collected. In order more fully to explain the nature of the case we may state that in the event of the death of the collector, the town would be unable to collect a large portion of such arrears in cases where parties set up a defence that the tenants on their properties had goods to destrain, and that their property could not therefore be held for the same, the officer of the law, having failed to perform his duty in the premises. One or two witnesses were examined, but the ultimatum was that the parties agreed to refer the case to arbitration, the defendant consenting to a verdict for the plaintiffs and \$1,000, subject to the approval of the arbitrators, Messrs. A. F. Begue and A. R. Wardell. Mr. J M. Thornton, the mayor, was chosen a third party.





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Ontario Regulation 9/06 Criteria

Contextual Value

- 7. The property has **historical and contextual value** in its role maintaining the **historic working-class residential character** of downtown Dundas.
- 8. The property is historically and visually linked to its surroundings.
- 9. The property is <u>not</u> considered to be a local landmark.





Statement of Cultural Heritage Value or Interest (Summary)

The property at 291 King Street West, Dundas, is a **representative example** of a vernacular stone worker's cottage.

The property is associated with and has the potential to yield information about the settlement of the Town of Dundas, nineteenth-century women's history, notable community figures including Patrick Quinn and Margaret Conley, and the nineteenth-century immigrant and working community of Dundas.

The property has historical and contextual value in its role maintaining the historic working-class residential character of downtown Dundas, and is visually and historically linked to its surroundings.



Description of Heritage Attributes (Summary)

- Front (south) and side (east and west) elevations of the circa 1849 stone cottage, including its:
 - One-and-one-half storey massing;
 - Side gable roof with flanking brick chimneys and returning eaves;
 - Three-bay symmetrical front façade with central entrance and flanking windows;
 - Even-course cut-stone whirlpool sandstone front façade with corner quoins;
 - Broken-course field stone side elevations;
 - Front entrance with wood door with original doorbell hardware; and,
 - Flat-headed window and door openings with cut-stone voussoirs and stone lug sills.
- Key attributes that embody the contextual value of the property and its role in maintaining the historic residential character of downtown Dundas include its:
 - Location fronting onto King Street West; and
 - Shallow setback from the public right-of-way.





QUESTIONS?



THANK YOU