

## City of Hamilton - Heritage Permit Application Note Sheet

**Address:** 200 Hatt Street, Dundas (Former Thomas Van Noble Home, Part IV)  
**Permit Number:** HP2025-001

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**Owner:** Paul and Fran Spekkens  
**Applicant/Agent:** Same as above

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### Description of proposed alterations:

- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to current cedar roof).

### Reasons for proposed alterations:

- The roof is leaking in several places and requires urgent repair. The owner intends to complete emergency repair work on one side of the gable roof while working toward their Heritage Permit approval, and to complete the remainder of the roof in the spring.
  - The existing cedar shingles are not original to the home and were installed circa 1991.
  - The roof cladding is not identified in the Reasons for Designation, but staff have required a Heritage Permit for this roof cladding replacement since the existing contemporary cedar roof was partially funded by a municipal heritage grant.
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### Documentation submitted with application:

- Heritage Permit application form
  - Photos
  - Quote from Main Street Roofing for Timberline HDZ 50-year shingles
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### Draft Conditions for Consideration:

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| <ul style="list-style-type: none"><li>□ That any minor changes to the plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations.</li></ul> |
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## **Reasons for Designation (By-law No. 4268-96)**

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### 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 1½ story, 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.

### 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.

## Photographs

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Figure 1: Front elevation



Figure 2: South West Elevation



Figure 3: West elevation, back portion of roof to be replaced



Figure 4: West elevation, showing front portion of home and roof

Property for which application is being made  
200 HATT ST

3. Under which part of The Ontario Heritage Act, 1974 is the property designated?  
 Part IV  Part V

4. Have you previously received a Designated Property Grant for this property?  
 Yes  No (If "Yes", give date and amount.) Date \_\_\_\_\_ Amount \_\_\_\_\_

5. Provide a description of the project proposal and cost breakdown. Include details such as materials to be used, sizes, mortar mixes, etc. Enclose all drawings, photos and/or other material necessary for a complete understanding of the proposed work (use additional sheets as required). Please include any available historic photographs.

Description	Cost
- roofing in #1 (blue label) cedar shingle of main house 38 x 15'3" (12 1/2 square) plus starters & ridge	
- removal of old roofing (2 asphalt + 1 original cedar shingle layers) & disposal	
- underlay of asphalt paper, + vents & drip flashing	
	\$5179.60
	inc. tax & permit

Figure 5: Evidence of previous asphalt roof and layers prior to 1992



Figure 6: Existing roof shingle that blew off of home during high winds – shows level of deterioration.



Figure 7: Chosen replacement roof shingle – Timberline HDZ 50-year shingle in Canadian Driftwood