

CONDITIONS & ALTERATIONS REPORT

191 Melville Street Dundas, Ontario

Issued: February 5, 2025

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PREPARED FOR

City of Hamilton
Alissa Golden *MCIP RPP*
Program Lead, Cultural Heritage
Planning and Economic Development

PREPARED BY

Park Eight Inc.
211 King St W, Unit B
Dundas, ON L9H 1V6

OWNERS

Larry & Pamela Tuff
191 Melville st Dundas

1. Introduction

The Heritage Conservation District Community Open House, held on June 14, 2023, recognized the Melville Heritage District as an area of significant historical value, containing properties that reflect the early architectural character of Dundas. The presentation classified properties as either *contributing* or *non-contributing* based on key factors such as architectural style, scale, massing, and materials to determine their heritage value and suitability for conservation.

191 Melville exhibits characteristics of the workers' cottage style (Ref.1, Ref.7). According to the open house presentation, in order for a property to be deemed *contributing* to the historical fabric of the Melville Heritage District it must have retained its heritage integrity and not undergone significant alterations.

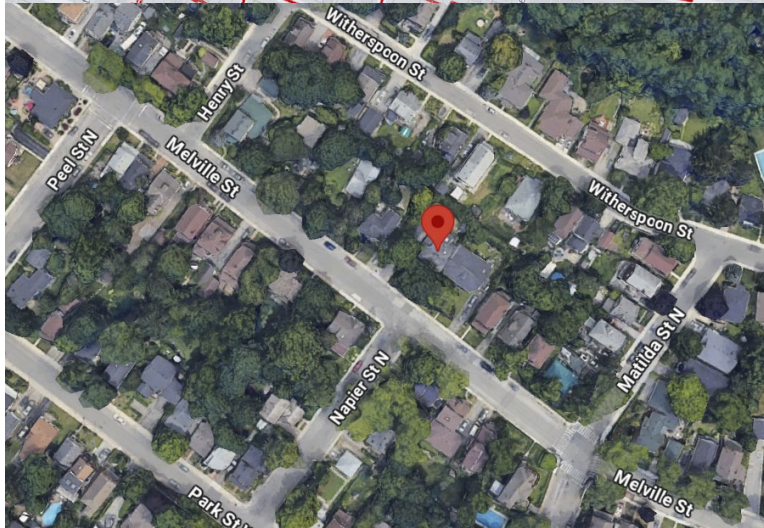
This report seeks to identify the property's heritage attributes and assess their condition. In collaboration with the contractor and property owners we offer this report.

We value the City of Hamilton's Heritage Department expertise and welcome their review and feedback.

2. Site Location & Description



Site is located within Melville Street Heritage Conservation District
source: CofH Zoning Mapper 2024



Site is located between Henry & Matilda St N (6th lot west from Matilda)
source: google maps 2024



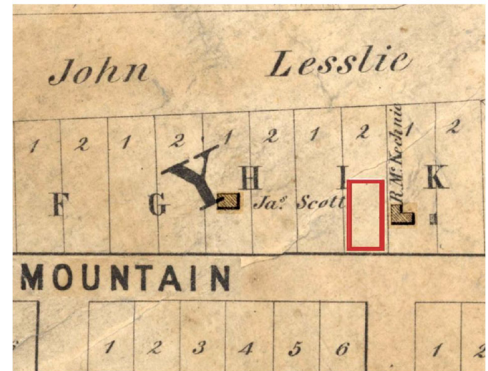
Site has undergone several extensive renovations & additions over the years which is apparent by its mix of non-traditional roof lines. Aerial view facing south east
source: google maps 2025

3. Lot History, Ownership transfers

Lot I 2 (191 Melville) formerly Mountain st. James Scott owned these vacant lots 1851. Lot was subject to severance in 1868 as "south part" ("s pt") as highlighted in red on map to the right.

The newly established 191 Melville was purchased to build its first dwelling in 1868

source: Marcus Smith map Town of Dundas
Historical research credit: Margaret Stowe
(197 Melville) January 2025



Dwelling Construction

1873 - 1-storey **frame house** on stacked field stone foundation and partial basement

1879 – became a **roughcast** house. Roughcast being the premixed slurry of mortar cement with crushed aggregate and washed stone typical of common for small shanty and outbuildings

1931 thru 1943 - the house was **clad with insul bric** RIGHT (Ref.2, Ref.3)

1946 – **insul bric with oil heat** newly decorated
Historical research credit: Margaret Stowe (197 Melville)
January 2025

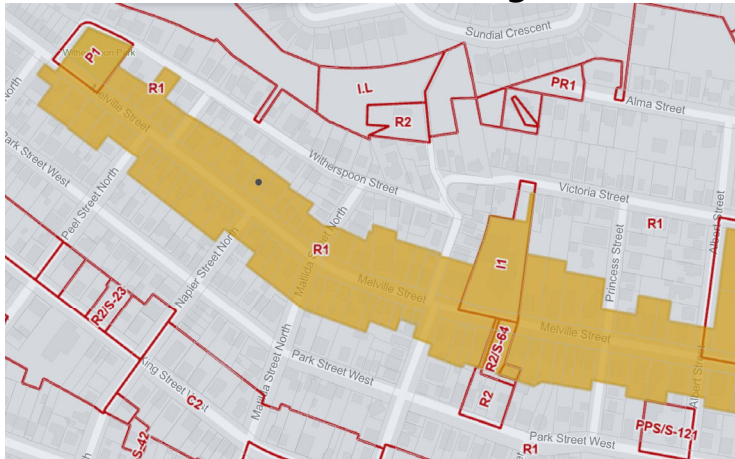


Photo credit: Woolley Family, 1943

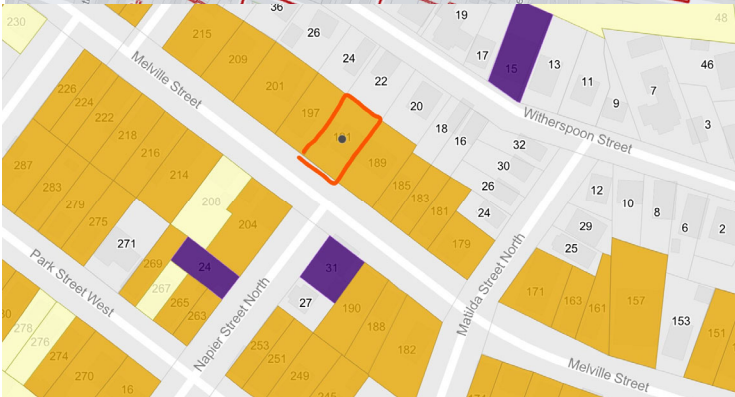


Historical research credit: Margaret Stowe
(197 Melville) January 2025

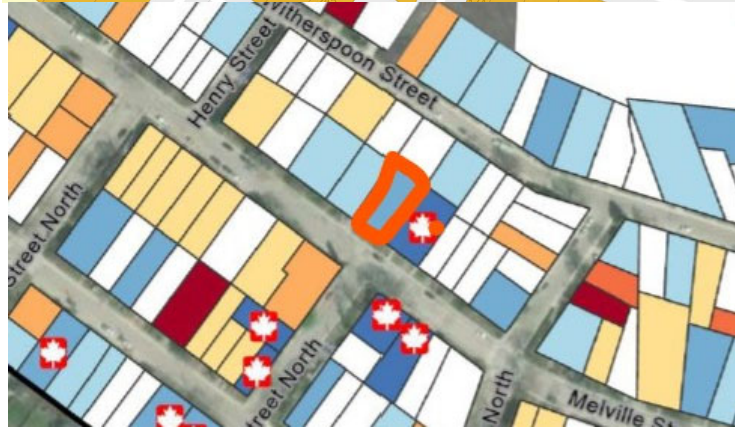
4. Context of Melville Heritage District



Site is located within Melville Street Heritage Conservation District recognized as the Colborne neighborhood
source: CofH Zoning Mapper 2024



City of Hamilton Heritage status is Registered Non-Designated (6th lot west from Matilda) highlighted in red outline LEFT
source: CofH Heritage Mapper 2024



Within this selected study area buildings have been inventoried based on their estimated construction date, style and notable character. During this assessment this site has been identified as circa 1860 to 1879 and workers cottage style as highlighted in orange LEFT (Ref.7)
source: CofH Heritage Community Open House 2023 by CofH in partnership with MHBC planning & urban design Burlington



Determining Contributing and Non-Contributing properties (Ref.7)
source: CofH Heritage Community Open House 2023 by CofH in partnership with MHBC planning & urban design Burlington

5. Site Photos

The following photographs were taken during 2013 which were provided for reference, as well as some more recent photographs taken by the Owner January, 2024



North exterior front elevation including detached accessory building (photo, 2013)



Front entry roof covering (Owner, 2024)



RIGHT North/East exterior front elevation circa 1943. Exterior was previously clad with *roughcast* a cementitious mortar mix with stone texture. At the date of this photo exterior was reclad with Insul-Bric siding on stacked fieldstone foundation. Note the extension of walls beyond existing stone foundation. Two distinctly spaced front facing windows with a central door complete with transom but no sidelights visible
RIGHT Photo credit: Woolley Family, 1943 (Ref.3)



North/East exterior front elevation including detached accessory building (photo, 2013)



Side elevation photos
LEFT photo facing north between bldgs.
RIGHT photo facing south between bldgs.
Note that ex 191 Melville eaves trough is touching neighboring dwelling (Owner, 2024)



South/West exterior elevation
(Owner, 2024)



South/East exterior elevation (2013)

6. Assessment of Existing Conditions

Both Precise Projects a local *general contractor* & Park Eight inc *Structural Engineering & Architecture* each conducted their visual review of 191 Melville during late 2024. Exterior, interior and basement were reviewed.

Historical photographs and local historian research were also referenced to compile this report (Ref.2).

Based on Park Eights review, the house appears to be in fair condition although subject to various extensive renovations. Park Eight condition notes are summarized below.

General context

- Site has undergone multiple significant additions & interior renovations as is apparent by the rooflines and framing visible in the crawl space. Our conservative estimate is that less than 1/3rd of the original building form remains
- The existing dwelling is exceedingly close to the east property line where rooflines are currently overlapping and, in some instances, touching each other. This proximity to adjacent building makes maintenance & repair exceedingly difficult especially considering the generous space on the easternly side

Doors

- No original doors remain in the house

Windows

- No original windows remain in the house. All wood windows were removed and replaced with non-original double hung vinyl windows embellished with added grilles

Exterior cladding & materials

- The existing, non-original painted wood particle board siding is in fair shape overall. Defective conditions observed along bottoms near grade of perimeter see BOTTOM photo
- The existing, non-original pre-finished aluminum capping and trim are in good condition
- The existing, non-original painted wood shutters are in fair condition but not historically significant
- The existing, non-original asphalt shingles are in fair condition showing some granule loss
- The existing, non-original rooflines created by numerous additions over the years have created complex roof geometry that is challenging to maintain and prone to leaf & snow build-up. Additions extend along entire rear and side of house along the west side see TOP photo



Exterior context areal view
source: google maps 2025



North/East exterior front elevation
(photo, 2013)



Front elevation covered roof at entry
(Park Eight, 2024)



Painted particle wood siding with matching painted corner caps being rotted at grade (Park Eight, 2024)

Chimneys

- Two brick chimneys very close to the property line along side elevation.

LEFT is a photo of the neighboring chimney located at 189 Melville touching the eaves trough of 191 Melville

RIGHT ivy-covered chimney at 191 Melville which has been repaired in the past. Note the different brick & mortar textures above roofline. Typically, chimneys would be centrally located to improve heat distribution. Note that this chimney is located on the north east corner



Exterior elevations & materials (Owner, 2024)

Foundation

- The stacked fieldstone foundation partially dug out with dirt floor. Foundation is in poor condition showing deep mortar loss, material delamination and loose stone. Delamination is evident as early as the 1943 historical photo (Ref.3).
- Entirety of home is crawlspace with a small utility basement dug out of the middle comprised of limewash parged stone foundation walls which are experiencing delamination

Columns & piers

- Several different styles of columns are present. This is a sign of unstable building especially how numerous
- The existing, non-original wood columns either show rot from contact with ground or comprised of more modern kiln-dried lumber stacked on the flat
- The stacked brick supports do not appear on footings of any sort
- The metal adjustable jack posts estimated 1950s are numerous and placed on concrete pavers which are not a suitable footing solution. See MIDDLE photo shows 6 columns in a line



Basement & crawl space (Owner, 2024)

Framing

- The existing, non-original floor framing comprise 2/3rd of the basement photos. Note the plywood subfloor pierced by conventional floor cleats which re-confirms additions were non-original and have undergone extensive replacement
- Only a portion of original rough-cut joists remain toward the front of building

Framing cont'd

- The existing, non-original access stair leading down to partial utility basement is comprised of milled wood and not characteristic of the sharp edges & square nails found of rough sawn lumber
- Note the only rough sawn joists are visible at the header leading down stair roughly 1/3rd of visible framing. All floor members beyond are milled modern style remaining 2/3^{ds}



LEFT Basement stair (Owner, 2024)
RIGHT Door Interior (Owner, 2024)

Front entry door & stained glass

- Modern replacement of front door is apparent by the door material & inconsistent moldings at door surround visible from the exterior
Redundancy of 3 exterior lights & awkward placement of the electrical meter directly on the front of the home with heavy conduit. All features illuding to multiple renovations over time aimed for convenience rather than charm.
- Previous historical photos show a transom but no sidelights visible. Note the matching stained glass insert in the modern door is a perfect match to the remaining glass. The stained glass itself with wavy texture, shallow bevels and modern round frame style appears to be non-original. TOP RIGHT



Door exterior (Park Eight, 2024)

Interior

- The existing non-original entry wainscoting & ½ round at floor are not period correct
- The existing non-original doors and trim have been replaced with 6 panel style painted doors and conventional trim
- The existing non-original floor finishes throughout are a mix of wood, carpet & tile
- There are no significant door or trim casings identified



7. Summary of Condition by Heritage Attribute

Heritage Attribute	Condition / Historical value
Front façade balance & symmetry aligns with common workers cottage circa 1873 (Ref.1)	Poor condition / no historical value Although the symmetry has been retained none of the materials such as roof, cladding, windows or trim are historically relevant
Rectangular form of the house	Compromised / no longer original form
Gabled roof	Compromised / no longer original form heavily altered toward north/west during subsequent additions
Exterior cladding	All original roughcast applied to the original frame house was presumably removed as early as 1946 when building was clad with insul bric. Various exterior claddings applied since
Wood windows & wood trim	All wood windows were removed
Front door, stained glass, transom & sidelights	Rough condition subject to significant modifications during renovations. Stained glass features appear replicated and non-original / no historical value
Interior doors & trim	All original doors, trim & casings appear to have been removed

8. Statement of Professional Opinion

The primary goal of any successful heritage project is to understand and appreciate the unique value a property holds for its inhabitants and the surrounding cultural district. While the cultural significance of individual properties can vary based on their history and care, they collectively contribute to the distinct character and charm of a historical district.

A heritage building thrives and reaches its potential when it inspires proud ownership, which in turn fosters diligent stewardship and consistent, appropriate maintenance. However, this particular building has undergone extensive additions and alterations, leaving little of its original workers cottage character. As detailed in Section 5 of this report, significant modifications to the roof, exterior cladding, windows, doors, and interior spaces have resulted in the substantial loss of its defining heritage attributes. Considering its failing stacked stone foundation, we believe the building is not a viable candidate for physical conservation.

Creating a healthy and comfortable building requires a good understanding of historical materials continuous envelope & building science. While achievable in many cases, upgrades to heritage buildings are more challenging due to irregular construction, aged materials, and hidden gaps. Retrofitting must balance modern energy efficiency with preserving historic features, maintaining the building's ability to dry, and preventing moisture issues and damage.

Both Precise Projects (the general contractors) and Park Eight Inc. (the design team) evaluated the feasibility of an in-kind reproduction of the house. While technically possible, this approach was deemed cost-prohibitive and inappropriate, as it would create a misleading representation of historical development. This aligns with the Standards and Guidelines for the Conservation of Historic Places in Canada, which state that 'Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation' (Ref.6). Our professional assessment reflects the building's current condition and acknowledges the challenges of its preservation.

9. Description of proposed development

We are pleased to be working with homeowners Larry and Pam Tuff to realize their dream home. This project, a collaboration between Precise Projects and Park Eight Inc., prioritizes quality, craftsmanship, and design solutions that respect the unique character of the Melville Heritage District. This commitment was evident from the outset, with all team members participating in the initial virtual consultation with City of Hamilton Heritage staff in December 2024.

Rather than a full reconstruction of a non-existent heritage home, we propose drawing inspiration from original architectural elements found on the existing house and within the Melville St. heritage neighborhood. Please refer to attached (Appendix A) proposed preliminary plans. Features such as the welcoming entry with front porch seating area, ship lap siding, brown shake-style roof, windows with divided lites and shutters and gable roofs compliment the charm of the Melville district while accommodating their modern needs.

Attached is an early design concept developed collaboratively by our team, Larry and Pam Tuff, Precise Projects, and Harper Designs. Currently in the Schematic Design phase, this preliminary concept reflects the Tuffs' vision for a home that complements, rather than replicates, the architectural features of their Dundas District community. The goal is a modest home of approximately 2,000 square feet that aligns with the surrounding landscape, heritage context and Dundas community.

To ensure alignment with City expectations, we are sharing these preliminary concepts to determine whether demolition and a new build would be permitted. This would allow us to formalize the design while identifying distinct features to incorporate into the new home. We aim to balance the homeowners' needs with the city's heritage district guidelines and feedback.

We value the insights of heritage conservation professionals and encourage on-site observations. This collaboration would enable us to thoughtfully plan for the salvage of any elements that may carry historical value. Your feedback will be instrumental as we proceed with this project.

10. Resources & Appendices

Ref.1 *Workers Cottage precedent*; <http://www.ontarioarchitecture.com/cottage.htm#RegencyCottage>

Ref.2 *Local Historian research report*

Ref.3 *Historical photo* with 191 Melville in the background; Photo credit: Woolley Family, 1943

Ref.4 *Insul-Bric Siding* (sometimes spelled Insul-Brick) was manufactured in Winnipeg by Building Products Limited, from the mid-1930s to the early 1960s <https://www.mhs.mb.ca/docs/glossary/insulbric.shtml>

Ref.5 *Dating & Documenting Historic Stained Leaded Glass*; National Park Service US Department of the Interior. Heritage Preservation Services. Presentation Brief 33 by Neal A Vogel & Rolf Achilles

Ref.6 *The Standards and Guidelines for the Conservation of Historic Places in Canada*

Ref.7 The Heritage Conservation District Community Open House held June 14th, 2023
Determining *contributing & non contributing* properties Ref Fieldwork Data Maps bottom of page 10

Appendix A

Heritage Plans – 191 Melville st Dundas

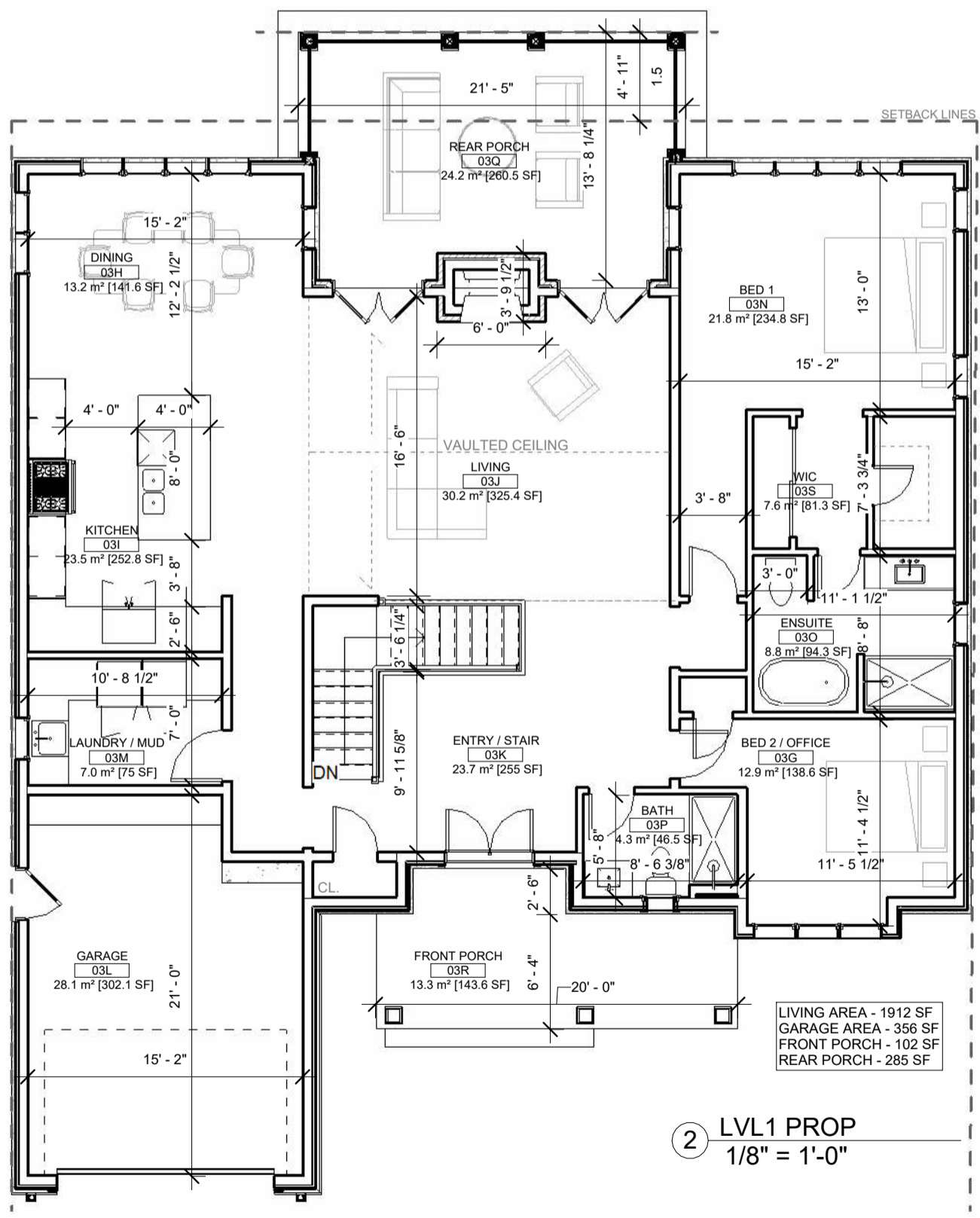
A0.01 Preliminary front elevation and floor plan

A0.01a Site Plan Existing *with ex building outlines dashed*

A0.01b Site Plan Proposed *with proposed building outline dark & existing buildings overlay*

Appendix B

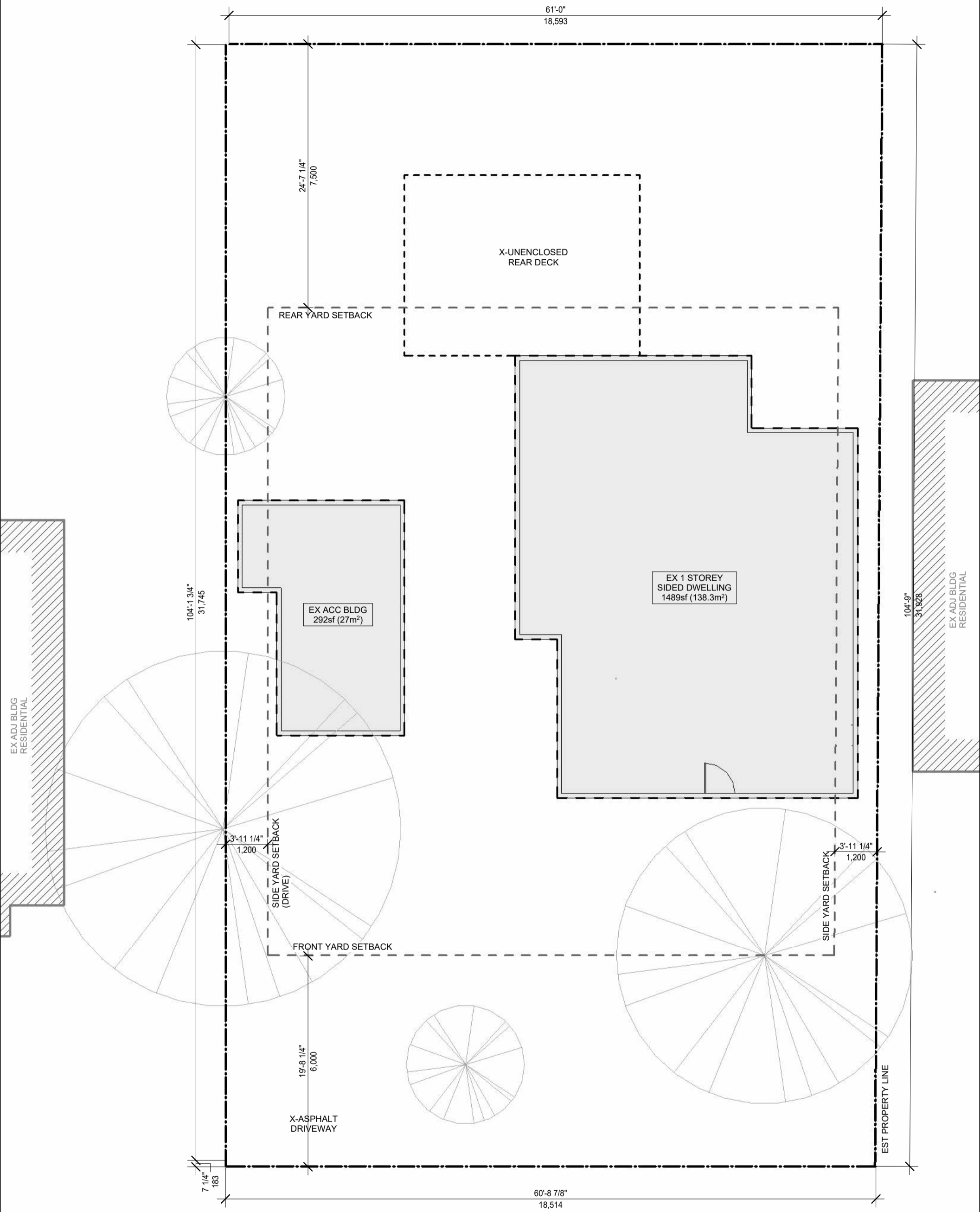
City of Hamilton BY-LAW NO.22-258 *Designate a Portion of Melville Street in Dundas*



TUFF RESIDENCE

191 MELVILLE ST, DUNDAS





MELVILLE ST

©2021 Sheet No.

A0.01a

SITE PLAN EXISTING

Scale: 1:100

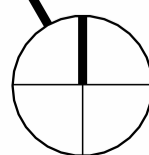
Revisions
Project No. 24053

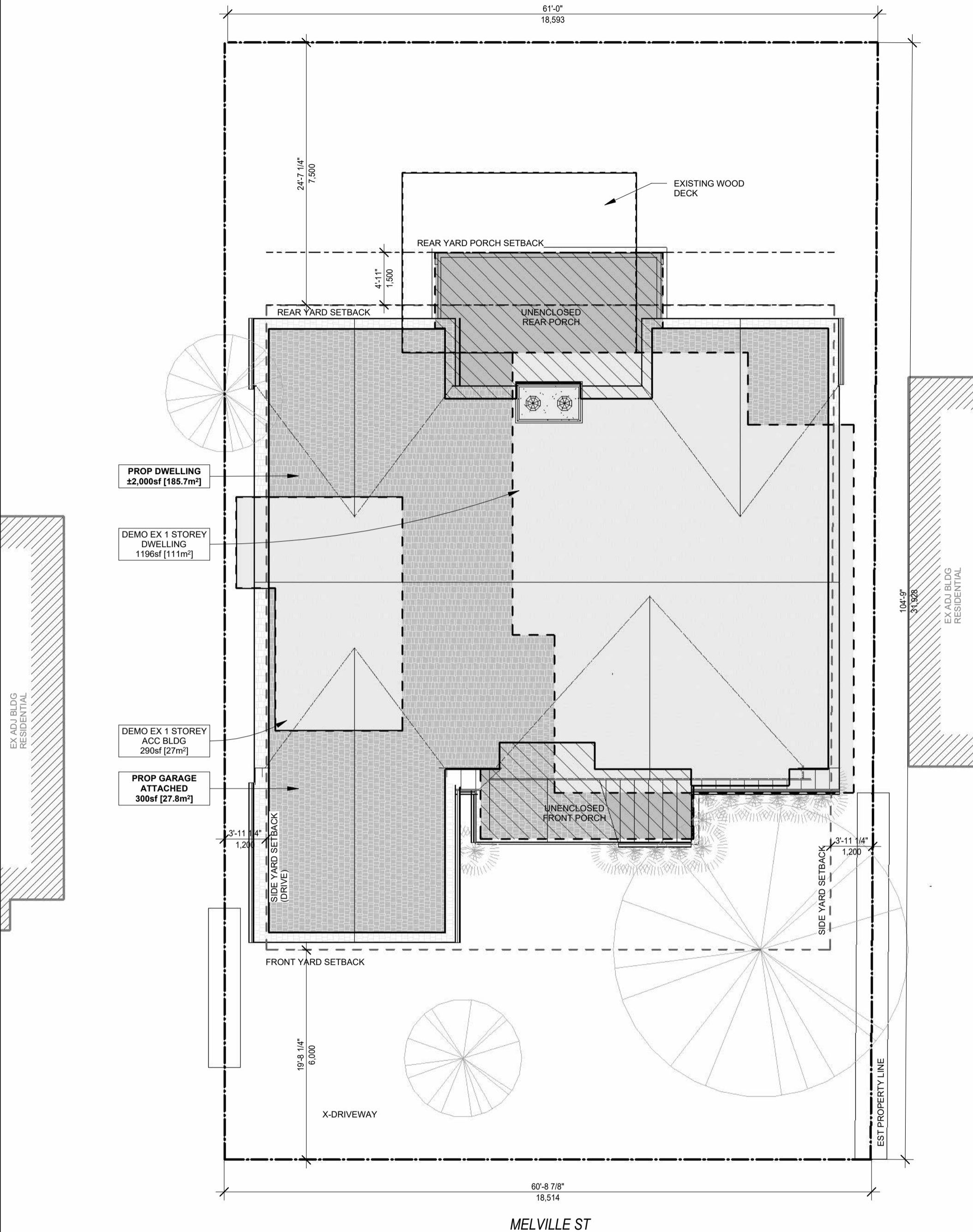
TUFF RESIDENCE

191 MELVILLE ST, DUNDAS

PARK EIGHT
ENG // ARCH

TRUE





PROP DWELLING
±2,000sf [185.7m²]

DEMO EX 1 STOREY
DWELLING
1196sf [111m²]

DEMO EX 1 STOREY
ACC BLDG
290sf [27m²]

PROP GARAGE
ATTACHED
300sf [27.8m²]

Sheet No.

A0.01b

SITE PLAN PROP

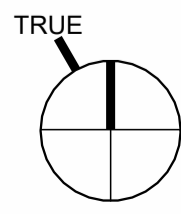
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Revisions
Project No.
24053

TUFF RESIDENCE

191 MELVILLE ST, DUNDAS

PARK EIGHT
ENG // ARCH



Authority: Item 7.5, Motion
CM: September 28, 2022
Ward: 13

Bill No. 258

CITY OF HAMILTON

BY-LAW NO. 22-258

To Designate a Portion of Melville Street in Dundas, from Sydenham Street to Wellington Street North, as a Heritage Conservation District Study Area

WHEREAS Melville Street is an historic streetscape in the community of Dundas, located in the City of Hamilton, consisting of a significant concentration of buildings of cultural heritage value or interest;

AND WHEREAS the eastern portion of Melville Street, from Sydenham Street to Cross Street, was designated as part of the Cross-Melville Heritage Conservation District in 1990 by former Town of Dundas By-law No. 3899-90;

AND WHEREAS the portion of Melville Street from Sydenham Street to Wellington Street North, identified in Schedule "A" attached to this By-law, consists of a collection of pre-1950 buildings of potential heritage value or interest, including three properties individually designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, that may collectively be considered a cultural heritage landscape;

AND WHEREAS the purpose of a heritage conservation district study, as provided for under section 40 of the *Ontario Heritage Act*, is to examine the character and appearance of an area to determine if the area should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district;

AND WHEREAS section 40.1(1) of the *Ontario Heritage Act* provides that, if the council of a municipality undertakes a study of a heritage conservation district, the council may, by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year;

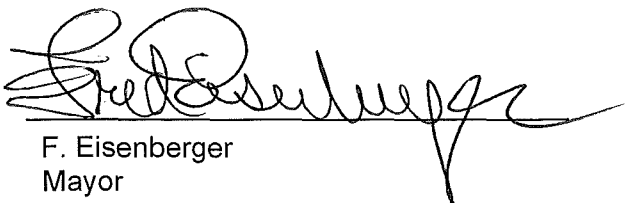
AND WHEREAS section 40.1(2) of the *Ontario Heritage Act* provides that a heritage conservation district study area by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area;

NOW THEREFORE THE COUNCIL OF THE CITY OF HAMILTON ENACTS AS FOLLOWS:

1. The area identified in Schedule "A" attached hereto (the Melville Street Heritage Conservation District Study Area) is designated as a heritage conservation district study area for a period of one year from the date of enactment of this By-law.
2. The City shall undertake a heritage conservation district study of the Melville Street Heritage Conservation District Study Area in accordance with the requirements of section 40(2) of the *Ontario Heritage Act*, for the purpose of examining the character and appearance of the area to determine if the area, or any part of the area should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.

3. The alteration of property and the erection, demolition or removal of buildings or structures within the heritage conservation study area is prohibited with the exception of the following permitted actions:
 - (a) an expansion of such legally existing buildings or structures, to a maximum of 25% of the existing gross floor area;
 - (b) a change to the interior of such legally existing buildings or structures;
 - (c) a change to the façade of such legally existing buildings or structures where that façade does not address a public street or highway;
 - (d) *the reconstruction or replacement of such legally existing buildings or structures which are totally or partially destroyed by fire, accident or natural disaster, provided the building or structure is reconstructed on its original site and the floor area and dimensions are not increased; and*
 - (e) the erection of a new accessory building or structure.
4. This By-law shall be in effect for a period of one year from the date of passage of this By-law.
5. The alteration of property and the erection, demolition or removal of buildings or structures as permitted under building permits issued before the passage of this By-law and located within the study area at 56 Melville Street, 136 Melville Street, 138 Melville Street, 172 Melville Street, 183 Melville Street and 188 Melville Street shall be exempt from this By-law.
6. The City Clerk is hereby authorized and directed:
 - (a) to cause a copy of this By-law to be served upon the owners of all of the properties within the Melville Street Heritage Conservation District Study Area and upon the Ontario Heritage Trust within 30 days of the passage of this By-law, by a method permitted by the *Ontario Heritage Act*; and
 - (b) to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton.

PASSED this 28th day of September, 2022.


F. Eisenberger
Mayor


A. Holland
City Clerk



Schedule "A"

To

By-law No. 22-258

Melville Street Heritage Conservation District Study Area



This is Schedule "A" to By-law No. 22-258
Passed the 28 day of September, 2022

[Signature]
Mayor
[Signature]
Clerk

Schedule "A"

Map forming Part of
By-law No. 22-258

Subject Property
Melville Street Heritage Conservation District Study Area (Dundas)

Scale: N.T.S	File Name/Number: Dundas HCD Study	
Date: September 23, 2022	Planner/Technician: AG/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		