

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES
BY-LAW NUMBER 3129-20**

**BEING A BY-LAW TO AMEND BY-LAW 971-87 FOR THE PURPOSES OF
CORRECTING AND CLARIFYING STATEMENT EXPLAINING THE CULTURAL
HERITAGE VALUE OR INTEREST AND THE DESCRIPTION OF THE HERITAGE
ATTRIBUTES FOR THE FIRST WATSON HOUSE LOCATED AT 45 PIPER STREET
IN THE TOWNSHIP OF NORTH DUMFRIES**

WHEREAS By-law 971-87 was enacted by the Council of the Corporation of the Township of North Dumfries on April 6th, 1987;

AND WHEREAS pursuant to Section 30.1 (1) of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended, the council of a municipality may, by by-law, amend a by-law designating a property made under section 29, and section 29 applies with necessary modifications to an amending by-law as though it were a by-law to designate property under that section;

AND WHEREAS the amendment is to include a statement of cultural heritage value or interest and a description of the heritage attributes as set out in Schedule 'A' to this by-law;

AND WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended has been fulfilled;

AND WHEREAS the Clerk of the Township of North Dumfries has caused notice to be served of intention to amend the aforesaid real property in accordance with the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended;

AND WHEREAS no notice of objection to the proposed amendment has been served on The Corporation of the Township of North Dumfries;

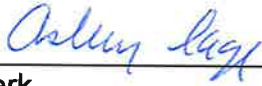
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:

1. **THAT** By-law 971-87 be amended, by replacing the wording in Section 1 in its entirety with, "The property located at 45 Piper Street and legally described as Plan 662 Part Lots 5 and 7 Registered Plan 58R9564 Part 3, North Dumfries (PIN 227170033) is hereby designated to be of cultural heritage value or interest, more particularly described in Schedule 'A' attached hereto."
2. **THAT** By-law 971-87 be amended by deleting Section 2 in its entirety which currently states "Section 33 of The Ontario Heritage Act, R.S.O. 1980 shall apply only to all exterior elevations of the house."
3. **THAT** The municipal solicitor is hereby authorized to cause a copy of this amending by-law to be registered against the property with a civic address of 45 Piper Street, North Dumfries in accordance with the provisions of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended.
4. **THAT** The Clerk is hereby authorized to provide notice of the passing of this by-law in accordance with the provisions of the Ontario Heritage Act R.S.O. 1990, C.0.18, as amended.

READ A FIRST AND SECOND TIME THIS 27th DAY OF JANUARY, 2020.



Mayor



Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JANUARY, 2020.



Mayor



Clerk

SCHEDULE 'A' TO BY-LAW 3129-20

STATEMENT OF CULTUREAL HERITAGE VALUE OR INTEREST

45 Piper Street, Ayr, Township of North Dumfries
Plan 662 Part Lots 5 and 7 Registered Plan 58R9564 Part 3, North Dumfries
(PIN 227170033)

Description

The property located at 45 Piper Street in the Township of North Dumfries is a residential property located in the Community of Ayr. The lands are occupied by a two-storey home built c. 1847, which is known as the First Watson Home.

Statement of Cultural Heritage Value or Interest

The property with a civic address of 45 Piper Street in Ayr has cultural heritage value for its historical associative value and physical design value.

Historical Associative Value

The property has historical associative value.

Robert Wyllie owned the land between 1847 and 1852, and likely built the original house during that time period. John Watson bought one acre of land from Robert Wyllie including the house at 45 Piper Street in 1852. The house was in the Watson family until 1910. Other owners included: the Chase family (1910 - 1920), the Hall family including Ray M. Hall (1920 - 1939); the Wilson family including Dr. G. E. Duff Wilson (1939 - 1992), and Carrie L. and Rodney J. F. Rolleman (1992 - present).

The house is known as the first home of John Watson who founded the Watson Manufacturing Co., when his family moved to Ayr in 1847. At the height of its production in the 19th century, the John Watson Manufacturing Co. was the largest and best equipped agricultural works in Canada, winning gold medals at international exhibitions. John Watson, from 1847 until his death in 1903, was a dominant force in the commercial, political and cultural life of the community. The original company, known as Ayr Agricultural Works, was located on what is now the site of Greenwood Park, adjacent to the property at 45 Piper Street.

Ray Hall was a noted local architect in Galt who is well known for the Art Deco design of the Registry Theatre in Kitchener and eclectic designs of large private residences and commercial buildings. Dr. Wilson served as the county's medical officer of health. Rodney and Carrie Rolleman made significant contributions to the community as business owners and volunteering with community groups. Rodney Rolleman was elected as a Councillor for the Township of North Dumfries in 2014 and again in 2018.

Physical Design Value

The two-storey home built c. 1847 has physical design value. The white clapboard house has been described as colonial in style or neo-classical because of its large columned porch.

The original house was likely built by Robert Wyllie c. 1847 – 1852. An early photograph shows the house consisting of the present north section and a one storey rear addition.

During the Watson tenure (1852 – 1910), in the 1880's the second storey as it exists today, was added to the rear (now the middle section) of the house. In the early 1880's, a small porch was moved from the side door nearest Piper Street to another side door towards the rear. A large open porch was also added in its place nearest to Piper Street. This porch features a flat roof, projecting eaves, small brackets under the soffit, columns with Doric capitals and open railings at both ends.

The Wilson family owned the house from 1939 to 1992. When the Wilsons owned the house, in 1939 they employed Ray Hall to make renovations to the house. In 1939, two gable pediment dormers were added at the north part of the house and the interior was modified for doctor's offices. In the 1950's, they added a family room and second floor sleeping porch at the rear of the house. On cessation of the doctor's practice, the original front door, which faced Piper Street, was replaced with a window and the enclosed porch was removed to the rear side door. The front entrance currently consists of the large open porch on the northeast side of the house. Signature internal touches made by Ray Hall include two fireplaces along the west side of the home, a bookcase internal to the wall on each side of the fireplace closest to the north part of the home, and ceramic tiles in the walls of the family room in the south part of the house.

The original large open porch and enclosed portico have undergone alterations and changed locations over the years. While the house has undergone many alterations, the historical charm and proportion of the original house remain.

Significant exterior features include the original clapboard façade, shuttered six over six windows, one sixteen pane window, an open porch with columns on the eastern façade near the north part of the property, and an enclosed portico on the east façade near the south part of the property.

Heritage Attributes

Exterior Façade of Residential Two Storey Dwelling:

- The complete original exterior of the house (excluding rear addition on the south façade).
 - Original exterior clapboard façade built c. 1847 - 1882.
 - Cross gable roof with batten.
 - Shuttered sash six over six windows with wooden frames.
 - South façade on west side of house: One sixteen pane window.
 - North façade: Two gable pediment dormers.
 - East façade at the north end of the house: Large open porch consisting of a flat roof with dentils, projecting eaves, small brackets under the soffit, columns with Doric capitals, and open railings at both ends. Four pane pine door with glass insert.
 - East façade near the south end of the house: Enclosed portico with carved brackets, a stain glass two vertical pane window, and a four pane Victorian entrance pine door.

Interior of Residential Two Storey Dwelling – First Storey:

- Fireplace along west façade near north end of house including a bookcase internal to the wall on each side of the fireplace.
- Fireplace along west façade near south end of house.