

June 13, 1985.

Re: Report on Designation of The Fortner House, 24 Bargar Street, Welland, Ontario.

Background:

As part of the research conducted by the Welland L.A.C.A.C. during the summer of 1984, with the assistance of students employed under a Canada Summer Works grant, the Fortner House was one of several properties considered for designation. During the past months, discussions have taken place with the present owner, Mr. Emil Rinderlin, concerning the potential of designating his property as historically and architecturally significant. In a letter dated February 11, 1985, Mr. Rinderlin gave his support for Heritage Designation.

Reports:

Attached is a letter from Mr. Rinderlin to the Committee supporting the designation. As well, a report outlining the historical and architectural significance of the subject property is included for your information.

Research:

A title search of the property, back to 1835 was undertaken to determine ownership of the property through the intervening years. As well, extensive research at the Welland Public Library, Welland Historical Museum and Brock University Library was conducted to determine the historical significance of the people involved with the property.

Conclusion:

The research indicates that the property and structure known historically as "The Fortner House" is deemed to have sufficient architectural and historical significance to the City of Welland to be designated as a heritage property. The present owner, Mr. Emil Rinderlin, has undertaken extensive renovations to ensure that as much of the original structure as possible has been maintained. It is a tribute to Welland that Emil and Margaret Rinderlin have taken the time and effort, to preserve at great expense, a bit of Welland's heritage while providing a major attraction in the City.

Re: Report on Designation of The Fortner House, 24 Burgar Street, Welland, Ontario.

The wording as shown on SCHEDULE "A" is recommended to be used as the "Reasons for Designation."

Recommendation:

That the City of Welland approve the processing of the structure and property known as Rinderlins Dining Rooms, located at 24 Burgar Street, for heritage designation pursuant to the provisions of Part IV of the Ontario Heritage Act, R.S.O. 1980, Chapter 337.

SCHEDULE "A"

Rinderlins Dining Rooms, formerly known as The Fortner House - 24 Bugar Street, Welland

Reasons for the Proposed Designation

Thomas Bugar, the first postmaster for the Village of Welland was an owner of the subject property. In 1855, Mr. Bugar had a plan registered dividing his holdings for development purposes. It is presumed that Bugar Street was named after his family name. His son, George H. Bugar, who succeeded his father as postmaster in 1874, and who was active in local politics as an alderman for a total of 19 years between 1871 and 1912, and Mayor in 1893 and 1894, built the original house on the property. Dr. W.E. Bugar, a prominent medical practitioner, began his first practice from this house in 1868 and subsequently purchased the property. It is believed that a major addition to the house took place in 1884 under the direction of Dr. Bugar. In 1889, Nancy Glasgow, the wife of Dr. Sinclair H. Glasgow, purchased the property. Dr. Glasgow was an Alderman in 1891 and Mayor of the Town of Welland in 1895 and 1896. He was also the medical officer of health for Crowland.

The three storey frame structure is an excellent example of the Queen Anne Revival Style, characterized by its asymmetrical composition and whimsical detail which is evident in its turret, window gables, dormers, porches and balconies. This period also delighted in exploiting fine materials in a creative offbeat manner. This is quite obvious in the original interior finishes of fine wood, unusual mouldings, panels and the handsome stairway. Other significant adornments include the spindle tracery offset over the fireplace, the curved glass window and mirror at the front entrance, which at one time allowed a clear southern view down Bugar Street. The unusual half-circle motif of the stair balustrades, which appears to be a fine cherry or mahogany, would be typical of this period.

This property was purchased by Mr. Emil Rinderlin in 1980 and is presently operating as Rinderlins Dining Rooms.

"THE FORTNER HOUSE"
24 Bargar Street
Welland

HISTORY

In 1835, the lands adjacent to what is now the corner of East Main and Bargar Streets was purchased by Thomas Bargar, the first postmaster for the Village of Welland. In 1855, Thomas Bargar had a plan registered, dividing a portion of his holdings for subdivision purposes. Bargar Street, in all likelihood, was named after the Bargar Family. Lots C D and E of Plan 8 were sold to George H. Bargar, the son of Thomas Bargar, in 1859. Based on available records, it is believed that a house was erected on this property in 1859. George Bargar, a carpenter by trade, was very active in local politics. He was an alderman for 19 years between 1871 and 1912. As well, he held the office of Mayor of the Town of Welland in 1893 and 1894. In 1874, he succeeded his father as postmaster.

George Bargar sold his house and property in 1868 to Jonathan S. Chipman. In the same year, a Dr. W.E. Bargar, son of George R.E. Bargar, began his medical practice out of this house. For the next several years, several land transactions took place; many involving legal matters. However, in 1875, the then owner John McDonald, and others, sold the subject property to Mary L. Bargar, the wife of Dr. W.E. Bargar. During the period of ownership, in 1884, a large addition was made to the original house.

In 1888, a prominent citizen, Dr. Sinclair H. Glasgow, married Nancy Fortner. Nancy had two daughters by a previous marriage, Gertrude Maude and Theo. The following year, Nancy C. Glasgow purchased the subject property.

As well as being the medical officer of health for Crowland, Dr. Glasgow was an Alderman for the Town of Welland in 1891 and Mayor in 1895 and 1896.

In 1922, the property which was to become known as the "Fortner House" came under the ownership of the two Fortner sisters. The last sister, Gertrude Maude, died in 1970. Subsequently, the original furnishings were auctioned off and the property put up for sale.

During the next decade, there were several owners and uses made of the property. In 1980, Emil Rinderlin purchased the property, renovated the house and in 1981 opened up Rinderlins Dining Rooms. The house has become a well preserved landmark in the City of Welland.

ARCHITECTURAL SIGNIFICANCE

The original house, believed to be constructed in 1859, was not as large or of the same architectural style as it is now. The three storey frame structure is an excellent example of the Queen Anne Revival Style, probably the result of a major addition constructed in 1884. This style was the result of a design period which revolted at the rigid rules of classical architecture. The house is characteristic of the Queen Anne Revival Style by its asymmetrical composition and whimsical detail which is evident in its turret, window gables, dormers, porches and balconies.

This period also delighted in exploiting fine materials in a creative offbeat manner. This is quite obvious in the original interior finishes of fine wood, unusual mouldings, panels and the handsome stairway. Other significant adornments include the spindle tracery offset over the fireplace, the curved glass window and mirror at the front entrance, which at one time allowed a clear southern view down Burgar Street. The unusual half-circle motif of the stair balustrades, which appears to be a fine cherry or mahogany, would be typical of this period.

REPORT ON

"RINDERLIN'S DINING ROOM BUILDING"

June 18, 1985

The "Rinderlin's Dining Room" building at 24 Bugar Street should be designated as a "Heritage Building" because of the unique architectural character and historical significance of the structure.

It was originally constructed in approximately 1859, by the first postmaster in the village of Welland, Thomas Bugar and his son, and later became the home of one of Welland's earliest medical practitioners, Dr. William Bugar. It was also the residence of Dr. Glasgow, who served as mayor of the city of Welland in 1895. Dr. Glasgow's two step daughters the "Fortner" sisters resided and maintained the original status of the structure for many years.

The three storey frame structure is an excellent example of Queen Anne Revival Style characterized by it's assymetrical composition, and whimsical detail as evident in it's turret, window gables, dormers, porches and balconies.

...

The original interior finishes of fine wood, unusual mouldings and panels, as well as the handsome stairway, merit designation. "Queen Anne Revival" was a design period which revolted at the rigid rules of classical rigidity and delighted in exploiting fine materials in a creative offbeat manner. This is quite obvious in the spindle tracery offset over the fireplace, the curved glass and mirror at the front entrance to allow a clear view south on Bugar Street and the stone lions flanking the front entrance. The unusual half circle motif of the stair balustrades of what appears to be a fine cherry or mahogany would be typical of this period.

Louis S. Macie Architect

Fortner House 24 Burgar Street

BUILT: 1855

USES: Original - residential
Present - residential/commercial

11. Massing unit - single detached
12. Plan - irregular (rectangular, short facade)
13. Wings - none
14. Building Dimensions - $14 \times 22 = 308m^2$
15. Storeys - two & a half (THREE)
16. Number of bays - six (first floor)
17. Basement - unknown
20. Exterior wood - clapboard
21. Exterior stone shape - none
23. Exterior brick bond - none
28. Additional exterior material - none
30. Bearing wall - undetermined
31. Wall design detail - corner board, decorative shingle
32. Roof type - medium gable
33. Roof special shape - offset gable, additional gable (not on facade)
34. Roof material - asphalt shingle
35. Roof trim eaves - plain fascia, plain soffit, plain frieze, brackets
36. Eaves material - wood
37. Roof trim verges - plain fascia, plain soffit, plain frieze
38. Verges material - wood
42. Dormer type - none
43. Chimney location (S-S) - offset left , offset right
44. Chimney location (F-R) - offset front
45. Chimney material - brick
46. Chimney massing - single
47. Roof trim special - spire
48. Window location - first floor or ground floor
49. Window shape - flat
50. Window trim (head) - plain flat
51. Window trim (sides) - plain
52. Window trim (material) - wood
53. Window sill - plain lug sill
54. Window sill material - wood
57. Number of sashes - two
58. Window opening mechanism - double hung
59. Window specials - quarter round (two-semi-circular)
61. Door location - centre
62. Door open shape - flat
63. Door trim (head) - plain flat
64. Door trim (sides) - plain
65. Door trim (material) - wood
66. Door trim in head - plain
67. Door trim in sides - plain

70. Door special - carved or decorated, contains glass
71. Stair location - first or ground floor
72. Stair direction - straight
73. Porch type - open verandah
74. Porch special - columns
75. Porch material - wood
76. Porch height - first storey
78. Property features - none

BUILDING EVALUATION SHEET

Name FORTNER HOUSE
 Location 24 BURGAR ST.
 Reference Number _____

A ARCHITECTURE

1 Style <u>QUEEN ANNE REVIVAL</u>	E	VG	G	F/P
2 Construction <u>FIRST EXAMPLE OF QUEEN ANNE STYLE IN WELLAND</u>	E	VG	G	F/P
3 Age <u>C. 1855</u>	E	VG	G	F/P
4 Architect _____	E	VG	G	F/P
5 Design <u>VERY HANDSOME EXTERIOR - CIRCULAR TURRET</u>	E	VG	G	F/P
6 Interior <u>MUCH RENOVATION - SOME ORIGINAL WORK EVIDENT - FINE WOOD STAIRCASE</u>	E	VG	G	F/P

B HISTORY

7 Person <u>ONE OF FIRST FAMILIES IN TOWN BUILT ^{BY} FIRST DOCTOR</u>	E	VG	G	F/P
8 Event _____	E	VG	G	F/P
9 Context <u>ONE OF THE EARLIEST SURVIVING MANSIONS IN TOWN</u>	E	VG	G	F/P

C ENVIRONMENT

10 Continuity <u>MIXED AREA - MANY OLD HOMES CONVERTED TO OFFICES - COMMERCIAL BUILDINGS</u>	E	VG	G	F/P
11 Setting <u>COMPATIBLE</u>	E	VG	G	F/P
12 Landmark <u>CONSPICUOUS CENTRAL LOCATION</u>	E	VG	G	F/P

D USABILITY

13 Compatibility <u>RESIDENTIAL PERMITTED</u>	E	VG	G	F/P
14 Adaptability <u>COMMERCIAL/MERCENTILE</u>	E	VG	G	F/P
15 Public _____	E	VG	G	F/P
16 Services <u>SOME PARKING AVAILABLE</u>	E	VG	G	F/P
17 Cost _____	E	VG	G	F/P

E INTEGRITY

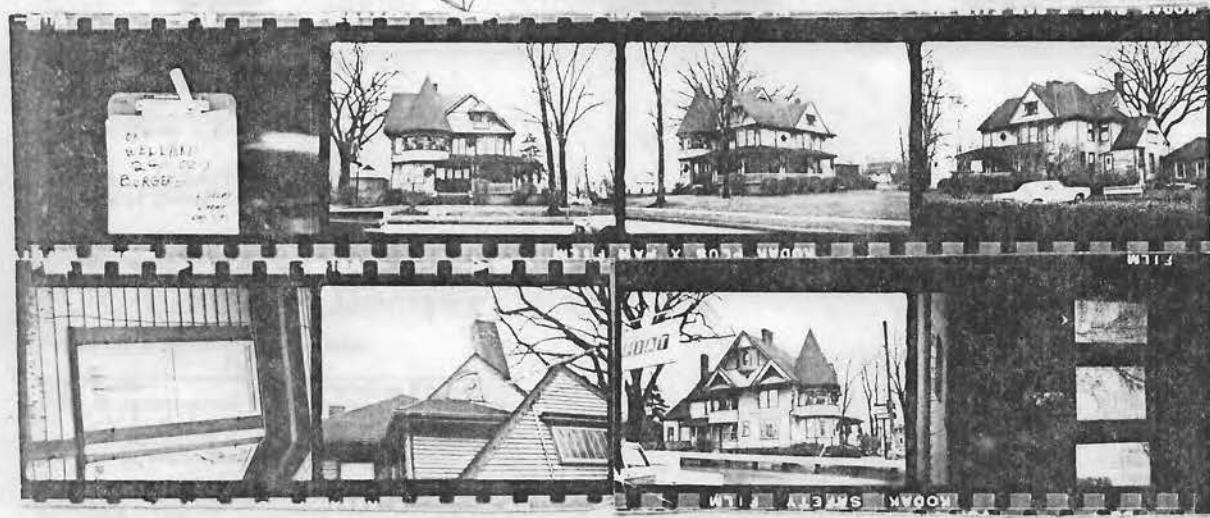
18 Site <u>ORIGINAL</u>	E	VG	G	F/P
19 Alterations <u>EXTERIOR INTACT - BUT RESTORED INTERIOR ALTERED</u>	E	VG	G	F/P
20 Condition <u>WELL MAINTAINED</u>	E	VG	G	F/P

Evaluated by <u>MURRAY CAMP</u>	Date _____
Recommendation <u>DESIGNATION SHOULD BE SERIOUSLY CONSIDERED</u>	Date _____
Reviewed by _____	Date _____
Comments _____	
Approved by _____	Date _____
Comments _____	

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h Photos Below
 xer les photos ci-dessous

Exterior Recording
 Credit Canadian Inventory of
 Historic Building, Parks Canada
 Description de L'Architecture
 Extérieure
 Créditez L'inventaire des
 Batiments Historiques du Canada
 Parcs Canada



C. I. H. B.
PHASE II
 (Over - Voir au verso)

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