

Preliminary Heritage Evaluations

296 Dundas Street East, Flamborough (circa 1910)



Roll Number: 251830333011000

Classification: Character-Supporting Resource

Design Value: The property is representative of a vernacular bungalow dwelling including the one-and-one-half storey massing, low-pitched side gable roof and paired front dormers.

Historical Value: The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture. The property may be associated with a potentially significant person (George Allison). The 1903 Imperial Atlas shows this lot belonging to George Allison and the structure, formerly a dwelling, is believed to have been constructed shortly afterward in 1910.

Contextual Value: The property is important in supporting the historic character of the area. The early twentieth century single-detached building contributes to the early residential character at the west end of Dundas Street in the Village of Waterdown. The property is visually and historically linked to its surroundings.

362 Dundas Street East, Flamborough (circa 1890)



Roll Number: 251830331003400

Classification: Character-Supporting Resource

Design Value: The property is reflective of a vernacular bungalow from the early twentieth century, including the one-and-one-half storey massing, side gable roof with window below, long front shed roofed dormer and covered front porch. The dwelling is believed to have been constructed in 1890 and the layout of the first floor may reflect an early Regency Cottage design, including the central entrance with sidelights and flanking six-over-six windows with sidelights. Further research is required to substantiate when the home was built and how its design has changed over time.

Historical Value: The property is comprised of part of Lot 8 of Block 21 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property is believed to have been constructed in 1890. The property may be associated with a potentially significant family and organization in the history of the village (George Copp, George Copp and Sons). According to the local business directory the building houses the George Copp and Sons Backhow Service Limited. George Copp (1870-1955) and Wallace "Mickey" Rockett are regarded as the major builders in Waterdown during the first half of the twentieth century and are believed to have constructed a number of homes in Vinegar Hill, including 357, 359 and 360 Dundas Street East. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property is important in supporting the character of the area. The circa 1890 dwelling helps support the historic character of the area known as Vinegar Hill, consisting of late nineteenth and early twentieth century dwellings. The property, although modified, is visually and historically linked to its surroundings. Located on the south side of Dundas Street, the property helps support the historic character of the street as you travel through Vinegar Hill and out of the historic Village of Waterdown to the east. The property is comprised of part of the closed road allowance known as James Street that was intended to connect Dundas Street to George Street (formerly Back Street).

30 Elgin Street, Flamborough (circa 1952)



Roll Number: 251830336012000

Classification: Character-Supporting Resource

Design Value: The property is reflective of a vernacular post-war cottage, including the one and a half storey massing, high side gable roof with flush verges, side chimney and flat-headed window openings. The house was formerly clad in horizontal siding, which was replaced with board and batten siding circa 2013. The original 1952 rear (side) detached gable roofed garage also remains.

Historical Value: The property is part of the McMonnies and Stocks Survey and is comprised of Lot 1 of Block 7 of the survey, as shown in the 1903 Tyrrell Atlas map of Waterdown. The property is a residential infill development from 1952.

Contextual Value: The property is important in supporting the character of the area. The single detached 1952 vernacular post-war cottage helps support the historic character of Victoria Street, a historic transportation corridor in the Village, consisting of late nineteenth and early twentieth century dwellings. The property is comprised of part of Lot 1 of Block 7 of the McMonnies and Stocks Survey, one of the earliest surveys in the Village, and is consistent with the original lotting pattern and sizing of approximately 66 feet wide by 145 feet deep.

19 Flamboro Street, Flamborough (circa 1930) (former Carson Construction building)



Roll Number: 251830331067600

Classification: Character-Supporting Resource

Design Value: The property is a representative example of a vernacular utilitarian commercial building constructed in the early twentieth century. The concrete-block building was constructed circa 1930 with a red brick facade. The building has since been clad in stucco.

Historical Value: The property is comprised of parts of Lots 1, 10 and 11 of Block 46 as described in Plan 355, which is part of Griffin's early survey of village lots first drawn by surveyor Henry Winter in 1854. The property has historical associations with a significant family (Carson) and organization (Carson Construction) in the village's history. Carson Construction was in business for over 80 years (1903 to 1987) and was responsible for highway construction in northern Ontario and runway construction at the Mount Hope and Toronto airports for the Federal government in the 1940s and 1950s. This property was comprised of the company's equipment yard while the Carson home was located across the street. Frederick Carson had his office on the ground floor of the family home at 44 Main Street South, which was accessed by the covered Barton Street entrance. This building appears to have been built by the Carsons circa 1930. The building currently houses an auto service business. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property helps support the character of the area. The property is functionally, visually and historically linked to its surroundings, located on east side of Flamboro Street at the corner of Flamboro and Barton Street with entrances fronting onto both streets. The circa 1930 vernacular commercial building helps support the historic character the Village of Waterdown, which primarily consists of late nineteenth and early twentieth century buildings.

280 Mill Street South, Flamborough (circa 1946)



Roll Number: 251830331050800

Classification: Character-Supporting Resource

Design Value: The property is a representative example of a vernacular post-war cottage influenced by the Period Revival style of architecture, including the one-and-one-half storey massing, side gable roof with flush verges, flanking front gable roofed dormers, side brick chimney, flat-headed window openings with ornamental shutters and central front entrance with sidelights and Colonial Revival influenced surround.

Historical Value: The property is part of what was historically the Smokey Hollow mill site. Further research on this property has the potential to yield information that contributes to an understanding of the Village's history.

Contextual Value: The property is important in supporting the character of the area. The vernacular post-war Period Revival cottage helps support the historic character of village, primarily consisting of late nineteenth and early twentieth century dwellings. The property is visually and historically linked to its surroundings, located on the west side of Mill Street South, a historic transportation corridor in the village, in what was historically part of the Smokey Hollow mill site.