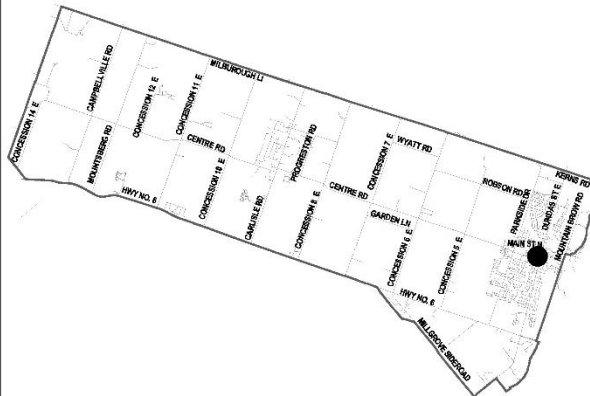


● Site Location



Key Map - Ward 15

## Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:  
289 Dundas St E

Date:  
August 9, 2021

Scale:  
N.T.S.

Planner/Technician:  
AG/NB

### Subject Property



289 Dundas Street East, Flamborough  
(Ward 15)

**289 Dundas Street East, Flamborough (Waterdown)**



**Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes**

**Description of Property**

The 0.5-acre property at 289 Dundas Street East is comprised of a two-storey single-detached brick building located on the north side of Dundas Street East near the northeast corner of Dundas Street and Hamilton Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

**Statement of Cultural Heritage Value or Interest**

The property located at 289 Dundas Street East, known as the Smith-Carson House, is comprised of a two-storey brick dwelling constructed circa 1885. The historical value of the property lies in its association with three prominent families in Waterdown, the Cummer family, the Smith family and the Carson family. Lockman A. Cummer (1827-1907) made significant contributions to the village's industrial development operating every type of mill at most of the mill sites, operating a sawmill and flour mill at Smokey Hollow, and building row houses for mill workers. It is believed that the Cummer family built the dwelling located at 289 Dundas Street East following the purchase of the property in 1883 by Flora (Green) Cummer, Lockman's wife. The property is also associated with prominent Waterdown resident Richard "Dick" Smith (died 1960). Smith, who owned the property from 1898 until his death, was the Reeve of Waterdown from 1920-1924 and 1932-1943 and ran the largest market garden in the area, located behind Cedar Street north of this residence. The property also has direct association with the Carson family and their significant Waterdown business, Fred Carson and Sons who installed the first waterworks in Waterdown and aided the Department of

Defence in paving airport runways during the Second World War. In 1959, Cecil Carson was granted the subject property by the estate of Richard Smith. The property continues to be owned by the Carson family today creating a legacy of over 50 years.

The cultural heritage value of the property also lies in its design value as a representative example of a vernacular dwelling influenced by the Queen Anne architectural style, demonstrated by the red brick construction; hip roof punctuated by multiple gables, a chimney and a front tower; decorative bargeboard; ornately-decorated, covered front porch; and use of a variety of materials and textures, including brick, wood and stone. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard and treillage on the front porch, the stone detailing on the voussoirs and keystones and the dichromatic brickwork.

The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Smith-Carson House is physically, functionally, visually and historically linked to its surroundings, located on the north side of Dundas Street near the northeast corner of Dundas Street and Hamilton Street. The property is also a local landmark, with its tower and mature trees marking the transition into the historic downtown core of Waterdown from the modern commercial area to the west.

### **Description of Heritage Attributes**

Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-storey brick building, including its:
  - Rectangular footprint with a truncated hip roof punctuated by projecting bays on the front (south) and side facades, a front tower and chimneys;
  - Two-and-a-half-storey front tower with a:
    - High hip roof clad in cedar shingles with a boxed cornice with decorative brackets, panels and trim, a decorated hooded dormer and an ornate finial;
    - Semi-circular second-storey window with a decorated wood transom and paired flat-headed hung wood windows below; and
    - A ground floor front entrance with a wood double door with moulded panels and a transom.
  - Projecting high-pitched gables on the south, west and north facades with boxed cornices and decorative bargeboard;
  - Projecting two-storey side (east) bay with a hip roof, projecting eaves, boxed cornice and decorative brackets;
  - Single brick front chimney offset to the west side;
  - Single brick rear chimney on the east side with dichromatic brick and corbelling;

- Red brick facade laid in Stretcher bond;
  - Broken-course stone foundation with segmentally-shaped basement window openings with brick voussoirs;
  - Semi-circular and segmental window openings featuring dichromatic brickwork, decorated keystones, stone detailing and stone lug and continuous sills;
  - Covered front porch with a wood-shingle clad mansard roof, decorative brackets, treillage, shaped posts and open railing;
  - One-storey, hipped-roof addition on the front southwest corner with grouped flat-headed hung windows with continuous sills; and
  - One-storey shed-roof wing on the rear northeast corner projecting out from behind the side bay with raised entry door.
- Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance, and mature deciduous trees.