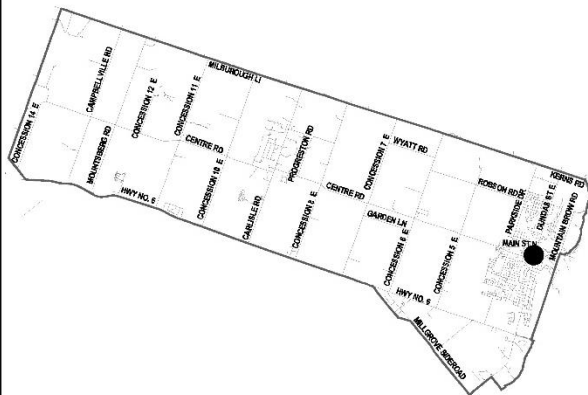


● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
299 Dundas St E

Date:
August 11, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



299 Dundas Street East, Flamborough
(Ward 15)

299 Dundas Street East, Flamborough (Waterdown)



**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND
DESCRIPTION OF HERITAGE ATTRIBUTES**

Description of Property

The 0.49-acre property at 299 Dundas Street East is comprised of a two-and-a-half storey brick principal building and one-and-a-half storey detached accessory structure, situated on the north side of Dundas Street East near the northwest corner of Dundas Street and Main Street, and directly across from the northern entrance to Flamboro Street in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 299 Dundas Street East, known as the Crooker House, is comprised of a former residence and detached coach house constructed circa 1886. The cultural heritage value of the property lies in its association with the Crooker family, who have made significant contributions to the development of the Village of Waterdown. William Harris Crooker, for whom the home was originally built, was a successful merchant and druggist and a founding member of the local chapter of the Masonic Lodge. His son, Frederick William Crooker (1862-1927), purchased the Crooker House from his parents in 1894 and lived there until his death in 1927. Frederick was also a successful merchant who established the former Crooker Building and played a significant role in the community as the teacher and superintendent of the Wesleyan Methodist Sunday School, postmaster from 1906 to 1922, and Reeve from 1924 to 1927. During his term as Reeve, Frederick oversaw the installation of a

waterworks system in Waterdown as a mitigation effort against the village's long history of fires.

The cultural heritage value of the property also lies in its design value as a representative example of a residence influenced by the Italianate and Second Empire styles of architecture and its physical value demonstrated by a high degree of craftsmanship. Key architectural features include the: bellcast mansard roof; decorated hooded dormers; moulded cornice with decorative brackets; dichromatic brickwork; ornate brick and stone detailing; and patterned chimney with corbelled top.

The contextual value of the property lies in its contribution to the historic character of the area. The Crooker House helps define the early residential character on the western end of Dundas Street in the core of the Village of Waterdown and is considered to be a local landmark. The property is visually and historically linked to its surroundings, including the vista of the building looking north up Flamboro Street to Dundas Street.

Description of Heritage Attributes

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

- Four elevations of the two-and-a-half storey principal building including its:
 - Rectangular footprint with frontispiece to the south and rear wing to the north;
 - Bellcast mansard roof with moulded cornice and decorative brackets;
 - Decorated hooded dormers;
 - Red brick facades laid in Stretcher bond with buff brick and carved stone detailing;
 - Two-storey bay windows on the south, east and west facades;
 - Segmentally-shaped window openings with buff brick voussoirs and decorated stone keystones and detailing, and plain lug stone sills;
 - Central entrance on the ground-floor of the south facade with a double door and segmentally-shaped transom;
 - Buff brick banding separating the first and second stories; and,
 - Single dichromatic brick chimney offset to the west side with decorative banding and a corbelled top.
- One-and-a-half storey coach house including its:

- Rectangular footprint;
- Red brick exterior;
- Bellcast mansard roof with hooded dormers; and,
- Segmentally-shaped window openings and stone sills.