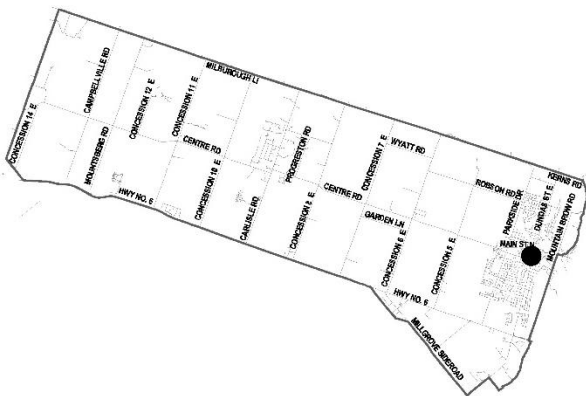




● Site Location



Key Map - Ward 15

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
292 Dundas St E

Date:
August 9, 2021

Scale:
N.T.S

Planner/Technician:
AG/NB

Subject Property



292 Dundas Street East, Flamborough
(Ward 15)

292 Dundas Street East, Flamborough (Waterdown)



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

Description of Property

The 0.29-acre property at 292 Dundas Street East is comprised of a two-storey single-detached brick building, situated on the south side of Dundas Street East near the southeast 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 292 Dundas Street East, known as Maple Lawn, is comprised of a two-storey brick dwelling converted into a commercial building believed to have been constructed in 1887. The historical value of the property lies in its direct association with two locally significant people, George Allison (1841-1926), a farmer and local magistrate; and George Harold Greene (1874-1960), the first publisher of the Waterdown Review.

The cultural heritage value of the property also lies in its design value as a late-nineteenth century farm house influenced by the Gothic Revival and Italianate architectural styles. The

physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard Gothic-influenced high-pitched gables; bay windows with Italianate bracket detailing; and front entrance with wooden paneled surround, multi-pane transom and flanking sidelights.

The contextual value of the property lies in its role in defining the historic character of Dundas Street and the Village of Waterdown. Maple Lawn is physically, visually and historically linked to its surroundings, located on the south side of Dundas Street East near the southeast corner of Dundas Street and Hamilton Street. The property is also considered a local landmark marking the transition between the commercial area to the west and the historic downtown core to the east, in addition to marking the beginning of a collection of former residences converted to commercial use. The "MAPLE LAWN HOUSE 1860" lettering, located on the fascia of the front porch, makes this property recognizable at a glance and indicates its defining role in the community.

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:
 - Brick facades;
 - Stone foundation;
 - T-shaped gable roof with:
 - Paired high-pitched projecting gables to the front (north) and side(west);
 - Projecting eaves and verges;
 - Decorative bargeboard under the front gables;
 - One-storey projecting bay windows on the north and east facades including:
 - Hipped roof with plain boxed cornice and decorative brackets; and,
 - Segmental window openings.
 - Semi-elliptical window openings on the second floor of the front facade with brick voussoirs and stone lug sills;
 - Segmental window openings in the first and second storeys with brick voussoirs and stone lug sills;
 - Covered front porch with a hipped roof and projecting eaves;
 - "MAPLE LAWN HOUSE 1860" lettering;

- Central front entrance with a single, four-panel wooden door including semi-circular upper panels of plain glass and moulded wooden bottom panels, with segmentally shaped three-pane transom, flanking sidelights and paneled door surround;
- One-and-a-half storey rear wing, including the:
 - Gable roof with projecting eaves;
 - Projecting gables to the east and west with semi-circular windows below the gables;
 - Segmentally-shaped window openings in the first storey with brick voussoirs and stone lug sills; and,
 - Covered side (east) porch with a hip roof.
- Remaining first-storey portion of the former coach house attached to the rear wing;
- Remaining historic interior features, including:
 - Central staircase leading from the front hallway to the second storey including the wooden newel post, curved wooden railing with balusters on each tread, decorated string and wooden detailing on the side of each tread;
 - Wooden baseboards and door mouldings;
 - Wainscoting in the area past the front hallway staircase;
 - Ceiling mouldings on the first storey
- Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance and mature trees.