



Hamilton

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Planning and Economic Development Department
Planning Division
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Tuesday, April 5, 2022

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Provincial Heritage Registrar:

**Re: Heritage Designation under Part IV of the *Ontario Heritage Act* for 289
Dundas Street East, 292 Dundas Street East, 298 Dundas Street East, 1 Main
Street North, 134 Main Street South and 8 Margaret Street, Flamborough
(City of Hamilton)**

Attached please find the Notice of Intention to Designate, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes for:

- 289 Dundas Street East, Flamborough (Smith-Carson House)
- 292 Dundas Street East, Flamborough (Maple Lawn)
- 298 Dundas Street East, Flamborough (Former New Connexion Church)
- 1 Main Street North, Flamborough (Royal Coachman / Former Kirk House Hotel)
- 134 Main Street South, Flamborough (Former Wesleyan Methodist Parsonage)
- 8 Margaret Street, Flamborough (Reid House)

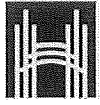
The Notice of Intention to Designate has been published in the Hamilton Spectator on April 5, 2022.

Yours truly,

Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

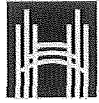
AG:CR
Attach.

cc: Councillor Partridge, Ward 15
Patrick MacDonald, Solicitor



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Ed VanderWindt, Director, Building Division
Loren Kolar, Legislative Coordinator
Chloe Richer, Cultural Heritage Planner
Alissa Golden, Heritage Project Specialist



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CITY OF HAMILTON

Notice of Intention to Designate

The City of Hamilton intends to designate the following properties under Section 29 of the *Ontario Heritage Act*, as being property of cultural heritage value.

289 Dundas Street East, Flamborough (Smith-Carson House)

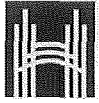
The property located at 289 Dundas Street East is comprised of a two-storey brick dwelling believed to have been constructed circa 1885 by the Cummer family, who made significant contributions to the Village of Waterdown's industrial development. The property also has long-standing associations with the Carson family, and their prominent local business of Fred Carson and Sons, and Richard "Dick" Smith, former Reeve of Waterdown. The design of the building is influenced by the Queen Anne architectural style and demonstrates a high degree of craftsmanship and artistic merit in its detailing, including the decorative wooden bargeboard and treillage, the stone work in the voussoirs and keystones and the dichromatic brickwork. The building's distinctive tower and mature trees on the property help define it as a landmark on Dundas Street East that marks the transition into the historic downtown core of Waterdown.

292 Dundas Street East, Flamborough (Maple Lawn)

The property located at 292 Dundas Street East is comprised of a two-storey brick dwelling believed to have been constructed in 1887, later converted into a commercial building. The property has direct associations with two prominent people significant to Waterdown's history, George Allison (1841-1926), a farmer and local magistrate; and George Harold Greene (1874-1960), the first publisher of the *Waterdown Review*. The former residence is a representative example of a late-nineteenth century farm house influenced by the Gothic Revival and Italianate architectural styles and displays a high degree of craftsmanship and artistic merit demonstrated through the decorative bargeboard and bracket detailing. This local landmark helps mark the transition into the historic core of Waterdown and define the Dundas streetscape.

298 Dundas Street East, Flamborough (Former New Connexion Church)

The property located at 298 Dundas Street East, known as the Former New Connexion Methodist Church and the Maycock House, is comprised of a two-storey stone building originally constructed as a church circa 1859. The heritage value of the property lies in its long-standing association with the Methodist Church. The New Connexion Methodists purchased the property in 1859 and built the church, later using the building as their Sunday School (1874-1882) and then parsonage (1893-1921). The property also has direct associations with prominent Waterdown resident Paul Maycock (1931-2012), a plant ecology professor and former director of the Flamborough Historical Society who dedicated his spare time to researching and writing about the history of



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Waterdown. The property is also an early and unique example of an adaptively re-used mid-nineteenth century building displaying Classical Revival, Ontario Cottage and Gothic Revival influences. The prominent location of the building at the southwest corner of Dundas and Flamboro Streets in the core of Waterdown makes it a local landmark.

1 Main Street North, Flamborough (Royal Coachman / Former Kirk House Hotel)

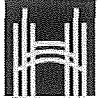
The property located at 1 Main Street North, formerly known as the Kirk Hotel or the Kirk House and currently known as The Royal Coachman, is comprised of a two-and-a-half storey brick commercial building constructed circa 1889. The historical value of the property lies in its role as a significant gathering place in the Village of Waterdown for over 130 years, its association with the Great Fire of 1922 and its long-standing connection to the Kirk family. The property is also a representative example of a late-nineteenth century commercial building influenced by the Queen Anne Revival and Italianate architectural styles, which displays a high degree of craftsmanship and artistic merit in its decorative wood detailing. Located on the prominent intersection of two historic roads, Main Street North and Dundas Street East, the former Kirk House was connected to early stagecoach routes and provided a place to eat and stay for travellers on their journey. Today, The Royal Coachman restaurant continues to serve as an important landmark and defines the historic character of the Village's commercial core.

134 Main Street South, Flamborough (Former Wesleyan Methodist Parsonage)

The property located at 134 Main Street South, known as the former Wesleyan Methodist Parsonage, is comprised of a one-and-a-half-storey stone building constructed circa 1857. The heritage value of the property lies in its association with the Wesleyan Methodist Church, who originally constructed the building as their parsonage, and with Ada Medlar (born 1868), a founding member of the Waterdown Women's Institute in 1897. The property is also a representative example of a vernacular Ontario Cottage influenced by the Gothic Revival architectural style and has a high degree of craftsmanship demonstrated by the ornate front porch and wooden detailing. The property defines the historic character of Main Street South, located on the prominent southwest corner of Flamboro and Main Streets, and is considered a local landmark.

8 Margaret Street, Flamborough (Reid House)

The property located at 8 Margaret Street, known as the Reid House, is comprised of a two-and-a-half storey wood-frame dwelling constructed circa 1860 with a substantial circa 1910 addition. The historical value of the property lies in its association with the Reid family. John Reid (1854-1912) was a prominent Waterdown builder, who lived in and constructed the circa 1910 addition. His son, William (Will) Reid (1888-1956), was a photographer who created a visual record of life in Waterdown in the early-twentieth century. The property is a unique example of a dwelling believed to have been constructed in two distinct phases: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and a substantial two-and-a-half storey, hipped roof,



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Queen Anne Revival influenced front addition constructed circa 1910. It demonstrates a high degree of craftsmanship and artistic merit demonstrated by the ornate wood detailing in the 1910 addition. The Reid House is a recognizable local landmark that defines the historic character of the area known as Vinegar Hill.

Additional Information

Further information respecting this notice of intention to designate properties is available from the City. The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment for the above properties may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

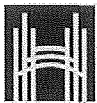
Any person may, within 30 days after the date of the publication of this Notice, serve written notice of their objections to the proposed designation of any property herein, together with a statement setting out the reason for the objection and all relevant facts. Such notice of objection shall be served on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 5th day of April, 2022.

Andrea Holland
City Clerk
Hamilton, Ontario

CONTACT: Alissa Golden, Heritage Project Specialist, Phone: (905) 546-2424 ext. 4654, E-mail: alissa.golden@hamilton.ca

Website: www.hamilton.ca/heritageplanning



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289 Dundas Street East, Flamborough

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

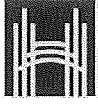
Description of Property

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 purchase of the property in 1883 by Flora (Green) Cummer, Lockman's wife. The property is also associated 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 & 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.



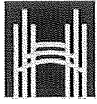
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The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Smith-Carson House is physically, functionally, visually, and historically linked to its surroundings, 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;



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- 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.



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292 Dundas Street East, Flamborough

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

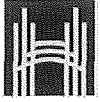
The property located at 292 Dundas Street East, known as Maple Lawn, is comprised of a two-storey brick dwelling converted into a commercial building believed to have been constructed in 1887. The historical value of the property lies in its direct association with two locally significant people: George 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 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:



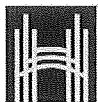
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- Four exterior elevations of the two-storey brick building, including its:
 - Brick facades;
 - Stone foundation;
 - T-shaped gable roof with:
 - Paired high-pitched projecting gables to the front (north) and side(west);
 - Projecting eaves and verges;
 - 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;



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- 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; and,
- Moderate setback from Dundas Street with grassed front lawn, walkway to the front entrance and mature trees.



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298 Dundas Street East, Flamborough

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

Description of Property

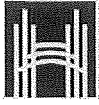
The 0.16-acre property at 298 Dundas Street East is comprised of a two-storey single-detached stone building with a one-storey wood-frame rear (south) addition, situated on the southwest corner of Dundas Street East and Flamboro Street near the intersection of Dundas and Main Streets in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 298 Dundas Street East, known as the Former New Connexion Methodist Church and the Maycock House, is comprised of a two-storey stone building originally constructed as a church circa 1859. The cultural heritage value of the property lies in its association with the Methodist Church. The New Connexion Methodists purchased the property in 1859 and built the church, before uniting with the Wesleyan Methodist Church in 1874 and subsequently using the building as their Sunday School from 1874 to 1882, and their parsonage from 1893 to 1921. The property is also associated with Eliza Sealey (1856-1929) daughter-in-law of Charles Sealey, prominent businessman and first Reeve of Waterdown, and Paul Maycock (1931-2012), a plant ecology professor and former director of the Flamborough Historical Society who dedicated his spare time to researching and writing about the history of Waterdown, most well-known for his book entitled "Noble of Waterdown". Deborah Jarvis (1837-1915) facilitated the conversion of the building from a church to a residence in 1882.

The cultural heritage value of the property also lies in its design value as an early and unique example of an adaptively re-used mid-nineteenth century building displaying Classical Revival, Ontario Cottage and Gothic Revival influences. Key architectural features include the: cut-stone and rubble-stone facades with cut-stone quoins; gable roof with plain boxed cornice and returning eaves; outlines of the original arched church windows; shuttered lunette; continuous stone course running above the stone foundation; off-centre door on the north façade; steep centre gable with decorative bargeboard and an entrance below on the east façade; flanking brick chimneys; and, segmentally-shaped window openings, stone voussoirs and stone lug sills.

The contextual value of the property lies in its contribution to defining the historic character of Dundas Street and the Village of Waterdown. The Former New Connexion Methodist Church is visually, functionally and historically linked to its surroundings,



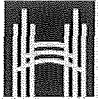
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located on the prominent southwest corner of Dundas and Flamboro Streets making it a local landmark.

Description of Heritage Attributes

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

- Four exterior facades of the two-storey stone building, including its:
 - Rectangular footprint;
 - Front-gable roof with a plain boxed cornice and returning eaves;
 - Projecting central gable on east facade with decorative bargeboard;
 - Flanking single-stack brick chimneys;
 - Broken-course, cut-stone facade facing Dundas Street;
 - Broken-course, rubble-stone facades to the east, west and south;
 - Cut-stone quoining on all four corners;
 - Shuttered lunette with stone voussoirs under the north facade gable;
 - Segmentally-shaped window and door openings with stone voussoirs stone lug sills;
 - Central entrance on the east facade comprised of a transom and wooden double-leaf door with flat-headed windows above decorative wooden panels;
 - Off-centre entrance in the north facade in a segmentally-shaped opening with a flat-headed transom and stone voussoirs;
 - Outlines of the original three bays of tall arched church windows on the east and west facades;
 - Rubble-stone foundation with continuous cut stone course running above;
 - One-storey wood-frame south addition clad in board-and-batten with a stone foundation; and,



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- Moderate setbacks from Flamboro Street and Dundas Street with a grassed lawns and deciduous trees.



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1 Main Street North, Flamborough

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

Description of Property

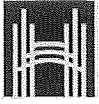
The 0.61-acre property at 1 Main Street North is comprised of a two-and-a-half storey single-detached brick building located on the northwest corner of Main Street North and Dundas Street East in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 1 Main Street North, formerly known as the Kirk Hotel or the Kirk House and currently known as The Royal Coachman, is comprised of a two-and-a-half storey brick commercial building constructed circa 1889. The historical value of the property lies in its role as a significant gathering place in the Village of Waterdown, its association with the Great Fire of 1922 and its long-standing connection to the Kirk family.

The subject property has been a significant gathering place in the Village of Waterdown for over 130 years, originally as a hotel and tavern, and later a restaurant. Its location on early stagecoach routes, and its use as a stop on John Prudham's delivery service route, made it an important part of village life at the turn of the nineteenth century. The early establishment of stagecoach routes in the Waterdown area not only brought travelers but also news of outside places that would not otherwise reach the village. The Kirk House's central location made it a notable gathering place for events, including the annual dinner hosted by John Prudham (1850-1920) for his farming customers. The Great Fire of 1922 destroyed a large section of Dundas Street surrounding the Kirk Hotel. The Hamilton Fire Department used the Kirk Hotel as their headquarters while battling the fire, due to its proximity to both the fire and its water source (the former stream behind the hotel). The hotel also served as a temporary hospital during the blaze to treat a firefighter suffering from smoke inhalation.

The property also has direct and long-standing associations with the Kirk family, a well-known and significant family in Waterdown. The Kirk family were hotelkeepers who owned and operated the Kirk House in Waterdown from 1888 to 1966. Patrick Kirk (1843-1894) purchased the property on the corner of Dundas and Main Streets from William Heisse, proprietor of the Right House Hotel, in 1888. With his wife Ellen (1837-1907), Patrick established the Kirk House and operated it until his death in 1894, which was publicized in the Hamilton Evening Times. The hotel was passed on and operated



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by subsequent family members John Henry (1866-1944), John Leo (1897-1947), and Mary (1897-1985) until finally being sold in 1966.

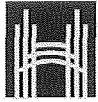
The cultural heritage value of the property also lies in its design value as a late-nineteenth century commercial building influenced by the Queen Anne Revival and Italianate architectural styles. The physical value of the property also lies in its high degree of craftsmanship and artistic merit demonstrated by the wood detailing including the decorative bargeboard, wood pilasters, panelling and trim on the projecting bay, and, decorative wood bracketing.

The contextual value of the property lies in its contribution to defining the historic character the Village of Waterdown. The property is physically, functionally, visually, and historically linked to its surroundings, located close to the street on the northwest corner of prominent intersection of two historic roads, Main Street North and Dundas Street East. Historically, the Kirk House was connected to multiple stagecoach routes established early in Waterdown's history, and the former hotel provided a place to eat and stay for travellers on their journey. The growth of rail and the popularity of the automobile led to the decline in stagecoaches; however, the Kirk House's central location in the village has allowed it to continue to thrive as a restaurant, operating as the Royal Coachman since 1995. The property is a village landmark.

Description of Heritage Attributes

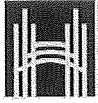
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the two-and-a-half-storey brick building, including its:
 - Rectangular footprint;
 - Red brick facade laid in Stretcher bond;
 - Truncated hip roof with chamfered southeast corner, projecting eaves and moulded wood fascia, plain soffit, and decorative wood bracketing below the eaves;
 - Hooded dormers with two-over-two hung wood windows centred on the south and north sides;
 - Segmentally-arched window openings with brick voussoirs and stone lug sills;
 - Remaining hung wood windows;



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- Projecting bay in the second storey of the east facade including:
 - Gable roof with projecting eaves and decorative wooden bargeboard;
 - Half-round transom window;
 - Pair of segmentally-arched window openings;
 - Flanking door openings; and,
 - Wood pilasters, panelling and trim;
- Hipped roof veranda on the east side below the projecting bay running the length of the facade;
- Southeast chamfered corner window configuration in the second storey including three flat-headed window openings and trim;
- Painted Kirk House signs that may remain intact under the hipped-roof verandah;
- Exterior elevations of the two-storey wood-frame, brick-clad rear (west) wing with matching detailing, including low hip roof, wood bracketing under the projecting eaves and segmentally-arched window openings with brick voussoirs and stone lug sills; and,
- Location on the northwest corner of Dundas and Main Streets.



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134 Main Street South, Flamborough

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

Description of Property

The 0.71-acre property at 134 Main Street South is comprised of a one-and-a-half-storey single-detached stone dwelling located on the west side of Main Street South, south of the terminus of 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 134 Main Street South, known as the former Wesleyan Methodist Parsonage, is comprised of a one-and-a-half-storey stone building constructed circa 1857. The historical value of the property lies in its association with the Wesleyan Methodist Church. In 1854, Waterdown was chosen as the head of a new Wesleyan Methodist Circuit requiring a home that was central to the minister's route giving him easy access to the villages charged to him. This property was available and was situated on J.K. Griffin's new road, making it an ideal candidate. As a result, the Trustees of the Wesleyan Methodist Church purchased the property in 1857 and a one-and-a-half storey stone parsonage was built. The property is also associated with Ada Medlar (born 1868), who lived in the home from 1895 to 1924 and was a founding member of the Waterdown Women's Institute in 1897.

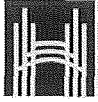
The cultural heritage value of the property also lies in its design value as a representative example of a vernacular Ontario Cottage influenced by the Gothic Revival architectural style. The physical value of the property also lies in its high degree of craftsmanship demonstrated by the ornate front porch with decorative wooden posts, spindles and bracketing, and the decorative bargeboard in the front gable.

The contextual value of the property lies in its contribution to defining the historic character of Main Street South and the Village of Waterdown. The former Wesleyan Methodist Parsonage is physically, visually, functionally, and historically linked to its surroundings, located on the prominent southwest corner of Flamboro and Main Streets, and is considered a local landmark.

Description of Heritage Attributes

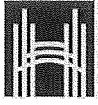
Key attributes that embody the heritage value of the property include the:

- Four exterior elevations of the one-and-a-half-storey stone building, including its:



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- Rectangular footprint;
 - Squared, rubble-stone facades with cut-stone quoins;
 - Gable roof with plain boxed cornice and steep centre gable with decorative bargeboard;
 - Pointed arch wood window below the centre gable;
 - Flat-headed six-over-six wooden sash windows with cut-stone voussoirs and plain stone lug sills;
 - Covered front porch with shaped posts, mansard roof, decorated brackets and wood detailing; and,
 - Central front entrance with rectangular transom and sidelights;
- Moderate setback from Main Street South.



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8 Margaret Street, Flamborough

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

Description of Property

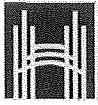
The 0.41-acre property located at 8 Margaret Street is comprised of a two-and-a-half storey single-detached wood-frame dwelling located on the east side of Margaret Street in the area known as Vinegar Hill in the Village of Waterdown, in the former Township of East Flamborough, within the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property located at 8 Margaret Street, known as the Reid House, is comprised of a two-and-a-half storey wood-frame dwelling believed to have been constructed in two distinct phases: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910.

The historical value of the property lies in its association with the Reid family and John Vanderweide (1929-2010). John Reid (1854-1912) was a building contractor and carpenter that built a sawmill on the east side of Grindstone Creek, which he operated until 1912. John built a number of prominent homes in the village including the McGregor House (49 Main Street North) and the addition to his childhood home at this property. John Reid's son, William (Will) Reid (1888-1956), was a photographer who created a visual record of life in Waterdown in the early-twentieth century. Without Will's photographs, little would be known about life in Waterdown during his lifetime. The Reid family owned the property from 1855, when William Reid, John's father, purchased it, until it was granted through Clara Reid's will to John Vanderweide in 1966. John Vanderweide (1929-2010) was a trained printer who established his own business called The Printing Korner following his first job at the Waterdown Review. The associative value of the property also lies in its demonstration of the work of well-known local builder John Reid.

The cultural heritage value of the property also lies in its design value as a unique example of a dwelling believed to have been constructed in two phases, including: a one-and-a-half storey cross-gabled vernacular farm house constructed circa 1860; and, a substantial two-and-a-half storey, hipped roof, Queen Anne influenced front addition constructed circa 1910. The physical value of the property also lies in its high degree of craftsmanship and artistic merit, demonstrated by the ornate wood detailing in the front porch, projecting front bay and window trim.



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The contextual value of the property lies in its contribution to defining the historic character of Vinegar Hill and the Village of Waterdown. The Reid House is physically, functionally, visually and historically linked to its surroundings, located on the east side of Margaret Street across from Waterdown Union Cemetery on the east side of Grindstone Creek with prominent views of the home to and from the cemetery. The Reid House is a recognizable local landmark.

Description of Heritage Attributes

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

- Exterior elevations of the two-and-a-half-storey, wood-framed front (western) section with a:
 - Truncated hip roof with projecting eaves, a plain boxed cornice and decorative brackets;
 - Projecting two-and-a-half storey front bay with a pedimented gable, chamfered sides, half-cove wood shingles in the gable and ornately decorated wood trim, detailing and bracketing;
 - Flat-headed window openings with decorated wood trim;
 - Offset single-door front entrance covered by a mansard-roof with decorative bracketing below;
 - Horizontal siding;
- One-and-a-half-storey, wood-framed cross-gabled rear (eastern) section with flat-headed window openings and horizontal siding; and,
- Moderate setback from Margaret Street with a grassed front lawn and mature trees.