

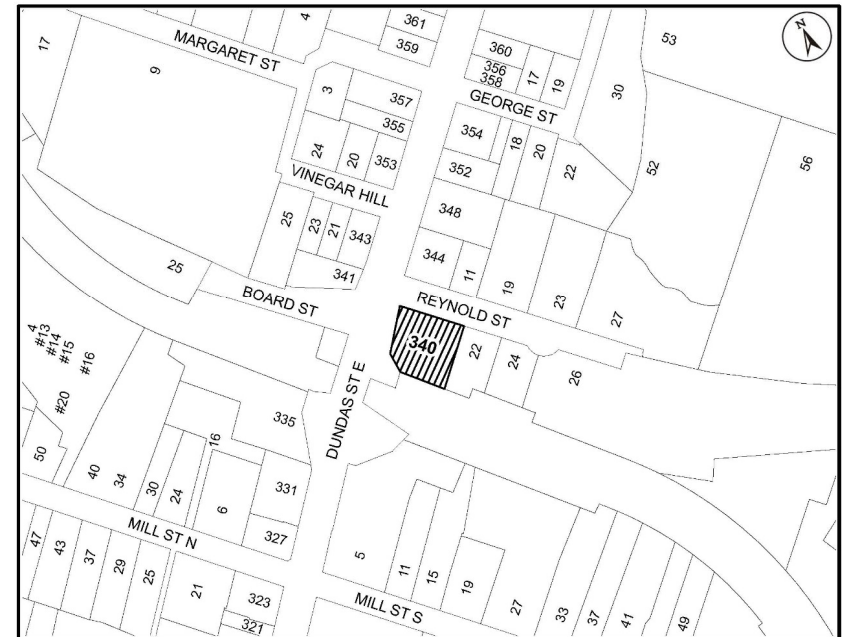


Recommendation To Designate 340 Dundas Street East, Flamborough (Eager House)

July 22, 2024

Hamilton Municipal Heritage Committee

340 Dundas Street East, Waterdown



2019 - Property listed on Municipal Heritage Register and added to designation workplan (Waterdown Inventory)

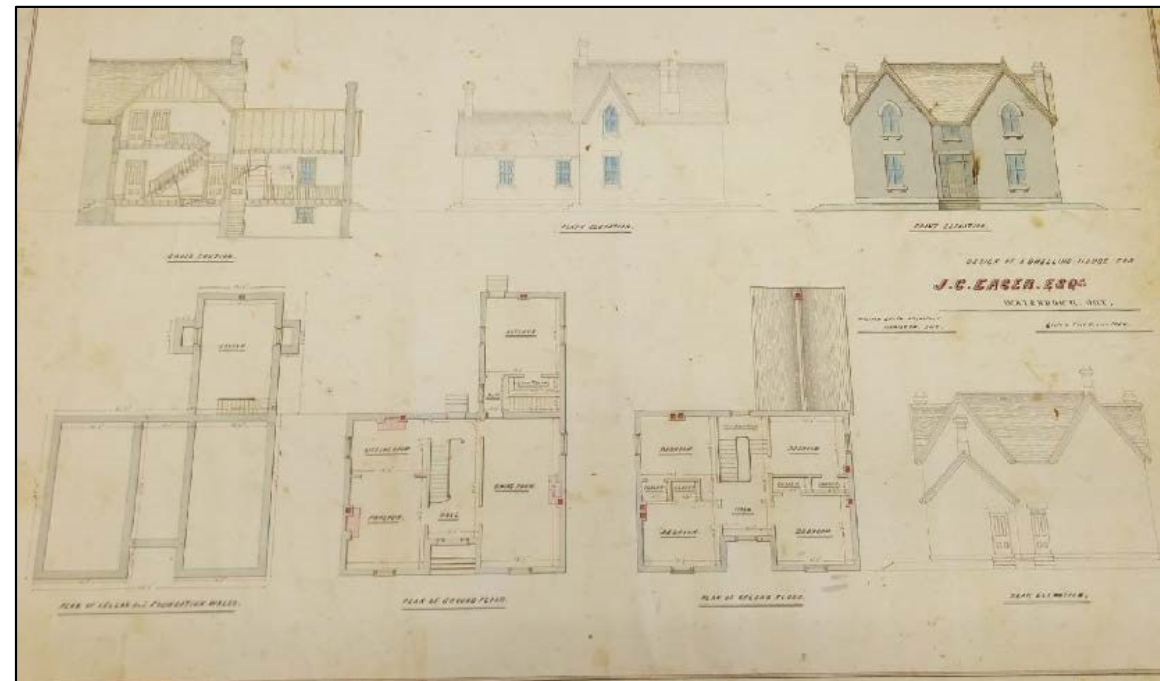
March 2023 - Prioritized for Designation by January 1st, 2025



Recommendation for Designation Under Part IV of the OHA

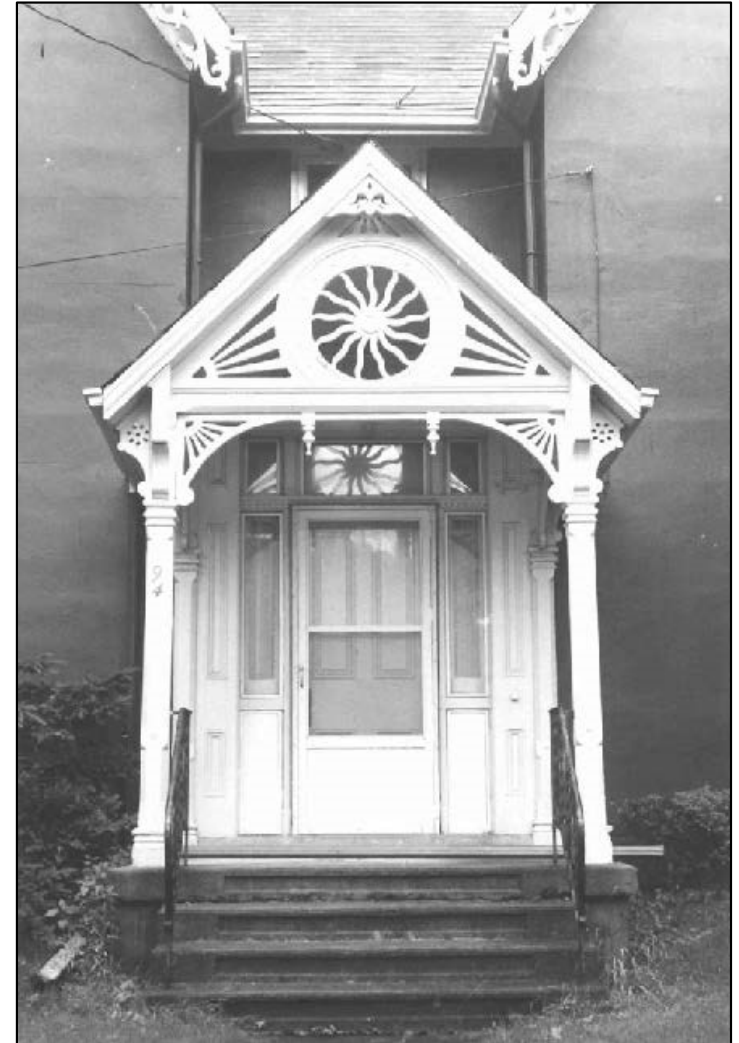
340 Dundas Street East, Flamborough
Ontario Regulation 9/06 Criteria (7 of 9)

- Design / Physical (Criteria #1, 2)
- Historical / Associative (Criteria #4, 6)
- Contextual (Criteria #7, 8, 9)



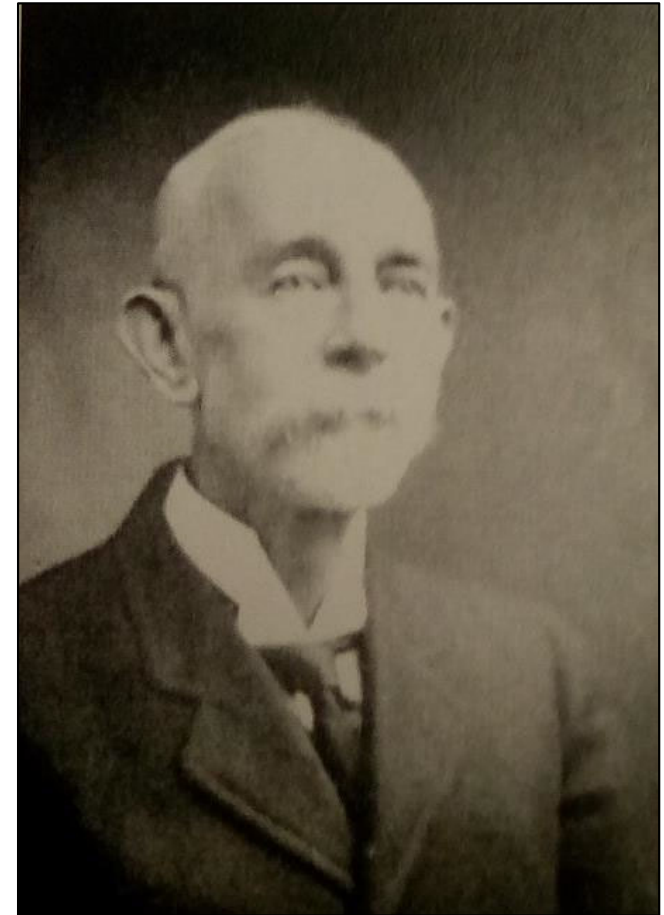
Design / Physical Value

1. The property is a **representative example** of a **Gothic Revival** structure.
2. The property displays a high degree of craftsmanship or artistic merit.
3. The property is not considered to demonstrate a high degree of technical or scientific achievement.



Historical / Associative Value

4. The property has direct associations with **Joseph** and **James Eager** and the **Eager General Store**.
5. The property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
6. The property demonstrates the work of prominent architect **William Leith** of Hamilton and of builder **John Reid** of Waterdown.





Contextual Value

7. The property helps **define** the historic character of the community of **Vinegar Hill**.
8. The property is **visually, historically and functionally linked to its surroundings**.
9. The property is considered to be a local landmark.



Statement of Cultural Heritage Value or Interest (Summary)

The property located at 340 Dundas Street East is a two-storey stone dwelling built circa 1871. The building is a **representative example** of a residential dwelling in the **Gothic Revival** style of architecture which displays a **high degree of craftsmanship**.

The property is associated with **Joseph** and **James Eager** and the **Eager General Store**. It is also associated with architect **William Leith** and local builder **John Reid**.

The property **helps define** the historical character of the area, and is **visually, historically and functionally** linked to its surroundings. Situated on a **prominent location** along the **Grindstone Creek**, this property is considered a **local landmark**.

Description of Heritage Attributes (Summary)

- All elevations and roofline of the two-storey stone dwelling, including its:
 - Masonry construction with parged exterior;
 - Rectangular footprint with flanking projecting front bays
 - One-storey rear wing;
 - H-shaped gable roof with high pitched projecting gables;
 - Decorative bargeboard;
 - Flat-headed and semi-circular window openings with hung wood windows, wooden storms, plain lug stone sills and functional shutters;
 - Central front entrance with transom, sidelights and decorated wood paneling; and,
 - Gable-roofed front porch, ornately decorated with wooden sun and ray detailing and supported by decorative wood columns.

The key contextual attributes include its:

- Moderate setback from Dundas Street with front lawn and walkway to the front entrance.

Staff Recommendation

That the City Clerk be directed to give **notice of Council's intention to designate 340 Dundas Street East, Flamborough (Eager House)**, shown in Appendix "A" attached to Report PED24106, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24106, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the *Ontario Heritage Act*, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
- (a) If an objection to the notice of intention to designate is received in accordance with the *Ontario Heritage Act*, City Council directs staff to report back to Planning Committee to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.



QUESTIONS?



THANK YOU