Authority: Item 1, Planning Committee
Report 22-004 (PED21201(b))
CM: March 30, 2022
Ward: 15

Bill No. 139

CITY OF HAMILTON
BY-LAW NO. 22-139

To Designate Property Located at 289 Dundas Street East, Flamborough, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on February 25, 2022;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on March 30, 2022, resolved to direct the City Clerk to take appropriate action to designate the Property described as 289 Dundas Street East, Flamborough in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 22-066;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,

    b. to publish a notice of passing of this By-law once in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule “A” hereto in the proper registry office.

PASSED this 8th day of June, 2022.

B. Johnson	A. Holland
Acting Mayor	City Clerk

Schedule "A"

To

By-law No. 22-139

289 Dundas Street East, Flamborough
Hamilton, Ontario

PIN: 17507-0150 (LT)

Legal Description:

PT LT 110, PL M8, PART 1 & 3, 62R6172; CITY OF HAMILTON

Schedule "B"

To

By-law No. 22-139

289 Dundas Street East, Flamborough
Hamilton, Ontario

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 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, 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

www.hamilton.ca/heritageplanning

Hamilton

Schedule "C"

To

By-law No. 22-139

289 Dundas Street East, Flamborough
Hamilton, Ontario

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 (Creen) 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.

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.