



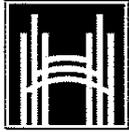
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Hamilton

Mailing Address:
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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1291
Fax: 905-540-5611

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

ONTARIO HERITAGE TRUST

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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 vousoirs 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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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.