CULTURAL HERITAGE ASSESSMENT REPORT

299 Dundas Street East, Waterdown
(Crooker House)
City of Hamilton

Prepared by Lisa Oversby, Heritage Project Intern
and Alissa Golden, Heritage Project Specialist

Heritage Resource Management Section
Tourism and Culture Division
Planning and Economic Development Department
City of Hamilton

January 15, 2020 (DRAFT FOR COMMENT)
CULTURAL HERITAGE ASSESSMENT REPORT: A READER’S GUIDE

This cultural heritage assessment report is prepared as part of a standard process that assists in determining the cultural heritage value of properties and their prospective merit for protection, including designation and/or a heritage conservation easement agreement, under the *Ontario Heritage Act*.

This report is divided into six sections:

**Section 1** comprises an introduction including a description of the property location.

**Section 2**, *Physiographic Context*, contains a description of the physiographic region in which the subject property is located.

**Section 3**, *Settlement Context*, contains a description of the broad historical development of the settlement in which the subject property is located as well as the development of the subject property itself. A range of secondary sources such as local histories and a variety of historical and topographical maps are used to determine settlement history.

**Section 4**, *Property Description*, describes the subject property’s key heritage characteristics that provide the base information to be used in Section 5.

**Section 5**, *Cultural Heritage Evaluation*, comprises a detailed evaluation of the subject property using the three sets of evaluation criteria: archaeology; built heritage; and, cultural heritage landscapes.

**Section 6**, *Cultural Heritage Value: Conclusions and Recommendations*, comprises a brief summary of the Cultural Heritage Evaluation and provides a list of those criteria that have been satisfied in determining cultural heritage value, as well as determining compliance with Ontario Regulation 9/06. It also contains a recommendation as to whether or not the subject property should be protected under the *Ontario Heritage Act* through designation and/or a heritage conservation easement agreement, including a Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes.
# Table of Contents

1. **Introduction** .................................................................................................................. 7  
   1.1 Waterdown Village Built Heritage Inventory Project ........................................... 7  
   1.2 Potential Designation and Next Steps ................................................................. 7  
   1.3 Property Location ...................................................................................................... 7  
2. **Physiographic Context** ..................................................................................................... 8  
3. **Settlement Context** .......................................................................................................... 9  
   3.1 Indigenous Settlement .............................................................................................. 9  
   3.2 Euro Canadian Settlement ..................................................................................... 10  
   3.3 Contemporary Context ............................................................................................ 18  
4. **Property Description** ...................................................................................................... 19  
   4.1 Evolution of the Buildings and Landscape ............................................................... 19  
   4.2 Building Description .................................................................................................. 21  
5. **Cultural Heritage Evaluation** .......................................................................................... 23  
   5.1 Archaeology ............................................................................................................... 23  
      5.1.1 Archaeological Potential .................................................................................... 23  
   5.2 Built Heritage ............................................................................................................ 24  
      5.2.1 Historical Associations ..................................................................................... 24  
      5.2.2 Architecture and Design .................................................................................. 25  
      5.2.3 Integrity ............................................................................................................. 26  
      5.2.4 Environmental Context .................................................................................... 27  
      5.2.5 Social Value ...................................................................................................... 28  
   5.3 Cultural Heritage Landscapes ...................................................................................... 28  
      5.3.1 Historical Associations ..................................................................................... 29  
      5.3.2 Scenic Amenity ................................................................................................... 29  
      5.3.3 Integrity ............................................................................................................. 29  
      5.3.4 Design ............................................................................................................... 30  
      5.3.5 Social Value ...................................................................................................... 30  
6. **Cultural Heritage Value: Conclusions and Recommendations** .................................. 31  
   6.1 Conclusions .................................................................................................................. 31
6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

6.2.1 Design / Physical Value

6.2.2 Historical / Associative Value

6.2.3 Contextual Value

6.3 Recommendation

Bibliography

Appendix A: Location Map

Appendix B: Photographs

Appendix C: Historical Images

Appendix D: Plans and Mapping

Appendix E: Ownership History
Table of Figures

<table>
<thead>
<tr>
<th>Figure</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The physiographic regions of Southern Ontario from Chapman and Putnam’s The Physiography of Southern Ontario, 1984, Page 113 (Approximate location of Waterdown identified by red circle)</td>
<td>8</td>
</tr>
<tr>
<td>2</td>
<td>Dish With One Spoon Wampum Belt Reproduction (utoronto.ca)</td>
<td>9</td>
</tr>
<tr>
<td>3</td>
<td>Geneva concessions as illustrated on a map of the treaties with the Indigenous from the Mississaugas of the Credit First Nation webpage</td>
<td>11</td>
</tr>
<tr>
<td>4</td>
<td>The Crooker Building on the northeast corner of Dundas and Main Streets, Waterdown, undated; Source: Flamborough Archives, BW 325</td>
<td>13</td>
</tr>
<tr>
<td>5</td>
<td>Looking north up Main Street past Dundas Street, Crooker Building on the right, Kirk Hotel on the left, c.1900; Source: Flamborough Archives, BW 745</td>
<td>14</td>
</tr>
<tr>
<td>6</td>
<td>View of what remained of on the Crooker Building property after the Great Fire of 1922, looking down from the top of the Kirk Hotel; Source: Flamborough Archives, BW 421 (Will Reid Collection)</td>
<td>14</td>
</tr>
<tr>
<td>7</td>
<td>Portrait of Frederick William Crooker, undated; Source: Flamborough Archives, BW 861</td>
<td>15</td>
</tr>
<tr>
<td>8</td>
<td>Map of the Village of Waterdown, County of Wentworth, August 26, 1854, Henry Winter, P.L. Surveyors (Excerpt showing approximate location of subject property highlighted in red)</td>
<td>16</td>
</tr>
<tr>
<td>9</td>
<td>Plan of the Village of Waterdown, County of Wentworth, Ontario, March 24, 1897, J.W. Tyrrell CE. &amp; O.L.S., City of Hamilton Registered Plan No. 355 (Excerpt showing approximate location of subject property highlighted in red)</td>
<td>16</td>
</tr>
<tr>
<td>10</td>
<td>Dundas Street East looking west towards Flamboro Street, Crooker House in the middle right (June 2018)</td>
<td>18</td>
</tr>
<tr>
<td>11</td>
<td>299 Dundas Street East, highlighted in red, City of Hamilton GISnet, 2019</td>
<td>19</td>
</tr>
<tr>
<td>12</td>
<td>Insurance Plan of the Village of Waterdown, ON, May 1939, Excerpt of Sheet 1 (Existing property boundary of 299 Dundas Street East highlighted in red)</td>
<td>20</td>
</tr>
<tr>
<td>13</td>
<td>299 Dundas Street East (November 2019)</td>
<td>22</td>
</tr>
<tr>
<td>14</td>
<td>Map of subject property and surrounding area, City of Hamilton GISNet</td>
<td>40</td>
</tr>
<tr>
<td>15</td>
<td>Aerial view of subject property and immediate vicinity before the coach house was moved, City of Hamilton GISNet (2017)</td>
<td>40</td>
</tr>
</tbody>
</table>
1. Introduction

This cultural heritage assessment report examines the cultural heritage value or interest of the property located at 299 Dundas Street East in Waterdown. The property is comprised of a principal two-and-a-half storey brick building and detached one-and-a-half storey accessory structure, originally constructed in the late-nineteenth century, which has been modified over time. The subject property is included on the City’s Heritage Inventory.

1.1 Waterdown Village Built Heritage Inventory Project

This assessment is conducted as part of the Waterdown Village Built Heritage Inventory Project, the latest phase in the City of Hamilton’s ongoing Built Heritage Inventory Process. Previous phases of this process include the Downtown Built Heritage Inventory Project (PED14191), completed in 2014, and the Durand Neighbourhood Built Heritage Inventory (PED17092), completed in 2017.

The primary goal of this inventory project is to evaluate each property within the Waterdown Village study area to determine its heritage value or interest. This evaluation will guide future cultural heritage decision making and policy creation.

1.2 Potential Designation and Next Steps

The subject property has been identified as a property of potentially significant cultural heritage value. As a result, extensive research has been conducted to determine the cultural heritage value of the property, which is outlined in this document, and could result in listing on the Municipal Heritage Register or a recommendation for designation under Part IV of the Ontario Heritage Act.

1.3 Property Location

The 0.49-acre subject property, comprised of a two-and-a-half storey brick dwelling and detached one-and-a-half storey coach house, is located west of the Village of Waterdown’s historic core on the north side of Dundas Street and across from the northern entrance to Flamboro Street, which is to the west of Main Street North.
2. Physiographic Context

The subject property is located within the physiographic region known as the Niagara Escarpment, at a point where the escarpment meets the Norfolk Sand Plain and the Horseshoe Moraine. The Niagara Escarpment has greatly influenced land use in Southern Ontario, its rocky outcroppings limiting agricultural opportunities in certain areas and concentrating the construction of roads, railways, and urban settlements into the escarpment’s few breaks and valleys. For settlers, the escarpment served as an important source of building material such as cut stone, lime, and shale, and its numerous streams and waterfalls permitted the development of early industries such as Waterdown’s various historic mills.

![Figure 1: The physiographic regions of Southern Ontario from Chapman and Putnam's The Physiography of Southern Ontario, 1984, Page 113 (Approximate location of Waterdown identified by red circle)](image)

---

3. Settlement Context

3.1 Indigenous Settlement

The area encompassing the former Township of East Flamborough and the Village of Waterdown has attracted human settlement since long before their formal establishment. The Grindstone Creek runs south through Waterdown towards Hamilton Harbour and was central to an extensive trail network traveled by the Indigenous Chonnonton People, commonly known as the Neutrals, which abounded with food and resources such as sugar maple and salmon. These trails, the origins of contemporary roads such as Snake Road and Old Waterdown Road, led the Neutrals from the base of the escarpment to their settlements north and west of present day Waterdown.

The Neutrals, dubbed as such by explorer Samuel de Champlain in 1615 for their lack of participation in wars between the neighbouring Huron and Iroquois people, were a powerful chiefdom which traded extensively throughout present day Ontario and New York. The Neutral’s population was decimated by a 1638 smallpox outbreak and subsequent conflict and defeat by the Seneca and Mohawk during the Beaver Wars of the mid-17th century. The Mississaugas, an Anishinaabe nation who inhabited the lands east of the Neutrals, established settlement in the area following the Beaver Wars and were the predominant Indigenous group at the time of arrival by European settlers. In the late 17th century, the Anishinaabe and Haudenosaunee nations established peace with the “Dish with One Spoon” Wampum promising that the two nations would share the bounty of the land (the dish) together (using one spoon).

Figure 2: Dish With One Spoon Wampum Belt Reproduction (utoronto.ca)

---

3.2 Euro Canadian Settlement

Beginning in the 1780s, Euro-Canadian settlement in the area superseded that of Indigenous populations. The American War for Independence (1775-1783) greatly influenced settlement in the Flamborough and Waterdown area. Following the establishment of the United States of America in 1783, approximately 30,000 British Loyalists were displaced and sought refuge in Britain’s remaining North American colonies. In response to this demand for settlement lands, fifteen land surrender treaties were negotiated between the Crown and the Anishinaabe peoples living in present day Southern Ontario between 1783 and 1812. These treaties gave the colonial government authority to survey and eventually distribute lands to Loyalists and other European settlers. In 1788, to further facilitate the surveying of new settlement lands, the western extent of Quebec's District of Montreal was subdivided into four districts: Lunenburg, Mecklenburg, Nassau and Hesse. The area which would become East Flamborough, and subsequently the Village of Waterdown, was situated within the District of Nassau.

In 1791, a portion of Quebec, including the new districts, was separated to establish the Province of Upper Canada. Newly appointed Lieutenant Governor John Graves Simcoe named Augustus Jones Provincial Land Surveyor and directed him to travel west from the Niagara River to survey and lay out Townships. In 1792 Treaty No. 3, the Between the Lakes Purchase, was negotiated between the Crown and the Mississaugas, giving Upper Canada ownership and access to a vast swath of land between Lake Erie and Lake Ontario. The final component of Jones’ initial survey was the Township of Geneva, four concessions along the broken front of Lake Geneva, now known as Burlington Bay. Geneva’s concessions were surveyed from the “Indian Point”, a line which divided the lands to the west purchased by the crown, and the lands to the east still claimed by the Mississaugas. Initially set out for refugees of the French Revolution (1787-1799), an additional 10 concessions were surveyed to the north of Geneva and amalgamated with the Township and the lands surrounding the town of Dundas to form the Township of Flamborough in 1793.

11 Noble, “The Neutral Confederacy.”
15 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-2.
16 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-3.
18 Wray, Wray, Green and Green, …and they came to East Flamborough, 1-2.
Figure 3: Geneva concessions as illustrated on a map of the treaties with the Indigenous from the Mississaugas of the Credit First Nation webpage

Construction began in 1793 on a highway commissioned by Lt. Governor John Simcoe, which initially ran westward from Burlington Bay to Joseph Brant’s village on the Grand River. Subsequently, the previously established Land Board began accepting applications for property grants in Flamborough, awarding land mostly to members of the military and government officials who typically remained absentee landlords. In 1796, Lieutenant Alexander McDonnell was awarded approximately 3000 acres including Lots 6 and 7 of Concession 3, the location of the original village core of Waterdown. Following boundary realignments and territorial renaming within Upper Canada between 1793 and 1798, the Township of Flamborough was split into the Townships of East and West Flamborough in 1798.

McDonnell’s land went undeveloped and 800 acres were acquired by Alexander Brown in 1805, who then established the area’s first sawmill above the Great Falls at Smokey Hollow and the Grindstone Creek. That same year, Treaty No. 14, the Head of the Lake Treaty, was negotiated and the Crown acquired Mississauga lands east of East

---

20 Wray, Wray, Green and Green, …and they came to East Flamborough, 2-3.
22 Wray, From West Flamborough’s Storied Past, 4.
Flamborough, allowing for the easterly expansion of Lt. Governor Simcoe’s highway, which would become Provincial Highway 5 and Dundas Street in Waterdown.\(^{24}\) While previously difficult to access and largely untouched, the road and potential for water power made settlement in East Flamborough appealing to many, and slowly settlement and associated industry increased throughout the early 19\(^{\text{th}}\) century.\(^{25}\)

Lieutenant Governor Simcoe’s highway was a response to concerns about surprise attacks from the newly liberated American colonies and was intended to serve as a military passage for the movement of troops and supplies. Its secondary purpose was a means of encouraging settlement; however, construction did not begin until Simcoe’s decision to move the capital to present day London. The first section of it, which became known as The Governor’s Road, stretched from Burlington Bay to the Grand River. The second section was intended to extend the road to London, but Simcoe changed the location of the capital to York (modern day Toronto) causing construction to cease and nature to retake their hard work. Land grants were offered along this strip of highway with the stipulation that owners were required to keep the roadway clear. Work on the trail from Dundas began immediately following the movement of the capital but the second section of it, which stretched from Burlington Bay to York, was not started until a decade later due to the success of water transportation along Lake Ontario. This road from Dundas to York was named the Dundas Highway in honour of Henry Dundas, the Home Secretary responsible for Colonial Affairs. This roadway began as an Indigenous trail before being turned into a highway serving an important role in the history of both Waterdown and Ontario.\(^{26}\)

In 1823, Ebenezer C. Griffin arrived in the area, having previously purchased the majority of Concession 3, Lot 7 from Alexander Brown.\(^{27}\) He established a number of businesses, including a store at the corner of Mill and Dundas Street, a flour mill above the Great Falls, and a carding mill on Mill Street South.\(^{28}\) The area came to be known as Waterdown, and in 1831 Griffin prepared a village plan which became known as the Griffin Survey and began to sell off lots.\(^{29}\) In 1836, E.C Griffin sold his mill operations at what would become known as Smokey Hollow to George Abrey and John Heywood and in 1837 received a grant to Concession 3, Lot 6.\(^ {30}\)

**Crooker Family**

William Harris Crooker was a descendent of an early Flamborough family who became a successful merchant and druggist in Waterdown, having first started his business in 1857. William was also a founding member and officer of the local branch of the

---


\(^{25}\) Wray, Wray, Green and Green, *…and they came to East Flamborough*, 18.

\(^{26}\) Wray, *Dundas Street*, 3-5.

\(^{27}\) Woods and Woods, *The Mills of Waterdown*, 44.


Masonic Lodge. His son, Frederick W. Crooker (1862-1927), was a more prominent member of the community. He established a general store at the northeast corner of Main and Dundas Streets in what became known as the Crooker Building, constructed circa 1890s (Figure 4, Figure 5). The Crooker Building was an impressive structure that was considered the finest and largest mercantile building in the village. The building survived Waterdown’s 1906 fire but was badly damaged in the subsequent fire of 1915. The building was partially rebuilt only to be completely destroyed by the Great Fire of 1922 (Figure 6).

Figure 4: The Crooker Building on the northeast corner of Dundas and Main Streets, Waterdown, undated; Source: Flamborough Archives, BW 325
Figure 5: Looking north up Main Street past Dundas Street, Crooker Building on the right, Kirk Hotel on the left, c.1900; Source: Flamborough Archives, BW 745

Figure 6: View of what remained of on the Crooker Building property after the Great Fire of 1922, looking down from the top of the Kirk Hotel; Source: Flamborough Archives, BW 421 (Will Reid Collection)
Frederick W. Crooker (Figure 7) became the teacher and superintendent of the Wesleyan Methodist Sunday School, served as postmaster from 1906 to his retirement in 1922, was elected as Reeve serving one term from his election in 1924 to his death in 1927, was a part of the Waterdown Council for many years, and was a member of the Masonic Lodge, Scottish Rite Masons and the Canadian Order of Foresters. During his term as Reeve, Frederick oversaw the installation of a waterworks system in Waterdown as a mitigation effort against the village’s long history of fires.

Figure 7: Portrait of Frederick William Crooker, undated; Source: Flamborough Archives, BW 861

Subject Property – Block 18 Village Lot 3 (See Appendix E: Ownership History)

The subject property is part of Lot 7, Concession 3, which was originally granted by the Crown to Lieutenant Alexander McDonnell in 1796. In 1805, two hundred acres including this property were sold to Alexander Brown who then sold all but five acres to E.C. Griffin in 1821. From there, E.C. Griffin sold sixty-one of the one hundred and fifty-five acres to his brother Absalom Griffin in 1830. Absalom then began to sell smaller lots to various settlers including the subject property, which was originally a one-acre lot sold to Taylor Reeves in 1837. Two years later, Taylor Reeves sold three-quarters of his property to James Carson (the other quarter of an acre had been sold in 1837 to Elizabeth Clark). This early severance of the original one-acre property is confirmed in the 1897 survey (Figure 9) depicting the existence of lots 3 and 4 where only lot 3 existed in the 1854 survey (Figure 4).

35 Henry Winter, Map of the Village of Waterdown, County of Wentworth [cartographic material], 1854.; C. McMonies, Plan of the Village of Waterdown County of Wentworth Ontario [cartographic material], 1897.
Figure 8: Map of the Village of Waterdown, County of Wentworth, August 26, 1854, Henry Winter, P.L. Surveyors (Excerpt showing approximate location of subject property highlighted in red)

Figure 9: Plan of the Village of Waterdown, County of Wentworth, Ontario, March 24, 1897, J.W. Tyrrell CE. & O.L.S., City of Hamilton Registered Plan No. 355 (Excerpt showing approximate location of subject property highlighted in red)
The size of the property remains the same three-quarters of an acre through its sale to James Carson\(^{36}\), then Luke Mullock\(^{37}\) followed by Sarah Jane Crooker\(^{38}\) (William Harris Crooker’s wife) and her son Frederick W. Crooker.\(^{39}\) Frederick purchased the land from his parents around the time of his marriage to Alice Elizabeth Davis in 1894.\(^{40}\) Frederick and his wife owned the property from 1894 until the death of Alice Elizabeth Davis Crooker in 1939, predeceased by Frederick in 1927\(^{41}\), when the property was transferred in a concession to Lucy G. O’Dell. Frederick and Alice had no children or other living relatives to take possession of the property.\(^{42}\)

According to the tax assessment records, the building was constructed around 1886 when William Harris Crooker and his wife Sarah Jane Crooker owned the property. The property remained residential until 1993 when the house and coach house were renovated to become a commercial building known as “The Parlour” and the “Coach House Bridal Shop”\(^{43}\) by owner Jane Richardson, who purchased the property in 1986.\(^{44}\) It ceased being “The Parlour” in 2015 but it has continued its commercial use until present day with the coach house even serving as a headquarters for Ted McMeekin\(^{45}\), who was the Ancaster-Dundas-Flamborough-Westdale and Ancaster-Dundas-Flamborough-Aldershot MPP for the Liberal party from 2000 to 2018.\(^{46}\) The house is now divided into three businesses: PS Mediahouse Boutique Marketing Firm, M+M Photography and Real Estate Social Media and Marketing (RMM) Resource Multimedia. The coach house is now The Fix following its move from the north-east corner of the property to the south-west corner of the property in 2017.

The exact date of the final severance of the property from its original 0.75 acres to its current 0.49 acres is unknown but, according to research, it happened sometime between the sale of the property to Johanna Hooey in 1970 and the date of construction of the structure on the severed lot (now known as 301 Dundas Street East) in 1990.

\[^{37}\]“Hamilton Wentworth (62), Waterdown, Book 1,” Ontario Land Registry Access, 82-83.
\[^{40}\]Louise Mae Reynolds, Crooker Chronicles: The Canadian Descendants of James Crooker After the War of 1812 (Mississauga, ON: L. Reynolds, 1993), 114.
\[^{41}\]Reynolds, Crooker Chronicles, Genealogy Chart and Index 22.
\[^{44}\]“Assessment Rolls for 1986,” City of Hamilton Clerks Office, Roll Number 251830337007800.
3.3 Contemporary Context

The subject property is located near the northwestern corner of Dundas Street East and Main Street North, and directly across from the northern entrance to Flamboro Street. The immediate area on the north and south side of Dundas Street East features variably sized commercial buildings, many of which are converted from late nineteenth and early twentieth century dwellings, that possess various setbacks, heights and styles. Both the east and west sides of Main Street North and South, and the east and west sides of Flamboro Street start with commercial structures of varying setbacks, heights and styles and gradually turn to residential structures of the same varying details. The streetscape is characterized mostly by commercial driveways and businesses set close to the road with some tree cover and front-facing landscaping.

Figure 10: Dundas Street East looking west towards Flamboro Street, Crooker House in the middle right (June 2018)
4. Property Description

The 0.49-acre property at 299 Dundas Street East is comprised of a two-and-a-half storey single-detached brick building and a detached one-and-a-half storey accessory structure, situated on the north side of Dundas Street East near the northwest corner of Dundas Street and Main Street in the former Village of Waterdown and the former Township of East Flamborough, within the City of Hamilton.

![Figure 11: 299 Dundas Street East, highlighted in red, City of Hamilton GISnet, 2019](image)

4.1 Evolution of the Buildings and Landscape

The two-and-a-half storey principle brick building (formerly a residence) has undergone few alterations since it was first constructed circa 1886. The 1939 Fire Insurance Plan of the Village (Figure 12) indicates that the then 0.75-acre property consisted of a principal two-and-a-half storey dwelling fronting onto Dundas Street, a detached coach house with addition to the north-east of the dwelling and two other detached structures which are no longer extant, including a one-storey building to the north behind the dwelling and a one-storey commercial building to the east fronting onto Dundas Street where 301 Dundas Street East is now located. It is unclear when these structures were removed. The circa 1870 one-and-a-half storey building located at 297 Dundas Street East (to the west of the subject property) was part of the original 0.75-acre property comprised of Lots 3 and 4. (See Appendix C: Historical Images)
The most notable alterations that have taken place to the principal building, and its surroundings, include:

- Introduction of a one-storey rear addition (mid-20th century);
- Removal of the wood portico on the south façade (between 1984 and 1992);
- Introduction of an addition to the east façade enclosing and potentially altering the original veranda (between 1966 and 1977, with vinyl siding added in 1993);
- Removal of the low hedge bordering the property (after 1977);
- Removal of the portico on the west façade (sometime after 1993);
- Introduction of parking to the rear of the building (1993);
- Removal of the mature trees on the east (2015) and north (1993) sides of the property;
- Replacement of the original hung wood windows with single pane contemporary windows (1993) with subsequent replacement two-over-two hung windows (circa 2017);
- Replacement of the original slate roof with asphalt cladding (2017); and,
- Enclosure of one window with buff vinyl siding on the rear addition’s east façade (sometime after July 18, 2018).
In 1993, the coach house was adapted to house a bridal shop resulting in significant modifications. In 2017, a Site Plan Application and subsequent Building Permit Application were approved to relocate the coach house and restore it to an appearance more closely resembling the original design. The most notable alterations that have taken place to the detached coach house include:

- Relocation of the original coach house from the north east corner of the property to the south west corner fronting onto Dundas Street East (2018);
- Reorientation of the coach house from facing south towards Dundas Street to facing east in its new location towards the west façade of the house (2018);
- Alteration of the door surround of the front (originally south facing and now east facing) façade as well as its brick voussoirs and keystones (1993), which were then restored to a design more closely resembling the original (2018);
- Replacement of the double-leaf entrance with a three-door entrance (1993) then a subsequent change to the original double-leaf entrance (2018);
- Replacement of the wooden clapboard siding with red brick on the north (originally east) façade (2018);
- Replacement and renovation of the three dormer windows on the front façade (2018);
- Introduction of dormer windows on the north and south facades (originally east and west facades) (2018); and,
- Introduction of a bay window on the south facade (originally east facade) and a single-leaf door on the north façade (originally west) (2018).

4.2 Building Description

The property is comprised of a two-and-a-half storey, single-detached brick building and a detached one-and-a-half storey brick accessory structure believed to have been constructed in 1886. The features of the two-and-a-half storey brick building demonstrate influences from the Italianate and Second Empire architectural styles, including the:

- Rectangular footprint with frontispiece and rear wing;
- Bellcast mansard roof typical of the Second Empire style with moulded cornice and decorative brackets of the Italianate style;
- Red brick façade laid in Stretcher bond with buff brick and carved stone detailing;
- Polychromatic brickwork typical of the Italianate architectural style;
- Two-storey bay windows on the south, east and west façades;
- Decorated hooded dormers from the Second Empire style;
- Segmental window openings including the buff brick and decorated stone voussoirs with drips and keystones, and stone lug sills;
- Central front double-door entrance in the ground floor with segmentally-shaped transom;
- Buff brick banding along the centre of all façades separating the first and second storeys; and,
- Single polychromatic brick chimney offset to the west side with decorated banding and a corbelled top.

The features of the matching one-and-a-half storey red brick rectangular coach house include a bellcast mansard roof, three gable dormers with overhang on the east façade and polychromatic brick voussoirs.

*Figure 13: 299 Dundas Street East (November 2019)*
5. Cultural Heritage Evaluation

The following is an evaluation of the cultural heritage value or interest of the subject property, in accordance with Ontario Regulation 9/06 and the City of Hamilton’s Framework for Cultural Heritage Evaluation.

The subject property has been evaluated against the City’s three sets of criteria – Archaeology, Built Heritage, and Cultural Heritage Landscapes – as follows:

5.1 Archaeology

Identified or potential archaeological resources can be considered as values meriting inclusion into the identified cultural heritage value for the designation of a property. A set of twelve criteria is used to evaluate an archaeological site or measure archaeological potential to determine what attributes, if any, warrant designation under Part IV of the Ontario Heritage Act.

The first eleven criteria for designation of an archaeological site are predicated on the presence of an archaeological site. In the case of 299 Dundas Street East, there are no registered or reported archaeological sites located on the subject property. As a result, only the Archaeological Potential criterion applies in this assessment.

<table>
<thead>
<tr>
<th>Archaeological Criteria</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural Definition: N/A</td>
<td>Site Setting: N/A</td>
</tr>
<tr>
<td>Temporal Integrity: N/A</td>
<td>Site Socio-political Value: N/A</td>
</tr>
<tr>
<td>Site Size: N/A</td>
<td>Site Uniqueness: N/A</td>
</tr>
<tr>
<td>Site Type: N/A</td>
<td>Site Rarity: N/A</td>
</tr>
<tr>
<td>Site Integrity: N/A</td>
<td>Site Human Remains: N/A</td>
</tr>
<tr>
<td>Historical Association: N/A</td>
<td>Archaeological Site Potential: Applicable</td>
</tr>
</tbody>
</table>

5.1.1 Archaeological Potential

The subject property is comprised of a two-and-a-half storey building, situated in an urban context first developed in the late-nineteenth century. To be considered a site with archeological potential the property must meet at least one of the primary criteria or two of the secondary criteria for determining archaeological potential. The subject property is within two hundred and fifty meters of a known archeological site, meeting one primary criteria. The property is also within a sandy soil area, one hundred meters of a historic transportation corridor and an historic urban boundary of Euro-Canadian activity, meeting three secondary criteria. In addition, the property has experienced minimal disturbance. The property meets one primary criteria and three secondary criteria for determining archaeological potential and, therefore, this criterion is considered satisfied.
5.2 Built Heritage

A set of twelve criteria is used to identify and assess the built heritage value of a property. Of the twelve criteria, nine were applicable and satisfied for 299 Dundas Street East.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Architecture and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: Applicable</td>
<td>Architectural Merit: Applicable</td>
</tr>
<tr>
<td>Event: N/A</td>
<td>Functional Merit: N/A</td>
</tr>
<tr>
<td>Person and/or Group: Applicable</td>
<td>Designer: Unknown</td>
</tr>
<tr>
<td>Location Integrity: Applicable</td>
<td>Landmark: Applicable</td>
</tr>
<tr>
<td>Built Integrity: Applicable</td>
<td>Character: Applicable</td>
</tr>
<tr>
<td></td>
<td>Setting: Applicable</td>
</tr>
<tr>
<td>Social Value</td>
<td>Public Perception: Applicable</td>
</tr>
</tbody>
</table>

5.2.1 Historical Associations

Thematic

The property has direct associations with the themes of village development, commercial growth and adaptive reuse as indicated in the history of the property in relation to the history of the village.

As depicted in the 1854 Griffin survey, this property was located close to the southwest edge of the village. Considering its size, the lot was not sufficient for a farm nor was it suited to commercial use. In 1884, William Harris Crooker purchased the yet to be developed land and constructed a house circa 1886. As the village developed, the southwest limits of the village moved farther from this property changing its context from a purely residential area to a mixed commercial and residential area and, finally, to a solely commercial area. This change encouraged the later severance of part of the property and its conversion to commercial use. This conversion was not conducted as a demolition of the original structure and rebuild of a new one, but as an adaptive reuse of the existing building consistent with a number of other examples along Dundas Street. This indicates a focus on heritage preservation that is still quite prevalent within the Village today. However, rezoning did warrant a significant change in the landscape of the property to make room for required parking and foot traffic resulting in the loss of its mature trees and hedges. These changes are consistent with characteristics of commercial areas, which often consist of more built features than natural ones and is a visual representation of the expansion of the commercial core of Waterdown. Therefore, this criterion is considered satisfied.

Event

A specific event that has made a significant contribution to Waterdown, Ontario or Canada is not known to have occurred here.
Person/Group
The property has a direct association with the Crooker family specifically William Harris and Frederick W. Crooker. William Harris Crooker was a descendant of an early Flamborough family who became a successful merchant and druggist in the village of Waterdown. He started his business in 1857, purchased the property in 1884, and built the house circa 1886. William was also a founding member and officer of the local branch of the Masonic Lodge.

Frederick W. Crooker, his son, was a more prominent member of the community. He established a general store at the corner of Main and Dundas Streets in what became known as the Crooker Building, which was an imposing structure that was considered the finest and largest mercantile building in the village until it burned down in 1922. He became the teacher and superintendent of the Wesleyan Methodist Sunday School, served as postmaster from 1906 to his retirement in 1922, was elected as Reeve serving one term from his election in 1924 to his death in 1927, was a part of the Waterdown Council for many years, and was a member of the Masonic Lodge, Scottish Rite Masons and the Canadian Order of Foresters. During his term as Reeve, he oversaw the installation of a waterworks system in Waterdown as a mitigation effort against the village’s long history of fires. He purchased 299 Dundas Street East in 1894 following his marriage to Alice Elizabeth Davis and it remained his home until his death in 1927. His wife took possession of the property following his death and lived in it until her own death in 1939. Since they had no children and no surviving relatives, the property was sold by their estate to another resident of the village.

This property also has direct associations with Dr. Reginald Perkins from Hamilton, who used the property as his office and home during the 1940s and 1950s, and the commercial establishment known as “The Parlor”, which operated from 1993 until sometime in the 21st century when it became a multi-business commercial building. Therefore, this criterion is considered satisfied.

5.2.2 Architecture and Design

Architectural Merit
The property comprises a two-and-a-half storey brick building influenced by the Italianate and Second Empire styles of architecture. It was constructed circa 1886 as a residence and was later converted to a commercial building. The architectural merit of the building lies in its architectural features typical of, and influenced by, the Italianate architectural style, including: the rectangular footprint with frontispiece; polychromatic brickwork; red brick façade laid in Stretcher bond; projecting eaves with a moulded cornice and decorative brackets below; two-storey bay windows on the south, east and west façades; segmentally-shaped window openings including the buff brick and carved stone voussoirs with drips and keystones and stone lug sills; central double door front entrance in the ground floor with transom; buff brick banding along the centre of all façades separating the first and second storeys; polychromatic brick chimney offset to the west side with decorative banding and corbelled top. Features typical of, and
influenced by, the Second Empire style of architecture include the: bellcast mansard roof; and, decorated hooded dormers. Further, there is potential that some of the original interior features remain intact warranting further investigation, if given the opportunity.

The property exhibits a high degree of craftsmanship through the carved stone detailing, polychromatic brickwork, including the highly decorated chimney, wood detailing including the bracketed cornice, and bellcast mansard roof. Therefore, this criterion is considered satisfied.

**Functional Merit**

The subject property was constructed as a residence circa 1886. It is a typical example of a brick structure using typical construction methods and does not possess any utilitarian features. Therefore, this criterion is not considered to be satisfied.

**Designer**

The designer of the building is unknown based on the research conducted. It is rumoured that John Reid (1854-1912), prominent contractor within the Village of Waterdown, was the builder. Although Reid did do work for Frederick Crooker in the form of tables, sashes, storm sashes and doors, shelves, flooring, casings, and installing a water tank, according to Reid’s 1899-1901 exercise book, there is no evidence to support that he built the house or any of its outbuildings. Therefore, this criterion is not satisfied at this time, but may be satisfied subject to further research and information.

5.2.3 **Integrity**

**Location Integrity**

The building at 299 Dundas Street East remains in its original location. This fact is important since a historic building in its original location has greater cultural heritage value than one that has been moved from its original site. That being said, the coach house remains on its original lot but was moved in 2017 from the northeast corner of the property to its current location on the southwest corner. Although this alters the heritage value of the coach house, it does not diminish the value of the house and, therefore, this criterion is considered satisfied.

**Built Integrity**

Despite alterations, many of the original features of the building remain unchanged. Notable building features that appear to be original to the building and remain unaltered include the: bellcast mansard roof with moulded cornice and decorative brackets; decorated hooded dormers; segmental window openings; buff brick and carved stone radiating voussoirs with drips and keystones; buff brick banding on all facades separating the first and second storeys; single polychromatic brick chimney with
decorative banding and corbelled top; and, stone window sills. It is important to note that the one-over-one and two-over-two hung windows are sympathetic modern reproductions and are not original to the building.

The interior of the building is presumed to be altered over time given its conversion to commercial use; however, there is potential that some of its original interior elements may remain intact. This warrants further investigation, if given the opportunity.

The coach house was subject to alterations during its conversion to commercial use but has since been restored to a more sympathetic appearance to its original construction. Notable building features that appear to be original to the building and remain unaltered include the: rectangular footprint; red brick exterior; bellcast mansard roof; segmental window openings; and, hooded dormers with overhang on the east façade. Therefore, this criterion is considered satisfied.

5.2.4 Environmental Context

Landmark
The property is considered to be a local landmark. It is a prominent feature on the streetscape of Dundas Street recognizable by residents in the Village at a glance as one of few buildings featuring the Italianate architectural style. In addition, the view north up Flamboro Street to Dundas Street creates a vista of the building framed by the rows of houses on the east and west sides of Flamboro Street, shaping its prominence and significance in both the neighbourhood and the Village. Therefore, this criterion is considered satisfied.

Character
The north side of Dundas Street East, west of Main Street North, has evolved from mostly farm land with some residential and commercial properties in the mid-nineteenth century, to a mixed streetscape consisting of residential and commercial buildings in the late-nineteenth century with later additions of some institutional buildings in the twentieth century, to the current commercial streetscape.

The property is important in defining the historic character of the area. The late-nineteenth century single-detached building defines the early residential character on the west end of Dundas Street and is visually and historically linked to its surroundings. The streetscape is characterized by buildings of generally traditional building materials (brick, stone, wood, stucco), heights ranging from one-and-a-half to two-and-a-half storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown throughout its history, particularly within the downtown core. Therefore, this criterion is considered satisfied.

Setting
The property contributes to the character of Dundas Street East, which features buildings of various ages and architectural influences. This section of Dundas Street
East includes one-and-a-half to three storey buildings dating between the mid-nineteenth century to modern day. This property helps mark the transition from the modern shopping complexes and structures further west to the historic downtown core of Waterdown further east. Therefore, this criterion is considered satisfied.

5.2.5 Social Value

Public Perception

Through its inclusion in various Waterdown specific histories and studies, the subject property has continued to demonstrate its value to the village.

The Crooker House (299 Dundas Street East) was included in Sylvia Wray and Maurice Green’s Dundas Street Waterdown 1793-1993, which documents the history of the main thoroughfare in the village. The history of the building and its occupants is outlined, and historic photographs included to showcase it as one of few significant residences that existed on Dundas Street during the indicated period.

The subject property was included in a historic walking tour hosted by the Flamborough Archives, has been previously evaluated by the former Local Architectural Conservation Advisory Committee of Waterdown and was evaluated by the Canadian Ministry of Transportation and Communications in 1983 as part of a report to determine the impact of the widening of Dundas Street between Evans and Sydenham Roads. The Crooker House was once featured on a postcard for the village (Appendix C: Image 10). Restoration of the property was also acknowledged as part of the 2018 Hamilton Municipal Heritage Committee’s Heritage Property Developer Recognition Award for Don Husack of Dawn Victoria Homes. Therefore, this criterion is considered satisfied.

5.3 Cultural Heritage Landscapes

A set of nine criteria is used to identify and assess the potential for a cultural heritage landscape. Of the nine criteria, one was considered applicable and satisfied for 299 Dundas Street East.

<table>
<thead>
<tr>
<th>Historical Associations</th>
<th>Scenic Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thematic: N/A</td>
<td>Sense of Place: N/A</td>
</tr>
<tr>
<td>Event: N/A</td>
<td>Serial Vision: N/A</td>
</tr>
<tr>
<td>Person and/or Group: N/A</td>
<td>Material Content: Applicable</td>
</tr>
<tr>
<td><strong>Integrity</strong></td>
<td><strong>Design</strong></td>
</tr>
<tr>
<td>Integrity: N/A</td>
<td>Design: N/A</td>
</tr>
<tr>
<td><strong>Social Value</strong></td>
<td></td>
</tr>
<tr>
<td>Public Perception: N/A</td>
<td></td>
</tr>
</tbody>
</table>
5.3.1 Historical Associations

Thematic
Although the buildings located on the subject property demonstrate the themes of village development, commercial growth and adaptive reuse, the property is not considered to be a landscape and, as a result, does not represent any themes. Therefore, this criterion is not considered satisfied.

Event
A specific event that has made a significant contribution to Waterdown, Ontario or Canada is not known to have occurred here.

Person and/or Group
Although the property can be directly linked to the Crooker family, the landscape has been subject to significant alterations. Though the principal structures remain intact, the natural elements and landscape have changed dramatically from the time in which the property was owned by the Crooker family. As a result, this criterion is not considered to be satisfied.

5.3.2 Scenic Amenity

Sense of Place
Many of the aspects of the original landscape that provided the property with a sense of place have been removed over time, including the front hedging, many of the mature trees and much of the open lawn space. Therefore, this criterion is not considered to be satisfied.

Serial Vision
The property itself is not considered to be a landscape. Therefore, this criterion is not considered to be satisfied.

Material Content
The principal building and coach house are coherent in their application of the Italianate and Second Empire styles of architecture. The mature trees on the west side of the property help buffer the rear parking lot. Therefore, this criterion is considered satisfied.

5.3.3 Integrity
The landscape has been significantly altered over time. The original 0.75-acre parcel that was purchased by William Harris Crooker has been severed resulting in the current lot size of 0.49 acres. Since the adaptive reuse of the principal residence for commercial
use, the property has been altered to accommodate parking and foot traffic, causing the removal of the mature trees, hedge border and small fence. In addition, the coach house was moved from the northeast corner of the property to the southwest corner altering the context of the structure and its landscape. Therefore, this criterion is not considered satisfied.

5.3.4 Design

No landscape designer was indicated during the research process.

5.3.5 Social Value

Public Perception
Although the property is a focus in walking tours, building evaluations, heritage impact assessments and histories, it is the house itself and not the landscape that is indicated as important. Therefore, this criterion is not considered to be satisfied.
6. Cultural Heritage Value: Conclusions and Recommendations

6.1 Conclusions

The subject property possesses high archeological potential but does not satisfy any of the other eleven criteria indicated under the City’s guidelines for archeology. In addition, the property only satisfies one of the City’s criterion for cultural heritage landscapes. Therefore, the subject property is not considered to have heritage value worthy of designation according to those two categories. The subject property does satisfy nine of the twelve criteria pertaining to built heritage, including:

- Historical Associations:
  - Thematic
  - Person and/or Group
- Architecture and Design:
  - Architectural Merit
- Integrity:
  - Location Integrity
  - Built Integrity
- Environmental Context:
  - Landmark
  - Character
  - Setting
- Social Value:
  - Public Perception

6.2 Compliance with Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria:

1) The property has design value or physical value because it,
i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii) displays a high degree of craftsmanship or artistic merit, or

iii) demonstrates a high degree of technical or scientific achievement.

2) The property has historical value or associative value because it,

   i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

   ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

   iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3) The property has contextual value because it,

   i) is important in defining, maintaining or supporting the character of an area,

   ii) is physically, functionally, visually or historically linked to its surroundings, or

   iii) is a landmark.

The subject property has design value because it is a representative example of an architectural style and displays a high degree of craftsmanship; it has historical value because it has direct associations with a person significant to the community; and, it has contextual value because it is important in defining the character of the area, is visually and historically linked to its surroundings and is considered to be a local landmark. The following is a summary of the cultural heritage value of the subject property according to Ontario Regulation 9/06:

6.2.1 Design / Physical Value

The property comprises a two-and-a-half storey brick building influenced by the Italianate and Second Empire styles of architecture. It was constructed circa 1886 as a residence and was later adapted for commercial use. The design value of the building lies in its architectural features typical of, and influenced by, the Italianate architectural style, including the: rectangular footprint with frontispiece; polychromatic brickwork; red brick façade laid in Stretcher bond; projecting eaves with a moulded cornice and decorative brackets below; two-storey bay windows on the south, east and west façades; segmentally-shaped window openings including the buff brick and carved stone voussoirs with drips and keystones and stone lug sills; central double door front entrance in the ground floor with transom; buff brick banding along the centre of all façades separating the first and second storeys; polychromatic brick chimney offset to the west side with decorative banding and corbelled top. Features typical of, and influenced by, the Second Empire style of architecture include the bellcast mansard roof
and decorated hooded dormers. The matching coach house features similar Italianate and Second Empire influences including the bellcast mansard roof, dormers and polychromatic brickwork.

The physical value of the property also lies in its high degree of craftsmanship demonstrated by the: carved stone detailing; polychromatic brickwork, including the highly decorated chimney; wood detailing, including the bracketed cornice; and, bellcast mansard roof.

6.2.2 Historical / Associative Value

The historical value of the property lies in its direct association with the Crooker family, specifically William Harris and Frederick W. Crooker, who have contributed to the development of the Village of Waterdown.

William Harris Crooker was a descendant of an early Flamborough family who became a successful merchant and druggist. He started his business in 1857, purchased the property in 1884 and built the house circa 1886. William was also a founding member and officer of the local branch of the Masonic Lodge.

His son, Frederick W. Crooker, was a more prominent member of the community. He established a general store at the corner of Main and Dundas Streets in what became known as the Crooker Building, which was a prominent structure that was considered the finest and largest mercantile building in the Village until it burned down in 1922. Frederick became the teacher and superintendent of the Wesleyan Methodist Sunday School, served as postmaster from 1906 to his retirement in 1922, was elected as Reeve serving one term from his election in 1924 to his death in 1927, was a part of the Waterdown Council for many years, and was a member of the Masonic Lodge, Scottish Rite Masons and the Canadian Order of Foresters. During his term as Reeve, he oversaw the installation of a waterworks system in Waterdown as a mitigation effort against the village’s long history of fires. He purchased 299 Dundas Street East in 1894 following his marriage to Alice Elizabeth Davis and it remained his home until his death in 1927. His wife took possession of the property following his death and lived in it until her own death in 1939. Since they had no children and no surviving relatives, the property was sold by their estate to another resident of the village.

The property also has direct associations with Dr. Reginald Perkins from Hamilton, who used the property as his office and home during the 1940s and 1950s, and the commercial establishment known as “The Parlour”, which operated from 1993 until sometime in the 21st century when it became a multi-business commercial building.

6.2.3 Contextual Value

The 0.49-acre property, comprised of the buildings located at 299 Dundas Street East, is situated on the north side of Dundas Street East near the corner of Dundas Street East and Main Street North and directly across from the northern entrance to Flamboro Street, in the Village of Waterdown, in former East Flamborough Township, within the City of Hamilton.
The property is important in defining the historic character of the area. The late-nineteenth century single-detached building defines the early residential character on the west end of Dundas Street and is visually and historically linked to its surroundings. The streetscape is characterized by buildings of generally traditional building materials (brick, stone, wood, stucco), heights ranging from one-and-a-half to two-and-a-half storeys, and eclectic architectural styles that demonstrate the development of the Village of Waterdown throughout its history, particularly within the downtown core. In addition, the view north up Flamboro Street to Dundas Street creates a vista of the building framed by the rows of houses on the east and west sides of Flamboro Street, shaping its prominence and significance in the both the neighbourhood and the Village.

6.3 Recommendation

The property located at 299 Dundas Street East, Waterdown satisfies the City of Hamilton evaluation criteria for properties of cultural heritage value, and the criteria established in Ontario Regulation 9/06. Therefore, the subject property warrants protection under the Ontario Heritage Act through listing on the Municipal Heritage Register and subsequent designation and/or the negotiation of a heritage conservation easement agreement, in accordance with the following Description of Property, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes:

Description of Property

The 0.49-acre property at 299 Dundas Street East is comprised of a two-and-a-half storey brick principal building and one-and-a-half storey detached accessory structure, situated on the north side of Dundas Street East near the northwest corner of Dundas Street and Main Street, and directly across from the northern entrance to 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 299 Dundas Street East, known as the Crooker House, is comprised of a former residence and detached coach house constructed circa 1886. The cultural heritage value of the property lies in its association with the Crooker family, who have made significant contributions to the development of the Village of Waterdown. William Harris Crooker, for whom the home was originally built, was a successful merchant and druggist and a founding member of the local chapter of the Masonic Lodge. His son, Frederick William Crooker, purchased the Crooker House from his parents in 1894 and lived there until his death in 1927. Frederick was also a successful merchant who established the former Crooker Building and played a significant role in the community as the teacher and superintendent of the Wesleyan Methodist Sunday School, postmaster from 1906 to 1922, and Reeve from 1924 to 1927. During his term as Reeve, Frederick oversaw the installation of a waterworks system in Waterdown as a mitigation effort against the village’s long history of fires.

The cultural heritage value of the property also lies in its design value as a representative example of a residence influenced by the Italianate and Second Empire
styles of architecture and its physical value demonstrated by a high degree of craftsmanship. Key architectural features include the: bellcast mansard roof; decorated hooded dormers; moulded cornice with decorative brackets; polychromatic brickwork; ornate brick and stone detailing; and patterned chimney with corbelled top.

The contextual value of the property lies in its contribution to the historic character of the area. The Crooker House helps define the early residential character on the western end of Dundas Street in the core of the Village of Waterdown and is considered to be a local landmark. The property is visually and historically linked to its surroundings, including the vista of the building looking north up Flamboro Street to Dundas Street.

Description of Heritage Attributes

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

- All four elevations of the two-and-a-half storey principal building including its:
  - Rectangular footprint with frontispiece to the south and rear wing to the north;
  - Bellcast mansard roof with moulded cornice and decorative brackets;
  - Decorated hooded dormers;
  - Red brick façades laid in Stretcher bond with buff brick and carved stone detailing;
  - Two-storey bay windows on the south, east and west façades;
  - Segmentally-shaped window openings with buff brick voussoirs and decorated stone keystones and detailing, and plain lug stone sills;
  - Central entrance on the ground-floor of the south facade with a double door and segmentally-shaped transom;
  - Buff brick banding separating the first and second stories; and,
  - Single polychromatic brick chimney offset to the west side with decorative banding and a corbelled top.

- One-and-a-half storey coach house including its:
  - Rectangular footprint;
  - Red brick exterior;
  - Bellcast mansard roof with hooded dormers; and,
  - Segmentally-shaped window openings and stone sills.
Bibliography

Publications


Web Sources


Land Registry Documents


Maps

C. McMonies, Plan of the Village of Waterdown County of Wentworth Ontario [cartographic material], 1897.

Insurance Plan of the Village of Waterdown, Ont. 1939.

Village of Waterdown, County of Wentworth, Ontario [cartographic material]. Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875.

Village of Waterdown, East Flamborough TWP. Imperial Atlas, 1903.

Historic Photographs


“299 Dundas Street East, June 2017, Waterdown.” Google Streetview.

“299 Dundas Street East, April 2018, Waterdown.” Google Streetview.


Photograph No. BW325. “Crooker’s Store, Waterdown.” Flamborough Archives (Waterdown).


Photograph No. BW421. “View of Fire Damage in Waterdown following the Great Fire, May 23, 1922.” Flamborough Archives (Waterdown).


Photograph No. BW861. “Portrait and Biography of Frederick William Crooker (1862-1927).” Flamborough Archives (Waterdown).


**Primary Documents**


Appendix A: Location Map

Figure 14: Map of subject property and surrounding area, City of Hamilton GISNet

Figure 15: Aerial view of subject property and immediate vicinity before the coach house was moved, City of Hamilton GISNet (2017)
Appendix B: Photographs

Image 1: Front (south) elevation (November 2019)

Image 2: Side (west) elevation (November 2019)
Image 3: Back (north) and side (west) elevations (November 2019)

Image 4: Side (east) elevation (November 2019)
Image 5: Front (south) and side (east) elevations (November 2019)

Image 6: Coach house front (south) elevation (November 2019)
Image 7: Coach house back (north) and side (west) elevations (November 2019)

Image 8: Coach house side (east) and front (south) elevations (November 2019)
Image 9: Coach house side (west) and front (south) elevations (November 2019)

Image 10: Front (south) elevations of the house and coach house (November 2019)
Image 11: View north up Flamboro Street to Dundas Street creating a vista of 299 Dundas Street East (June 2018)

Image 12: View north up Flamboro Street creating a vista of 299 Dundas Street East (November 2019)
Appendix C: Historical Images

Image 13: Crooker House, early 1900s postcard, Waterdown; Source: Flamborough Archives, BW 586

Image 14 and 15: Crooker House, 1966 (left) and 1977 (right), Waterdown; Source: Flamborough Archives, BW 568 (left) and BW 465 (right)
Image 16: Crooker house coach house, 1977, Waterdown; Source: Flamborough Archives, BW360

Image 17: Crooker House frontispiece and portico, 1977, Waterdown; Source: Flamborough Archives, BW 571
Image 18: Crooker House, 1979, Waterdown; Source: Flamborough Archives, BW 122

Image 19: Crooker House coach house, 1989, Waterdown; Source: Flamborough Archives, C40
Image 20: Crooker House, 1992, Waterdown; Source: Flamborough Archives, BW 1109

Image 21: Crooker house and coach house, 1993, Waterdown; Source: Flamborough Archives, BW 1110
Image 22: Coach House Bridal Shop, 1993, Waterdown; Source: Flamborough Archives BW 1243

Image 23: 299 Dundas Street East, June 2012, Waterdown; Source: Google Streetview
Image 24: 299 Dundas Street East, May 2014, Waterdown; Source: Google Streetview

Image 25: 299 Dundas Street East, May 2015, Waterdown; Source: Google Streetview
Image 28: 299 Dundas Street East, April 2018, Waterdown; Source: Google Streetview
Appendix D: Plans and Mapping

Map 1: Map of the Village of Waterdown, County of Wentworth, August 26, 1854, Henry Winter, P.L. Surveyors (Excerpt showing approximate location of subject property highlighted in red)

Map 2: Wentworth County Atlas Map, East Flamborough, Village of Waterdown, 1875. (Excerpt showing approximate location of subject property highlighted in red)
Map 3: Plan for the Village of Waterdown, 1897 (Excerpt showing approximate location of subject property highlighted in red)

Map 4: 1903 Imperial Atlas page 17, Village of Waterdown (Excerpt showing approximate location of subject property highlighted in red)
Map 5: Fire Insurance Plan for the Village of Waterdown 1939 (Excerpt showing approximate location of subject property highlighted in red)

## Appendix E: Ownership History

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Number of Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1796</td>
<td>Alexander MacDonnell</td>
<td>200</td>
</tr>
<tr>
<td>1805</td>
<td>Alexander Brown</td>
<td>200</td>
</tr>
<tr>
<td>1821</td>
<td>E.C. Griffin</td>
<td>155</td>
</tr>
<tr>
<td>1830</td>
<td>Absalom Griffin</td>
<td>61</td>
</tr>
<tr>
<td>1837</td>
<td>Taylor Reeves</td>
<td>1</td>
</tr>
<tr>
<td>1839</td>
<td>James Carson</td>
<td>¾</td>
</tr>
<tr>
<td>1841</td>
<td>John B. Garvin</td>
<td>¾</td>
</tr>
<tr>
<td>1870</td>
<td>Luke Mullock</td>
<td>¾</td>
</tr>
<tr>
<td>1884</td>
<td>Sarah Jane Crooker</td>
<td>¾</td>
</tr>
<tr>
<td>1894</td>
<td>Frederick W. Crooker</td>
<td>¾</td>
</tr>
<tr>
<td>1939</td>
<td>Lucy G. O’Dell</td>
<td>¾</td>
</tr>
<tr>
<td>1940</td>
<td>William D. Desmude</td>
<td>¾</td>
</tr>
<tr>
<td>1940</td>
<td>Jean A. Somes</td>
<td>¾</td>
</tr>
<tr>
<td>1940</td>
<td>Helen M. Perkins</td>
<td>¾</td>
</tr>
<tr>
<td>1963</td>
<td>Reginald J. Perkins</td>
<td>¾</td>
</tr>
<tr>
<td>1964</td>
<td>Thomas M. Bowen</td>
<td>¾</td>
</tr>
<tr>
<td>1970</td>
<td>Johanna Hooey</td>
<td>¾</td>
</tr>
<tr>
<td>1986</td>
<td>Jane Richardson</td>
<td>¾</td>
</tr>
</tbody>
</table>